

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MARCH 1, 2011 AGENDA**

Subject:	Type:	Submitted By:
AUTHORIZE REQUEST FOR PROPOSALS — 84 TH STREET BLIGHT & SUBSTANDARD STUDY	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A resolution has been prepared authorizing a Request for Proposals (RFP) for the preparation of a determination of blighted and substandard conditions for the 84th Street Redevelopment Study Area.

FISCAL IMPACT

It is intended that CDBG Recovered Program Income Reuse Funds be utilized.

RECOMMENDATION

Approval.

BACKGROUND

Pending the City Council's approval of the resolution obligating CDBG Recovered Program Income Reuse Funds to this study, a resolution has been prepared authorizing a Request for Proposals (RFP) for the preparation of a determination of blighted and substandard conditions the 84th Street Redevelopment Study Area.

The RFP and Draft Scope of Services are attached. The outcome should be a determination of whether (or not) all or part of the 84th Street Redevelopment Study Area qualifies as a blighted and substandard area as set forth in the Nebraska Community Development Law, Section 18-2103 of the Revised Statutes of Nebraska.

The proposed schedule for the RFP and consultant selection process is the following:

Advertise the RFP (publish and mail to firms)	March 9, 2011
Proposals Due	March 25, 2011
City Council Award Contract	April 19, 2011
Kick Off Meeting	May 2011

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE ADVERTISEMENT FOR BIDS FOR PREPARATION OF A DETERMINATION OF BLIGHTED AND SUBSTANDARD CONDITIONS FOR THE 84TH STREET REDEVELOPMENT STUDY AREA.

WHEREAS, the City wishes to contract for consulting services to prepare a Determination of Blighted and Substandard Conditions for the 84th Street Redevelopment Study Area; and

WHEREAS, the City has prepared a Request for Proposals (RFP) and draft Scope of Services for this work.

NOW, THEREFORE BE IT RESOLVED, that the City of La Vista hereby authorizes the advertisement of bids for the preparation of a Determination of Blighted and Substandard Conditions for the 84th Street Redevelopment Study Area with a Request for Proposals (RFP) and draft Scope of Work prepared by City staff, which copies of said RFP may be obtained from the City Clerk and said proposals are to be submitted by 12:00 p.m. at La Vista City Hall, 8116 Park View Blvd., La Vista, Nebraska on March 25, 2011.

Advertise for Bids March 9, 2011

Proposals Due March 25, 2011

Tentative Award Date April 19, 2011

PASSED AND APPROVED THIS 1ST DAY OF MARCH 2011.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

REQUEST FOR PROPOSALS

Determination of Blighted and Substandard Conditions 84th Street Redevelopment Study Area La Vista, Nebraska

Section 1: Background

About La Vista

The City of La Vista is situated southwest of the Omaha metropolitan area. The youngest city in Nebraska, La Vista is one of the fastest growing communities in the state and enjoys access from Interstate 80. La Vista borders Omaha, Bellevue, Papillion, and Ralston. As of 2009, it is estimated that La Vista is home to over 19,360 residents. La Vista's commercial areas are developing quickly in the western portion of the city with nationally recognized companies, such as PayPal, Cabela's, and a new John Q. Hammons Embassy Suites Hotel and adjoining La Vista Conference Center.

Project History and Objectives

The Mayor and City Council have identified the revitalization of the 84th Street Corridor as one of their top priorities in the city's Strategic Plan.

Over the last several years, the 84th Street corridor has deteriorated in terms of physical appearance, property maintenance and as an employment center for low to moderate income workers. Major anchors including Wal-Mart, Gordman's, and Baker's Supermarket have vacated the area to move to new shopping centers and smaller businesses have been unable to sustain themselves and forced to relocate or close, leaving many vacant storefronts. Other commercial parcels in the area were developed 35 to 40 years ago prior to the implementation of good planning and design principles and have not been updated. This once vibrant and thriving corridor on a major arterial road in the heart of La Vista now appears considerably depressed and in need of redevelopment.

Ultimately, the City wants to revitalize the area to be more appealing to residents and visitors. In addition, La Vista would like to utilize the land more efficiently. The purpose of this study is to determine whether (or not) all or part of the "84th Street Redevelopment Study Area" qualifies as a **Blighted and Substandard Area** as set forth in the Nebraska Community Development Law, Section 18-2103 of the Revised Statutes of Nebraska.

84th Street Redevelopment Study Area

The redevelopment study area is within the city limits of La Vista, Nebraska, and is generally described as follows: Commercially zoned areas along 84th Street from Harrison Street to Giles Road.

See enclosed Redevelopment Study Area Map for an illustration of this area.

Section 2: Qualifications

The City is sending this RFP to consulting firms to determine their expertise in preparing blighted and substandard determination studies. The three areas of primary interest are:

1. *Process*: Expertise in managing the overall structure and all technical aspects of the project.
2. *Content*: Familiarity with the necessary content of a blighted and substandard study what is needed to reach a determination.
3. *Analysis*: Experience in analyzing data to make a defensible determination regarding blighted and substandard conditions and preparing the appropriate documentation.

Section 3: Scope of Work

The output of this project will be a determination of whether (or not) all or part of the "84th Street Redevelopment Study Area" qualifies as a **Blighted and Substandard Area** as set forth in the Nebraska Community Development Law, Section 18-2103 of the Revised Statutes of Nebraska. The study must clearly examine the project area in order to provide a thorough and defensible determination of the existence (or lack) of blight and substandard conditions. Additional aspects to consider in the scope of work include, at a minimum:

- Attend initial meeting with staff prior to commencement of the project, and attend follow-up meeting with staff at the conclusion of the analysis to discuss the draft determination.
- Attend Planning Commission and City Council hearings (if area qualifies).
- No interior building inspections will be conducted.
- Consultant will be expected to examine study area for possible modifications.

The City will provide GIS data to the consultant including, but not limited to, base map data, zoning, future land use, age of structure, assessed value and other data as available from the Sarpy County Assessors records, and building permit records and plans from the City.

Section 4: Proposal Content

Cover Letter

Please begin with a letter introducing your firm and summarizing your general qualifications and your specific approach to completing the requested process. This section should indicate the length of time for which the proposal is effective (minimum of 90 days).

Work Program

Please provide a detailed plan for the services to be provided. Identify any tasks that City staff are expected to complete.

Schedule

The proposal shall include a preliminary project schedule that identifies milestones and completion dates by task from the beginning through formal review and approval of the declaration by the City Council (if area qualifies). Initial project work should commence in May 2011. The project should conclude within 3 to 5 months from the date of commencement.

Budget and Fees

The consultant should provide a fee estimate for the project. The proposed budget is to be presented as not-to-exceed, with all overhead/expenses included in the figure. The consultant should outline the terms of payment, based on monthly billings to the City.

Key Personnel

The consultant should provide the names of key personnel, their respective titles, experience, and periods of service with the firm. Please clearly identify the primary contact for the proposal. If sub-consultants will be used in any aspects of the plan, include details for these sub-consultants in this section.

Qualifications/Project List

Provide a synopsis of previous projects of a similar nature (*maximum of 10 examples*), focusing particularly on the three criteria listed in Section 2, along with relevant background information. For projects that were completed by a team of consultants, please clarify the specific contribution of your firm.

Availability

Provide a brief statement of the availability of key personnel of the firm to undertake the proposed project.

References

Names and contact information of persons whom the City can call for references regarding the firm's performance, preferably on similar projects.

Section 5: Selection Process

Please submit three (3) bound copies of your proposal at your earliest convenience, but no later than March 25, 2011, at 12:00 p.m. to:

Pamela A. Buethe, City Clerk
City of La Vista
8116 Park View Blvd
La Vista, NE 68128

Proposals will be reviewed by an internal review committee with the intent of providing a single recommendation for the review and approval of the full City Council at a public meeting on April 19, 2011.

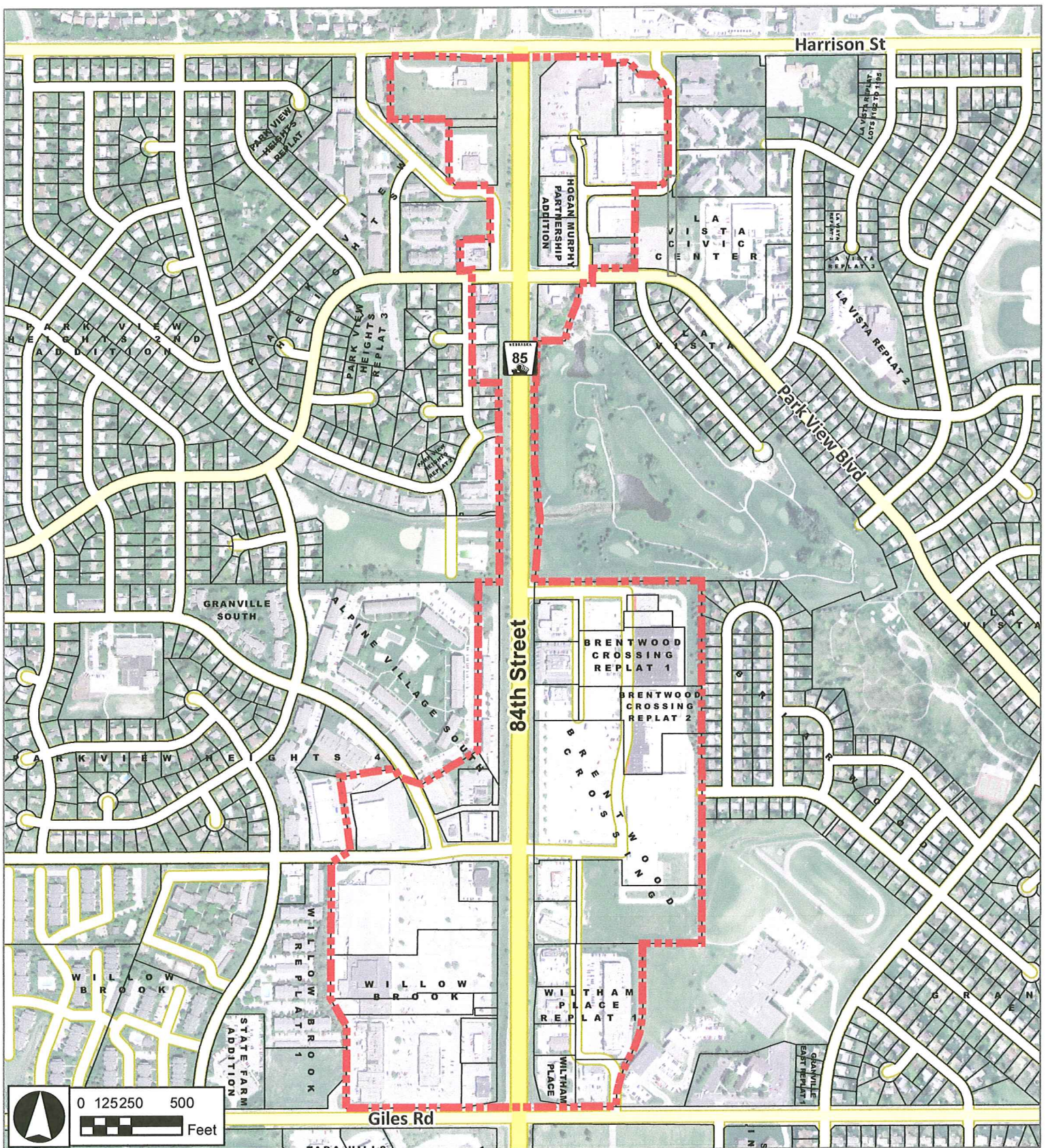
Section 6: Evaluation, Right to Reject, Etc.

Due to the nature of the services sought, evaluation of proposals will in large part be subjective. Award of a contract will be based on a number of factors, and may or may not be on the basis of lowest cost to the City. The City reserves the right to accept any proposal in whole or in part and to reject any and all proposals, to waive irregularities and to negotiate and revise terms with proposers without notice to other proposers.

Section 7: Enclosures

- 84th Street Redevelopment Study Area Map

If you have any questions during the preparation of your proposal, please contact Pamela Buethe, City Clerk, at (402) 331-4343.



Revitalization Area Map

 Blight_Study_Area

Blighted and Substandard Study

February 22, 2011
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