

REQUEST FOR QUALIFICATIONS

FOR

REDEVELOPMENT PROJECT MANAGEMENT SERVICES

Issued by the
Land Clearance for Redevelopment Authority of the County of St. Louis
&
St. Louis Economic Development Partnership

Qualifications Accepted on a Rolling Basis

Initial Review of Proposals Begins:

Friday, November 7, 2025

St. Louis Economic Development Partnership
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Introduction

The Land Clearance for Redevelopment Authority of the County of St. Louis (“LCRA”) is a political subdivision of the State of Missouri organized pursuant to Chapter 99 of the Missouri Revised Statutes for the purposes, among others, of rehabilitating, redeveloping, and renewing real property for residential, commercial, or mixed-use for the economic benefit and social welfare of St. Louis County. Consistent with its organizational purposes, the LCRA owns certain residential and industrial parcels located in the City of Wellston in St. Louis County, Missouri.

The LCRA has worked with the City of Wellston to develop and approve a redevelopment plan for Wellston, which would include the redevelopment of certain LCRA-owned property. PGAV Planners conducted a review of the City of Wellston to evaluate the current conditions and its need for redevelopment and issued a report entitled the “Wellston Empower Plan” (“Empower Plan”). The Empower Plan is designed to facilitate the redevelopment of Wellston into productive commercial, industrial, and residential uses, including related parking, improved pedestrian and vehicular access, and recreational facilities. The LCRA and Wellston have approved the Empower Plan, which can be found at the following link:

<https://stlpartnership.com/real-estate/lcra/>

To date, the LCRA has issued four (4) separate Requests for Proposals (“RFP”) for qualified developers to purchase and redevelop various parcels of LCRA-owned land within the City of Wellston, Missouri (the “Properties” as described more fully in **Exhibit A**).

The LCRA solicits qualifications for Redevelopment Project Management Services to oversee the redevelopment and purchase of the Properties consistent with the Empower Plan and related redevelopment agreements. The qualified consultant will work closely with members of the project team to ensure the construction and redevelopment of the Properties are within the budget, schedule, and quality constraints stipulated by the LCRA and related redevelopment agreements (the “Services”).

The LCRA is managed by the St. Louis Economic Development Partnership (“SLEDP”), a nonprofit corporation, established under Section 501(c)(4) of the Internal Revenue Code for the purpose of promoting and developing industry, commerce, and economic development in St. Louis County and the City of St. Louis, creating high-quality business and employment opportunities, and enhancing the quality of life by advancing long-term, diversified growth throughout the St. Louis region. From time to time, SLEDP may add additional projects as part of the Services solicited for this Request for Qualifications.

Scope of Services

The consultant shall provide all necessary project management work for the relevant redevelopment project, including but not limited to, the following Services:

- Managing and facilitating real estate redevelopment, as needed (including soliciting and

engaging with potential developers; administering site redevelopment activities, such as assembling due diligence data required for redevelopment; and overseeing site preparation activities, such as demolition and environmental remediation)

- Coordinate due diligence documentation and closing deliverables (title work, surveys, Phase I/II environmental site assessments, etc.)
- Assist LCRA staff with preparation of a plan for construction
- Review technical, architectural and engineering documents
- Oversee site preparation activities and represent the LCRA's interest in communications with outside developers, contractors, subcontractors, and vendors, as appropriate
- Oversee development of Properties, including construction quality control monitoring, testing, and inspections
- Generate detailed schedules, phasing plans, site logistical plans, and operational impact plans, as appropriate and necessary
- Provide and document digital photo logs of the redevelopment progress
- Work closely with LCRA staff to ensure that procurement of all additional professional services follows internal procurement requirements
- Coordinate activities of contractors, subcontractors, and relevant agencies
- Resolve disputes and issues related to the Properties as they arise
- Proactively identify project risks (financial, legal, environmental, schedule) and propose mitigation strategies or course corrections
- Advocate for the LCRA's interests of quality, timely redevelopment while maintaining professional relationships with developers
- Provide project coordination and management Provide and monitor overall progress of development
- Establish, monitor, and maintain safety and progress meetings
- Review requests for changes, with final terms and prices subject to approval by the LCRA
- Manage project closeout, including punch-list completion, final inspections, warranties, and turnover documentation
- Assist with post-occupancy evaluation and ensure long-term maintenance/operations plans are in place, as appropriate
- Issue monthly progress reports to the LCRA and advise LCRA of situations relating to quality or timing of the construction or disputes that have or may result in the installation of work or materials that are not in accordance with the plans and specifications for the development

Proposal Content

Qualifications must include, at a minimum, the following information:

1. **Experience of Consultant.** Provide a detailed description of the consultant's experience in providing similar services. Include the type and number of clients served, as well as the size, scope, and nature of the projects involved. Identify any prior experience working with the LCRA or similar organizations. Specifically identify any projects or conflicts that may impact the Services.

2. Experience/Qualifications of Assigned Professional(s) and/or Sub-Contractors. Provide the qualifications for each individual who may be assigned to provide the Services and designate the individual who would have primary responsibility for oversight of the Services. Provide the qualifications of sub-consultants that would provide any portion of the Services.
3. Approach and Availability. Provide a detailed description of the consultant's approach to provide the Services. Provide a statement of availability and of the consultant's ability to begin upon notice of award.
4. Participation of Under-represented Groups. Provide a description of the consultant's approach to participation of under-represented groups in providing the Services.
5. Work Authorization Affidavit. Complete the Work Authorization Affidavit, attached hereto as **Attachment 1**, and provide all required supporting documentation identified in **Attachment 1**.
6. Proposed Fees/Expenses. Proposals shall clearly state all fees and expenses to be charged for the performance of the Services:
 - a. It is anticipated that a maximum not to exceed amount will be established for the Services on a project-by-project basis and paid based on hourly rates for actual hours worked.
 - b. Please provide the hourly rates (with any applicable nonprofit discounted rate) to be charged for each individual to be assigned to this engagement and a general description of how billable hours will be allocated.
 - c. Provide an explanation if fees will be calculated on any other basis. Itemize the type of expenses (other than fees) for which the consultant would seek reimbursement.

Selection Criteria

Submissions will be reviewed by staff for inclusion on a list of potential service providers (the "Qualified List"). Final selection of firms for the Qualified List will be made on the basis of the following criteria::

1. Qualifications, expertise, and experience of the consultant;
2. Qualifications, expertise, and experience of the individuals assigned and of any sub-consultants;
3. Approach and Availability to provide the Services;
4. Approach to participation of under-represented groups;

5. Submission of a completed Work Authorization Affidavit and all associated documentation identified in **Attachment 1**
6. Cost; and
7. Responsiveness of the consultant to the RFP categories.

The Land Clearance for Redevelopment Authority of the County of St. Louis and the St. Louis Economic Development Partnership actively encourage submission of proposals from disadvantaged business enterprises and companies owned by minorities, women, immigrants, and veterans. The LCRA and SLEDP do not discriminate on the basis of race, color, religion, creed, sex, sexual orientation, gender identity, age, ancestry, national origin, disability, or veteran status in consideration of this award. Equal Opportunity Employer.

Terms and Conditions

The following terms and conditions apply to all proposals:

1. The LCRA and SLEDP reserve the right to reject any and all proposals submitted; to select one or more responding parties; to void this RFP and the review process and/or terminate negotiations at any time; to select separate responding parties for various components of the scope of services; and to select a final party/parties from among the proposals received in response to this RFP. Additionally, any and all RFP project elements, requirements and schedules are subject to change and modification. The LCRA and SLEDP also reserve the unqualified right to modify, suspend, or terminate at its sole discretion any and all aspects of this RFP process, to obtain further information from any and all responding parties, and to waive any defects as to form or content of the RFP or any responses by any party.
2. This RFP does not commit the LCRA or SLEDP to award a contract, defray any costs incurred in the preparation of a response to this RFP, or contract for any services. All submitted responses to this RFP become the property of the LCRA and SLEDP as public records. All proposals may be subject to public review, on request, unless exempted as discussed elsewhere in this RFP.
3. By accepting this RFP and/or submitting a proposal in response thereto, each responding party agrees for itself, its successors and assigns, to hold the LCRA and its affiliated entities, SLEDP and its affiliated entities, St. Louis County, the City of St. Louis, and all of their various agents, commissioners, directors, consultants, attorneys, officers and employees harmless from and against any and all claims and demands of whatever nature or type, which any such responding company, its representatives, agents, contractors, successors or assigns may have against any of them as a result of issuing this RFP, revising this RFP, conducting the selection process and subsequent negotiations, making a final recommendation, selecting a responding party/parties or negotiating or executing an agreement incorporating the commitments of the selected responding party.

4. By submitting responses, each responding party acknowledges having read this RFP in its entirety and agrees to all terms and conditions set out in this RFP.
5. Responses shall be open and valid for a period of ninety (90) days from the RFP due date.

Submission of Qualifications

Qualifications will be accepted on a rolling basis. To be considered, respondents are encouraged to submit their qualifications as soon as possible. The initial review of qualifications will begin after **Friday, November 7, 2025.**

Schedule

RFP Newspaper Advertisement	Thursday, October 16, 2025
Questions Submitted by	Friday, October 24, 2025
Questions Answered	Friday, October 31, 2025
Submission of Proposals by	Friday, November 7, 2025

Questions about this RFP should be sent by email to mdemarco@stlpartnership.com. Any answers to questions will be provided to all interested parties and released as an addendum to this RFP on the LCRA's website, <https://stlpartnership.com/rfp-rfq/>, after the date indicated above.

Proposals should be sent in PDF by email to mdemarco@stlpartnership.com.

St. Louis Economic Development Partnership
ATTN: Missy DeMarco
120 S. Central Avenue, Suite 200
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ATTACHMENT 1

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 285.530 RSMo.

Missouri Revised Statutes Section 285.530(2) requires recipients of contracts with political subdivisions of the State of Missouri, such as the Land Clearance for Redevelopment Authority of St. Louis County, in excess of \$5,000 to provide an affidavit and documentation showing that the contracting party participates in a federal work authorization program with respect to employees working on the contracted services. Please consult the directions below and the form attached hereto regarding this requirement.

Business Entities, Individuals, or Sole Proprietorships

Pursuant to 285.530(2) RSMo., provided above, business entities, including self-employed individuals, awarded contracts with the Land Clearance for Redevelopment Authority of St. Louis County in excess of \$5,000 must affirm their enrollment and participation in a federal work authorization program with respect to the employees working on the contracted services by:

1. Submitting a completed, notarized copy of the “Work Authorization Affidavit for Business Entities” form, attached hereto; and
2. Providing documentation affirming the business entity’s enrollment and participation in a “federal work authorization program” (see definition below) with respect to the employees that are working in connection with the contracted services.

As used herein, the term “federal work authorization program” means an electronic verification of work authorization program or any equivalent federal work authorization program operated by the United States Department of Homeland Security. For example, the E-Verify program is a widely-used, internet-based worker verification program operated by the Department of Homeland Security.

Information on the E-Verify program may be found at www.uscis.gov/e-verify or at www.uscis.gov/portal/site/uscis by clicking on the E-Verify icon near the bottom of the page. The memorandum of understanding associated with the E-Verify program may be used to demonstrate enrollment and participation and must include, at a minimum, the following: 1) a valid, completed copy of the first page identifying the employer, and (2) a valid, completed copy of the signature page signed by the employer and the Department of Homeland Security.

Failure to Comply

Compliance with Section 285.530(2) RSMo. is required for all contracts with the Land Clearance for Redevelopment Authority of St. Louis County in excess of \$5,000. If a business entity that is awarded a contract does not complete and return the required documents and/or affidavits to the Land Clearance for Redevelopment Authority of St. Louis County as part of the contract, this failure will be deemed a breach of the terms of such contract. The Land Clearance for

Redevelopment Authority of St. Louis County has the right to refuse to honor any contracts, both present and future, with any business entity that does not provide the affidavits or documents required by 285.530(2) RSMo. to the Land Clearance for Redevelopment Authority of St. Louis County. Pursuant to Section 208.009 R.S.Mo., no contract for any amount shall be awarded to any individual by St. Louis County without documents showing proof of that person's citizenship or lawful presence, or by individual affidavit averring to the individual's citizenship or lawful presence in the United States.

Exhibit A

List of LCRA-owned Properties within the City of Wellston, Missouri for Redevelopment

REDEVELOPMENT PROJECT FOR THE PLYMOUTH INDUSTRIAL PARK

RFP available at: <https://stlpartnership.com/rfp-rfq/rfp-a-redevelopment-project-for-the-plymouth-industrial-park/>

Located at 6440 Page Avenue, Wellston, St. Louis County, Missouri 63133 (approximately 15-acre property)

REDEVELOPMENT PROJECT FOR THE WELLSTON INDUSTRIAL PARK

RFP available at: <https://stlpartnership.com/rfp-rfq/rfp-a-redevelopment-project-for-the-wellston-industrial-park/>

Located at 1335 Ogden Avenue, Wellston, St. Louis County, Missouri 63133 (approximately 28.33-acre property)

REDEVELOPMENT PROJECT FOR THE 6300 BLOCK OF WAGNER AVENUE

RFP available at: <https://stlpartnership.com/rfp-rfq/rfp-purchase-and-redevelop-real-estate/>

Located at the 6300 block of Wagner Avenue in the City of Wellston, St. Louis County, Missouri 63133. Property includes approximately 2.8 acres on either side of Wagner Avenue, consisting of 27 residential lots (full property list available in the RFP listed above).

REDEVELOPMENT PROJECT FOR THE LULU HEIGHTS NEIGHBORHOOD

RFP available at: <https://stlpartnership.com/rfp-rfq/rfp-purchase-and-redevelop-real-estate-2/>

Located in the Lulu Heights Neighborhood in Wellston, MO. Property contains more than 5.08 acres, consisting of approximately 71 lots (full property list available in the RFP listed above).