



neighborhood
DEVELOPMENT
CORPORATION

NDCDM.ORG

REQUEST FOR PROPOSALS REDEVELOPMENT OF

**1818 48TH St
Des Moines, IA 50311**

Issue Date: October 3, 2022

Summary:

Neighborhood Development Corporation is accepting proposals for the acquisition and redevelopment of 1818 48th St in Des Moines.

Interested parties shall submit proposals to take ownership of this 3.6 acre parcel and revitalize this parcel through new construction redevelopment.

This property was home to a former hospital that has been razed, leaving the site ready for development.



At a minimum, proposals shall include:

1. Descriptive narrative for redevelopment such as type of development, density, scale, affordability, market rate, etc.
2. Concept sketch form of proposed site plan, density and elevations
3. Timeline for commencement and completion of work
4. Describe approach for engaging and working with neighborhood stakeholders
5. Relevant experience and precedent project photos
6. Proof of financial wherewithal to perform project
7. Description of operations and management plan after construction

Response Deadline: Prior to 11:59pm CST on December 9, 2022

Property History:

The property located at 1818 48th St in Des Moines was home to the former Northwest Hospital built in 1962. It was later purchased by Mercy Hospital and renamed as such in 1993. The hospital closed in 2014 and has been vacant and declining in condition since that time. Neighborhood Development Corporation took possession of the real estate in 2022. The asbestos abatement and demolition will be completed in October 2022.

The site is 3.67 acres and currently zoned RX-1, which will allow for residential, mixed-use, and commercial developments. It is located at the southwest corner of 48th and Franklin in Des Moines' Waveland Park Neighborhood. There is an opportunity to purchase adjacent land to gain additional property if such scale is being sought, as reflected in Exhibit C.



The NDC Board of Directors directed staff to distribute a Request for Proposals (RFP) to identify a developer to redevelop the property based on an approved redevelopment plan, including qualifying experience, development plan, timing and financial capability.

It is NDC's expectation that the approved project shall be completed in a timely manner and in conformance with all City of Des Moines Zoning and Building Codes.

If you have an interest in acquiring and redeveloping the property, you must submit all completed information outlined in the "Required Documents for Submittal" exhibit attached herein. NDC staff and board of directors will evaluate every proposal based on the "Criteria Scoring" exhibit also attached herein.

Key Dates:

October 3, 2022: Distribution of RFP

December 9, 2022: Deadline for developers to respond to this RFP

December 16, 2022: NDC selection is made and communicated to awarded Developer

May 1, 2023: Awarded developer must purchase and take possession of property by this date

Proposal Submission:

Responses to the RFP along with all required information as set forth on the attached "Required Documents for Submittal" form must be received by Neighborhood Development Corporation as follows:

Due Date: Friday, December 9, 2022

Time: Prior to 11:59pm CST

Deliver in one of following methods:

Email to: abbey@ndcdm.org

Drop off or mail to: 2331 University Ave
Suite 202
Des Moines, IA 50311

During the proposal evaluation, NDC reserves the right to request additional information to assist in the evaluation of the proposals. NDC also has the right to reject all proposals.

Any questions concerning the RFP or request for additional information should be directed to Abbey Gilroy at abbey@ndcdm.org.

EXHIBIT A

REQUIRED DOCUMENTS FOR SUBMITTAL

Financing/Acquisition

- Approximate development cost including construction costs
- Letter of credit or other financial proof of wherewithal to acquire and complete proposed project
- Dollar amount developer agrees to pay Neighborhood Development Corporation for the acquisition of the site

Development

- Narrative describing developers approach to working with neighborhood stakeholders
- Proposed site plan and elevations
- Description of Scale/Density and type of development being proposed
- Statement that the development will adhere to Fair Housing Act Guidelines as well as City of Des Moines Zoning and Building Codes
- Examples of similar completed projects
- Timeline showing commencement and completion of construction

Operations/Management

- Developer shall provide an operations and property management plan to ensure fair living conditions and housing practices into the future

EXHIBIT B
CRITERIA SCORING

POINTS	CATEGORY	CRITERIA
0 - 20	Development	Neighborhood Stakeholder Engagement
0 - 10	Development	Design and Description of Project
0 - 15	Development	Scale and Density
0 - 20	Development	Commencement and Completion Timeline
0 - 10	Qualifications	Precedent Project Samples
0 - 15	Financing	Approximate development cost incl. construction
0 - 20	Financing	Proof of financing for construction and acquisition
0 - 20	Acquisition	Offer price for property
0 - 20	Operations	Management of property at completion