

INVEST DSM, INC.
525 SW 5th St. Suite F
Des Moines, Iowa 50309



Development Opportunity

Vacant House Available for Move and Possible Renovation

Distribution Date: November 6th, 2021

Required Letter of Interest Deadline: December 6th, 2021

Final Proposal Deadline: January 7th, 2021

In August of 2021, Invest DSM acquired one home near the Oak Park/Highland Park Business District in order to redevelop the land with a higher-density mixed-use product to continue to strengthen the commercial corridor. The address of this home is 612 Euclid Avenue in Des Moines. Upon inspection by staff from Invest DSM, it was determined that this home has historic characteristics that would be valuable to keep in our residential neighborhoods and this home could benefit from being moved instead of demolished.

Invest DSM is seeking proposals from qualified contractors and developers to facilitate the move and subsequent rehabilitation of this home for single-family housing. The purpose of this RFP is to identify a contractor or developer that is interested in acquiring and facilitating the house move within a timely manner. Invest DSM will consider a joint proposal from any developers who may wish to collaborate on the project.

Developer selection will be based on a well written house move plan that can be executed in a timely manner and that will result in high-quality home renovations following the move. The proposal should include evidence of developer capacity to complete the project, as well as examples of similar work completed in the Des Moines area. The lots that are identified for the proposed move should be indicated in the proposal.

Invest DSM has identified a couple of lots in the general areas that may be able to be acquired for the house move.

Financial incentives to assist with the move of the home are available in the amount of \$20,000.00. Financial incentives for the rehabilitation of the homes may be available from Invest DSM, Inc. if the home is moved into the nearby Special Investment District, located just to the west of the properties' current location. Invest DSM makes no guarantee that these funds would be available, and the developer would need to apply for funding separately to Invest DSM. See next page for additional information*.

Developers are encouraged to reach out to Invest DSM staff contact Christopher Civitate at ccivitate@investdsm.org or by phone at 515-221-8432 to talk more about the opportunity. The project is subject to existing zoning, planning, and design requirements in Chapter 134 and Chapter 135 of City Code. Relationship to the street, architectural character, building materials, accessory structure, parking, and landscaping should all be carefully considered and closely match the existing character of the surrounding neighborhood.

Invest DSM reserves the right to reject any or all responses to this RFP for any purpose. Invest DSM anticipates that the selected developer(s) will negotiate an agreement(s) with Invest DSM immediately following the selection process, with terms and form of agreement acceptable to and approved by Invest DSM and including, but not limited to, development standards and use restrictions. In the event that Invest DSM and the selected developer(s) are unable to reach an agreement, Invest DSM may contact any other respondent to commence such negotiations, and Invest DSM shall not be liable to any respondent for taking such action.

The timeline for this project is anticipated to include the following steps and dates for completion (subject to revision):

This is an offering by Invest DSM, Inc. ("Invest DSM") for a developer(s) to facilitate the move and possible subsequent rehabilitation of one vacant home for single-family housing.

1. Mandatory Letter of Interest submitted by developers – December 6, 2021
2. Final deadline for proposals by developer – January 7, 2021
3. Early December – Invest DSM staff reviews submittals and recommends a developer(s) based on the requirements and competitive criteria in the RFP.
4. Week of January 17th – Invest DSM Staff puts together agreement with Developer for the move.
5. The house move must be completed as soon as possible but no later than April 30th, 2022.

If you have an interest in acquiring and redeveloping the Property listed in this RFP, you must submit a preliminary letter of interest by December 6th, 2021. Only proposals which have submitted a Letter of Interest by December 6th will be considered. Then the remaining information outlined as attached in the “Required Submittals for the Developer” of the RFP must be submitted by January 7, 2022. A selection committee comprised of Invest DSM Staff will evaluate each proposal based on the “Competitive Criteria” of the RFP, as attached.

All required information as set forth on the attached “Required Submittals for the Developer” form must be submitted by U.S. mail or by e-mail by 5:00 p.m. on the due dates listed above. Please submit all materials to:

Christopher Civitate
Outreach & Community Engagement
525 SW 5th Street, Suite F
Des Moines, IA 50309-1399
Or by E-mail: applications@investdsm.org

If you have any questions, please send an e-mail to ccivitate@investdsm.org. Responses may be sent to all known respondents, without identifying the developer that has asked the question.

*Additional Information: Invest DSM, Inc. is a non-profit organization chartered to revitalize specific neighborhood areas in Des Moines, called Special Investment Districts. In the event that this home can be moved onto a lot in a Special Investment District, there may be financial assistance from Invest DSM for the rehabilitation. Developers can check if a lot is located in a Special Investment District by searching the address on the City of Des Moines’ Map Center, using the Show Me My House feature (<https://showmemyhouse.dsm.city/>). Developers will need to apply separately to Invest DSM for those funds, and there may be other standards for the rehabilitation work that are required. For information on Invest DSM financial assistance, please send an email to Info@InvestDSM.org.

Required Submittals for the Developer

Development/Financing Requirements

- Approximate development cost including move and rehabilitation costs.
- Letter of credit or other financial documents showing that the project can be financed.

Construction Requirements

- Address of location where house will be moved and proof of ownership or option to purchase
- Site plan and building elevations with a list of exterior material specifications
- Construction schedule
- Examples of similar residential new construction work completed in the Des Moines area.
- Rezoning requirements, if necessary.

Design Standards

- The design should be compatible with Chapter 134 and 135 of City Code as well as the existing character of the neighborhood that the home is moved into.

Plan for Sale of the Homes

- Developer should delineate a plan for sale and an approximate sale price for the house.

RFP Competitive Criteria for Evaluation of Proposals

REDEVELOPMENT PLAN (<i>UP TO 30 POINTS</i>)	
0 to 10 pts	Well thought out redevelopment plan and realistic schedule to complete the project
0 to 10 pts	Demonstrated quality rehabilitation following the move
0 to 10 pts	Plan for sale of the property and estimated sale price
QUALIFICATIONS OF THE DEVELOPER (<i>UP TO 10 POINTS</i>)	
0 to 5 pts	History of comparable single-family rehabilitation projects
0 <u>or</u> 5 pts	Held a meeting with the Neighborhood Association
ECONOMIC FEASIBILITY (<i>UP TO 10 POINTS</i>)	
0 to 10 pts	Strength of financing secured v. Need for financial assistance
TOTAL – MAXIMUM OF 50 POINTS	

This scoring page will be completed by the selection committee and is included for information purposes.