



DIAMOND DIVA EMPOWERMENT FOUNDATION

REQUEST FOR PROPOSAL (RFP)

ECONOMIC DEVELOPMENT CONSULTATION SERVICES

ST. LOUIS COUNTY COMMUNITY RESOURCE HUB

TRINITY CATHOLIC HIGH SCHOOL REDEVELOPMENT PROJECT

Issue Date: 7/1/26

Proposal Due Date: 8/1/26

Project Location: Former Trinity Catholic High School Campus, St. Louis County, Missouri

ABOUT DIAMOND DIVA EMPOWERMENT FOUNDATION

Diamond Diva Empowerment Foundation (2DEF) is a community-based nonprofit organization dedicated to empowering individuals and families impacted by domestic violence, homelessness, trauma, and community violence. Through comprehensive housing stabilization, trauma-informed counseling, youth development, mentoring, advocacy, and prevention services, 2DEF works to strengthen families, restore hope, and create pathways toward long-term self-sufficiency.

The mission of Diamond Diva Empowerment Foundation is to empower survivors, strengthen families, and transform communities through advocacy, housing stabilization, education, mentoring, and trauma-informed support services.

The Trinity Catholic High School Redevelopment Project represents a transformative investment in preserving an important historic community landmark while creating a sustainable Community Resource Hub that will expand access to housing, workforce development, behavioral health, youth programming, violence prevention, and family support services throughout St. Louis County for generations to come.

CONTRACT OPPORTUNITY

Diamond Diva Empowerment Foundation (2DEF) is soliciting proposals from qualified Economic Development Consultants, economic development firms, community development organizations, and redevelopment professionals to provide Economic Development Consulting Services for the

redevelopment of the historic Trinity Catholic High School campus into the St. Louis Community Resource Hub.

The selected consultant will assist 2DEF in developing and implementing economic development strategies that maximize investment, job creation, workforce development, business growth, neighborhood revitalization, and long-term economic sustainability associated with the redevelopment project.

The consultant will work closely with 2DEF leadership, project consultants, local governments, economic development agencies, workforce partners, financial institutions, employers, community organizations, and funding partners to position the St. Louis Community Resource Hub as a catalyst for economic growth and community transformation.

This solicitation represents an opportunity to partner with 2DEF on a landmark historic preservation and community redevelopment initiative that is expected to generate significant economic, educational, workforce, and social benefits throughout St. Louis County.

PROJECT OVERVIEW

The Trinity Catholic High School Redevelopment Project seeks to preserve and repurpose a historic educational campus into a multi-service community asset serving residents throughout St. Louis County.

The redevelopment may include:

- Workforce development and training facilities
- Small business and entrepreneurship support services
- Community service organizations
- Behavioral health and wellness programs
- Youth leadership and mentoring initiatives
- Educational and vocational training spaces
- Community meeting and conference facilities
- Business incubation and co-working opportunities
- Nonprofit collaboration spaces
- Outdoor community gathering areas

The project is intended to generate measurable economic and social impacts, including job creation, workforce development, increased investment, and improved community outcomes.

SCOPE OF SERVICES

The selected Economic Development Consultant shall provide services including, but not limited to:

Economic Impact Analysis

- Conduct economic impact assessments
- Measure direct, indirect, and induced economic impacts
- Estimate job creation and retention impacts

- Analyze tax revenue impacts
- Prepare economic benefit reports

Economic Development Strategy

- Develop a comprehensive economic development plan
- Identify economic growth opportunities
- Create implementation strategies
- Establish performance benchmarks and metrics
- Develop sustainability recommendations

Workforce Development Planning

- Assess workforce needs and opportunities
- Identify industry sector partnerships
- Coordinate workforce development strategies
- Support training and credentialing initiatives
- Align workforce programs with regional labor market demands

Business Development and Entrepreneurship

- Develop small business support strategies
- Identify business incubation opportunities
- Assist in entrepreneurship programming development
- Support business attraction and retention efforts
- Promote local procurement opportunities

Funding and Incentive Analysis

- Identify economic development incentives
- Evaluate tax incentive opportunities
- Assist with public financing strategies
- Support grant and funding applications
- Coordinate with economic development agencies

Public-Private Partnership Development

- Facilitate partnerships among public, private, and nonprofit sectors
- Identify investment opportunities
- Coordinate stakeholder engagement
- Support collaborative economic initiatives

Community Revitalization Planning

- Analyze neighborhood economic conditions
- Develop revitalization strategies
- Promote equitable economic development
- Identify redevelopment opportunities
- Support community wealth-building initiatives

Economic Inclusion Strategies

- Develop strategies to increase participation by minority-owned businesses
- Promote local hiring initiatives
- Support equitable contracting opportunities
- Encourage community-based economic participation

Stakeholder Coordination

- Coordinate with economic development organizations
- Engage chambers of commerce
- Collaborate with workforce development agencies
- Facilitate employer partnerships
- Support community engagement efforts

Reporting and Performance Measurement

- Establish economic performance metrics
- Develop monitoring and reporting systems
- Prepare quarterly and annual reports
- Track economic outcomes and impacts

DELIVERABLES

The selected consultant may be expected to provide:

- Economic Impact Analysis Report
- Economic Development Strategy Plan
- Workforce Development Strategy
- Business Attraction and Retention Plan
- Small Business Development Plan
- Incentive and Financing Opportunities Report
- Economic Inclusion Plan
- Job Creation Projections
- Community Revitalization Recommendations
- Quarterly Economic Development Reports
- Annual Economic Impact Report

MANDATORY QUALIFICATIONS

Respondents must demonstrate:

- Minimum seven (7) years of economic development consulting experience.
- Demonstrated experience preparing economic impact studies and economic development plans.
- Experience working on community development, redevelopment, or capital improvement projects.
- Experience collaborating with government agencies, nonprofit organizations, and private-sector partners.

- Experience identifying and leveraging economic development incentives and funding programs.
- Demonstrated success supporting projects involving workforce development, business development, or community revitalization.
- Strong analytical, financial, and strategic planning capabilities.

PREFERRED QUALIFICATIONS

Preference shall be given to respondents with experience involving:

- Historic redevelopment projects
- Adaptive reuse projects
- Community resource centers
- Nonprofit-led redevelopment initiatives
- Workforce development facilities
- Federal economic development programs
- Economic Development Administration (EDA) grants
- Community Development Block Grant (CDBG) programs
- New Markets Tax Credit projects
- Opportunity Zone investments
- Public-private partnerships
- St. Louis regional economic development initiatives

SUBMISSION INSTRUCTIONS

Submit proposals electronically in PDF format to: www.2def.org/stlccrc

Please follow the following formatting instructions:

- Font: Times New Roman, 12pt
- Margins: 1in
- Double Spaced
- Proposal should be no more than 12 pages. Required attachments are not included in this limit (i.e. Insurance Documents, Resumes, Licenses, Reference letters).

Proposals must be received no later than: 8/1/26 at 11:59pm

Required Documents

- Proposal (no more than 12 pages)
- Agency Licensure
- Proof of Insurance
- State Registration
- Good Standing Letter
- Resumes for Key Personnel
- Three (3) Reference Letters

Questions regarding this solicitation should be emailed to:

Dr. Shantasha Love

office@2def.org

SUBMISSION REQUIREMENTS

Cover Letter

Include:

- Name of individual or firm
- Primary contact information
- Statement of interest
- Summary of qualifications

Organizational Profile

- Firm history
- Areas of expertise
- Organizational structure
- Geographic service area

Relevant Experience

Provide descriptions of at least five (5) comparable projects completed within the past ten years.

Include:

- Project name
- Client
- Project budget
- Economic impacts achieved
- Services provided
- Completion date

Key Personnel

Provide resumes and qualifications for:

- Lead Economic Development Consultant
- Project Manager
- Supporting Team Members

Technical Approach

Describe your approach to:

- Economic impact analysis
- Workforce development planning
- Business attraction and retention
- Community revitalization
- Economic inclusion
- Public-private partnerships

Fee Proposal

Provide:

- Hourly rates
- Fixed fee options
- Retainer options

- Reimbursable expenses
- Estimated project cost

References

Provide at least three (3) professional reference letters from comparable projects.

EVALUATION CRITERIA

- Relevant Experience – 30%
- Key Personnel – 25%
- Technical Approach – 30%
- Fee Proposal – 15%

PROCUREMENT SCHEDULE

RFB Release Date: 7/1/26

Pre-Proposal Site Tour: 6/29/26

Deadline for Questions: 7/15/26

Proposal Submission Deadline: 8/1/26

Consultant Selection: 9/1/26

Contract Negotiation: 9/15/26

Notice to Proceed: 9/30/26

CONTRACT TERM

The anticipated contract term will begin upon execution and continue through project completion, anticipated to span multiple phases over approximately three to five years.

EQUAL OPPORTUNITY

Diamond Diva Empowerment Foundation is an Equal Opportunity Employer that encourages participation from Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), Veteran-Owned Businesses, and Disadvantaged Business Enterprises.

RESERVATION OF RIGHTS

2DEF reserves the right to:

- Reject any or all proposals
- Waive minor irregularities
- Request additional information
- Conduct interviews
- Negotiate contract terms
- Cancel or reissue this solicitation