City of Council Bluffs, Iowa
Request for Proposals
Redevelopment of Land Located at 1st Avenue and S. 8th Street
Proposal Due Date: April 4, 2024

Bids will be received by the City of Council Bluffs via the electronic submission system at https://cbiabids.ionwave.net/ until noon on April 4, 2024 for all work set forth in the plans, specifications and proposals for the above mentioned project.

The City of Council Bluffs through its Community Development Department is accepting proposals for the purchase and development of .25 acres of property located in west Council Bluffs for the development of a multi-family housing units. The subject property is located between S. 8th and S. 7th Street along 1st Avenue (See Attachment A).

The property is located in the Bluffs Center 1 Urban Renewal Area and because the block is in the R-3 zoning district and surrounded commercial, multi-family and single-family uses, the City wishes to increase density along the 1st Avenue but be sensitive to the aesthetics of the original neighborhood.

City Objectives
The city is seeking proposals to develop the site in conformance with applicable ordinances, as well as in compliance with the following stated objectives. These objectives include, but are not limited to:

- To cause the construction of new affordable housing units with occupancy on or before October 30, 2025.
- To provide a positive impact on the city resulting in increased tax revenues and contribute to the city's long term economic and community growth objectives.
- To implement the recommendations contained in the Bluffs Center 1 Urban Renewal Area.

Site Description
In 2017, the City took title to property located at 1st Avenue and S. 8th Street (Parcel ID: 754436789009) under Iowa Code 6547A. This allows the City to petition the court to declare a property abandoned. Once the court awards the City title, the City files a "change of title" certificate with the County to show the City as owner. The City then obtains the property free and clear from any encumbrances (mortgages, liens, etc.) that may have been attached to the property. Later in 2017, the residence was demoed and the property has been vacant ever since. The property will be for the purchase of the appraised price of $40,000.

The parcel is served with water, sanitary sewer, storm sewer, and street paving, but individual service lines may need to be extended to accommodate the project.

The property is located in the Zone X (protected by the levee). Since Zone X is protected by the levee, there are not additional flood development requirements.

Value of the Property
The appraised value of the property is $40,000.

Inquiries, Questions and Deadlines
All inquiries/questions regarding this RFP must be in IonWave. Any other contact in reference to this RFP will not be addressed.

RFP Issued: March 5, 2024

Q&A Ends: March 21, 2024

Answers to all questions will be posted no later than March 28, 204

RFP Due: April 4, 2024 at noon

Proposals submitted by fax or email will not be accepted. Proposals received after the submission deadline will not be accepted.

Proposal and Submittal Requirements
In a clear and concise manner, developers must submit proposals that demonstrate the developer's capacity to satisfy the requirements of this RFP. Proposals do not need to be elaborate or costly, but should be prepared in a professional manner. Developers are required to submit electronic proposals on IonWave and must include the following information to be submitted for consideration:

1. Name, address, and contact information of the person or legal entity submitting the proposal.
2. A description of the individual or entity's background and business.
3. A narrative description of plan for the site. Conceptual plans are preferable but not necessary.
4. Timeframe
5. An itemized description and costs of project.
6. Proposed method of financing the acquisition and improvements made.

City Council will consider submitted proposals at a public hearing scheduled for April 22, 2024.

General Provisions

1) Submittal Ownership/Costs: Upon submission, all information becomes the property of the City of Council Bluffs. The City has the right to use any or all ideas presented in any submission in the response to this RFP, whether or not the submittal results in a contract with the submitting Developer. All costs for development of the written submittal and any oral presentation are entirely the obligation of the Developer and shall not be reimbursed.

2) Non-Warranty of Request for Qualifications: The City shall not be responsible for any errors or omissions in this RFP, nor for the failure on the part of the Developers to ensure that they have all the information necessary to affect their submittals.

3) Request for Clarification: The City reserves the right to request clarification of information submitted and to request additional information of one or more Developers, either orally or in writing.

4) Acceptance/Rejection of Submittals: The City reserves the right to accept or reject any or all submittals in whole or in part, with or without cause, to waive technicalities, or to accept submittals or portions thereof, which, in the City's judgment, best serve the interest of the City of Council Bluffs.

   The City reserves the right to allow alterations, modifications or revisions to individual elements of the Scope of Services any time during the period of contract, which results from this RFP.

5) Indemnification: The selected Developer shall: (1) faithfully perform said Contract on City's part and satisfy all claims and demands incurred for the same; (2) fully indemnify and save harmless the City

from all costs and damages which said City may suffer by reason of failure to do so; and (3) fully reimburse and repay said City all outlay and expenses which said City may incur in making good any default.

The selected Developer shall protect, defend, indemnify and save harmless the City, its agents, boards and employees, collectively referred to as "Indemnitees", from and against costs and suits, actions, claims, losses, liability or damage of any character, and from and against costs and expenses, including in part attorney fees, incidental to the defense of such suits, actions, claims, sickness, including death, to any person, or damage to property, including in part the loss of use resulting there from, arising from any act or omission of the Developer, or his employees, servants, agents, subcontractors or suppliers, or anyone else under the Developer's direction and control, and arising out of, occurring in failure of performance of any work or services called for by the Contract, or from conditions created by the performance or non-performance of said work or services. The Developer's indemnification hereunder shall apply without regard to whether acts or omissions of one or more of the Indemnitees would otherwise have made them jointly or derivatively negligent or liable for such damage or injury, expecting only that the Developer shall not be obligated to so protect, defend, indemnify and save harmless if such damage or injury is due to the sole negligence of one or more of the Indemnitees.

6) Insurance: The selected Developer shall carry and maintain during the life of the contract insurance as deemed appropriate by the City of Council Bluffs. Specific amounts and types of insurance will be detailed in the negotiated development agreement.

7) Collusion: The Developer, by submitting a Proposal, declares that the submission is made without any previous understanding, agreement or connections with any persons, Developers or corporations making a competing submission on the same project, and that it is in all respects, fair and in good faith without any outside control, collusion or fraud.

8) Consideration of Submittals: Proposals will be considered from Developers normally engaged in providing and performing services as specified in this RFP. The Developer must have adequate organization, facilities, equipment and personnel to ensure prompt and efficient service to the City. The City reserves the right to inspect the facilities and organization or to take any other action necessary to determine the ability to perform in accordance with specifications, terms and conditions before recommending any award.

9) Discrimination Clause: According to the City of Council Bluffs Municipal Code 1.40, discrimination of race, color, religion, creed, sex, sexual orientation, gender identity, national origin, age or mental or physical disability is prohibited in any form. This extends to any and all partner agencies and contractual obligations.

Attachment A
Site Map

