

REQUEST FOR PROPOSAL

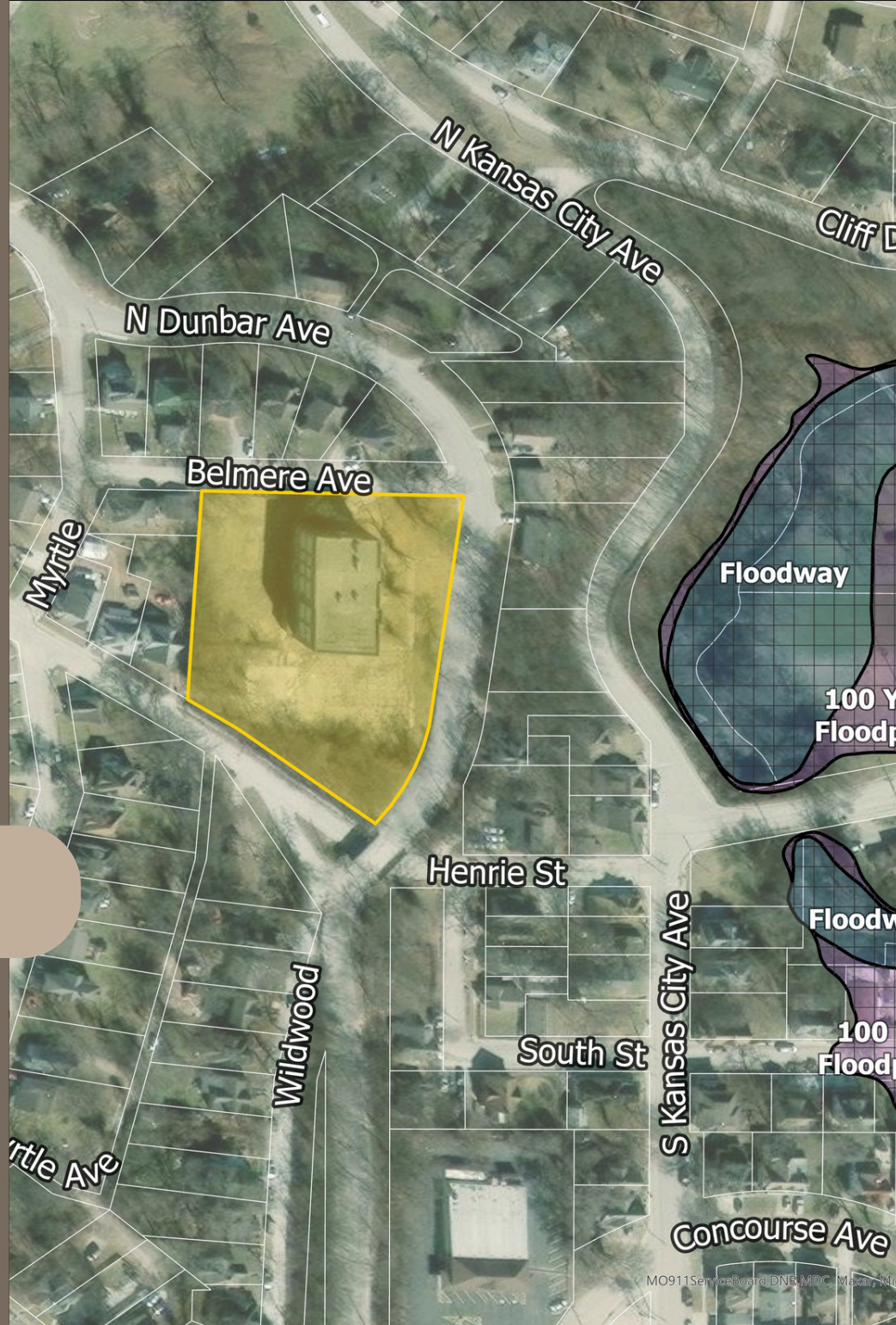
site type:
REDEVELOPMENT

location:
108 DUNBAR

of parcels:
1

1.76 ACRES

zoning:
R-3, CLUSTER, TOWNHOUSE
OR GARDEN APARTMENT



additional details:

Property Owner:

City of Excelsior Springs
201 E Broadway
Excelsior Springs, MO 64024

Floodplain: none

REQUEST FOR PROPOSALS (RFP)
City of Excelsior Springs, Missouri
Redevelopment Opportunity: Wyman School – 108 Dunbar Avenue

Release Date: January 15, 2026

Site Walk thru: **January 26 walk thru has been rescheduled to Friday, January 30 at 9:30 am. Additionally, there is a walk thru scheduled for Tuesday, February 3 at 8:30 am.**

Proposal Due Date: March 17, 2026 by 3 pm

I. INTRODUCTION

The City of Excelsior Springs, Missouri (“City”) is seeking proposals from qualified developers or development teams for the acquisition and redevelopment of a city-owned property located at 108 Dunbar Avenue, commonly known as the Wyman School site. This 1.76-acre site includes a three-story historic school building and is an important component of the City’s ongoing community revitalization strategy.

The three-story historic school building is currently undergoing asbestos and lead-based paint abatement. The City of Excelsior Springs is spending nearly \$750,000 from Missouri Department of Natural Resources grant funds and Capital Improvement funds. When completed the building will be available for redevelopment.

II. PROJECT VISION

The City envisions a high-quality, adaptive reuse or redevelopment of the Wyman School property that enhances the surrounding neighborhood and contributes to the City's long-term housing and community development goals. Residential reuse is preferred; however, proposals offering innovative mixed-use or compatible alternative uses will also be considered.

III. PROPERTY DESCRIPTION

- **Address:** 108 Dunbar Avenue, Excelsior Springs, MO 64024
- **Parcel Size:** Approximately 1.76 acres
- **Improvements:** Three-story school building (historic structure),
- **Zoning:** R-3, Cluster, Townhouse or Garden Apartment District
- **Surrounding Land Use:** R-2, Two Family Residential District, homes are primarily single-family homes
- **Road Access:** Belmere Ave, Henrie Street
- **Environmental Status:**
 - Asbestos abatement to be completed with EIERA grant funds
 - Lead-based paint abatement funded by the City (approx. \$500,000)
 - Property will receive a “No Further Action” letter from the Missouri Department of Natural Resources upon completion of remediation

IV. SITE SUMMARY

Situated just above Excelsior Springs' historic downtown, the 1.76-acre Wyman School site offers a prime redevelopment opportunity with access from Dunbar Avenue, Henrie Street, and Belmore Avenue. The property features a prominent early 20th-century school building that reflects the era's educational design standards. Constructed in 1912 with an expansion in 1915, Wyman School is a fireproof concrete structure with brick walls, wide corridors, and Classical Revival architectural detailing, including limestone and pressed metal ornamentation. Interior features such as banks of windows, transoms, and flanking classroom layouts were designed to enhance natural light and air circulation.

The school ceased operations in the mid-1990s, with only limited reuse since. In 2017, the City of Excelsior Springs acquired the property through a tax sale. The site originally included a separate power plant building, which was demolished in March 2022. Since acquisition, the City has completed a Phase I and II Environmental Site Assessment and an Analysis of Brownfield Cleanup Alternatives (ABCA). Remediation of asbestos and lead-based paint is currently underway, supported by an EIERA grant and Capital Improvement funds. Completion of the remediation work is anticipated in fall 2025, at which point the site is expected to receive a "No Further Action" letter from the Missouri Department of Natural Resources.

The Wyman School site is ideally suited for residential redevelopment, but the City will consider all creative and viable proposals that align with community revitalization goals.

For links to further information about the property please visit: [\[link to webpage\]](#).

V. SUBMISSION REQUIREMENTS

Interested respondents shall submit a complete proposal including the following components:

- 1. Developer Qualifications and Experience**
 - Description of the development team, including bios, roles, and resumes
 - Examples of comparable completed projects
 - References for past public or private sector partnerships
- 2. Project Plan**
 - Conceptual site and building design, including proposed use(s)
 - Preliminary development timeline and key milestones
 - Approach to preservation, demolition, or new construction
 - Parking plan and considerations for access and circulation
- 3. Public-Private Partnership Statement**
 - Indicate whether the project is contingent upon support beyond standard development review and approval (e.g., zoning changes, infrastructure support, grants, or other City or State actions)
- 4. Incentive Request (if applicable)**
 - Description and justification of any requested public incentives

- Full pro forma including detailed financial assumptions, projected revenues and expenses, total project cost, and explanation of the funding gap to be bridged by public participation

VI. EVALUATION CRITERIA

Proposals will be evaluated by a city-appointed review panel based on the following criteria:

- **Qualifications and Experience**
Proven track record in successful development and adaptive reuse
- **Creative Vision and Alignment with City Goals**
Innovative design and compatibility with neighborhood and citywide objectives
- **Project Feasibility and Financial Capability**
Demonstrated ability to fund and execute the proposed development
- **Execution and Operations Plan**
Strength of the project team's capacity to deliver the project from concept to completion and ongoing management
- **Public Benefit and Community Impact**
Contribution to housing options, economic development, and community vitality

The City reserves the right to request additional information or clarification from any or all respondents after receipt of proposals. Requested information may include, without limitation, details regarding project financing, sources and uses of funds, or other documentation necessary to evaluate respondent's financial capacity and feasibility of the proposed development. As a result, the City may engage in discussions or negotiations with one or more respondents concurrently as it evaluates proposals and determines the approach that best serves the public interest.

The City Council may request a presentation to the Council for this project proposal.

VII. SUBMITTAL INSTRUCTIONS

Submission Deadline: March 17, 2026 by 3 pm

Submission Format: One electronic PDF (required); 7 hard copies (optional)

Submit Proposals to:

Melinda Mehaffy, Economic Development Director

City of Excelsior Springs – Economic Development Department

201 E Broadway, Excelsior Springs, MO 64024

Email: mmehaffy@excelsiorsprings.gov

VIII. SITE VISITS & QUESTIONS

Additional site visits can be scheduled upon request. All questions regarding this RFP must be submitted in writing to Melinda Mehaffy, mmehaffy@excelsiorsprings.gov by February 17, 2026 at 3 pm.

IX. RESERVATION OF RIGHTS

The City reserves the right to reject any or all proposals, waive informalities, and accept the proposal that best serves the interests of the community. This RFP does not constitute an offer or commitment by the City to enter into a development agreement or sale.