

The Urban League of Metropolitan St. Louis

**Requests Proposals for STRIP LIGHTING for the Urban League –
Dellwood Senior Housing Project**

for

**Urban League Senior Housing Project – Dellwood Senior
St. Louis, Missouri**

Issue Date: October 19, 2023

Submission Date: November 3, 2023

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Part One: General Conditions

1.1 Overview

This Request for Proposal (RFP) is issued by the Urban League of St. Louis, Missouri for STRIP LIGHTING for the Urban League- Dellwood Senior Housing Project. The RFP process consist of two parts:

- Any Site Meeting Coordination Needed – Week of Oct 23rd
- Submission of Proposal

1.2 Project Description

Urban League Senior Housing at Dellwood (the “Development” or the “Project”) will consist of a 44-unit mixed income, senior (62 +) apartment community located in Dellwood, Missouri (St. Louis County). The Project consists of a three-story brick and fiber cement building that will include 40 one- bedroom and 4 two-bedroom units. The Project site is located at 9947 W. Florissant Avenue in Dellwood, Missouri and located in the “West Florissant Corridor” of Dellwood. Amenities included in the design are a senior citizen community center, as well as in-unit laundry. Exterior amenities include free parking, enhanced security features and an on-site management company.

Part Two

Scope of Services: STRIP LIGHTING on the Dellwood Senior Housing Project

2.1 Introduction

2.2 Detailed Scope of Services

Strip Lighting: Add accent strip lighting at the top of 2 faces of the building where the parapet height increases. Similar example photo and marked up elevation drawing included for reference. Contractor to include all necessary permitting, electrical wiring to electrical, lighting, all mounting hardware, lifts for access, etc.

(see attached exhibits)

Part Three:

Selection Process

3.1 Selection Process

We strongly encourage participation by minority and women business at the local level.

The selection process consists of three parts:

- Site Meeting if needed
- Submission of Proposal
- Review and Selection of Subcontractor

As previously noted, proponents are responsible for all costs related to site visits and interview attendance.

Task	Due Date
Distribute RFP	10/19/23
RFP Candidates submit questions about RFP/Project	10/27/23
RFP Responses to questions if any	10/31/23
RFP Proposals Submitted from firms	11/03/23
Review/Screening of Proposals/Narrow to finalists	11/03-11/7
Site Visit if needed	10/23-10/27
Firm Select	11/8/23

The following contact information is provided for communication and submission of proposal:

Gardner Capital /Construction Management

Cory Pritchard

cpritchard@gardnercapital.com

3.2 Form of Submission

- Cover Letter
- Detailed Proposal
- Mobilization Date
- Projected Schedule
- Detailed bid – expected to be turnkey

3.3 Selection Criteria

Proposals will be evaluated according to the quality of the submission and the team's response to the particular needs of this project/

Selection Criteria	Percentage of Scale
Quality of Proposal	25%
Team Organization/Minority Participation	25%
Schedule	25%
Budget	25%
Total	100%

3.4 Questions and Communication

For clarification on any aspect of this RFP you are invited to direct inquiries, in writing only, by mail or facsimile or e-mail to:

Gardner Capital

8000 Maryland, Suite 1300

Clayton, MO 63105

cpritchard@gardnercapital.com



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GENERAL ELEVATION NOTES

- 1. REFER TO A-60X SERIES FOR DOOR TYPES AND DETAILS
- 2. REFER TO A-62X FOR WINDOW TYPES AND DETAILS
- 3. REFER TO A-63X SERIES FOR STOREFRONT AND INTERIOR GLAZING TYPES AND DETAILS
- 4. REFER TO STRUCTURAL FOR GRID DIMENSIONS.
- 5. REFER TO FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL, AND TELECOM FOR RESPECTIVE ITEMS.

EXTERIOR MATERIAL LEGEND

MARK	MANUFACTURER	MODEL
DS-1	REFER TO SPECIFICATION	COLOR: WHITE
EXTERIOR - VINYL WINDOWS		
VW-1	REFER TO SPECIFICATION	COLOR: WHITE
EXTERIOR INSULATION FINISH SYSTEM		
EIFS-1	DRYVIT OUTSULATION PLUS MD SYSTEM	TYPE: DRYVIT #403 COLOR: DOESKIN
EIFS-2	DRYVIT OUTSULATION PLUS MD SYSTEM	TYPE: DRYVIT #108 COLOR: MANOR WHITE
EIFS-3	DRYVIT OUTSULATION PLUS MD SYSTEM	TYPE: DRYVIT #306 COLOR: SWISS MOCHA

EXTERIOR MATERIAL LEGEND

MARK	MANUFACTURER	MODEL
GTR-1	REFER TO SPECIFICATION	COLOR: WHITE
RC-1	REFER TO SPECIFICATION	COLOR: WHITE
EXTERIOR ROOF COPING		
GTR-1	REFER TO SPECIFICATION	COLOR: WHITE
RC-1	REFER TO SPECIFICATION	COLOR: WHITE
PAINT		
PT-1	REFER TO SPECIFICATION	COLOR - PAINT TO MATCH ADJACENT EIFS 3
PT-2	MAPES ARCHITECTURAL CANOPIES	FASCIA: BLACK SOFFIT: WHITE
PT-3	REFER TO SPECIFICATION	TYPE: ELASTOMERIC COLOR: WHITE - MATCH DOWNSPOUTS, GUTTERS, WINDOW FRAMES, COPING

KEYED NOTE LEGEND

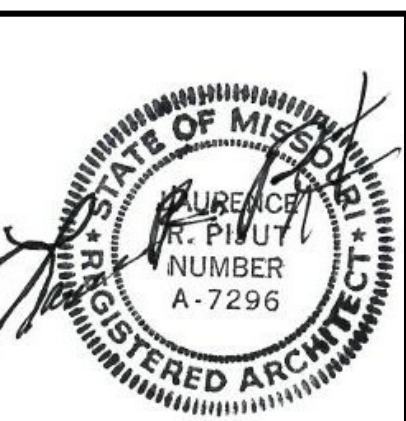
KEY	NOTE
05.13	END DAM FLASHING. FINISH TO MATCH COPING.
07.01	PRE-FORMED 6X6 METAL GUTTER INTO 5X6 PRE-FORMED METAL DOWNSPOUTS
07.02	PRE-FINISHED ALUMINUM DOWNSPOUT - OUTLETS TO 36" LONG SPLASH BLOCKS SLOPED AWAY FROM BUILDING, TYPICAL.
07.07	8" EIFS ACCENT BAND
07.09	PRE-FINISHED METAL ROOF COPING AT PARAPET
07.12	3/4" X 3/4" V-GROOVE
07.13	HORIZONTAL EXPANSION JOINT AT EIFS - RE: 4/A-501
08.14	VINYL SINGLE-HUNG WINDOW, TYP.
08.15	OPERABLE VINYL SINGLE-HUNG WINDOW, TYP.
10.08	ADDRESS IDENTIFICATION TO COMPLY WITH 2015 IBC 501.2. COLOR TO BE SPECIFIED BY ARCHITECT. 12" HIGH LETTERS
13.01	HANGER ROD SUPPORTED METAL RAIN CANOPY. SEE SECTION 7/A-555
21.01	FIRE DEPARTMENT CONNECTION. REFER TO PLUMBING. PROVIDE SIGNAGE ABOVE PER NFPA 13
23.02	VTAC LOUVER
23.03	LOUVER, RE: MECHANICAL



2060 Craigshire Road
Saint Louis, MO 63146
T. 314.241.8188
F. 314.241.0125

www.kai-db.com
Missouri State Certificate of Authority 2910903897

URBAN LEAGUE SENIOR HOUSING, LLC
URBAN LEAGUE SENIOR HOUSING AT DELLWOOD
 9947 W Florissant Ave., St. Louis, MO 63135
 BID AND PERMIT SET

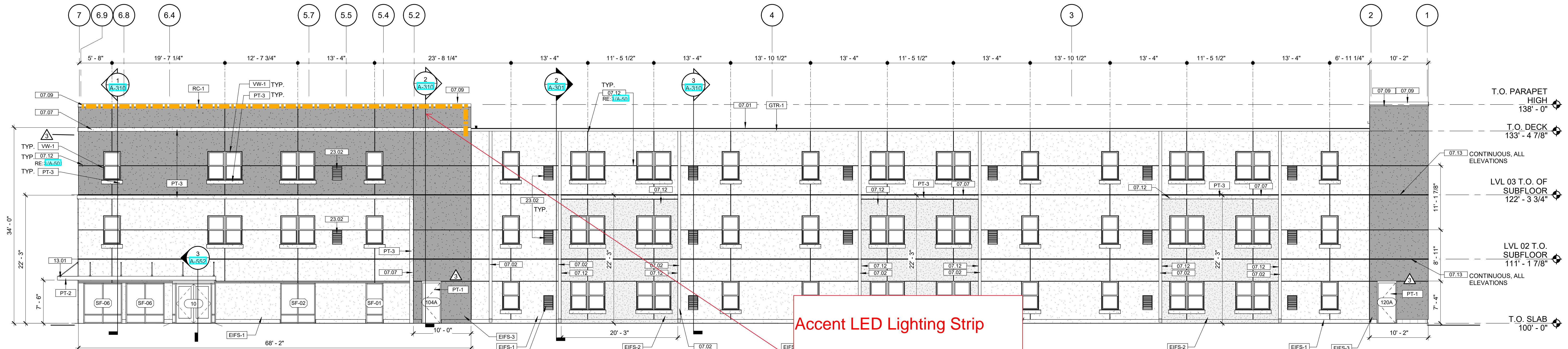


ISSUE	DATE	DESCRIPTION
1	10/15/2021	REV 01
3	03/11/2022	AS1.001
7	10/20/2022	CCD 02

ISSUE DATE: **OCTOBER 1, 2021**
 PROJECT NO: 10-19534.03
 MHDC PROJECT NO: #19-090 MT
 DRAWN BY: AJK
 REVIEWED BY: WA

ORIGINAL SHEET SIZE IS 30" X 42"
BUILDING ELEVATIONS

SHEET NO. **A-201**



Accent LED Lighting Strip
 *Power location TBD and provided by contractor.

