

COMMUNITY DEVELOPMENT ADMINISTRATION
1015 Locust Street
St. Louis, MO 63101
622-3400
April 7, 2008

**REQUEST FOR PROPOSALS (RFP)
2649 OREGON**

Proposals will be received until August 29, 2008



The Community Development Administration of the City of St. Louis (CDA), together with the Land Reutilization Authority (Owner) hereby solicit your proposal for development of the property located at:

2649 Oregon

2649 Oregon is a four family garden apartment building built in 1960. It has been partially rehabbed in to a two family building. The current configuration does not meet building codes or neighborhood guidelines. CDA is seeking a developer to remove the single story frame structure, and to build a 2 unit, two story townhouse. To be sold fee simple to an income eligible owner occupant.

City assistance may include prepaid acquisition cost, construction gap, buyer affordability and tax abatement as a buyer incentive. The developer must apply for

Neighborhood Preservation Tax Credits to assist in offsetting the acquisition cost. Of special interest will be the developer's experience with residential projects in established neighborhoods, as well as an acceptable time frame for completion. This project is part of a comprehensive development effort by Alderman Kacie Starr Tripplett

For access to the site and/or assistance in completing the RFP forms, contact: Sam K. Green, Housing Development Analyst, Community Development Administration, (314) 622-3400, ext 232.

The format for your proposal is as follows:

1. Names and Addresses of Developer, General Contractor, Architect
2. Description of your plans for address, including:
 - a. Narrative description of project being proposed.
 - b. Brief description of site improvements, including landscaping, construction of fences, walls, patios, garage/off street parking, etc.
 - c. Description of interior features, including number of bedrooms and baths.
3. Time frame for beginning project and schedule for completion.
4. Corporate financial statements, references, and list of residential projects completed or in progress.
5. Marketing plans.
6. Financial structure of development (Use attached worksheet for budget)
7. Preliminary plans including site plan, elevations, and floor plan. (Note preliminary plans need not be sealed by architect.)

A project worksheet is attached for your convenience. Your response and any accompanying presentation materials will be given preliminary consideration by CDA. A complete proposal, including, but not limited to, architectural drawings and detailed budget will be required of the selected developer.

Developers are encouraged to submit any additional information to assist in reaching a decision. All proposed construction will be subject to review and approval by the owners, to ensure the development meets architectural guidelines and housing goals developed by the Community Development Administration of the City of St. Louis.

In awarding the development, the owners may take into consideration: skills, facilities, capacity, experience, ability, responsibility, previous work, and financial standing; amount of other work being carried on by developer; quality, efficiency, and construction of equipment proposed to be furnished; period of time within which equipment is

proposed to be delivered; and necessity of prompt and efficient completion of the work. Inability of any developer to meet the requirements mentioned above may be cause for rejection of proposal.

The owners reserve the right to reject any or all proposals. The successful developer must have a current City of St. Louis business license or be willing to obtain one and pass city tax clearance.

By submission of a proposal, the applicant agrees to take every reasonable effort to make maximum use of Minority Business Enterprises (MBE) and Women Business Enterprises (WBE). The goal is "Maximum Utilization of MBE and WBE", with a minimum of 25% MBE plus 5% WBE of the potential subcontract amount.

The proposal should be submitted to:

CDA/ Attn: Sam K. Green, Housing Development Analyst
1015 Locust Street
St. Louis, MO 63101

Proposals will be received at the above address any time after the date of this announcement, and until August 29, 2008

An Equal Opportunity Employer

The funding of this project is financed in part through a grant from the Department of Housing and Urban Development and the Community Development Administration under the provisions of Title I of the Housing and Community Development Act of 1974 (P.L. 93-383).