

Meeting Agendas/Info

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

01-105

OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA

AGENDA:

FEBRUARY 26, 2001

SYNOPSIS -

On the February 26, 2001 Council agenda is a roll call to approve an extension of the deadline for receipt of proposals for the redevelopment of the Masonic Temple. The Urban Renewal Board and the Architectural Advisory Committee have recommended the extension of the deadline for proposal submittal to March 9, 2001.

SUBJECT:

EXTENSION OF
DEADLINE FOR
RECEIPT OF
PROPOSALS FOR
REDEVELOPMENT
OF THE MASONIC
TEMPLE, 1011
LOCUST

FISCAL IMPACT -

The extension of the deadline for submittal of development proposals does not change the City's financial obligation for this project.

TYPE:

**RESOLUTION
ORDINANCE
RECEIVE/FILE**

RECOMMENDATION -

Approval of the extension of the proposal deadline is recommended.

SUBMITTED BY:

RICHARD A. CLARK
DEPUTY CITY
MANAGER

BACKGROUND -

The Masonic Temple, located at 1011 Locust Street, is within the boundaries of the Western Gateway Proper. Due to its strategic location within the Gateway, its close proximity to major office development (Equitable, Allied), and the City's contractual obligations, the Masonic Temple property must be upgraded. The Request for Proposals (RFP) issued December 19, 2000, requested developers to submit information on their development proposals for the property to the City on or before February 20, 2001.

At the public opening of the proposals at a joint Urban Renewal Board/Architectural Advisory Committee meeting, two proposals were opened: one from Kirk Blunck to rehabilitate the building in association with the Masons and one from the Des Moines Public Schools to renovate the building into a downtown elementary school. Neither of the two interested parties submitted complete proposals.

Kirk Blunck, with Herbert Lewis Kruse Blunck, submitted a letter requesting an extension of the submittal deadline but did not submit any of the other required information. The Des Moines Public School District submitted a proposal to renovate the Masonic Temple as a new Downtown School. However, the School District's proposal did not contain the required graphic material, nor did it adequately address the financing and project costs.

Upon preliminary review of the submitted material, the Urban Renewal Board and the Architectural Advisory Committed voted to recommend to the Council that the deadline for submittal of the proposals be extended by ten working days as requested by Kirk Blunck. Both respondents will be able to utilize the time extension to complete their proposals.

The revised schedule for the selection process is:

<u>Date</u>	<u>Action</u>
3/9/01	Extended submittal date
3/13/01	Special Urban Renewal Board and Architectural Advisory Committee meeting to review development proposals
3/26/01	Council meeting to select or reject developer
4/16/01	Execution of Development Agreement (estimated)
9/01	Conveyance of Property to Developer, if required (estimated)
10/01	Rehabilitation begins (estimated)
12/02	Exterior construction completed as per plans submitted. Interior construction substantially complete.