
Request for Proposals: Public Private Partnership Development for the UMSL Alumni House Restoration

For The Curators of the University of
Missouri, on behalf of the University
of Missouri – St. Louis

RFP #24008

Issued Thursday, February 1, 2024

TABLE OF CONTENTS

COVER PAGE	Cover
TABLE OF CONTENTS	Page 1
ADVERTISEMENT FOR PROPOSALS	Page 2
SECTION I – INTRODUCTION & GENERAL REQUIREMENTS	Pages 3 – 7
SECTION II – PROGRAM AND DESIGN REQUIREMENTS	Page 7 – 9
SECTION III – SUBMISSION REQUIREMENTS	Page 9 – 11
EXHIBITS	
EXHIBIT 1 – Campus map locating the former UMSL Alumni House	Page 12
EXHIBIT 2 – Parcel Map of the former UMSL Alumni House	Page 13
EXHIBIT 3 - Floor Plans for the former UMSL Alumni House	Page 14

ADVERTISEMENT FOR REQUEST FOR PROPOSALS

**Request for Proposals for:
Public Private Partnership for UMSL Alumni House Restoration
University of Missouri – St. Louis
St. Louis, Missouri 63121
RFP #24008**

A Request for Proposal for restoration and reuse of the former UMSL Alumni House will be received by The Curators of the University of Missouri, Owner, at the University of Missouri System Procurement Office, located at 2910 LeMone Industrial Blvd., Columbia, MO 65201, until 3:00 P.M. Central Standard Time on March 15, 2024.

The documents for this RFP for the UMSL Alumni House Restoration (the “Project”) are available for on-line viewing and download, free of charge at the University of Missouri Procurement Bid website at [University of Missouri System - Open Bids | University of Missouri System \(umsystem.edu\)](https://umsystem.edu/bids).

Questions regarding the RFP should be directed to Kristen Meade, Director of UM Procurement/CPO, via email at meadek@umsystem.edu.

A pre-proposal meeting will be held on February 20, 2024, at 3:00 P.M. Central Standard Time at the UMSL Alumni House located at 7956 Natural Bridge Road, St. Louis, MO 63121. All interested proposers are encouraged to attend this meeting. A walk-through of the existing UMSL Alumni House and grounds will be available as a part of the pre-proposal meeting.

The Owner reserves the right to waive informalities in proposals and to reject all or any of the proposals.

Advertisement Date: February 1, 2024

SECTION I - INTRODUCTION & GENERAL REQUIREMENTS

Objective

The Curators of the University of Missouri on behalf of the University of Missouri – St. Louis (“UMSL”, “Owner”, “University”) request through this Request for Proposal (“RFP”): Public Private Partnership for UMSL Alumni House Restoration (the “Project”) and the submission of Statements of Interest (SOI) from Developers (“Proposers”, “Respondent”) to develop and restore the UMSL Alumni House.

The University is seeking proposals for the following development services:

- Develop the building uses and programming consistent with this RFP, that support UMSL and its community goals
- Provide financial resources for the restoration and operation of the facility.
- Secure any available public or private funding or incentives.
- Provide design and construction services.
- Provide proof of financial capability to develop the property.
- Provide a pro forma and business plan for any commercial operation proposed for the Project.

Project Information

- The project intent is to redevelop and restore the historic Alumni House exterior, interior and grounds to a repurposed use. This use should include strategic renovation and repurposing of the private spaces for compatible market rate revenue generating activity, such as office, retail, or hospitality uses, that are complimentary to the mission of UMSL, not disruptive to the neighborhood, and meet the interests of the Developer while covering the operating costs of the facility.
- An outline space program of the facility and other requirements are described in Section II of the RFP.

Site Description

The subject is an existing two-story commercial property located on the University of Missouri-St. Louis campus, containing 3,008 square feet of gross building area, which includes the 950 square foot basement area. The improvements were constructed in 1930 for use as a single-family residence and have been vacant since the property was last used by the Alumni Association in 2012. The site area is 0.49 acres, or 21,344 square feet.

Property Identification

Name: Former UMSL Alumni House
Owner of Record: The Curators of the University of Missouri
Parcel ID: 14J320652
Address: 7956 Natural Bridge Road, St. Louis, St. Louis
County, MO 63121

Project Timing

The University is requesting a response on project timing as part of the RFP as outlined below.

RFP Issue Date	February 1, 2024
Pre-Proposal Property Tour	3:00 pm, February 20, 2024
Question Submittal Deadline	3:00 pm, February 26, 2024
RFP Due Date	3:00 pm, March 15, 2024

Evaluation Process

The University reserves the right at its absolute discretion to reject any or all submissions, and to change, add to or cancel this solicitation.

The University will evaluate each Respondent's proposed project development structure for its feasibility and value provided to the University and to the community. A specific land lease or development agreement is desired with this RFP process. This process is intended for the University to fully understand the partnership options that may exist within the stated project and program uses. Upon selecting a Respondent, if any, the University will begin lease negotiations.

There are several guiding principles that are fundamental to any development proposal submitted pursuant to this RFP:

- The University seeks a high-quality development that is complementary to the University’s environment and operations, which will attract interest and that is supportive of our campus and neighborhood.
- The developer must have demonstrated experience in planning, financing, and developing the scale, type and complexity of the development being proposed.
- The University must receive fair market consideration for the terms and conditions negotiated in the Ground Lease.
- The Development should be consistent with the 2021 “Transform UMSL” Master Plan.
- **The Development will not require any commitments, financial or otherwise, from the UMSL for capital funding, subleases, parking, utilities, maintenance, operations, staffing and security support or similar.**
- The Development shall cover all costs for removal of hazardous materials, subsurface conditions, and other unforeseen conditions. All hazardous materials removed during development shall be conducted in a legal manner in compliance with all local, state, and federal regulations.

Terms and Conditions

Open Records & Confidentiality

All submissions, information, and materials received by the University in connection with a Solicitation response shall be deemed open records pursuant to 610.021 RSMo. If Respondent believes any of the information contained in Respondent's response is exempt from 610.021 RSMo, Respondent's response must specifically identify the material which is deemed to be exempt and cite the legal authority for the exemption; otherwise, the University will treat all materials received as open records. The University shall make the final determination as to what materials are or are not exempt.

Owner Reservations

The University reserves the right to reject all RFP responses for any reason or no reason at all and may choose to undertake the project itself.

The University reserves, at their sole discretion, the right to postpone, extend, or cancel any proposal deadline or project schedule date.

Insurance

The Lessee shall maintain, during the term of this lease, Commercial General Liability insurance that covers the leased premises, "including, but not limited to parking facilities, sidewalks, ramps and stairs, which provide access to the leased facility." The Commercial General Liability policy with limits of \$1,000,000 minimum per occurrence and \$3,000,000 general aggregate shall include contractual liability, personal injury liability, and property damage to rented or leased property.

The officers, employees, and agents of The Curators of the University of Missouri are to be named as "Additional Insured". A copy of the additional insured endorsement that applies to this contract should accompany the certificate of insurance sent to the University.

In the event that the Lessee fails to maintain and keep in force the insurance, the Lessor shall have the right to cancel and terminate the established contract forthwith and without notice. The Lessee shall advise each insuring agency to automatically renew all policies and coverage in force at the start of, and resulting from, this contract until notified coverage requirements are revised. Certificates of insurance indicating the required minimum coverages as outlined above should be provided the landlord prior to commencement date.

The Lessee shall defend, indemnify, and hold harmless The Curators of the University of Missouri, its governing board, employees and agents against any and all liability, claims, costs of whatsoever kind and nature for injury to or death of any person or persons and for loss or damage to any property (Lessor or otherwise) occurring in connection with or in any way incident to or arising out of this occupancy, use, service, or operations, in connection with this contract, resulting in whole or part from the negligent acts or omissions of Lessee, employee, agent or representative of Lessee. Lessee will agree to follow proper methods of disposal of any chemical or pollutant used and will indemnify The Curators of the University of Missouri from any liability from the failure to do so. The lessor shall not be

required to maintain insurance against theft within the Leased Premises or the Building. (e) Policies of insurance that Lessee is required to maintain shall be issued by solvent and reputable insurance companies (minimum A. M. Best Rating A-, VIII) and in such form as are acceptable to Lessor. Lessee is required to maintain coverages as stated and required to notify the University of a Carrier Change or cancellation within 2 business days of cancellation. The University reserves the right to request a copy of the policy.

Real-Estate Taxes/Building Insurance

Real estate taxes and building insurance shall be paid by Lessee during the Term and any renewal term(s), if exercised.

Transfers

Lessee will not assign or encumber the Lease or any interest herein, or sublet all or any part of the Premises, in each case without Lessor's prior written consent in its discretion, except as follows: Lessee may assign this Lease, without Lessor's prior written consent, to its subsidiary or parent entity or to a successor by merger, consolidation, or sale of all or substantially of its assets; provided, that Lessee must give prior written notice of such assignment and the assignee must agree, in writing, to assume all Lessee's obligations hereunder. No assignment, with or without Lessor's consent, will relieve Lessee from any liability hereunder. Lessor may assign or encumber this Lease and, so long as the assignee agrees, in writing, to assume Lessor's obligations, Lessor will be relieved of further liability hereunder.

SECTION II - PROGRAM AND DESIGN REQUIREMENTS

Program Elements Summary:

The Alumni House Renovation will be required to meet the following overall criteria:

- Preserve, restore, and return to use the original Alumni House consistent, complimentary, and sympathetically with its historic nature, architecture exterior and interior and grounds. Note that while the property is not currently on registered as a historic property, the proposed project should take every effort to maintain its historical integrity.
- As is appropriate to the above criteria, adaptively renovate/reuse the spaces to fulfill the following programmatic criteria:

- The University will prioritize uses that are complimentary to the campus and neighborhood.

Design Team

The Developer shall be responsible for all Architectural and Engineering services for development of the design and preparation of working drawings and detailed specifications to complete the project, including civil, landscaping, irrigation, architectural, structural, mechanical, plumbing, fire protection, electrical and low-voltage systems engineering in accordance with the requirements of the RFP.

The University is a state entity and is the general authority having jurisdiction with respect to its operations and properties, including Alumni House. University facilities must be designed by professional architects and/or engineers registered in the State of Missouri. The Developer will coordinate with the Campus Director of Planning, Design and Construction on code requirements. Prevailing wage will be required on construction.

Ownership

All proposed improvements and changes in the property, including replacement of historical fixtures and finishes, shall require pre-approval of the University. The grounds and existing UMSL Alumni House improvements shall be leased to the selected developer subject to the terms and conditions set forth in a development and ground lease agreement. It is anticipated that the initial term of the ground lease will coincide with the project's financing term.

The Owner's fee interest in the underlying property will not be subordinated to any financing or other lienholder or encumbrance that the developer may create in connection with development and ownership of the project. However, subject to the terms of the lease, the developer will have the right to pledge its interest in the lease as security to a recognized lending institution that lends funds for the development of the project.

The developer will always, throughout the period of the lease, be responsible for management of the facilities including daily operation and all maintenance and repair, utilities, custodial, grounds, minimizing disruption to the campus and community, etc.

All buildings and improvements on the leased property shall, at the expiration of the applicable lease term or its earlier termination, become the absolute property of the University.

SECTION III – SUBMISSION REQUIREMENTS

Submittal Format

The submittal package must include:

- Five (5) bound copies and one unbound original. Submittals are to be submitted on 8.5” x 11” paper.
- One flash drive containing an electronic copy of the submittal.
- Submittals must be submitted to Kristen Meade, UM System Procurement, 2910 LeMone Industrial Blvd., Columbia, MO 65201 no later than 3:00 p.m. on March 15, 2024.

The cost of producing the RFP response is borne solely by the respondent. The University will not be responsible for any of the proposal preparation or production costs.

Submittal Contents

The RFP submittal shall contain information and materials to demonstrate the Developer’s overall approach to the project including financial structure, design processes, quality of construction, project management and property management.

Specifically, the respondent must demonstrate an overall project approach which meets:

1. The functional needs of the user,
2. The overall development goals and objectives of the University including but not limited to:
 - Supplier Diversity utilization,
 - Programming uses,
 - Timeline for project delivery,
 - Provides value to the University with favorable land lease and/or purchase terms as applicable.

- Provides value to the University with efficient and effective facility operations options.

All responses shall include, at a minimum, the following elements organized in the following order:

1. Executive Summary
2. Development Team Profile

A. Executive Summary

Describe your overall approach to the project scope. Clearly describe the proposed construction and summarize your specific qualifications, relevant experience, and financial capacity to undertake the UMSL Alumni House Restoration project.

The summary should include a brief description of the:

1. Proposed development team.
2. Development and financial approach to the project.
3. Developer's approach on facilities operations.
4. Developer's experience in similar development efforts with universities or other public institutions; and
5. Developer's understanding of UMSL's goals and objectives for the project including key considerations unique to this project design proposal and financial structure.
6. Statement describing why the Developer is best suited to meet the University's functional and financial goals for the project.

B. Development Team Profile

This section provides further detail on the development team in addition to the Developer's RFP response.

1. Provide a description of the development team. For each firm involved in the RFP response identify the firms' roles and provide a description of relevant qualifications and experience.
2. Provide an organizational chart which illustrates the development team and the roles of each member. Indicate for each team member their status as an employee or a subcontractor.

3. Provide a statement which verifies the legal form of the development entity. Identify the individuals authorized to negotiate on behalf of the entity. Provide a description of the ownership structure of the development entity including ownership percentages and duties.
4. Describe the Developer's business philosophy to this specific project including ownership strategy, motivation for interest in this project, and project investment criteria.

EXHIBIT 1 – Campus map locating the former UMSL Alumni House

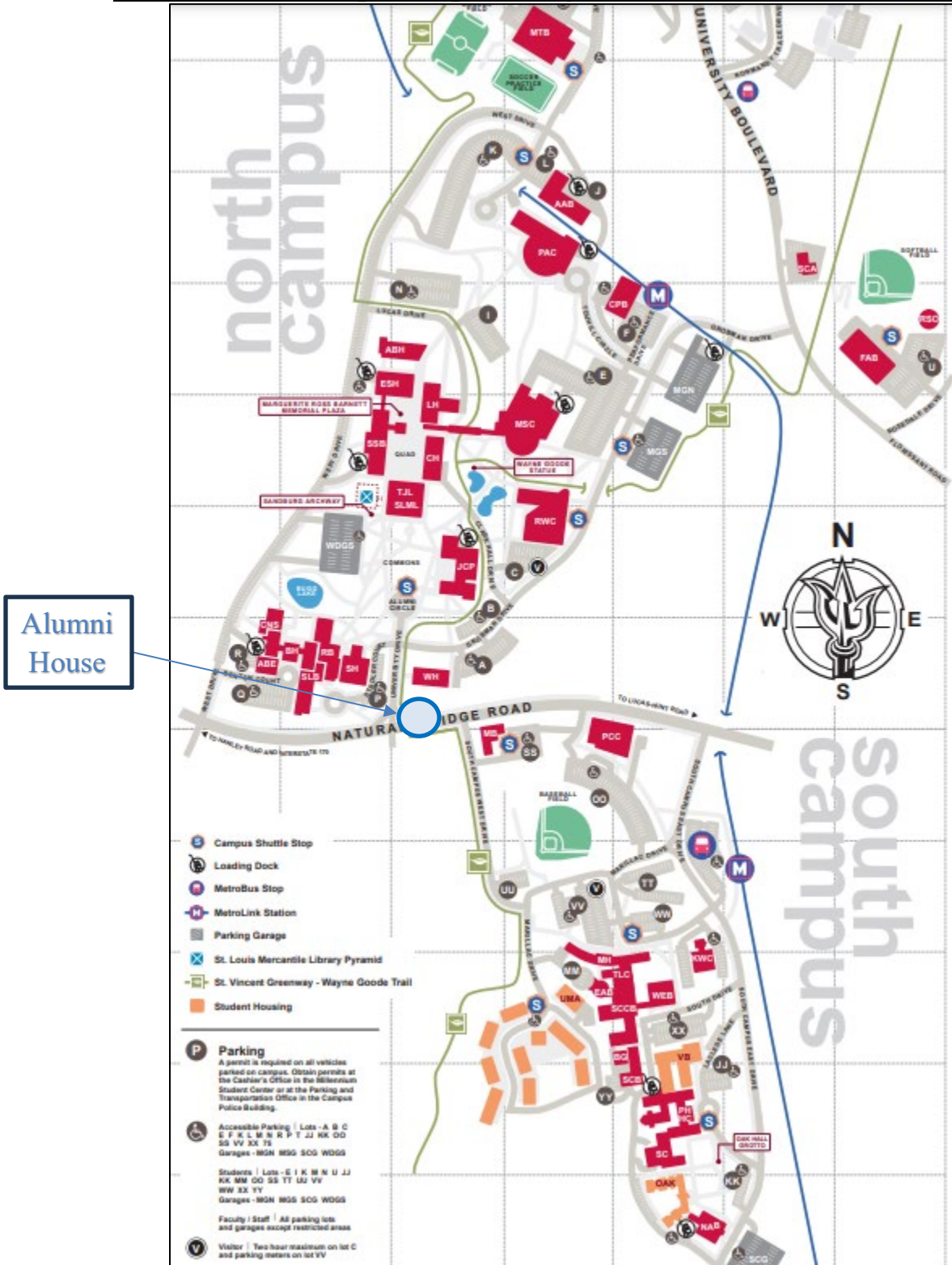


EXHIBIT 2 – Parcel Map of the former UMSL Alumni House



EXHIBIT 3 - Floor Plans for the former UMSL Alumni House

