City of Council Bluffs, Iowa
Request for Proposals
Block 1, River's Edge Subdivision
Proposal Due Date: October 25, 2024

The City of Council Bluffs, through its Community Development Department, is inviting proposals from interested firms to purchase and develop a 1.72-acre parcel within the Playland Park (River's Edge) Neighborhood. Located strategically on the west end of Council Bluffs, Iowa, River's Edge is bordered by Interstates 29 & 480 and the Missouri River. It lies directly east of downtown Omaha, Nebraska, and is part of the rapidly growing Council Bluffs, Iowa-Omaha, Nebraska Metropolitan Area, which currently has a population of around 967,000 and is projected to exceed one million within a decade. Additionally, River's Edge is situated within the urban core of the Council Bluffs-Omaha metro area, which is an area experiencing significant revitalization efforts relative to business and job creation, construction of a modern-day streetcar, arts/cultural entertainment, public space enhancements, and riverfront revitalization.

River's Edge has seen substantial development over the past seven years, including the construction of a new office building, a 728-stall parking garage, over 250 multi-family apartment units, and several mixed-use commercial/residential structures and townhomes. The City is now seeking proposals from qualified firms to develop multi-family residential and/or mixed commercial/residential buildings on this 1.72-acre parcel. The proposed development should be iconic and complement the ongoing riverfront revitalization efforts in Council Bluffs.

Site Description
River's Edge is a 26-acre master-planned, mixed-use redevelopment project situated along the Missouri River in the west end of Council Bluffs, Iowa. The development borders Tom Hanafan River's Edge Park, which offers unobstructed views of downtown Omaha and provides a vibrant, scenic pedestrian environment. The project site is also conveniently located within a half-mile walking distance of existing and planned regional amenities, such as:

- MidAmerican Energy Adventure Tower (Opening 2025)
- Belle's Play Garden
- FIRST AVE Trail
- Kewitt Luminarium
- Bob Kerry Pedestrian Bridge
- Heartland of America Park and Waterfront Pier
- Charles Schwab Stadium (Home of the NCAA Men's College Baseball World Series)
- CHI Health Center Area and Convention Center

A map depicting the location of these amenities is included with this RFP as Attachment 'A'.

River's Edge was designed to incorporate current best urban planning practices such as: mixture of land uses and housing typologies; buildings constructed with minimal setback distances from the adjacent public realm, pedestrian mobility and walkability via sidewalks, raised bike lanes, and sidewalk separations from the on-street parking and roadways; landscaped street rights-of-way, public gathering/meeting spaces, and high quality building architecture and designs. A map illustrating existing development within River's Edge is included with this RFP as Attachment 'B'.

Access

The primary vehicular access point into River's Edge is North 40th Street, which connects directly to the Interstate 480 east/westbound on-ramps and West Broadway (U.S. Highway 6). Additionally, River's Edge has direct access to Avenue 'B', which links to a southbound frontage road for Interstate 29. Furthermore, River's Edge is directly connected to the Council Bluffs and Omaha, Nebraska trail system, which extends throughout the metro area. An aerial map that shows vehicular and trail access points is included with this RFP as Attachment 'C'.

Existing Zoning and Preferred Development

The subject 1.72-acre site is zoned R-4/High Density Multi-Family Residential District, with an adopted PR/Planned Residential Overlay development plan. According to Section 15.11 of the Council Bluffs Municipal Code (Zoning Ordinance), the R-4 District is designed "to provide for the development of high-density multi-family housing. This district permits a mix of compatible uses within high-density urban neighborhoods and is most appropriate in central areas of the community or in areas with full services." A copy of the complete R-4 District zoning regulations is included with this RFP as Attachment 'D'.

Additionally, the River's Edge area is governed by a master development plan, last amended and approved by the Council Bluffs City Council in 2014 (see Attachment 'E'). This plan serves as the primary regulatory document for development review such as: building setbacks and heights, architectural designs, block designs and land use mix, public art, parking (both on and off-street), street connectivity and design, as well as provisions for pedestrians and cyclists, among other special design requirements within the neighborhood. The River's Edge master plan identifies the 1.72-acre site as an ideal location for a mid-rise (10-12 story) residential tower on a pedestal building with structured parking. The City is open to alternative development concepts for this site, provided they are generally consistent with the spirit and intent of the adopted development plan and compatible with the existing development within River's Edge.

River's Edge is also governed by a set of private covenants that establish specific standards for various elements, including but not limited to signage, landscaping, building architecture, and site development (e.g., maximum building heights, parking, trash enclosures, and exterior lighting). These covenants also address cross-access easements, utilities, and more. Updated in 2024, the covenants clarify the roles and responsibilities of the River's Edge Master Property Owners Association and the River's Edge Architectural Control Committee. A copy of these covenants is included with this RFP as Attachment 'F'. The City encourages all interested developers to review these covenants before designing and submitting their proposals. Any requested amendments to the covenants should be clearly stated in the submitted proposal for review by both the City and the Architectural Control Committee.

Utilities

The site has access to public sanitary and storm sewers, as well as electricity, gas, and telecommunications. Public water is available within River's Edge; however, a new main extension is required to ensure adequate water flow for fire protection for the subject property. The City has allocated funds for this main extension and will proceed with construction once a preferred developer for the site has been selected and all development plans and agreements have been formalized between the City and the developer.

Floodplain
River's Edge is located in flood zone X (protected by levee).

Value of the Property
Property evaluation in progress and the City will provide this as an addendum to the RFP, prior to the submittal deadline. The City intends to sell the property for no less than fair market value.

Inquiries, Questions and Deadlines
All inquiries/questions regarding this RFP must be directed via the electronic submission system at https://cbiabids.ionwave.net/ . Any changes or additions to the RFP information will be sent to via Ion Wave. Any other contact in reference to this RFP prior to the time of an award decision will not be addressed.

RFP Issued: **September 10, 2024**

Q&A Ends: **September 30, 2024 at 3:00 pm (CST)**

Answers Posted: **October 7, 2024 by 3:00 pm (CST)**

RFP Due: **October 25, 2024 by 5:00 p.m. (CST)**

Proposals submitted by mail, facsimile transmission (fax) or electronic mail (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. The following information to be submitted for consideration:

1. Application – must be completed and attached as proposal cover page (see Attachment G).

2. Project Summary – A brief written description of the project.

3. Project Plans – A scaled plot plan of the proposed development. The plot plan should illustrate the location of structures, parking areas, ingress and egress, open or landscape areas, etc. The developer must also submit additional information such as elevation drawings, photos of similar projects, typical floor plans, etc.

4. Developer Experience – Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development.

5. Project Timeline – A timeline for the project design, bidding, construction and occupancy.

6. Financial Summary – Developer must provide a proposed cost and source of funding for the project, including a minimum 10-year project proforma. Developer must also outline expected funding sources and projected date all financing will be secured.

7. Project Contingencies – Indicate any special assistance needed to implement the project, such as financial assistance, state or federal applications, or other public participation.

Proposal Evaluation
The project proposals will be reviewed based on the following evaluation criteria:

1. Design, Aesthetics and Quality of Construction Materials and Landscaping (40%): River's Edge is a master planned, mixed-use development. The City has an adopted master plan that functions as the primary regulatory document relative to: building setbacks and heights, architectural designs, block designs and mix of land uses, public art, on and off-street parking, street connectivity and design, pedestrians and cyclists, and other special design requirements within the neighborhood. All buildings and their associated architectural appearance/site layouts shall be designed in manner that is deemed compatible with this master development plan and existing development within the neighborhood. A list of materials and visual renderings of the site layout, units and exterior design must be provided as a part of this submittal.

2. Developer's Experience and Capacity (25%): The makeup/description of the developer's project team. The preferred developer will have significant experience in the construction of urban-style, mixed-use commercial and residential development. The names of individuals involved and the roles they will perform must be listed. Provide a description of the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.

3. Number of Units Proposed and Unit Sizes, Building Square Footage, and Minimum Assessed Value (20%): Preference will be given to developers who maximize the number of units, building square footage, and minimum assessed values on the subject property. Proposals will also be scored on the length of time it will take to construct and occupy the project.

4. Funding Sources (15%): Preference will be given to Developers not utilizing either 4% or 9% Low Income Housing Tax Credits (LIHTC). No income restrictions are applicable to the property. Preference will be given to developers who propose projects with 80% or more market rate housing. Provide a list of proposed funding sources and when the funds are expected to be awarded/confirmed.

The above information will be used to select qualified developers. Upon developer selection, development agreements will be negotiated and executed.

Potential Development Incentives Available
- The property may be eligible for Tax Increment Financing and/or property tax exemption and these items will be negotiated by the city on a project specific basis.
- Possible energy incentives may be obtained from MidAmerican Energy and Black Hills Energy depending on project design. Consultation should be initiated with each company prior to final design.
- The property also may be eligible for grant(s) from the City's Housing Development Program. Guidelines can be found on the City's website at: https://www.councilbluffs-ia.gov/2554/Housing-Development-Program

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 error or omission 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.