



# CHUCK BERRY

## MUSEUM & CULTURAL DISTRICT

REQUEST FOR PROPOSALS *TO*

# PURCHASE, REDEVELOP AND REVITALIZE

3137 WHITTIER STREET  
AND SURROUNDING LRA PROPERTIES

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*ISSUED BY:*

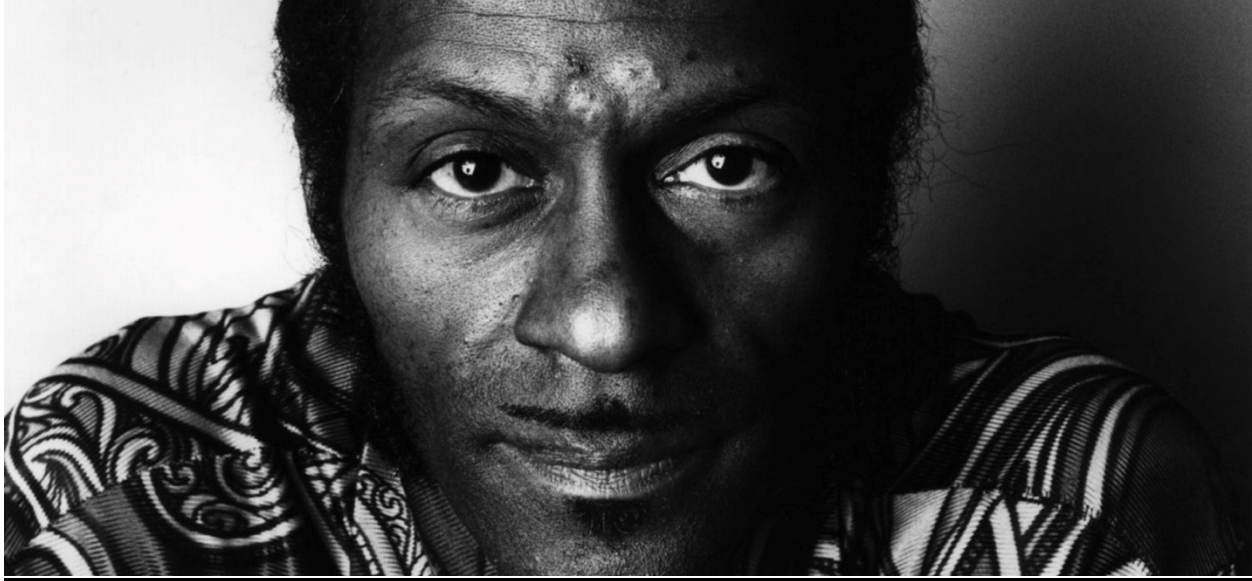
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

CITY OF ST. LOUIS, MISSOURI

RFP ISSUED: **12:30 PM, MAY 8, 2017**

QUESTIONS DUE: **4:30 PM, MAY 29, 2017**

RESPONSE DEADLINE: **4:30 PM, JULY 10, 2017**



## **1.0 INTRODUCTION**

The Land Clearance for Redevelopment Authority of the City of St. Louis (LCRA) is issuing a public Request for Proposals (RFP) for redevelopment of the Land Reutilization Authority (LRA) owned property at **3137 Whittier Street and surrounding LRA properties** (the “Property”).

The LCRA consists of a five-member board and support staff that oversees many aspects of public and private real estate development in the City of St. Louis. One of the primary functions of LCRA is to review development proposals that include requests for public assistance in the form of tax abatement, tax increment financing, and tax-exempt bonds. The LRA is the City’s land bank which receives title to all tax delinquent properties not sold at the Sheriff’s sale, as well as title to properties through donations. The LCRA and LRA are critical to spurring redevelopment in the City of St. Louis.

The St. Louis Development Corporation (SLDC) is an umbrella, not-for-profit corporation organized under Chapter 355 of the Missouri State Statutes with the mission of fostering economic development and growth in the City of St. Louis by stimulating the market for private investment in City real estate and business development and improving the quality of life for everyone who lives in, works in, and visits the City. SLDC on behalf of LCRA and LRA will work with the appropriate boards and commissions throughout its partnership to implement the redevelopment strategy and assist the redeveloper in seeking the identified incentive package.

Respondents (the “Respondent”) should be clear that the intention of this RFP is to solicit proposals from qualified, multi-disciplinary, asset-backed, development teams (consisting of financiers, museum operators, developers, architects, planners, exhibit designers, cultural anthropologists, etc.) who will **contract to purchase** the Property from LRA, enter into a redevelopment agreement with LCRA, and **redevelop the Property** according to the requirements contained in this RFP; as well as collaborate with SLDC to **revitalize the surrounding area** through the use of a community improvement district and community benefits agreements.

**The deadline for submittal of proposals is 4:30 PM, July 10, 2017.**



## **2.0 SIGNIFICANCE / HISTORY OF 3137 WHITTIER STREET**

There are fewer more well-known and influential guitarists than the legendary pioneer of American rock and roll – Chuck Berry. His words, music, and lifestyle have shaped the genre as we know it today. And his name is about as “St. Louis” as toasted ravioli, ooey gooey butter cake, or provol cheese. This brief history is provided as an overview of the life of Chuck Berry and the significance of 3137 Whittier Street to the history of rock and roll.

Born in the Ville Neighborhood of the City of St. Louis on October 18, 1926, Charles Anderson Edward Berry was the son of an educated African American woman, Martha Berry, and a skilled carpenter and deacon, Henry Berry. At the time of his birth, north St. Louis was the epicenter of a prosperous and entrepreneurial black community, nestled within a deeply segregated City.

At a very young age, Berry had a variety of interests including carpentry, photography, and singing in the choir; however, after singing the blues with a guitar accompanist during a talent show at Sumner High School, he committed to learning to play the guitar, which he eventually learned from local jazz guitarist, Ira Harris. Shortly thereafter at the age of 17, Berry became disinterested in studies, dropped out of high school, and went on a crime-spree with friends – resulting in his incarceration for three years.

Returning to St. Louis, Berry was quickly married to Themetta “Toddy” Suggs with whom he had four children, continued to learn the guitar, and joined his first band. As his local fame as a showman expanded in 1952, Berry joined jazz pianist, Jonnie Johnson’s band, the Sir John Trio. It was at this point that many believe Johnson and Berry fused rhythm and blues with country and western music to create rock and roll. Throughout the early 50’s, Berry was back and forth between St. Louis and Chicago, living at 3137 Whittier Street and associating with other greats, like Muddy Waters.

In 1956, Berry constructed an addition to the home, presumably to free up space for practicing and writing, and the house remained his home until 1958. This space is – *in essence* – the birthplace of modern rock and roll as we know it. It was on Whittier Street where Berry wrote and recorded some of his most famous works, including “Maybelline”, “Roll Over Beethoven”, “Too Much Monkey Business”, “Rock and Roll Music”, “School Day”, “Sweet Little Sixteen”, and “Johnny B. Goode”.





**Existing Rear Studio Addition**

By the 1960's, Berry had soared to fame as one of the most influential musicians in history. He continued to record and release hit records until the late 70's when he was given the Grammy Lifetime Achievement Award in 1985, and became the first inductee to the Rock and Roll Hall of Fame in 1986. He continued to tour nationally and play live shows at the Duck Room on the Delmar Loop, and recorded at his Berry Park compound outside of St. Louis until a fire destroyed the tapes in 1989. Very shortly after releasing his final compilation "CHUCK" which embraced these lost works, he died on March 18, 2017. In the end, Berry's legacy will live on in the words and music that was created at 3137 Whittier Street from 1952 to 1958.

*See additional pictures and information in the Resource Guide included in this document.*



**Existing Typical Interior Space**

### **3.0 PROPERTY CONDITIONS**

Today, the 3137 Whittier Street property is in a fairly advanced state of disrepair, having been designated as a nationally significant structure on the National Register of Historic Places as recently as 2008. Specific issues facing the stabilization and rehabilitation of the structure include:

1. The **front façade** of the building, including some visible masonry failure, differential settlement, and separation from side walls;
2. The **roof system** of the building, including some roof failure and water penetration into the interior of the building;
3. The **floor system** in the building, including floor and decking deterioration and potential floor joist failure;
4. The **exterior fenestration** on the building, including deterioration of the doors and windows, as well as the porch and awnings; and
5. The **interior walls and ceilings**, including water damage, mold, and deterioration of plaster and lath systems.

*See additional pictures and information in the Resource Guide included in this document.*



**Existing Kitchen Space**

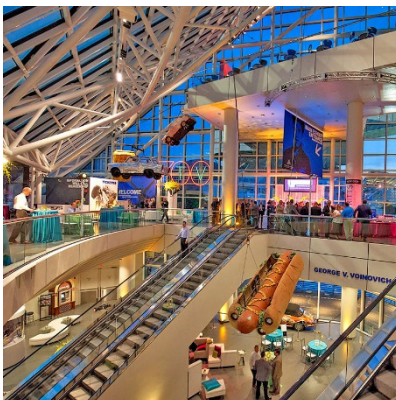




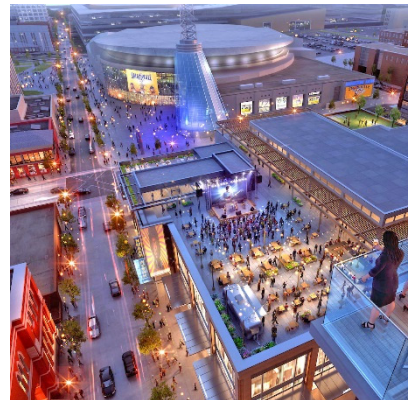
**3137 Whittier Street**  
St. Louis, MO



**Experience Music Project**  
Seattle, WA



**Rock and Roll Hall of Fame**  
Cleveland, OH



**National Museum of African American Music**  
Nashville, TN



## **4.0 CONTEXT & REDEVELOPMENT STRATEGY**

In the mid-1800's The Ville was a semi-rural suburb of St. Louis known as Elleardsville, which later became a part of the City of St. Louis. In the early 1900's, The Ville became one of the few areas of St. Louis where African-Americans could own property, and by the 1920's and 30's The Ville had become the cradle of culture for Black St. Louis. The Ville not only attracted major Black figures in a number of fields, but produced a disproportionate number of individuals who went on to achieve world-wide recognition, including Tina Turner, Dick Gregory, Arthur Ashe, Annie Malone, and Josephine Baker. And while crime, deferred maintenance, population flight, and vacancy have resulted in the disinvestment visible today, the area still has many important historic and cultural assets like Sumner High School and Homer G. Phillips Hospital.

Further south of the Ville and more centralized to the City, Delmar Boulevard, often described as the "Delmar Divide", is home to both Blueberry Hill (where Chuck Berry played till he passed away) and the Scott Joplin House – both of which are extremely important to the City's musical heritage. The recent success and investment in the National Blues Museum has positioned St. Louis at the center of a cultural hub, allowing us to compete with and complement our close neighbors Memphis, Nashville, and Branson. With this in mind, we believe that the 3137 Whittier Avenue property and the investment potential surrounding the house offer the City an opportunity to think big about how the redevelopment can preserve Berry's legacy, while at the same connect the community through music and cultural tourism. A Community Benefits Agreement (CBA) and Community Improvement District (CID) will be established in partnership with the selected respondent to fund the creation of a cultural district that will tie these assets together and provide some level of services for residents in the vicinity of the redevelopment.

Additionally, the property is located only two blocks away from Fair Station, which is located on the region's planned north/south MetroLink alignment. This adjacency offers the opportunity for improvements to enhance the facility experience, while also establishing a destination and identity for the station area in the future. At the core of the approach, we are proposing a redevelopment strategy that seeks to establish a destination museum experience and transit-oriented community anchor that will catalyze housing investment and foster connections to our City and regions' cultural and music history.

In order to accomplish this strategy, LCRA is issuing this request for proposals seeking qualified, multi-disciplinary, financing-backed, development teams to partner with the City of St. Louis and local historic and community groups to celebrate the significance of this neighborhood and contributions to African American history. The selected respondent will be expected to provide a minimum level of investment in the actual property and related new construction and public space improvements; as well as support the community and foster area-wide transformation, while ensuring that this transformation does not place additional financial burden on existing residents.

## **5.0 INCENTIVE PACKAGE**

As part of the redevelopment strategy, SLDC will work with the Respondent, the Alderman, and all applicable boards and commissions to seek and negotiate the following development incentives, which may include (but is not limited to) the following: Chapter 99 Real Estate Tax Abatement (up to 25 years), Sales Tax Rebate / Development Agreements, State and Federal Historic Tax Credits, Set the PACE St. Louis: PACE Financing, and New Markets Tax Credits (NMTC).

## 6.0 AREA OF INTERVENTION & CITY CONTEXT



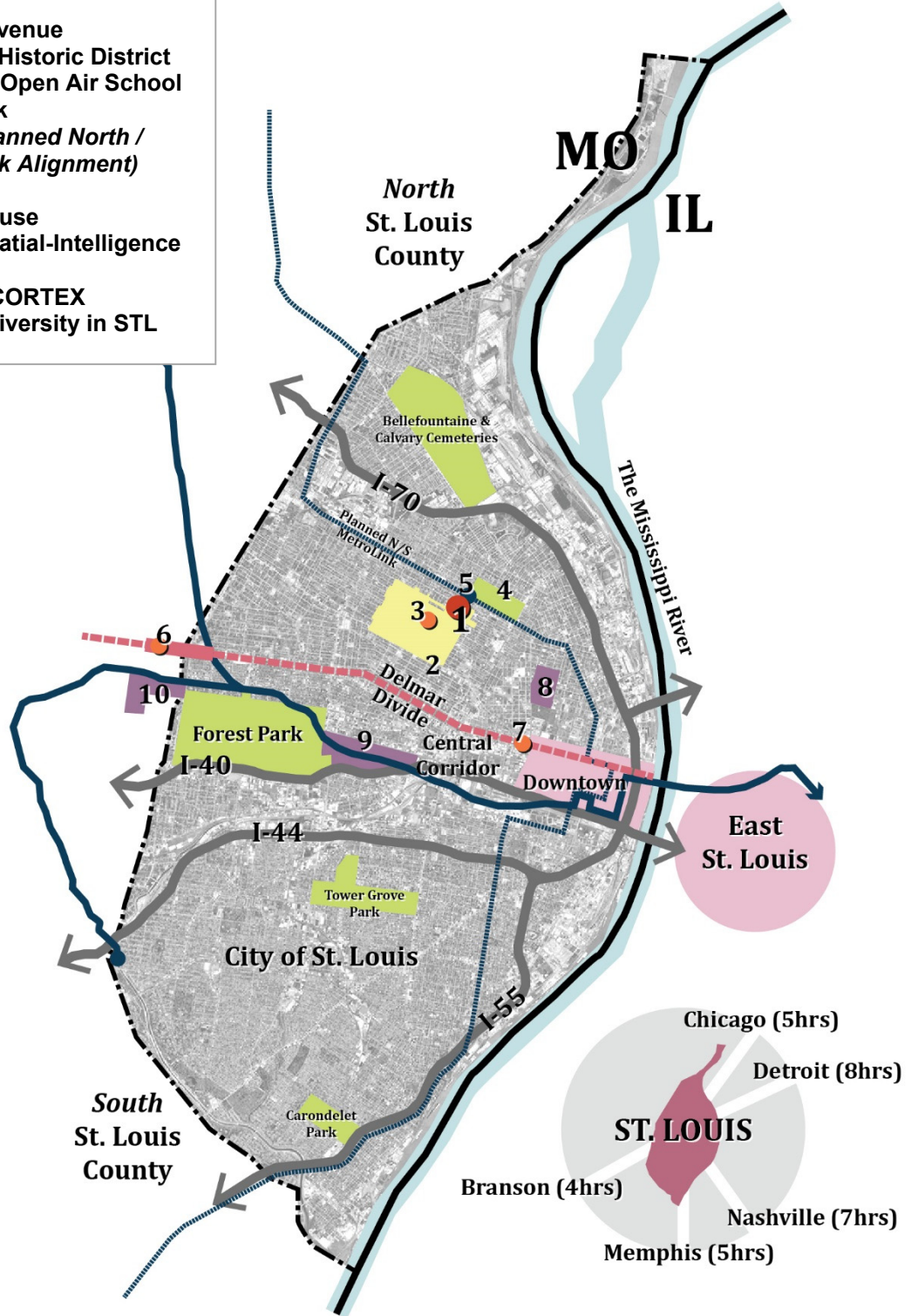
Located just two blocks south of Fairground Park near the intersection of Fair Avenue and Whittier Street (a.k.a. Chuck Berry Way), the **minimum area of intervention** consists of mostly residential properties in fair to poor condition with small corner commercial structures. **3137 Whittier Street** (a.k.a. Chuck Berry Home) is highlighted in relationship to the **Ville Local Historic District**.

Also shown above, the **improvements area** represents the minimum area for which a respondent is expected to make public improvements related to the intervention. **Agency-held (LRA) properties** and privately-held properties may be utilized as part of the proposal; however, the selected respondent would ultimately be responsible for the acquisition of any privately-held properties.

# City-wide Context Map

## LEGEND

- (1) 3137 Whittier Avenue
- (2) The Ville Local Historic District
- (3) Charles Turner Open Air School
- (4) Fairground Park
- (5) Fair Station (Planned North / South Metrolink Alignment)
- (6) Blueberry Hill
- (7) Scott Joplin House
- (8) National Geospatial-Intelligence Agency (NGA)
- (9) BJC / WUMC / CORTEX
- (10) Washington University in STL





## **7.0 SITE AND FACILITY IMPROVEMENTS**

The redevelopment (the “Redevelopment”) proposed by the Respondent should address the following specific site and facility improvements which will be included in the subsequent redevelopment agreement with the selected redeveloper:

### **(1) Intention and Character of the Improvements**

The Redevelopment should contribute to the **creation of a vibrant and active corner at Fair Avenue (a.k.a. Chuck Berry Way) and Ashland Avenue**; while building a strong relationship to Whittier Street. Generally, the intention of any improvements to the 3137 Whittier Street property are to (a) rehabilitate the structure to its original and historic condition as a “walk-through” or “experiential” museum space, (b) provide – whether through adjacent or separately-located new construction – an additional museum or exhibition space commemorating the life and works of Chuck Berry, including off-street parking, support services, and storage, and (c) improve the surrounding streets and public spaces to support the development and branding, of a Chuck Berry Cultural District and Fair Station area.

Any portions of the Redevelopment proposal within the Ville Local Historic District (shown on the map in this RFP) will be subject to City of St. Louis Ordinance #60236 and the review of the Cultural Resources Office; other portions will be subject to the site and facility improvements contained in this RFP and other local ordinances (i.e. zoning) and staff approval as part of as part of the Redevelopment.

Regarding LRA-owned properties (and any property proposed for acquisition by the Respondent), the Redevelopment may demolish or reuse any property in order to accomplish the site and facility improvements upon approval by the LRA and Cultural Resources Office. Reuse of existing structures on LRA properties is not required; however, additional consideration will be given to proposals that propose the reuse and restoration of existing LRA properties or proposals that embrace sustainable design practices and technologies.

### **(2) Street and Public Improvements**

The Redevelopment should identify and include street improvements for both Fair Avenue (a.k.a. Chuck Berry Way) and Ashland Avenue within the identified project area. These street improvements are flexible based on the respondent’s proposal; but should include – at minimum – improved streets, sidewalks, curbs, lights, signage, branding, and trees.

Additionally, the public improvements should include one (1) exterior open space – in the form of a plaza, square, park, outdoor theater, garden and/or roof space – that may be used for entertainment, exhibition, gathering, and/or events for the museum and surrounding community, as needed on an ongoing basis.

### **(3) Building Placement & Height**

**Placement on Corner Lots** – The Redevelopment should ensure that all building facades on corner lots are placed at the zero (0) lot line setbacks – meaning directly at the property line (other than use-incidentals courtyards or other small publicly-accessible spaces) for the first thirty (30’) feet from any intersection; and built-out to eighty (80%) percent frontage.

**Placement on Infill Lots** – The Redevelopment should ensure that all building facades on infill lots are placed respectfully and sensitively, whether averaging or matching the lot lines of adjacent buildings or blocks, relative to the existing urban fabric.

**Minimum Building Heights** – The Redevelopment, regardless of lot type, should be a minimum of two (2) stories and twenty-five (25') feet in building height, with exception of exterior spaces and structures supporting the primary uses.

#### **(4) Building Facades & Uses**

**Corner Lots** - The Redevelopment, when located on corner lots, should contain active ground floor uses – such as commercial retail, lobbies, café spaces, common spaces, etc. – with eighty (80%) percent open and transparent building facades and entrances with a minimum clear space depth of thirty (30') feet.

**Infill Lots** – The Redevelopment, when located on infill lots, may contain a variety of uses related to the museum and have no transparency or depth requirements.

#### **(5) Building Spaces & Program**

The following building spaces and program should be considered in the proposal (however, the respondent will be reviewed by the intent of the space, rather than actual dimensions):

**Lobby | Entrance Space** – 2,000 SF

**Exhibition Space** – 5,000 SF (Not including 3137 Whittier Street)

**Audio / Video Experience Space** – 1,000 SF

**Gift Shop Space** – 1,000 SF

**Cafe Space / Courtyard** – 1000 SF

**Service | Storage Space | Restrooms** – As needed.

#### **(6) Parking Location & Requirements**

The Redevelopment should provide on-site (at-grade, below-grade, or above-grade – either structured or surface) and off-site parking (such as a separate parking lot) sufficient to meet the St. Louis City Zoning Code. This strategy is at the behest of the Respondent; however, particular sensitivity should be given to circulation between these facilities, access points to these facilities, screening of these facilities, and light pollution related to these facilities. Additionally, no at-grade parking facilities may be located within twenty (20') feet of a property line, or in front of building lines in front or side yards. Above-grade (2<sup>nd</sup> floor or above) and below-grade parking is not limited in location. At-grade and above-grade parking must be sufficiently screened from view with architectural details, preferably artistic or creative in nature and reflective of the character of the surrounding areas.

#### **(7) Architectural Design & Building Character**

Though no specific requirements for architectural design and building character are being placed on the Redevelopment at this time, this RFP encourages creative and contextual, contemporary architecture and design that highlight the significance of the site in the neighborhood and legacy of Chuck Berry to rock and roll. Any portion of the Redevelopment within the Ville Local Historic District would need to meet the requirements of City of St. Louis Ordinance #60236.



## **8.0 RESPONDENT COMMITMENTS**

The following commitments will be required of any respondent selected through this RFP process (and all agreements and contracts with the redeveloper shall reflect this process moving forward):

- (1) Indicate a **commitment to working with at least one (1) local team member** (i.e. St. Louis-based real estate agent, architect, developer, engineer, artist, etc.) by inclusion on this proposal;
- (2) Indicate a **commitment to enter into a contract to purchase the LRA property** at 3137 Whittier Street for one hundred thousand dollars (\$100,000) and any other LRA properties essential to the overall redevelopment for zero (\$0) dollars with an option on the property contingent upon designation of the selected respondent as redeveloper of the property by LCRA, and that it will initiate the acquisition of any privately-held properties critical to the overall redevelopment;
- (3) Indicate a **commitment to enter into a redevelopment agreement with LCRA within six (6) months\*** of the date of sale of the LRA property;
- (4) Indicate **commitment to a minimum financial investment of five million dollars (\$5,000,000)** – not including land acquisition of privately-held properties – into site and facility improvements including the museum (both the house renovation and new construction), the grounds, and any related public spaces and streets;
- (5) Indicate a **commitment to complete pre-design review(s) with the staff of the St. Louis Development Corporation (SLDC)** on behalf of the LCRA or any other board that may be involved – via Architectural/Core, Urban Design and Economic / Financial reviews with conceptual plan drawings and renderings or a maximum of twenty (20%) percent construction documents, and refine the project according to the review comments and discussion;
- (6) Indicate a **commitment of a minimum of five hundred thousand dollars (\$500,000) into compliance with the terms of the Community Benefits Agreement (CBA) with coordination and review by SLDC staff** (or ten [10%] percent of the determined total value of the real estate tax abatement incentive, whichever is larger) to assist with establishing an endowment to create an African-American Cultural District and Foundation for the greater Ville Neighborhood and the Local Historic District that will focus on other area properties, in particular the Turner School;
- (7) Indicate it will **commit to establishing a Community Improvement District (CID) with coordination and review by SLDC staff** related to the museum that will provide some level of public services and improvements – potentially including security, beautification, branding, and maintenance for the surrounding areas – through fees (both parking and attendance) and a one (1%) percent sales tax related to sales (i.e. gift shop, etc.); and
- (8) Subsequent to the approval of the plans by the staff at the St. Louis Development Corporation (#4) and approval of the ordinances for the CBA(#6) and CID(#7) through the St. Louis Board of Aldermen, **commit to complete the redevelopment within a maximum of two (2) years\*** from the date the respondent is designated developer by the LCRA.

*\*Note: The time frame(s) is flexible to some degree and can be extended in order to ensure that there is enough time for land acquisition to be completed specific to the selected respondent's proposal for Redevelopment.*

## **9.0 RESOURCE GUIDE**

The following public sources of information (and/or any other additional sources determined by the Respondent) may be utilized by the respondent in creation of the proposal:

**Chuck Berry House** – National Register Listing  
<https://dnr.mo.gov/shpo/nps-nr/08001179.pdf>

**Existing Photographs** – 3137 Whittier Street  
<https://drive.google.com/open?id=0B3tBj8epWmlmMmxvU2x4dF96QkU>

**The Ville Neighborhood** – St. Louis City Talk  
<http://www.stlouiscitytalk.com/2010/02/ville-neighborhood.html>

**The Ville Local Historic District** – City of St. Louis Ordinance #60236  
<https://www.stlouis-mo.gov/government/departments/planning/cultural-resources/documents/upload/The-Ville-Historic-District-Ordinance-60236.pdf>

**Ville Historic District Map** – Cultural Resources Office  
[https://www.stlouis-mo.gov/government/departments/planning/cultural-resources/documents/upload/TheVilleLocal-HistoricDistrictMap\\_8-2-10.pdf](https://www.stlouis-mo.gov/government/departments/planning/cultural-resources/documents/upload/TheVilleLocal-HistoricDistrictMap_8-2-10.pdf)

**The Ville Historic Districts** – Preservation Research Office  
<http://preservationresearch.com/projects/the-ville-historic-districts/>

**Charles Turner Open Air School** – National Register Listing  
<https://dnr.mo.gov/shpo/nps-nr/99001165.pdf>

**City of St. Louis Assessor's Office** – Address & Property Search  
<https://www.stlouis-mo.gov/data/address-search/>

**Land Reutilization Authority (LRA)** – LRA Owned Property Search  
<https://www.stlouis-mo.gov/government/departments/sldc/real-estate/lra-owned-property-search.cfm>

**Open Data** – City of St. Louis Public Datasets  
<http://data.stlouis-mo.gov/downloads.cfm>

**Census** – City of St. Louis Census Results  
<http://dynamic.stlouis-mo.gov/census/neighborhood.cfm>

**City of St. Louis Land Use** – Strategic Land Use Plan  
[https://www.stlouis-mo.gov/government/departments/planning/documents/upload/Strategic-Land-Use-Plan-Document\\_.pdf](https://www.stlouis-mo.gov/government/departments/planning/documents/upload/Strategic-Land-Use-Plan-Document_.pdf)

**Proposed Northside Southside Alignment** – Fair Station  
<https://drive.google.com/open?id=0B3tBj8epWmlmcHA5ZzM0ZUxBRkE>

**Missouri Development Finance Board** – MDFB Cultural Facility Revenue Bond Program  
<https://www.mdfb.org/Programs/Cultural%20Bonds.html>

**Additional Grant Opportunities to Support the Redevelopment**  
Regional Arts Commission (RAC) St. Louis: <https://racstl.org/>  
Missouri Arts Council: <https://www.missouriartscouncil.org/>  
National Endowment for the Arts: <https://www.arts.gov/>  
National Endowment for the Humanities: <https://www.neh.gov/>



## **10.0 REQUIRED CONTENTS OF ANY PROPOSAL**

Each Respondent **must provide the required proposal contents**, and are *encouraged to provide the optional proposal contents* as part of their response to this Request for Proposals:

### **REQUIRED Proposal Contents**

- (1) A primary **point of contact** (name, phone, address, email) for the Proposal;
- (2) A confirmation statement that the Respondent **agrees to all respondent commitments**;
- (3) A brief **summary of qualifications** (including full development team);
- (4) A narrative of the **proposed improvements and investments** in the Property;
- (5) A narrative of the **architectural approach and character** of the Redevelopment;
- (6) A brief **description of past or current similar projects** to the Redevelopment;
- (7) A list of **sources and uses of funds** to be used in the Redevelopment;
- (8) Evidence to **support financing capability / financial strength** to complete the project;
- (9) An estimated **timeline for completion of the proposed Redevelopment**; and
- (10) Confirmation of **adherence to an M/WBE participation plan**, per Section 14.0 below.

### **OPTIONAL Proposal Contents**

- (11) A proposed **site / area plan** of all site and facility improvements, to scale with annotations;
- (12) A set of **floor plans** for each level of any new construction, to scale with annotations;
- (13) A set of **exterior elevations** for any new construction, to scale with annotations; and
- (14) **Perspective rendering(s)** for the overall project and intervention;

## **11.0 FORM OF THE PROPOSAL**

- (1) All proposals must be clearly marked "**Response to Request to Purchase, Redevelop, and Revitalize 3137 Whittier Street and Surrounding LRA Properties**";
- (2) All proposals **must be complete and include all of the required proposal contents** and any included **optional proposal contents**;
- (3) All proposals must be **delivered by the due date/time, sealed and unopened**; and proposals must be stapled or bound, in booklet form, on eight and one-half inch (8 ½") by eleven inch (11") white paper printed on one or both sides, with a minimum of 11pt font;
- (4) All proposals must clearly **identify the respondent (including primary contact information) on the front cover**; and
- (5) Each Respondent must submit **six (6) complete copies** of each proposal, and **one (1) digital copy** – PDF – on disc or drive, which may be released by LCRA as public information upon receipt of the proposal.

**NOTE: THE LCRA COMPLIES WITH MISSOURI'S "SUNSHINE LAW" (CHAPTER 610 RSMo.). WHILE PROPOSALS MAY BE WITHHELD FROM PUBLIC DISCLOSURE UNDER THE "REAL ESTATE NEGOTIATIONS" EXEMPTION (SECTION 610.021(2) RSMo.) OR THE SEALED PROPOSAL EXCEPTION (SECTION 610.021(12) RSMo.) DURING THE EVALUATION PROCESS, ALL PROPOSAL MATERIALS MAY BECOME PUBLIC INFORMATION AT THE CONCLUSION OF THE PROCESS. FURTHER, LCRA CANNOT GUARANTEE CONFIDENTIALITY OF ANY MATERIALS DURING THE EVALUATION PROCESS IN THE EVENT OF A LEGAL CHALLENGE. THUS, PROPOSALS AND COMMUNICATIONS EXCHANGED IN RESPONSE TO THIS RFP SHOULD BE ASSUMED TO BE POTENTIALLY SUBJECT TO PUBLIC DISCLOSURE. LCRA, ACTING IN ITS SOLE, UNRESTRICTED DISCRETION, SHALL DETERMINE THE**

STRINGENCY AND/OR STRIDENCY WITH WHICH IT WILL OPPOSE, IF AT ALL, LEGAL CHALLENGES TO NONDISCLOSURE OF FINANCIAL OR OTHER INFORMATION INCLUDED IN RESPONSES.

IT IS REQUIRED THAT PROPOSALS FOLLOW THE ABOVE FORMAT AND INCLUDE ALL REQUESTED INFORMATION. THE PROVISION OF SUPPLEMENTAL AND ADDITIONAL INFORMATION TO ILLUSTRATE OR CLARIFY RESPONSES IS ENCOURAGED. BY SUBMITTING A PROPOSAL, RESPONDENT ACKNOWLEDGES THAT, IN THE CASE OF CONTROVERSY SURROUNDING THE DEFINITION OF PUBLIC VS. PRIVATE INFORMATION, ANY AND ALL INFORMATION SUBMITTED BY RESPONDENT MAY BE REQUIRED TO BE DISCLOSED TO THE PUBLIC. THE LCRA RESERVES THE RIGHT TO REQUEST ADDITIONAL INFORMATION FROM RESPONDENTS AND TO CONSIDER SUCH ADDITIONAL INFORMATION PROVIDED IN SELECTING A SUCCESSFUL RESPONDENT.

Sealed proposals must be addressed as follows and delivered to the following address. Respondents should ask for and receive a receipt for hand-delivered sealed proposals, and respondents should maintain delivery receipts from paid delivery services.

**Bryan Taylor Robinson AICP**  
**St. Louis Development Corporation**  
1520 Market, Suite 2000  
St. Louis, MO 63103  
314-657-3700

## **12.0 SELECTION PROCESS AND CRITERIA**

Responses will be reviewed by a selection committee (the "Committee"). The Committee shall evaluate the proposals and recommend a selection to the LRA Board and LCRA Board of Commissioners. The Committee may require additional information from Respondents or conduct a second round of submissions, if deemed necessary. If selected, the respondent will proceed through the redevelopment strategy with the SLDC. A contract to purchase and subsequent redevelopment agreement will be negotiated with the successful respondent; however, if it is determined that it is not possible to successfully negotiate a purchase agreement with the selected respondent, the agency may discontinue negotiations and attempt to negotiate a purchase agreement with the highest-ranked, qualified remaining respondent. This process shall continue until negotiation of the agreements are successful, all qualified respondents have been exhausted, or LCRA voids this RFP. The LCRA may void this RFP at any time.

The committee shall use the following criteria in its selection process:

1. Agreement to the **respondent commitments** in the proposal;
2. An **understanding of the redevelopment strategy** inherent in the proposal;
3. The **experience and qualifications** of the Respondent to complete the Redevelopment;
4. The **financial strength / capacity to complete** the Redevelopment;
5. The **creativity and originality** of the proposed Redevelopment;
6. An **adherence to the site and facility improvements** required in the Redevelopment;
7. The **timeline for completion** of the Redevelopment of the Property; and
8. The **proposed amount of investment** in the Property.

The Committee may add other selection criteria during the selection process, and may seek input from Community entities and organizations that are working in the greater Ville Neighborhood or local experts in African American history or the history of the area.



### **13.0 QUESTIONS REGARDING THIS RFP**

Any and all questions or requests for clarification with respect to this RFP or additional information about the site and facility must be submitted in writing or via e-mail to:

**Bryan Taylor Robinson AICP**  
**St. Louis Development Corporation**  
1520 Market, Suite 2000  
St. Louis, MO 63103  
robinsonb@stlouis-mo.gov (CC: Costello@stlouis-mo.gov)

Questions must be received via email no later than **4:30 PM, May 29, 2017**, in order for LCRA to issue a timely response. LCRA shall not be obligated to respond to any question. Responses to all questions will be sent electronically to the questioner and posted on line at <https://www.stlouis-mo.gov/government/departments/slhc/procurement.cfm>

### **14.0 MBE/WBE PARTICIPATION**

Within any redevelopment agreement, the selected Respondent shall comply with the Mayor's Executive Order No. 28 and any superseding Executive Orders relating to utilization of minority and women businesses (MBE's/WBE's). Executive Order No.28 requires contractors and consultants to seek, through good-faith efforts, the involvement of MBE's and WBE's with a goal of participation of least 25% and 5%, respectively, for the project. For additional information, please visit [www.mwdbe.org](http://www.mwdbe.org).

### **15.0 UNAUTHORIZED ALIEN EMPLOYEES**

Within any redevelopment agreement, the selected respondent shall, pursuant to the provisions of Sections 285.525 through 285.555 of the revised Statutes of Missouri, 2000, as amended, by sworn Affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the agreement or lease. Respondent shall sign an Affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the agreement or lease pursuant to the above-stated Statutes.

### **16.0 GENERAL CONDITIONS FOR SUBMISSION OF PROPOSAL**

LCRA reserves the right to reject any or all proposals; to select one or more respondents; to void or reissue this RFP and the review process and/or terminate negotiations at any time; to revise any conditions and stipulations contained herein, as convenient or necessary; to further negotiate fees, rates and financial arrangements, etc; to establish further criteria for selection; to ask respondents to submit additional information or evidence of their qualifications and experience; to waive informalities in the proposals and in the proposal process; and to negotiate with successful respondents; to reject any and/or all proposals for any reason, in LCRA's sole discretion. Through submittal, the respondent is indicating that all information provided is true and correct. The City of St. Louis, SLDC, LCRA, and LRA are not responsible for any cost incurred by the Respondent in the submission of their Proposal.