

COMMUNITY DEVELOPMENT ADMINISTRATION
1015 Locust Street
St. Louis, MO 63101
622-3400
revised December 28, 2006

REQUEST FOR PROPOSALS (RFP)

2825 S. Jefferson

The Community Development Administration of the City of St. Louis (CDA), Benton Park West Housing Corporation, and the Land Reutilization Authority (Owner) hereby solicit your proposal for development of property in the Benton Park West Neighborhood. The property address is 2825 S. Jefferson Ave. (9th Ward).

Development of this property is sought in order to further stabilize the Jefferson/Texas target area. City assistance, if needed, in the form of acquisition write-down, and/or tax abatement, for for-sale residential development, may be available to supplement private financing for the project. Developer(s) will also be expected to apply for Missouri Neighborhood Preservation Tax Credits. This building is outside the boundary of the historic district and is ineligible for historic tax credits. Of special interest will be the developer's experience, as well as an acceptable time frame for completion.

Additional information on city-owned property such as this may be found on the city's mapping website, <http://stlc.in.missouri.org/citydata>. For additional information on becoming a developer of CDA projects, consult the residential development web pages at <http://stlouis.missouri.org/development/residential>.

Please send proposal to: Jo Ann Vatcha, CDA Housing Analyst, 1015 Locust, 63101, or by e-mail to vatchaj@stlouiscity.com. For access to the sites or more information, call CDA, 622-3400, Ext. 369.

Please submit a brief proposal with the following information:

PRELIMINARY PROPOSAL

1. Contact Information: (names, addresses, phone numbers)

Name, address, phone number, plus company name if applicable: _____

General Contractor _____

Architect _____

2. Brief description of your proposed plan for this building:
- a. How many units, proposed use? If developing for sale, sales price should be included as well.

- b. Brief description of site improvements, including landscaping, construction of fences, walls, patios, garage/off street parking, etc.

- c. Brief description of interior features, including number of bedrooms and baths.

3. Time frame for beginning project and schedule for completion.

4. Track Record of company or individual(s): please submit references, list of projects completed or in progress, and other helpful information.
A company brochure or folder may be substituted.

5. Marketing plans, including name of real estate broker

6. Financial structure of development, including purchase offer for building. _____

7. Name and address of construction lender:

A project worksheet is attached for your convenience but is not required at this time. A complete proposal package, including CDA application, architectural drawings and detailed budget will be required of selected developer(s).

*Developers are encouraged to submit any additional information to assist in reaching a decision. Proposals are reviewed to ensure the development meets architectural guidelines and housing goals developed by the **Community Development Administration, the City of St. Louis, the Benton Park West Neighborhood Housing Corporation, and the Benton Park West Neighborhood**. Of special interest will be the developer's experience with residential projects in City neighborhoods, as well as an acceptable time frame for completion..*

In awarding the development, the owners may take into consideration: skills, facilities, capacity, experience, ability, responsibility, previous work, and financial standing; amount, efficiency and quality of other work being carried on by developer; and necessity of prompt and efficient completion of the work. Inability of any developer to meet these requirements 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.

For access to the site, assistance in completing your proposal, and to submit your proposal, contact: Jo Ann Vatcha, Housing Development Analyst, Community Development Administration, (314) 622-3400, ext 369, 1015 Locust Street, St. Louis, MO 63101, or e-mail to vatchaj@stlouiscity.com. Additional information about CDA guidelines may be found at the city's website, www.stlouis.missouri.org/development/residential.

**Community Development Administration
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).

PROJECT NAME: _____
 ADDRESS: _____
 DATE: _____

TOTAL SQ FT: _____
 TOTAL # UNITS: _____
 PREPARED BY: _____

DEVELOPMENT BUDGET		TOTAL COST	CATEGORY TOTALS
A	HARD COSTS		
	1 CONSTRUCTION - ON SITE	_____	
	2 CONSTRUCTION- OFF SITE	_____	
	3 SUBTOTAL (EQUALS LINE 48/CONST. BUDGET)		_____
B	SOFT COSTS		
	4 ARCHITECTURAL		
	A. DESIGN	_____	
	B. INSPECTION	_____	
	5 ENGINEERING	_____	
	6 LEGAL	_____	
	7 ACCOUNTING	_____	
	8 TAX CREDIT APPLICATION	_____	
	9 S U B T O T A L		_____
C	NON PROFIT ITEMS (Soft Costs)		
	10 SURVEY	_____	
	11 APPRAISAL	_____	
	12 TITLE INSURANCE	_____	
	13 CONSTRUCTION PERIOD INSURANCE	_____	
	14 RECORDING FEES	_____	
	15 DISBURSING FEES	_____	
	16 CONSTRUCTION PERIOD TAXES	_____	
	17 UTILITIES	_____	
	18 CONSTRUCTION LOAN FEES	_____	
	19 BRIDGE LOAN FEE (TAX CREDITS)	_____	
	20 CONSTRUCTION INTEREST	_____	
	21 CONTINGENCY RESERVE	_____	
	22 MISCELLANEOUS	_____	
	23 S U B T O T A L		_____
D	24 ACQUISITION	_____	
	25 HOLDING	_____	
E	26 CONTRACTOR'S PROFIT		_____
F	27 DEVELOPER'S PROFIT		_____
G	28 MARKETING	_____	
	29 SALES COMMISSION	_____	
H	30 T O T A L		_____
I	31 SALES PRICE		_____

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General Parcel Information

Parcel Information

Parcel Information

Parcel Geometry

Address: 2825 S JEFFERSON AV
 Zip Code: 63118
 City Block: 1421.00

Area: 3129 square feet
 Perimeter: 299 feet

Owner Information

Owner Name: LRA
 Owner Address: 1015 LOCUST ST STE 1200
 ST LOUIS, MO 63101

Geographical Information

Ward: 9
 Precinct: 7
 Census Block: 1242.1000
 Neighborhood: 30
 Police District: 3
 Historic District: None
 Preservation Review Area: 2005 Preservation
 Housing Conservation District: 83
 Zip Code: 63118

Parcel ID Information

9 Digit Parcel ID: 142100340
 10 Digit Parcel ID: 1421000340
 11 Digit Parcel ID: 14210003400
 Handle: 11421000340

Use Information

Assessor Class: 49
 Assessor Land Use: 1110
 Zoning: F

Assessed Value

Assessed Land: \$1,060.00
 Assessed Improvements: \$1,510.00
 Assessed Total: \$2,570.00

Legal Description

C.B. 1421 JEFFERSON
 25 FT X 121 FT 5 1/2 IN
 LABADIE & LYNCH ADDN
 BLOCK 13
 LOT 10

[General Information](#)

[Building Information](#)

[Permits](#)

[CSB Data](#)

[Sales History](#)

[Condemnations](#)

[Building Inspections](#)

[Images](#)

[Development Activity](#)

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[Area Business Information](#)

Data updated on 10/30/2005

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