

Request for Proposals

Geotechnical Engineering Services — 2465 Brown Lane, Florissant, MO 63033

Issued By	Promise Community Homes (PCH)
Project Site	2465 Brown Lane, Florissant, MO 63033
Issue Sate	August 3, 2026
Site Visit Deadline	August 14, 2026
Proposal Deadline	August 19, 2026
Questions, Site Visit Requests, & Submission Contact	Matt Elmore, Executive Director — matte@promisecommunityhomes.org

1. Project Overview

Promise Community Homes (PCH) is a nonprofit that owns and maintains affordable, accessible, forever homes for adults with intellectual and developmental disabilities. Partner agencies handle direct support, and we handle the property, so residents have a stable, accessible place to call home for the long term.

This project brings that mission to 2465 Brown Lane in Florissant, Missouri 63033: new accessible, affordable apartments for adults with IDD. Before we can finalize foundation design, we need a qualified geotechnical engineering firm to investigate subsurface conditions and deliver a report the project architect and structural engineer can build from.

PCH is seeking proposals from qualified, licensed geotechnical engineering firms to perform a subsurface investigation and prepare a geotechnical report for this site.

2. Structural Design Information

Per the project architect, the estimated maximum building load is 1,500 lb/ft under bearing walls. This figure should inform the firm's sampling plan, testing scope, and bearing capacity analysis.

3. Scope of Services

3.1 Subsurface Investigation & Laboratory Testing

The selected firm will collect soil samples across the site and conduct laboratory analysis, including, at a minimum:

- Atterberg limits
- Moisture content
- Swell tests
- Unconfined compressive strength
- Dry density

The firm should propose the number, depth, and location of borings needed to adequately characterize the site given the building load noted above and should note if additional or alternate testing is recommended. Recommended boring locations are shown in Exhibit A, attached.

3.2 Geotechnical Report

The firm will prepare a written geotechnical report that includes, at minimum, the following:

1. Summary of field activities and laboratory test procedures
2. Results of testing conducted and conclusions
3. Recommendations regarding design and construction of the foundation system, including allowable bearing pressures, estimated settlement, slab-on-grade design, and any ground improvement recommendations
4. Recommended construction procedures
5. Presence of existing uncontrolled fill, with remediation recommendations if present
6. Presence of expansive clay, with remediation recommendations if present
7. Seismic site classification

4. Site Access & Existing Conditions

The site currently has an existing single-family home, garage, and barn. Demolition is planned but not yet scheduled, so these structures may still be in place during the investigation. There are no active utilities on the property, but there may be buried utilities that will need to be identified before fieldwork begins.

A recent survey and Phase I and Phase II environmental studies are available for download at pchstl.org/georfp.

Any visits to the site prior to award must be coordinated with Matt Elmore. Once under contract, fieldwork should be scheduled at reasonable times so as not to disrupt the neighboring community.

Questions on architectural or design intent may also be directed to Neil Chace at Trivers, the project architect, at nchace@trivers.com. Please cc Matt Elmore on all questions directed to Trivers.

5. Wage Fairness

This project is supported in part by the Productive Living Board of St. Louis County, which requires every PCH request for proposals to address fair wages for the workers involved. Respondents should briefly describe how field and laboratory staff assigned to this project are compensated, including any prevailing wage compliance (where applicable) and the firm's general approach to fair pay for employees and subcontractors.

The Productive Living Board does not control firm selection and does not authorize payment; both remain solely the responsibility of PCH.

6. Proposal Requirements

Please keep proposals to 15 pages or less where possible. This is a guideline to keep review manageable, not a strict requirement.

Please submit a proposal that includes:

- Firm qualifications and relevant experience, including similar residential or light-commercial projects in the St. Louis region

- Names and qualifications of the professional engineer(s) who will oversee the investigation and stamp the report
- Proposed scope of field work, including number and depth of borings
- Fee proposal, itemized by field work, laboratory testing, and report preparation
- Estimated timeline from notice to proceed through delivery of the final stamped report
- At least two references from comparable projects
- Certificate of insurance or confirmation that one can be provided upon award
- Brief description of wage practices for staff assigned to this project, per Section 5

7. Submission Instructions

Proposals are due by 5:00 PM on August 19, 2026, and should be submitted electronically to Matt Elmore, Executive Director, at matte@promisecommunityhomes.org. Questions, and requests to visit the property, can be directed to the same contact.

PCH reserves the right to reject any or all proposals, to request clarification or additional information from any firm, and to award the contract based on the best overall value to the organization, not solely on lowest price.

8. Evaluation Criteria

PCH is a nonprofit and relies on the generosity of donors, funders, and partners to do this work, so we're cost-conscious by necessity. That said, quality and durability matter just as much: these are forever homes for our residents, and we'd rather pay fairly for a thorough, reliable investigation than cut corners on the front end. Proposals will be evaluated on:

- Relevant experience and qualifications
- Understanding of the project and site conditions
- Proposed approach and thoroughness of scope
- Cost
- Ability to meet the proposed timeline

9. Anticipated Timeline

Respondents should propose a start date for field work and an estimated date for delivery of the final report as part of their proposal.

RFP issued	August 3, 2026
Proposals due	August 19, 2026
Firm selected	September 3, 2026
Field work begins	To be proposed by firm
Final report delivered	To be proposed by firm

Thank you for your interest in supporting Promise Community Homes. We look forward to your proposal.

Site plan showing recommended boring locations to follow.

