

M E M O R A N D U M

DATE: May 22, 2001

TO: The Board of Supervisors

FROM: Richard B. Hanson, Community Development Administrator

SUBJECT: Award of Contract - Ironbound Square Residential Revitalization Project Planning and Engineering Services

In accordance with County purchasing requirements a contract has been negotiated with AES Consulting Engineers for essential planning and engineering services to accomplish residential redevelopment within the Ironbound Square neighborhood. In February of 2000, the County entered into a multiyear Community Development Block Grant (CDBG) Agreement with the Virginia Department of Housing and Community Development to undertake the Ironbound Square Residential Revitalization CDBG Project. This project is designed to improve housing conditions, eliminate blight, and to preserve Ironbound Square as a viable residential neighborhood. One million dollars in CDBG funds along with \$2,122,975 of local, private, and other State and Federal funds are budgeted for the following activities specified in the CDBG Agreement:

1. Rehabilitation of 26 homes to Housing Quality Standards;
2. Substantial reconstruction (demolish and replace) of eight homes;
3. Relocation of ten households whose property is acquired for redevelopment to standard affordable housing;
4. Establishment of Individual Development Accounts for six households providing CDBG funds to match savings for home purchase or maintenance;
5. Demolition of eight vacant dilapidated dwellings plus 18 substandard dwellings whose occupants are provided substantial reconstruction or relocation assistance;
6. Acquisition of 9.25 acres within a 12-acre redevelopment area and resubdivision of the redevelopment area into approximately 64 lots;
7. Construction of interior access roads in the redevelopment area eliminating curb cuts on Ironbound Road;
8. Neighborhood improvements including reconstruction of Watford Lane including curb, gutter and sidewalk and 350 linear feet of curb, gutter, and sidewalk on Carriage Road;
9. Storm drainage improvements in conjunction with street improvements and redevelopment;
10. Upgrade of facilities in the neighborhood park and installation of a school bus shelter on Ironbound Road; and
11. Clearance of junk, debris, derelict structures, inoperable vehicles, and overgrown vegetation from the CDBG Project area.

Under the CDBG Agreement, \$482,000 of CDBG funds were awarded for the first phase of the Ironbound Square Residential Revitalization Project with an additional \$500,000 to be provided after the County meets specified threshold requirements. Another \$18,000 of CDBG funds have been designated for the Ironbound Square project from the County's CDBG funding for the Home Purchase and Home Maintenance Savings Program.

Accomplishments to date on the Ironbound Square Revitalization Project include: completion of the rehabilitation of 13 homes, purchase and clearance of a blighted property, clearance of a dilapidated structure, and establishment of Individual Development Accounts by several homeowners, and potential purchasers of homes within the neighborhood.

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In order to complete the threshold actions required to receive the second \$500,000 CDBG, it is necessary to undertake planning activities that are in the Conceptual Design Phase of the proposed contract with AES. A key component of the Conceptual Design Phase is a two-day design charrette (workshop) involving the consultant, an architect subconsultant, County citizens, County staff, and other key stakeholders. The engineering and services contract negotiated with AES includes four separate phases from conceptual design through construction of internal streets, water and sewer extension, stormwater management, other required site improvements, and lot stake out. The cost of the planning and engineering services described in the contract is \$224,475. Capital Improvement Program funds allocated to the Housing Development Fund will be used to pay for planning and engineering services.

Staff recommends approval of the attached Resolution to authorize award of the Ironbound Square Residential Revitalization Planning and Engineering Services Contract to AES Consulting Engineers in the amount of \$224,475.

Richard B. Hanson

CONCUR:

Anthony Conyers, Jr.

RBH/tlc
ibsplan.mem

Attachment