

RECOMMENDATION -

Council is requested to authorize the City Manager or his designee to negotiate and the Mayor to execute an Agreement with Barker, Lemar & Associates, subject to City Legal Department approval, for a Phase I Environmental Assessment of properties in the Riverpoint West area.

BACKGROUND -

In April 1999, Council requested a review of the economic development potential created by completion of the Martin Luther King, Jr. Parkway. In May 1999, a report was submitted to Council that indicated development of Riverpoint West offers a significant opportunity to redevelop the area from underutilized industrial uses into a vital residential and commercial center immediately adjacent to the downtown as well as to increase the tax base exponentially from \$12 million to at least \$120 million. It was recommended that the City engage an environmental engineering firm to review regulatory agency actions to date regarding the DICO Superfund site, located at SW 16th and extended Tuttle Streets, and to perform a Phase I Environmental Assessment of the Riverpoint West area. This work involves reviewing historical records, conducting interviews with property owners regarding prior and current land uses, and performing site reconnaissance. On-site testing is not part of the Phase I environmental assessment.

A Request for Proposals (RFP) to conduct Phase I environmental assessment work was sent to approximately 20 firms, including several minority- and women-owned businesses. Six firms responded to the RFP. Proposals were evaluated on the basis of performance, timeliness, and project cost. Upon review of the proposals, staff from the Office of Economic Development and the Engineering Department recommended that contract negotiations be entered into with Barker, Lemar & Associates located at 1300 Cummins Road, Suite 201, in Des Moines. This firm has demonstrated the best overall qualifications based on technical approach to be used, expertise of personnel to be assigned to specific components of the project, ability to perform in a timely manner, and project cost.

The results of the Phase I Environmental Assessment will assist

the City and the private sector in determining the redevelopment potential of the Riverpoint West area. It will also provide a basis for seeking state and federal funding for redevelopment.

Construction of the Martin Luther King, Jr. Parkway will open up Riverpoint West. The area will offer a highly visible location and direct access to a major street. The challenge involves developing the land to its full economic potential.