



REQUEST FOR PROPOSALS (RFP)

CITY OF BONDURANT

GRAIN DISTRICT 13-ACRE SITE: TOURISM & ECONOMIC IMPACT FEASIBILITY STUDY

Issue Date: November 18, 2025

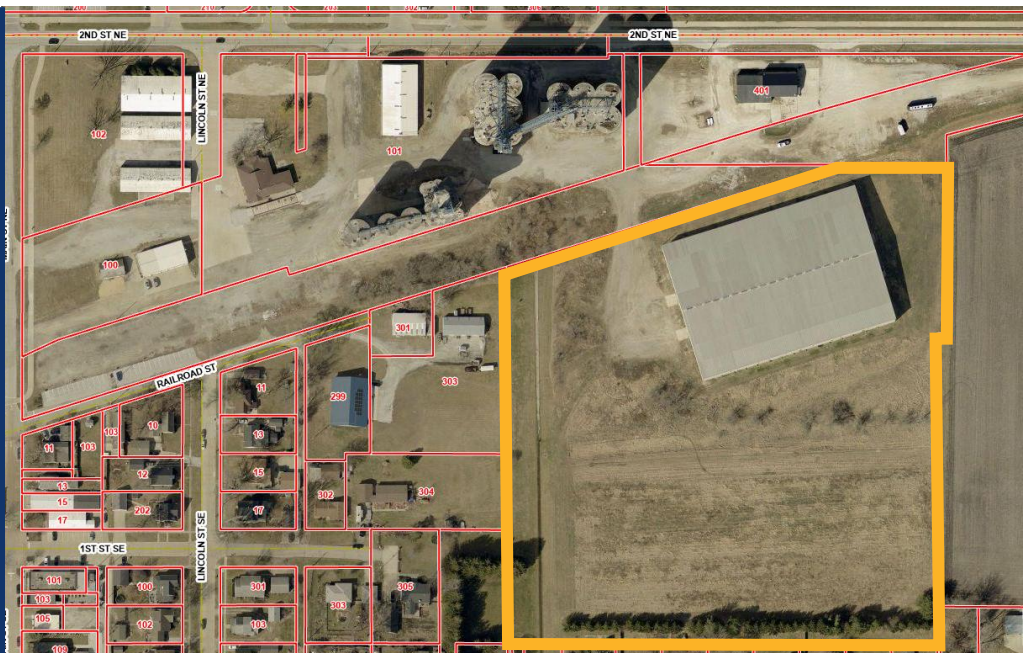
Submittal Deadline: December 8, 2025 by 4:30 p.m.

RFP Submission Method: Send to: Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com.

INTRODUCTION

The City of Bondurant is soliciting proposals from qualified consulting firms to prepare a comprehensive tourism, market, and development feasibility study for a 13-acre City-owned parcel located within the eastern portion of the Grain District. This effort will include a detailed market feasibility assessment, economic and community impact analysis, and evaluation of potential development scenarios to inform the City's decision-making for this site. The parcel represents a significant opportunity to enhance the Grain District as a destination for visitors, residents, and future investment.

Image at Right:
Outlined area is
the land owned by
the City of
Bondurant that is
the topic of this
RFP.



The Grain District is rapidly emerging as Bondurant's signature mixed-use district and destination hub. The study associated with this current RFP is intended to evaluate tourism- and visitor-generating development that can complement ongoing redevelopment efforts of the area.



This RFP seeks a consultant that can deliver an evaluation of potential uses, including a multi-court indoor sports facility, other indoor recreation concepts, and other visitor-oriented destination uses. The selected consultant should identify the market realities, community benefits, operating models, and development strategies associated with each option.

The City intends to use the findings to recruit development partners beginning in mid-2026.

PROJECT BACKGROUND

The Site

In 2024, the City of Bondurant acquired the land that is the topic of this RFP. The Grain District Downtown Redevelopment Plan conceptualizes the potential for indoor sports courts or a similar recreation facility on the northern half, and townhomes on the southern half. However, for purposes of this RFP, the City is requesting an evaluation of whether the entire site should be considered for sports tourism or other tourism-oriented development.

The City is currently constructing a public fishing pond at the northwestern portion of this 13-acre site, as generally shown on Page 2, and the Consultant should factor this amenity into all evaluations of redevelopment potential for the property.

An approximately 84,000-square-foot metal warehouse structure currently exists on the site. For the purposes of this study, the Consultant should assume that this structure will be removed prior to the City initiating its developer recruitment process in 2026.

Previously Generated Concepts

As part of the 2024 Grain District Downtown Redevelopment Plan process, ISG Inc. prepared a preliminary, non-final space planning exercise showing building footprints that could fit on the northern half of the parcel (Exhibit A). These were not based on a gap analysis, market study, or feasibility review, and parking demand was not evaluated. Consultants may reference these materials for general orientation only, but should not rely on them as constraints or preferred concepts.

Redevelopment Momentum

The Grain District Downtown Redevelopment Plan area is experiencing recent notable activation, including:

- **Grain District Public Improvements** – construction of the following improvements are underway: extension of the regional Chichaqua Valley Trail through the Grain District and immediately north of the site that is the topic of this RFP; the extension of Lincoln Street NE through the Grain District to create additional street frontage opportunities for storefronts; reconstruction of Railroad Street from Main Street NE to Lincoln Street NE; and construction of a public parking lot accessed from the extended Lincoln Street NE containing approximately 35 stalls.
- **The Station Renovation** – the former fire station located along Main Street just west of the Grain District is being renovated for use as a Parks & Recreation community event space capable of hosting over 200 people for events.



Image Above, Left: Exterior rendering of The Station renovation project. The Station is scheduled to open in June 2026.
Image Above, Right: Interior rendering of The Station renovation project. The Station is scheduled to open in June 2026.

- **T12 Distillery** – a major private redevelopment project in the Grain District that will repurpose the westernmost three concrete grain elevators in the district and transform them as part of the T12 Distillery operations. A welcome area, speakeasy, outdoor patio, and future event space are also proposed.

Image at Right: Rendering of T12 Distillery. Opening in 2026, T12 will repurpose three historic grain silos at 101 Lincoln Street NE for distillery operations and feature a welcome area, speakeasy, patio, and future event space.



- **401 2nd Street NE Commercial Lease RFP** – the City is currently seeking a long-term commercial tenant to occupy the 4,635 SF building and surrounding land at 401 2nd Street NE for purposes of activating the eastern portion of the Grain District adjacent to the Chichaqua Valley Trail.



Image Above, Left: Google Street View (October 2024) showing 401 2nd Street NE, looking south from 2nd Street NE.
Image Above, Right: Google Street View (September 2024) showing 401 2nd Street NE, from east looking west at Silo Commons.

- **Silo Commons** – construction begins in 2026 and will conclude by mid-2027. This project includes an outdoor amphitheater built at the base of the historic grain silo pack, using the east-facing silo wall—with a new interactive lighted mural—as its backdrop. The adjacent lawn will accommodate approximately 850 attendees. Additional features include a vertical rock-climbing course on the north face of the silo pack, a bouldering element within the lawn, enhanced trail amenities, and a direct connection to the regional Chichaqua Valley Trail. Because Silo Commons is expected to host large events, a portion of overflow

parking demand is anticipated to be accommodated on the nearby 13-acre parcel that is the topic of this RFP.

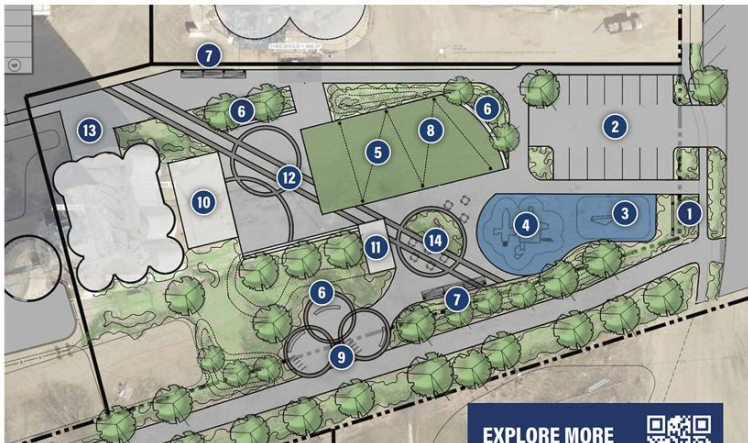


SILO COMMONS

Grain District

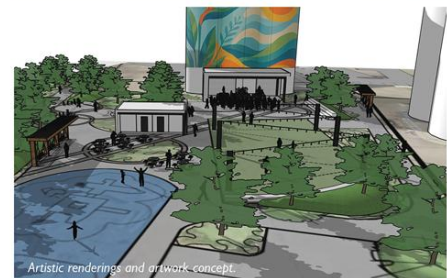
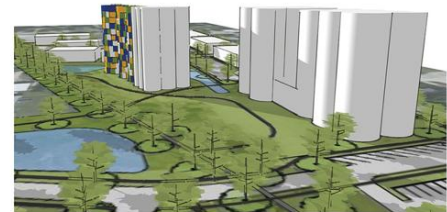


Bondurant
Life Connecting



- | | | |
|----------------------|-------------------------------|-----------------------|
| 1 Monument Signage | 6 Cast In Place Bench Seating | 11 Restroom |
| 2 General Parking | 7 Industrial Seating | 12 Amphitheater Plaza |
| 3 Bouldering Feature | 8 Catenary Lighting | 13 Rock Climbing Hub |
| 4 Train Play Feature | 9 Trail Hub | 14 Seating |
| 5 Event/Open Lawn | 10 Amphitheater | |

EXPLORE MORE
bit.ly/grain-district-dev

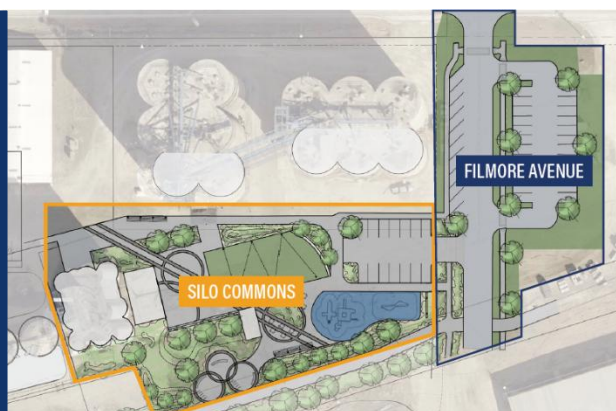


Artistic renderings and artwork concept.

Image Above: Silo Commons Concept, showing amphitheater and lawn. Artwork shown is conceptual; artist selection is in progress.

- **Filmore Avenue NE** – construction of the new north/south street corridor leading from 2nd Street NE south to the 13-acre site will be constructed in 2026.

Image at Right: Preliminary concept plan illustrating the Filmore Avenue NE and Silo Commons projects, both scheduled for construction in 2026.



- **District Corridor Trail** – construction of a new trail corridor leading south from the Chichaqua Valley Trail extension through existing neighborhoods to provide additional pedestrian access to the Grain District area, a portion of which will be constructed on the 13-acre parcel that is the topic of this RFP.

The requested feasibility study should consider the above ongoing and planned investments and reflect how they may influence future market conditions and development opportunities within the Grain District.



Image Above, Left: Image taken during the July 2025 Grain District Groundbreaking Event celebrating the groundbreaking.
Image Above, Right: Image taken during the July 2025 Grain District Groundbreaking Event showing the crowd in attendance.

STUDY - PROJECT OBJECTIVES

The selected Consultant will deliver:

1. A market feasibility study evaluating demand for indoor sports courts, multi-use recreation space, and other tourism-oriented development.
 2. A gap analysis comparing existing supply to regional and local demand.
 3. Economic & community benefit modeling, including visitor spending, hotel impacts, job creation, operational scenarios, and fiscal returns.
 4. Development scenario analysis.
 5. Site-specific considerations such as parking, parcel layout, connectivity, and user experience within the Grain District.
 6. A final recommendation package identifying the most viable development strategy, including preferred ownership and operations models that maximize community benefit, developer interest, and long-term sustainability.
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STUDY - SCOPE OF SERVICES

The selected Consultant must address the following components. In completing this work, the Consultant shall assume that the full 13-acre site is available for potential activation, rather than only the northern half illustrated in the Grain District Downtown Redevelopment Plan.

Market & Demand Analysis

Evaluate market conditions, demand drivers, and the full range of potential tourism-oriented uses, including but not limited to:

- Indoor courts and types
- Indoor turf / dome facilities
- Multi-purpose recreation centers
- Tournament-oriented venues
- Other tourism-generating attractions aligned with Grain District goals that may be missing in the eastern portion of Polk County

Development Scenario Evaluation

Based on the findings of the Market & Demand Analysis, the Consultant shall identify and advance 2–4 development scenarios for full evaluation. The Consultant shall analyze each scenario, including:

- Market viability
- High-level land use requirements
- Comparative community benefit
- Conceptual cost ranges
- Parking and circulation needs, including assumptions that the site may support overflow parking for Silo Commons events. Evaluate alternatives (shared lots, structured parking, phased buildout) and recommend parking ownership, cost allocation, and maintenance frameworks.

Economic & Community Impact Analysis

The Consultant shall evaluate the economic and community impacts associated with each Development Scenario, including:

- Annual user visits and tournament volumes
- Visitor spending (retail, dining, fuel, recreation)
- Hotel stays and room nights
- Tax revenue projections
- Construction and permanent job creation
- Contributions to district vibrancy, placemaking, and Grain District redevelopment goals

Operational & Financial Assessment

Provide high-level operating and financial modeling, including:

- Phased development options
- Ownership models
- Operator models (private, P3, nonprofit, hybrid)
- Operating budgets and revenue projections (tournaments, memberships, court rentals, concessions, events)
- Fee structures
- Risk factors

Engagement & Stakeholder Input

- Conduct stakeholder interviews (City staff, schools, clubs, regional sports groups, tourism partners)
- Conduct at least one community input session
- Summarize and integrate feedback
- Ensure ADA-accessible, publicly readable materials

Final Deliverables

A comprehensive final report containing:

- Market feasibility study
- Gap analysis
- Economic impact report
- Development scenario evaluation matrix
- Recommended development strategy

Executive summary suitable for:

- Bondurant City Council
- Potential development partners
- Public posting and communication
- Presentation to City Council and project stakeholders

PROPOSAL REQUIREMENTS

Those wanting to submit a response must include the following information:

- 1. Letter of Transmittal**
 - a. Summary of project understanding
 - b. Commitment to provide services
 - c. Primary contact information
- 2. Firm Qualifications**
 - a. Description of firm and subconsultants
 - b. Relevant experience with sports tourism, feasibility studies, and economic impact modeling
 - c. Project list with references
 - d. Experience working with cities or mixed-use district planning
- 3. Project Team**
 - a. Key personnel
 - b. Roles and time commitments
 - c. Resumes
- 4. Project Approach**
 - a. Detailed methodology
 - b. Engagement plan
 - c. Analysis techniques
 - d. Evaluation and scenario development frameworks
- 5. Proposed Schedule**
 - a. Timeline to meet City milestones
- 6. Fee Proposal**
 - a. Itemized by task/phase
 - b. All expenses included

SELECTION PROCESS

All proposals will be reviewed by the RFP Review Committee (City staff). The Committee may create a short-list of firms for interviews. The City will evaluate proposals based on the following criteria.

- Project understanding and approach
- Relevant experience and qualifications
- Project team and capacity
- Work plan and schedule
- Alignment with Grain District vision

- Ability to provide actionable recommendations that support developer recruitment and implementation
- Fee proposal and value

The anticipated schedule is as follows:

- **November 18, 2025:** release RFP.
- **December 8, 2025 by 4:30 p.m.:** RFP responses due
- **December 10, 2025:** Consultant interviews
- **December 15, 2025:** City Council selects Consultant and Consultant contract approved
- **January 2026:** Project Kickoff
- **May 1, 2026:** Feasibility Study Completed on or before May 1, 2026.
- **Summer 2026:** City begins developer recruitment, based on study's findings

CONDITIONS & RESERVATIONS

- The selected firm will enter into a professional services agreement with the City of Bondurant.
- The City reserves the right to negotiate scope and compensation with the top-ranked firm.
- The firm shall maintain insurance coverage consistent with the requirements of City of Bondurant prior to contract execution.
- The City of Bondurant assumes no responsibility for costs incurred in responding to this RFP.
- The City reserves the right to reject any or all proposals, to waive informalities, and to accept the proposal deemed in the City's best interest.

SUBMISSION INSTRUCTIONS

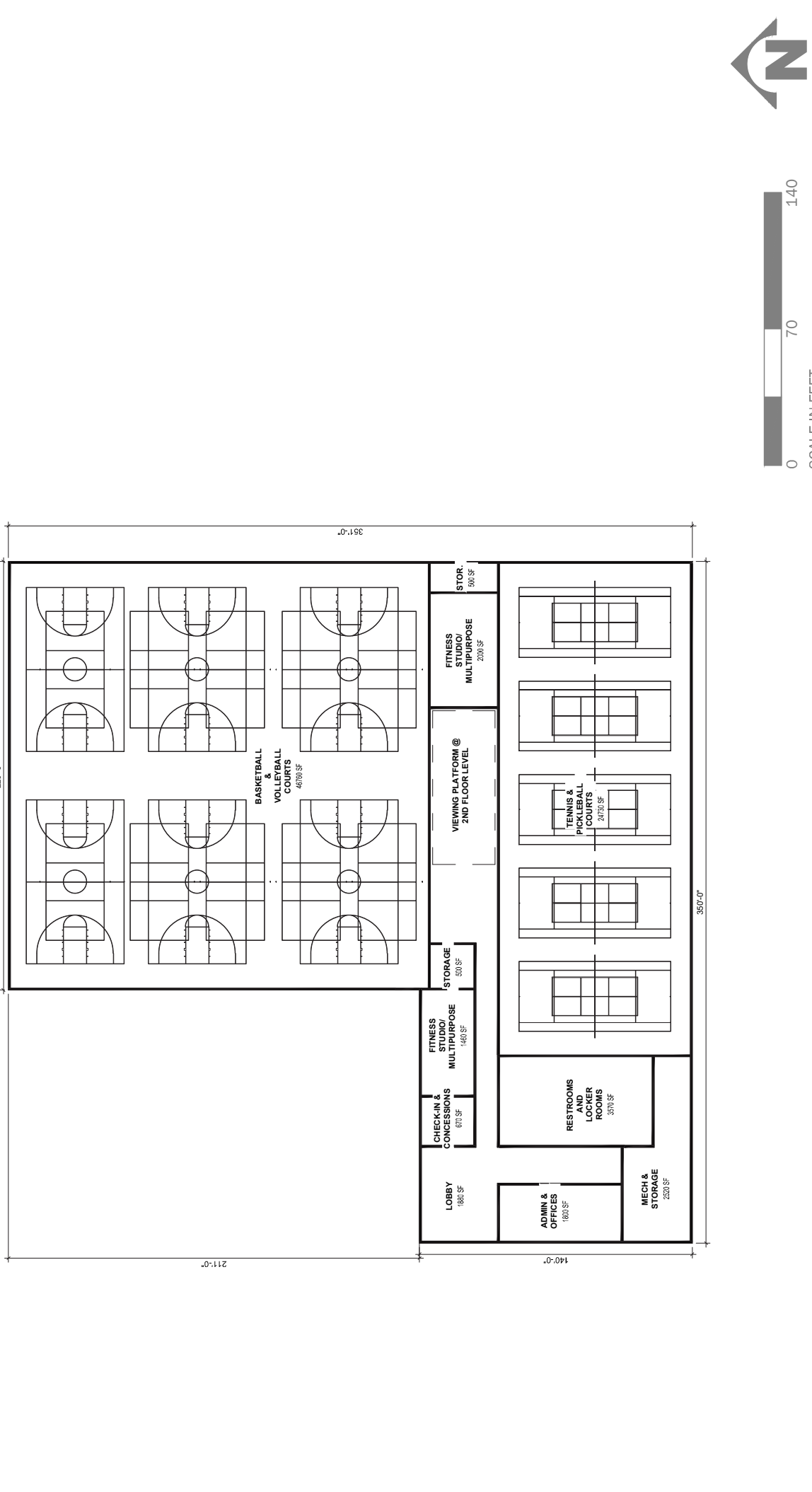
All proposals must be submitted via email on or before 4:30 p.m. on December 8, 2025 to: Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com. Late or incomplete submissions will not be considered.

RFP QUESTIONS

Send in writing to: Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com.

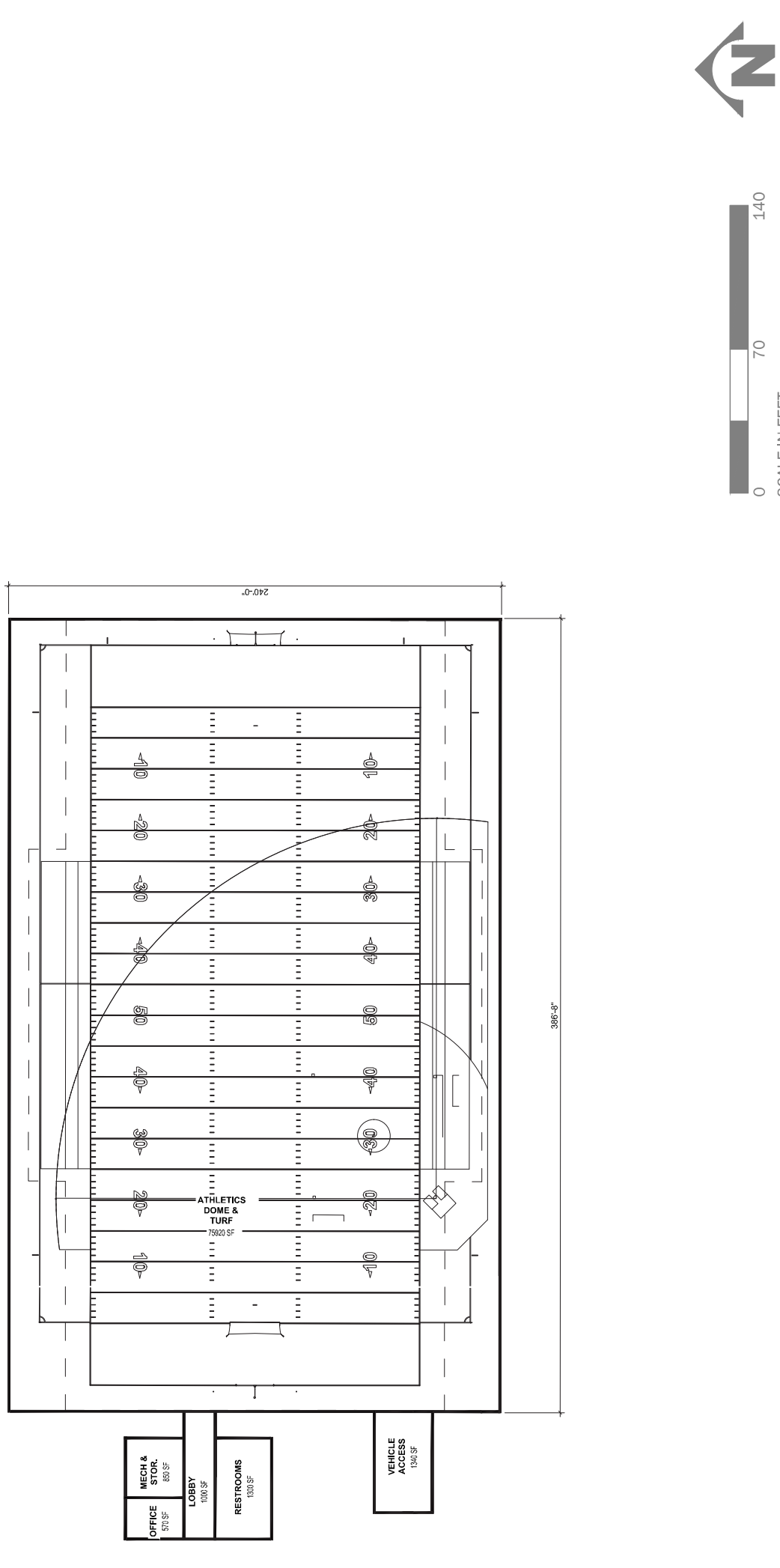
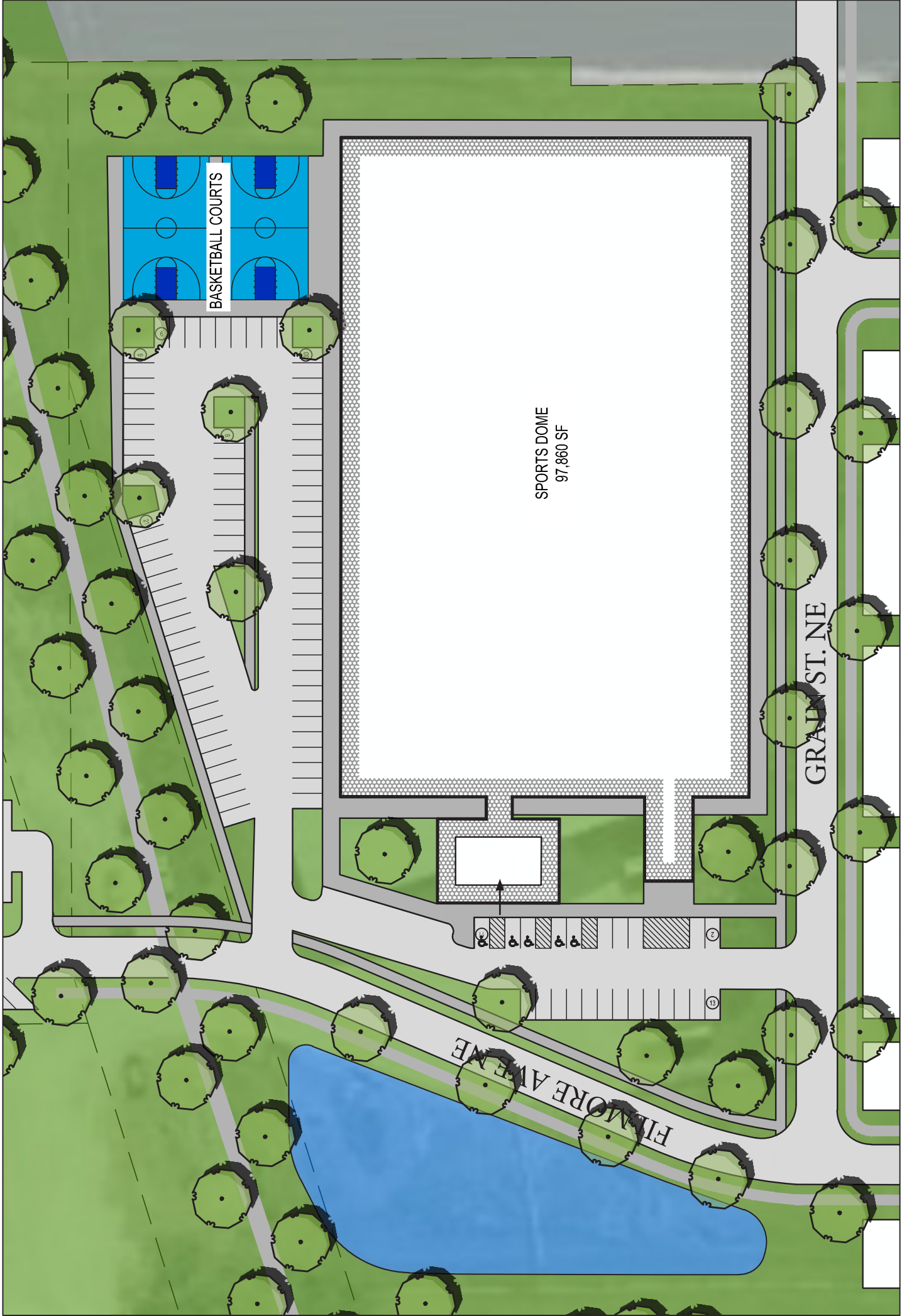
EXHIBIT A – Preliminary ISG Concepts

As part of the 2024 [Grain District Downtown Redevelopment Plan](#) process, ISG Inc. prepared a preliminary, non-final space planning exercise showing building footprints that could fit on the northern half of the parcel. These concepts were not based on a gap analysis, market study, or feasibility review, and parking demand was not evaluated. Consultants may reference these materials for general orientation only, but should not rely on them as constraints or preferred concepts. For the purposes of this current feasibility study process, Consultants shall assume that the entire 13-acre parcel may be considered for recreation- or tourism-oriented development, rather than only the northern half illustrated in the ISG concepts.



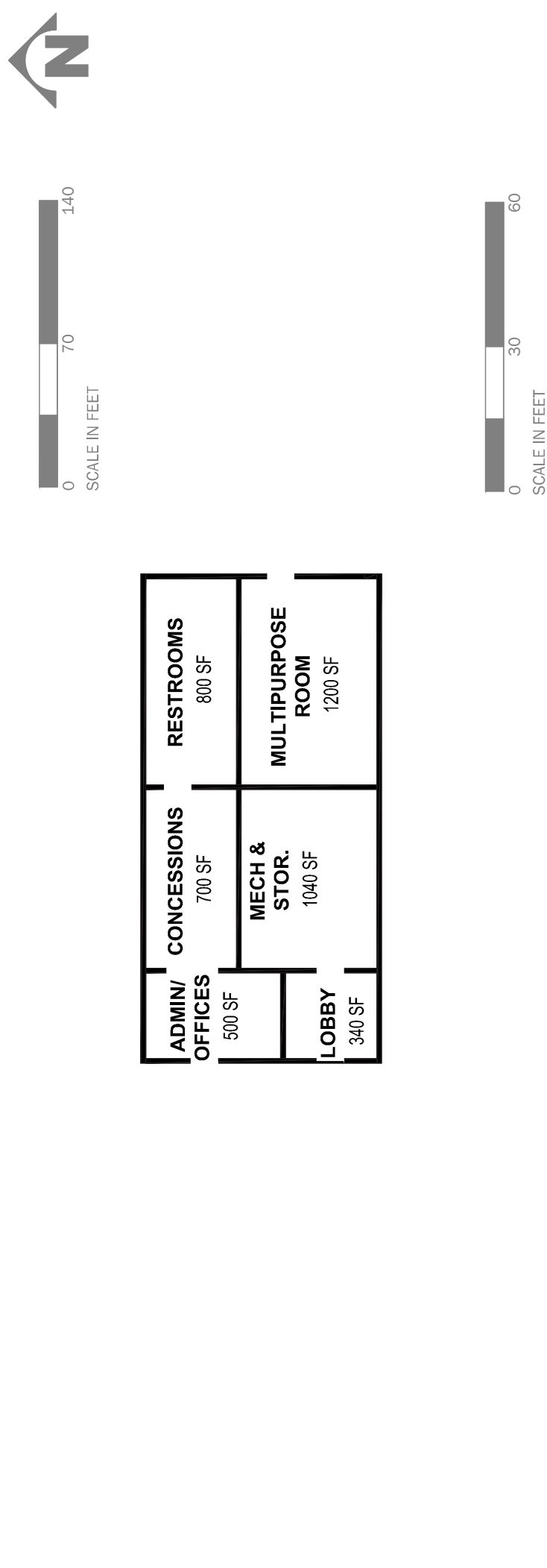
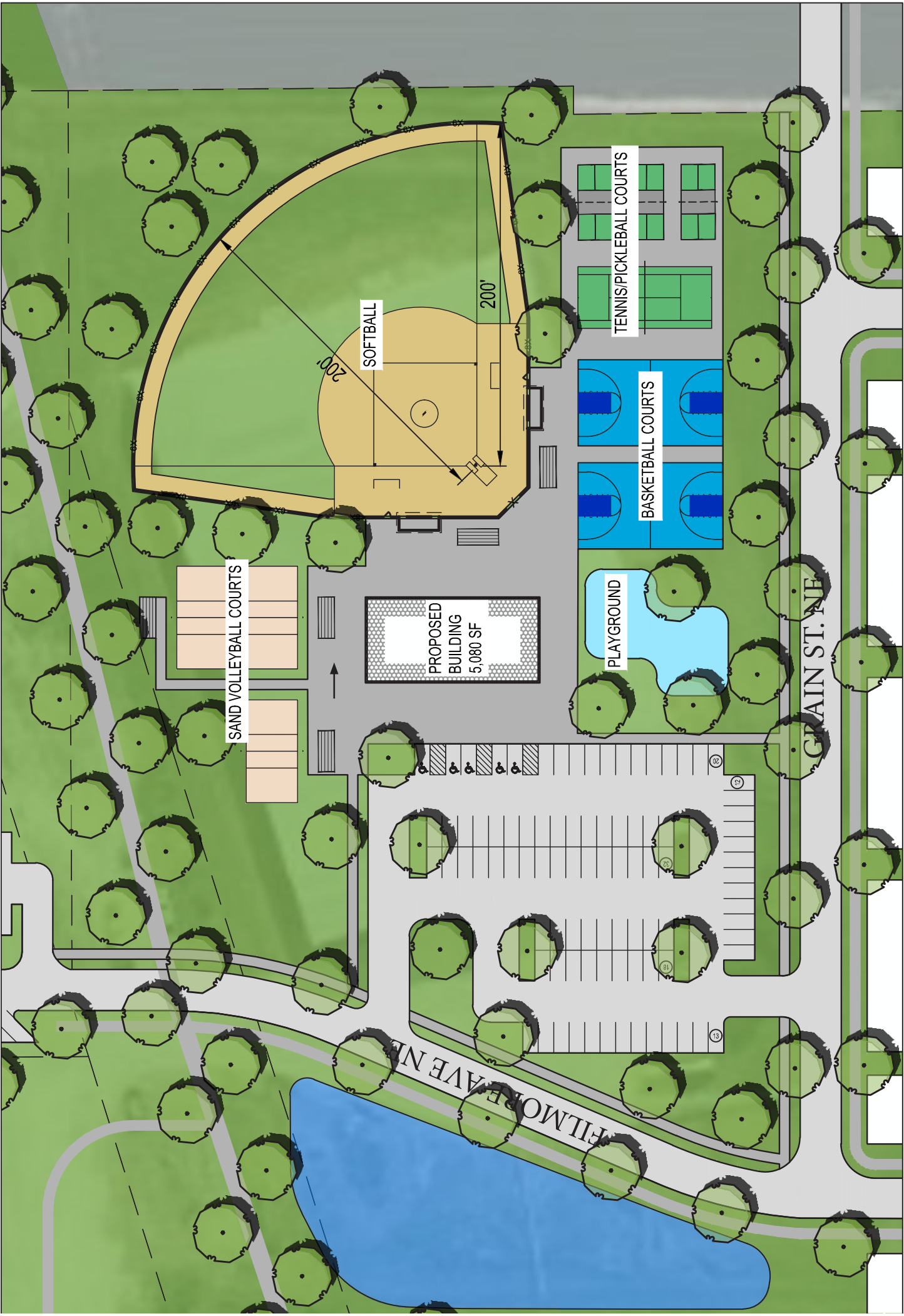
RECREATION CENTER AT GRAIN DISTRICT

Recreation Center		97,940 Square Feet	
Element	QTY	Square Footage	
Tennis/Pickleball Court	5/5	24,730 SF	
Basketball/Volleyball Court	6/10	46,760 SF	
Fitness Studio	2	3,460 SF	
Restroom/Locker Rooms	1	3,570 SF	
Mechanical Storage	3	3,520 SF	
Administration and Offices	1	1,800 SF	
Check-in and Concessions	1	670 SF	
Parking	133		



THE DOME AT GRAIN DISTRICT

Recreation Dome		Accessory Building: 5,060 Sq. Ft Dome: 92,800 Sq.Ft.	
Element	QTY	Square Footage	
Dome - Soccer/Football/Softball	1	92,800 SF	
Restroom and Locker Rooms	1	1,300 SF	
Mechanical and Storage	1	850 SF	
Administration and Offices	1	570 SF	
Vehicular Access	1	1340SF	
Exterior Amenities			
Exterior Basketball Court	2		
Parking	101		



THE FIELDS AT GRAIN DISTRICT

Concessions and Restroom

Total Square Footage		5,080 Square Feet	
Element	QTY	Square Footage	
Multipurpose Room	1	1,200 SF	
Restroom	1	800 SF	
Mechanical and Storage	1	1,040 SF	
Administration and Offices	1	500 SF	
Concessions	1	700 SF	
Exterior Amenities			
Softball Field	1		
Basketball Courts	2		
Pickleball Court	3		
Tennis Court	1		
Sand Volleyball Court	3		
Playground	1		
Parking	92		