CITY COUNCIL COMMUNICATION:

OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA

On the July 26, 1999 Council agenda is a resolution to

99-333

AGENDA:

SYNOPSIS -

JULY 26. 1999 **SUBJECT: AUTHORIZE** NEGOTIATION AND **EXECUTION OF** AGREEMENT WITH BARKER, LEMAR & ASSOCIATES-**ENVIRONMENTAL** ASSESSMENT OF **RIVERPOINT WEST** AREA

TYPE:

RESOLUTION ORDINANCE **RECEIVE/FILE**

SUBMITTED BY:

ERIC A. ANDERSON CITY MANAGER

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. This area is generally bounded by the new Martin Luther King, Jr. Parkway to the north (currently Market Street), the Raccoon River to the south and west, and SW 9th Street to the east. Environmental research is proposed to assist in determining the redevelopment feasibility of Riverpoint West. The Des Moines Development Corporation has contracted the preparation of a conceptual redevelopment plan for the area with RDG Crose Gardner Shukert Inc., who is in process of completing this work. The environmental assessment is anticipated to commence in August 1999 and be substantially completed in October 1999. Ellen Walkowiak with the City's Office of Economic Development is coordinating the City activities relative to this project.

FISCAL IMPACT -

The Agreement shall be entered into at a cost not to exceed \$15,000. Funding is available from Account CP065, CMO990000, URR058. Other terms and conditions include the following. The Scope of Services shall require the consultant to understand that the area is intended to be redeveloped from industrial to residential/parkland standards for environmental purposes and perform the environmental assessment work in compliance with current American Society for Testing and Materials (ASTM) standards (1997) for real estate transactions as well as recommend environmental remediation alternatives and their respective costs specifically for the DICO Superfund site.

ITEM

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. Onsite 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.

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