

**CITY COUNCIL
COMMUNICATION:**

03-496

AGENDA:

OCTOBER 6, 2003

SUBJECT:

REQUEST FOR
PROPOSALS (RFP)
FOR FAÇADE AND
STRUCTURAL
IMPROVEMENT
PLAN, EASTERN
GATEWAY

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

RICHARD CLARK
DEPUTY CITY
MANAGER

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

SYNOPSIS —

The Council is asked to approve and release a Request For Proposals (RFP) soliciting consultant bids for professional services for a structural and façade improvement plan for a number of buildings in the East Village Study Block (East 4th to East 5th, East Grand to East Locust). More specifically, the design plan will address façade and structural improvements for the following properties: 420 through 434 East Locust (even-numbered properties only) and 412 through 418 East 5th (even-numbered properties only).

FISCAL IMPACT —

The RFP process will establish the cost of this work. Council will have the cost information when considering approval of the consulting contract.

RECOMMENDATION —

Approval of RFP.

BACKGROUND —

The Capitol Gateway East Urban Design Plan was completed in 1997. This plan established 12 recommendations for action. The fourth recommendation was to create a revitalization district centered on East 5th and Locust Streets. In 1999, the Community Development Department retained the services of a consultant team to prepare a development concept and implementation strategy for the block between East 4th and East 5th Streets, between East Grand and East Locust. The consultant team recommended a development concept for the block that included the rehabilitation of the existing buildings as well as new infill construction.

On July 8, 2002, by Roll Call No. 02-1762, Council approved the Development Plan as recommended by the consultant except for one change. The Council amended the redevelopment parcel identified at the corner of East 4th and East Locust to include all of the Betts Hardware property, not just the parking lot as recommended in the plan. Council also approved an Implementation Timeline for Phase I and Phase II of the project.

On September 22, 2003, Council amended the Implementation Timeline as follows:

October 2003: Architect selected to complete structural and façade

improvement plan.

November 2003:

Structural/façade improvement plan completed.

May 2004:

Memorandum of Understandings (MOU) signed by City and property owners. The MOU will outline:

- **Improvements to be made, including structural and façade improvements.**
- **Construction timeline.**

June 2004:

If the property owner and the City of Des Moines are unable to settle on the terms and conditions of the MOU, the City will proceed with the acquisition of the property.

July–December 2004:

Acquisition completed of properties for which no MOU is signed.

The RFP developed by the Office of Economic Development solicits proposals for a structural/façade improvement plan. The consultant(s) will be expected to complete the following tasks:

- Survey identified properties to document current conditions.
- Review historical photos of the identified properties.
- Complete a schematic design for the façades that incorporates character defining elements of the buildings and a structural improvement plan of the identified properties. The plan should address all issues required to stabilize the structure for 25 years.

The Council will be asked to approve an agreement with the selected consultant at a later date.

