



# Council Communication

Office of the City Manager

Date:	September 13, 2010
Agenda Item No.	39
Roll Call No.	<u>10-1476</u>
Communication No.	<u>10-558</u>
Submitted by:	Phil Delafield, Community Development Director

## AGENDA HEADING:

Accepting Confluence, Chris Della Vodova, Principal, 1300 Walnut Street, Suite 200, Des Moines, IA 50309, \$24,950, RFP for concept planning services to examine redevelopment options for the Southern Meadows Apartments (RFP V11-006).

## SYNOPSIS:

In April 2010, the City finalized the acquisition of the Southern Meadows Apartments with Neighborhood Stabilization Program (NSP) funds. Staff developed a RFP to examine redevelopment options for the site. Six firms responded to the RFP. After an initial review by staff, three firms were selected for interviews. After the interviews were conducted, staff selected Confluence to perform the concept plan. This action will allow the City Manager to enter into a contract with Confluence to perform the redevelopment concept plan for the site.

## FISCAL IMPACT:

Amount: \$24,950

Funding Source: The Iowa Department of Economic Development is providing funding from the Federal Neighborhood Stabilization Program Fund Title III of the Housing and Economic Recovery Act of 2008 (PL 110-289). No City matching funds are required.

## ADDITIONAL INFORMATION:

On June 8, 2009, by Roll Call No. 09-996, the City Council approved the contract with the Iowa Department of Economic Development to allocate \$4.2 million of NSP funds.

As part of the NSP plan, Council expressed an interest in finding larger-scale redevelopment projects that could benefit from this program which were unlikely to occur without a subsidy. One such site is the Southern Meadows Apartments at 2800 and 2810 S.E. 8<sup>th</sup> Street. On September 28, 2009, under Roll Call No. 09-1743, Council approved the acquisition of the building from the Iowa Finance Authority. The City completed the acquisition of the Southern Meadows Apartments in April 2010.

Prior to redevelopment there are several unresolved issues on the site that need to be addressed. The site will require grading and storm water retention systems. Along with this, the redevelopment plan will take into consideration neighborhood preferences and a real estate market analysis.

In July 2010, staff prepared an RFP for consulting firms to complete this analysis. The RFP outlined six scoring factors including: firm qualifications, work plan, timeline to complete project, cost of services, unique qualification, and a local preference. Six firms responded to the RFP. An internal review committee of Community Development staff (2 Senior City Planners, 2 Assistant Planners, an Economic Development Coordinator and the Urban Designer) scored the six proposals. The top three firms were selected for interviews. After the interviews, staff rescored the remaining proposals.

Confluence was selected by the review committee to complete the RFP. Confluence was selected for several reasons. They were the low bid and could complete the work in a timely manner. In addition, the review committee felt that Confluence was the best proposal to address the four major areas of emphasis outlined in the RFP

- Neighborhood redevelopment preferences
- Addressing the site infrastructure concerns
- Analysis of local real estate market
- Developing an architecturally appealing redevelopment plan

Based on the input from the neighborhood, real estate market analysis and infrastructure analysis, Confluence will work out several redevelopment concepts. Staff will ask the Indianola Hills Neighborhood Association to select two people to join the committee to review the redevelopment proposals for the site. Based on the feedback, the review committee and Confluence will select one preferred redevelopment proposal.

Confluence will work with the City's Community Development Department to rezone the site to implement the concept plan. At this time it is anticipated this process will be completed in early 2011. Once completed, the City will develop another RFP to dispose of the land.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: August 23, 2010

Roll Call Number: 10-1356

Action: [Southern](#) Meadows Apartments, 2800 SE 8<sup>th</sup> Street, Demolition: Receiving of bids, (9-14-10), Setting date of hearing, (9-27-10). (Construction Estimate - \$130,000). ([Council Communication No. 10-532](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: September 28, 2009

Roll Call Number: 09-1743

Action: [Establishing](#) Fair Market Value and authorizing acquisition of Southern Meadows Apartments at 2800 and 2810 SE 8<sup>th</sup> Street. ([Council Communication No. 09-691](#)) Moved by Coleman to adopt. Motion Carried 7-0.

Date: June 8, 2009

Roll Call Number: 09-996

Action: Neighborhood Stabilization Program Contract with the Iowa Department of Economic Development (IDED). Moved by Vlassis to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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