



Source: Parks and Recreation ~~PAH~~

Agenda Item No: REP 179-12

To: City Council

From: City Manager and Staff 

Council Meeting Date: Dec 3, 2012

Re: Heibel-March Building Proposal Recommendation

EXECUTIVE SUMMARY:

A review and evaluation of the two proposals received by the City for the renovation and use of the Heibel-March Building has been completed by City staff, the Historic Preservation Commission, and the Parks and Recreation Commission. Each evaluation was completed independently of the other two and the findings of each are attached. All three evaluations are recommending that the Council accept the proposal submitted by Grove Constuction, LLC.

DISCUSSION:

A formal Request for Proposal (rfp) process seeking proposals from individuals or organizations for the restoration and use of the city owned Heibel-March Building was initiated by the City's Purchasing office during early August of 2012. After an extension of the original deadline for submission of proposals, the City did receive two proposals. Those proposals were submitted by a not for profit organization, Recovery Through Discovery, and Grove Construction, LLC. As per Council direction, the two proposals were evaluated by a committee of City staff and both the Historic Preservation Commission and the Parks and Recreation Commission. As per standard Purchasing procedures these reviews were conducted in closed session. It was the conclusion of each of the three evaluations that the proposal submitted by Grove Construction be pursued by the City. Upon completion of the required renovation, Grove Construction plans to use one half of the structure as an office for their company. The other half of the building would be rented as office or retail space to assist in paying the operating costs of the building.

FISCAL IMPACT:

Acceptance of the Grove Construction proposal would not require any financial commitment on behalf of the City.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

Vision Goal 2.2: Historic areas will be identified, valued, and preserved through education, enforcement, and incentives.

SUGGESTED COUNCIL ACTIONS:

If Council concurs with the recommendation to pursue the proposal submitted by Grove Construction, staff should be directed to develop a formal agreement with Grove Construction which would transfer ownership of the building to their agency and outline additional terms and conditions of the project. This agreement will be brought back to Council for final approval.

| FISCAL and VISION NOTES: | | | | | |
|--|--------|---|----|---|-----|
| City Fiscal Impact Enter all that apply | | Program Impact | | Mandates | |
| City's current net FY cost | \$0.00 | New Program/ Agency? | No | Federal or State mandated? | No |
| Amount of funds already appropriated | \$0.00 | Duplicates/Epands an existing program? | No | Vision Implementation impact | |
| Amount of budget amendment needed | \$0.00 | Fiscal Impact on any local political subdivision? | No | Enter all that apply: Refer to Web site | |
| Estimated 2 year net costs: | | Resources Required | | Vision Impact? | Yes |
| One Time | \$0.00 | Requires add'l FTE Personnel? | No | Primary Vision, Strategy and/or Goal Item # | 2.2 |
| Operating/ Ongoing | \$0.00 | Requires add'l facilities? | No | Secondary Vision, Strategy and/or Goal Item # | |
| | | Requires add'l capital equipment? | No | Fiscal year implementation Task # | |



Source: Parks and Recreation *AK*

Agenda Item No:

To: City Council
From: City Manager and Staff

Council Meeting Date: December 3, 2012

Re: Parks and Recreation Commission Recommendation regarding proposals for use of the Heibel March Building

EXECUTIVE SUMMARY:

At their October 25 meeting, the Parks and Recreation Commission in closed session discussed the two proposals received for use of the Heibel March Building at the corner of Wilkes and Rangeline. After review of both proposals, Commissioners voted to recommend that the Council accept the proposal of Grove Construction.

DISCUSSION:

Following a brief discussion, Commissioner Devine made a motion, seconded by Commissioner Pauls, that the Commission recommend acceptance of the proposal by Grove Construction for the Heibel March Building, with the time constraints outlined in the proposal.

Voting in favor of the motion per roll call vote: Blevins, Davis, Pauls, Kloeppel, Devine and Donaldson.

Voting against the motion: No one.

Motion passed 6-0.

FISCAL IMPACT:

None.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

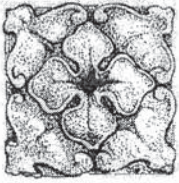
Goal 2.2: Historic areas will be identified, valued, and preserved through education, enforcement, and incentives.

SUGGESTED COUNCIL ACTIONS:

Accept this report of the Parks and Recreation Commission.

FISCAL and VISION NOTES:

| City Fiscal Impact Enter all that apply | | Program Impact | | Mandates | |
|---|---|---|----|---|-----|
| City's current net FY cost | 0 | New Program/Agency? | No | Federal or State mandated? | No |
| Amount of funds already appropriated | 0 | Duplicates/Epands an existing program? | No | Vision Implementation impact | |
| Amount of budget amendment needed | 0 | Fiscal Impact on any local political subdivision? | No | Enter all that apply: Refer to Web site | |
| Estimated 2 year net costs: | | Resources Required | | Vision Impact? | Yes |
| One Time | 0 | Requires add'l FTE Personnel? | No | Primary Vision, Strategy and/or Goal Item # | 2.2 |
| Operating/Ongoing | 0 | Requires add'l facilities? | No | Secondary Vision, Strategy and/or Goal Item # | |
| | | Requires add'l capital equipment? | No | Fiscal year implementation Task # | |



Columbia Historic Preservation Commission

Commissioners

Brian Treece – *Chair*
Robert Tucker – *Vice-Chair*
Brent Gardner
Debby Cook
Patrick Earney
Crystal Lovett
Paul Prevo

c/o Department of Planning and Development

City of Columbia
P.O. Box 6015
701 East Broadway
Columbia, MO

www.gocolumbiamo.com/Planning

Mike Mathis, City Manager
City of Columbia
Columbia, MO 65201

Re: Grove Construction proposal

Dear Mr. Mathis:

It is the recommendation of the Historic Preservation Commission that the City Council **accept the proposal** by Grove Construction, LLC (Grove) to renovate the Heibel-March building.

At the request of Council, the Columbia Historic Preservation Commission reviewed two proposals submitted in response to the City's Request for Proposals. At our October 2, 2012 meeting, the Commission carefully evaluated both proposals and voted to recommend Grove Construction's proposal.

Our findings:

- Grove Construction's hands-on construction experience, project management knowledge, and financial depth is superior to competing proposals.
- Grove's plan for commercial use is appropriate given the building was built in the 1920s as a commercial building. Moreover, Grove's proposal to restore the Heibel-March should be recognized as a service to the community and may lead to additional gentrification of the area neighborhood.
- HPC heard public testimony from leaders from the Corner Action Group which helped stabilize the Heibel-March, property owners immediately adjacent to the Heibel-March, and homeowners in the North Central Neighborhood. All testimony was in favor of Grove Construction's proposal.
- Demolishing the building is not an acceptable alternative and may be prohibited by federal fund restraints placed on the acquisition of the structure.

It is our conclusion and recommendation that Council accept the proposal by Grove Construction and negotiate an agreement with Grove Construction including a long-term land lease or sale that guarantees proposed improvements to the building are made timely and historically appropriate.

Sincerely,

COLUMBIA HISTORIC PRESERVATION COMMISSION

Brian Treece, Chair

Memo

To: City of Columbia Purchasing Department
From: Mike Hood, ^{CHH}Director of Parks & Recreation Department
CC: Tim Teddy, Director of Community Development
Date: November 26, 2012
Re: Heibel-March RFP

A committee consisting of representatives of the Parks & Recreation Department, Community Development Department and the Purchasing Department met to review the two proposals that were submitted for the renovation and operation of the March-Heibel building located in Field Park.

The two proposals were submitted by Recovery Through Discovery (RTD) and Grove Construction, LLC. The committee evaluated the proposals based on the following four key areas: Quality of Proposal, Experiences/References, Competitive Pricing, and Ability to Provide Services Outlined in the Scope of Work.

The committee felt that Recovery Through Discovery did a quality job in the preparation of their proposal. Grove Construction submitted a letter that touched on the points of the RFP, but was not as thorough as RTD's submittal.

Grove has been involved in the restoration of several older buildings and submitted two of the required number of references. RTD was established in January 2012 and as a new entity, was not able to match the same experience and references as Grove Construction.

In addition to City staff, numerous local architects and contractors have developed estimates for the restoration of the March-Heibel building. These estimates range from \$200,000 to \$300,000 depending on final interior finishes. RTD provided what the committee felt was a slightly low estimate of \$89,000 to \$125,000. Grove Construction provided an estimate of \$160,000. It is likely that both agencies will contribute labor for the restoration, with Grove possessing the necessary construction skills.

Finally, the committee evaluated each agency's ability to provide the services as documented in the Scope of Work. Staff felt that both agencies understood what is expected of them and prepared an accurate response. RTD's use of the building as both a local community space and space for alcohol/drug recovery-based programs might be seen to some as more of a complement to the neighborhood and the community at-large versus Grove Construction's planned use as their office and rental space. As mentioned earlier, Grove has the construction experience and is proposing using private funding versus RTD's proposed grant writing and a planned public fundraising program. Once the building is restored, the agency has to provide funds for the operation. Grove's plan to rent one side and use the other as their office space indicated a more secure source of funding compared to RTD's plan of continued fundraising for operating funds. Both RTD and Grove expressed a desire to renovate the exterior of the building in a manner that is consistent with the building's historical attributes and appearance.

Unfortunately, neither RTD or Grove indicated any intent to restore the building utilizing LEEDs standards for energy and environmental efficiency.

It is the committee's recommendation that Grove Construction be recommended to the City Council as the preferred Developer for the March-Heibel building. The next step is that a Memorandum of Understanding, Predevelopment Agreement or other such "early start" agreements be negotiated as needed to enable the Developer to complete all necessary pre-development activities. The Agreement, setting out the rights and responsibilities of the parties, will deal with the basic business arrangements between the Developer and the City of Columbia, establishing the agreed-upon project schedule and the resource and investment commitments by both parties. In general terms, the Developer will be responsible for the design, re-construction, marketing and equity and debt financing of any elements of the building and the site to be developed.

If a development agreement can not be worked out with Grove Construction, the committee recommends that Recovery Through Discovery should be given the next opportunity.