

# Redevelopment Services

**Thinking about rehabbing a building or redeveloping a new site? Looking to relocate to that unique historic building? Lafser & Associates provides a full suite of professional services tailored to your project!**

Lafser & Associates, Inc. (L&A) are leading consultants providing construction, historic preservation & environmental services to building owners, developers, real estate companies, banks, neighborhood groups, & municipalities. We take great pride in assisting clients with the rehabilitation & redevelopment of their buildings & sites. We become the liaison for our clients with city & state officials, housing agencies, local preservation boards, state historic preservation & environmental offices, & the National Park Service. Our principled skills help bring even the most challenging projects to a fruition that is beneficial for both the client & their local community.

## Proven Experience

With over 125 years of combined experience & expertise in the environmental, historic preservation, & construction fields, L&A has provided the investigation, recordation, construction, rehabilitation, & remediation for thousands of buildings & sites region-wide.

## Housing Projects & Banks

L&A will alleviate the stress associated with State & Federal-funded housing projects because we provide the bulk of the services necessary to complete the required environmental review including:

- Phase 1 ESA,
- Geotechnical Soils Reporting,
- Section 106 historic review,
- Lead-based paint & Asbestos assessment,
- Radon testing, and
- Vapor Encroachment Investigations.

We also assist banks in the lending process because we offer the environmental services necessary to close a deal.

## Tax Credit Incentives

In order to maximize available incentives to make projects more feasible, L&A will evaluate & provide consultation relative to tax credits including state & federal historic, low-income housing, Brownfields, neighborhood preservation, & solar energy rebates—to name a few. L&A will even submit relative documentation on your behalf & act as project contact with associated agencies.

## Guidance

L&A will coordinate & consult with project planners, architects, engineers, & contractors to ensure your project complies with historic & environmental regulations. We also monitor the historic rehab for compliance with Brownfields & Historic Tax Credits. L&A's construction group will act as both builder & general contractor and our environmental staff will perform all aspects of environmental review & documentation, remediation & closure.

L&A offers a full suite of historic, environmental, & construction services to provide our clients tried & true **Redevelopment Solutions!**



For more information please contact

Fred Lafser, President at

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Or

Matt Bivens, our Historic Preservation Director at

314-560-9907 or [msbivens@lafser.com](mailto:msbivens@lafser.com)



### Sampling of Services:

L&A staff includes environmental, construction, & historic preservation specialists who have implemented a variety of projects region-wide. Our services include (but are not limited to):

- Historic, cultural, environmental assessments;
- Background historical research, recordation, & reporting;
- Historic site & building interpretation;
- National Register of Historic Places nominations;
- Architectural survey & survey planning;
- Historic project design review;
- Historic storefront design;
- Historic building materials research;
- Historic preservation tax credit applications & compliance;
- Construction management & project monitoring;
- Lead, asbestos, radon & noise testing;
- Brownfields consulting;
- Solar energy solutions;
- Cultural resource investigation & management;
- Section 106 (Public Act 86-707 in Illinois) & Memorandum of Agreement development;
- Certified local government development & guidance;
- Local landmark research & nominations;
- Local & national historic district design guidelines;
- Historic American Building Survey (HABS) & Historic American Engineering Record (HAER) documentation;
- Expert testimony;
- Public education & speaking engagements;
- Writing & research for publication; and
- Historic & artistic museum exhibitions



Providing services to the redevelopment community in the areas of:

- Historic preservation & restoration;
- Environmental compliance & remediation;
- Energy conservation & solar energy production,

through financial incentives & creative solutions.

**Come visit us!**

#### **St. Louis City**

1701 North 11<sup>th</sup> Street, 63106  
Delonia Winston - 314-621-3635

#### **St. Louis County**

1215 Fern Ridge Parkway,  
Suite 110, 63141  
Heather Bullar - 314-878-4021

#### **Columbia, Missouri**

3902 Foxcreek Way, Columbia  
Adam Kaiser – 573-303-0405

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