

COMMUNITY DEVELOPMENT ADMINISTRATION
1015 Locust Street
St. Louis, MO 63101
622-3400
May 31, 2006

REQUEST FOR PROPOSALS (RFP)

Please submit your proposal to CDA, 1015 Locust St., 63101, 11th floor Attn: Jo Ann Vatcha or by e-mail to vatchaj@stlouiscity.com.

The Benton Park Community Housing Corporation, working with the Community Development Administration of the City of St. Louis (CDA) and the Land Reutilization Authority (Owner) hereby solicit your proposal for development of :

2867 Indiana

This vacant lot is located in the Benton Park Neighborhood, in the 9th Ward. Proposals are sought for commercial and/or residential development on this site. City assistance, if needed, in the form of tax abatement may be available to supplement private financing for the project. LRA pricing guidelines will apply. Benton Park Neighborhood is a National Register and Local St. Louis Historic District. The design guidelines for new construction will apply. Consult www.bentonpark/codes.htm for details.

For additional information, contact Jo Ann Vatcha, Housing Analyst, at (314) 622-3400, Ext. 369 or by e-mail, vatchaj@stlouiscity.com.

PRELIMINARY PROPOSAL

1. Names and Addresses of Development Team:

Developer: _____

General Contractor: _____

Architect: _____

Construction Lender: _____

2. Description of your plan:

a. Proposed structure(s): _____

Architectural drawings may be substituted.

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

Architectural drawings may be substituted.

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

Architectural drawings may be substituted.

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 display folder may be substituted.

5. Projected sales price and marketing plan, including name of real estate broker

6. Financial structure of development.

A project worksheet is attached for your convenience but is not required at this time. A complete proposal package, including 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, and the Benton Park Community Housing Corporation**. Of special interest will be the developer's experience with residential projects in historic 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 assistance in completing your proposal, contact: Jo Ann Vatcha, Housing Analyst, Community Development Administration, (314) 622-3400, ext 369, 1015 Locust Street, St. Louis, MO 63101.

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).

BUDGET WORKSHEET

PROJECT NAME: _____ TOTAL SQ FT: _____
 ADDRESS: _____ TOTAL # UNITS: _____
 DATE: _____ PREPARED BY: _____

		TOTAL COST	CATEGORY TOTALS
DEVELOPMENT BUDGET			
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 PRICES:	_____	_____