



Power4STL

A Community of Health

5501 Delmar Blvd

Suite A430

St. Louis, MO 63112

www.power4stl.com

Request for Proposal (RFP)

Construction Manager at Risk (CMAR)

Power4STL Community Health and Healing Center

1. Introduction and Project Overview

Power4STL is seeking Statements of Qualifications (SOQs) from qualified and experienced construction management firms to provide Construction Manager at Risk (CMR) services for the Power4STL Community Health and Healing Center. This project will provide a trauma-informed, community-rooted care facility designed to address the long-term effects of bullet injuries, overdose risk, trauma, and systemic health inequities in the St. Louis region.

This will be a cost-plus-a-fixed-fee project with a Guaranteed Maximum Price (GMP). The selected CMR will be expected to provide both preconstruction services and, upon mutual agreement of the GMP, full construction services through project completion. The CMR will collaborate with Power4STL and the Architect, St. Louis Design Alliance, to ensure the project is delivered efficiently, within budget, and in support of Power4STL's healing mission. There will be no shortlisting or secondary RFP process. One round of qualifications will be evaluated, and a single CMR partner will be selected based on the criteria outlined in this RFQ.

2. Project Background

Power4STL is a community of health working to reduce the impact of trauma in the St. Louis region, with a focus on bullets and overdoses as expressions of communal trauma. This includes the work of The Bullet Related Injury Clinic (BRIC) and The T, a holistic harm reduction program. In 2022, over 40,000 people in the U.S. died from bullet injuries, and over 100,000 died from overdoses—losses that have disproportionately impacted Black communities in St. Louis.

The BRIC and The T stand in the legacy of Black American medicine in the region. In 2022, Representative Cori Bush helped secure a HRSA grant to renovate the historic Mound City Medical Center (MCMC) as a comprehensive harm reduction hub. Located on 1.2 acres in North St. Louis, the 14,000-square-foot building was originally purchased by eight Black doctors in the 1950s and has now been entrusted to Power4STL for restoration.

The new CENTER will include clinical services focused on wound care, pain management, trauma recovery, spiritual and mental wellbeing, and communal healing practices such as herbalism and acupuncture. Outdoor healing space and mobile outreach will extend the CENTER's impact beyond its walls.

3. Project Scope

The building was acquired by Power4STL in 2023. The renovation includes a 10,000 sq. ft. single-story facility with a 4,000 sq. ft. basement.

Historic Significance: A Section 106 review confirmed the building is eligible for the National Register of Historic Places.

Environmental Review: Lead and asbestos were identified and fully abated. Interior demolition is complete.

Scope of Work Includes:

- Complete replacement of all systems Mechanical, Electrical, and Plumbing systems
- Construction of offices, meeting rooms, break areas, and communal spaces
- Finishes, ceilings, paint, casework
- Exterior work: masonry restoration, new glass block, signage
- Site work: new driveways, ADA access, green space, and parking

The estimated construction cost is \$2.2 million. The project is funded through multiple sources and must comply with:

- Certified Payroll
- Davis-Bacon wage and Missouri Wage Rate standards
- M/WBE participation goals
- Section 3 hiring and performance standards

4. Pre-Construction Phase

The CMR will support Power4STL and St. Louis Design Alliance with preconstruction services beginning in June 2025, including:

- Early cost input based on the test fit and schematic design
- Budgeting using quantity take-offs and subcontractor feedback
- Constructability review and value engineering
- Procurement planning and scheduling (including long-lead items)
- Coordination with permitting authorities
- Regular updates at schematic and design development milestones

The CMR will also:

- Develop a GMP proposal
- Conduct an open-book subcontractor bidding process
- Coordinate with Power4STL on design issues and unforeseen conditions
- Support compliance reporting and agency coordination
- Facilitate design-subcontractor collaboration review

5. Evaluation Rubric

Power4STL will evaluate SOQs using the following rubric:

Evaluation Criteria	Points	Evaluation Considerations
Relevant Experience & Past Performance	20	Demonstrated success on similar CMR projects, especially in size, scope, and budget
Work in the City of St. Louis	10	Experience navigating local codes, permitting, and subcontractor networks
Past Performance with Design Team	5	Prior collaboration with St. Louis Design Alliance or similar design teams
Quality of Work	5	Demonstrated construction quality and client satisfaction
Comparable Projects	5	Experience with projects of similar scale
DEI and Workforce Inclusion Efforts	10	MBE/WBE participation plans, local hiring strategies, and community engagement
Fee Proposal (CM fee, GC, Precon, etc.)	15	Clearly outlined, reasonable, and complete fee structure
% of Self-Performed Work	5	Ability to self-perform key trades efficiently, where

		applicable
Estimated Schedule & Approach	10	Realistic and efficient schedule that fits budget and scope
References	5	Feedback from previous clients and partners
Current Workload & Capacity	5	Availability and resource capacity for this project
Mission Alignment & Understanding	5	Demonstrates understanding of Power4STL's goals and trauma-informed principles

6. Submission Requirements

Each submission must include:

1. Cover Letter
2. Firm Overview: Legal structure, license, bonding, insurance
3. Key Personnel: Resumes, roles, availability
4. Relevant Projects: Similar CMR experience
5. DEI Strategy: M/WBE, Section 3, local hiring approach
6. Project Approach: Preconstruction and construction methodology
7. Fee Proposal: CM fee, general conditions, preconstruction fee, % of self-performed work
8. Preliminary Schedule
9. References
10. Compliance Acknowledgment: Davis-Bacon, payroll, Section 3, M/WBE

7. GMP Agreement and Construction Phase Contingency

All preconstruction services will be performed in collaboration with Power4STL and the design team. The CMR will only proceed to construction if both parties agree on compensation and scope based on a Guaranteed Maximum Price (GMP).

Construction compensation will follow a cost-plus-a-fee structure, not to exceed the GMP. If agreement on the GMP is reached, a formal GMP Amendment to the CMAR agreement will be executed. If no agreement is reached, the CMAR contract will terminate at the end of the preconstruction phase and compensation will be limited to preconstruction services rendered.

8. Submission Details & Timeline

Questions & Clarifications

All questions must be submitted no later than Friday, May 9, 2025 at 3:00 p.m. CST to:

Josh Stigers
Phone: (314) 537-7713
Email: jstigers@newagainhouses.com

Sealed Proposal Delivery
Submit sealed proposals by May 16, 2025 at 4:00 p.m. CST to:

St. Louis Design Alliance
Attn: Power4STL CMAR Proposal
5897 Delmar Blvd, St. Louis, MO 63112

Clearly label: "Power4STL CMR Proposal – Sealed Bid"

Timeline

- RFP Issued: May 5, 2025 and **Extended on May 14, 2025**
- Questions Due: May 9, 2025 at 3:00 p.m. - **Extended to May 16, 2025 at 3pm**
- Site Visits (TBD): May 7–13, 2025 - **Extended to May 20, 2025**
- Proposals Due: May 16, 2025 by 4:00 p.m. - **Extended to May 23, 2025 at 4pm**
- Interviews & Selection: Week of May 19, 2025 - **Extended to Week of May 27**
- Preconstruction Phase Begins: June 2025
- Schematic Design Completed: June 2025
- Design Development & GMP Negotiation: July 2025
- Construction Documents Completed: July 2025
- Construction Start (GMP-dependent): August 2025
- Substantial Completion: Fall 2026

Attachments Provided Upon request:

- Preliminary Blueprint Drawings – 2715 Union Blvd, St. Louis, MO 63112

9. General Terms & Conditions

Right to Reject

Power4STL reserves the right to reject any or all SOQs, to waive informalities, and to accept the proposal in the best interest of the organization and community.

Contractual Relationship

This RFQ does not constitute a contract. Power4STL will not be liable for costs incurred in SOQ preparation.

Insurance Requirements

The selected CMR must maintain:

- General Liability
- Workers' Compensation
- Professional Liability

- Builder's Risk (as required)

Legal Compliance

All services must comply with applicable laws, codes, and funding requirements (e.g., Davis-Bacon, Section 3).

Non-Discrimination

Power4STL prohibits discrimination and strongly encourages proposals from M/WBE and local firms.

Confidentiality

All submissions become public record under Missouri Sunshine Law, except for information clearly marked as proprietary.