

REQUEST FOR PROPOSALS

FOR

A COMPREHENSIVE ANALYSIS AND PLAN FOR A TRANSPORTATION DEVELOPMENT DISTRICT WITHIN THE WEST FLORISSANT GREAT STREETS DISTRICT

**Issued by the St. Louis Economic Development Partnership, in coordination
with the cities of Ferguson, Dellwood and Jennings, One West Florissant, and
Health and Homes**

Proposals Due By:

**Friday, January 19, 2024 at 3:00 PM CST
St. Louis Economic Development Partnership
ATTN: Missy DeMarco
120 South Central Ave, Suite 200
St. Louis, Missouri 63105
(314) 615-7663
mdemarco@stlpartnership.com**

Request for Proposals (RFP)

West Florissant Great Streets District Transportation Development District (WFGS TDD)

St. Louis Economic Development Partnership (“SLEDP”), in coordination with the cities of Ferguson, Dellwood and Jennings, One West Florissant, and Health and Homes (collectively, the “Working Group”), requests proposals from qualified firms to develop a comprehensive plan for a Transportation Development District (“TDD”) within the West Florissant Great Streets District (“WFGS”) located in Ferguson, Dellwood, and Jennings, Missouri. The primary objective of the TDD is to generate funding to support WFGS construction and design improvements as well as operations and maintenance costs, which are estimated to be between \$500,000 to \$1,000,000 annually.

About West Florissant Great Streets District - <https://westflorissantavenue.com/>

The West Florissant Great Streets and West Florissant Avenue/Chambers Road Intersection projects are informed by the West Florissant Great Street’s Master Plan (See: <https://www.ewgateway.org/transportation-planning/great-streets-initiative/gs-west-florissant-avenue/>)

This project will resurface the existing roadway pavement and install sidewalk improvements, a shared-use path, additional signalized pedestrian crossings, transit improvements, lighting, landscaping, and amenities from Solway Avenue to Stein Road. Construction of both projects is anticipated to commence in the Fall of 2024 and be completed in the Fall of 2026 (see attached Map WFGS Project Area).

Currently, all funding that has been secured for these projects will only cover the construction or installation of the above-listed improvements. To ensure that these projects are a long-term success, local funding for the operations and maintenance of the corridor and amenities must be secured. Ideally, future operations and maintenance activities would include, but would not be limited to, the maintenance of landscaped areas, trash pickup and debris removal, the maintenance of furnishings (benches, trash receptacles, etc.), and the maintenance of wayfinding signage.

Additional funding sources are being investigated to continue these corridor improvements northward to Pershall Road via another future project.

Project Objective and Scope of Work

The selected firm will be responsible for providing two TDD analyses and a TDD recommended implementation plan that will serve as the basis for a community education and implementation campaign to establish a WFGS TDD within a reasonable time frame (12-18 months).

- The first analysis must include:
 - A legal boundary that includes the project area of West Florissant Avenue between Solway Avenue and Stein Road.
 - An analysis of revenue collection opportunities within the proposed TDD boundary that would raise a minimum of \$500,000 annually. Revenue collection may include sales tax, real estate tax, and assessment tax. It should also be feasible, sustainable, and show consideration for and analysis of progressive taxation methods eligible under Missouri law.
- The second analysis must include all the above AND
 - A legal boundary that may extend as far north as Pershall Road and as far south as Acme Avenue (6400 Block of West Florissant Road).
 - An analysis of possible revenue collection opportunities within the proposed TDD boundary that would raise a minimum of \$1,000,000 annually.
- The TDD implementation recommendation should include a comprehensive cost-benefit analysis that evaluates the economic, legal, and civil feasibility of establishing a WFGS TDD. The analyses may serve as a basis for a public engagement, education, and implementation campaign. Short and long-term costs and benefits, include:
 - Impacts on local households, businesses, municipalities, and other stakeholders along the WFGS corridor.
 - Bureaucratic and civic considerations.
 - TDD governance and fund distribution recommendations.
 - An implementation schedule and roadmap outlining the steps required to establish the TDD, including legal, administrative, and community engagement.
 - Likely implementation costs, including financial, time, and talent.
 - A summary of eligible expenses a TDD may support beyond construction, operations, and maintenance -- such as design and planning.

Proposal Requirements

Interested firms should submit a proposal that includes the following:

- Executive Summary: A concise overview (up to two pages) of the proposed approach, key recommendations, and expected outcomes.
- Qualifications of Firm and Project Team: Information about the firm's experience, relevant projects, and expertise in developing TDDs or similar financing mechanisms. Provide details about the team members who will be involved in the project, including their qualifications, roles, or resumes.
- Technical Approach: A description of the approach the firm will take to develop the WFGS TDD recommendation, including methodologies for defining boundaries, fund collection, estimating costs, and cost-benefit analyses. Novel ideas and approaches are welcome and viewed favorably.
- Project Schedule: A realistic timeline to complete the WFGS TDD analysis and recommended implementation plan.

- Budget: A budget proposal identifying costs to complete the project objective and scope of work (WFGS TDD analysis and implementation plan).
- Approach to Diversity, Equity, and Inclusion: Provide a description of the firm's approach to diversity, equity, and inclusion in providing the services.

Evaluation Criteria

Proposals will be evaluated by at least three representatives from the Working Group. Evaluations will be based on the following criteria:

- Executive Summary: The executive summary is a concise (up to two pages) overview of the proposed approach, key recommendations, and expected outcomes.
- Qualifications of Firm and Project Team: Relevance of previous experience and expertise in similar projects.
- Technical Approach: Clarity, thoroughness, and feasibility of the proposed approach. Novel ideas and approaches to address the project's challenges are encouraged.
- Project Timeline: Feasibility of the proposed timeline to complete the WFGS TDD analysis and recommended implementation plan.
- Budget: Appropriateness of the budget in relation to the proposed project objective and scope of work (WFGS TDD analysis and implementation plan).
- Approach to Diversity, Equity, and Inclusion: The proposal should provide a description of the firm's approach to diversity, equity, and inclusion in providing the services.

Terms and Conditions

The following terms and conditions apply to all proposals:

1. The Working Group reserves 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 Working Group also reserves 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 Working Group 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 Working Group 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 Working Group 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 Proposals

To be considered, proposals must be received no later than Friday, January 19, 2024 at 3:00 PM CST. Proposals received after the deadline identified above will not be considered.

Schedule

Questions Submitted **by Friday, December 29, 2023**





Questions Answered **by Friday, January 5, 2024**

Submission of Proposals **by Friday, January 19, 2024**

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 Partnership's website, <https://stlpartnership.com/rfp-rfq/>, after the date indicated above.

Electronic proposals should be sent by email to mdemarco@stlpartnership.com.

St. Louis Economic Development Partnership
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7733 Forsyth Blvd., Suite 2200
St. Louis, Missouri 63105

-  W Florissant Ave Projects
-  City of Ferguson
-  City of Dellwood
-  City of Jennings

