

COMMUNITY DEVELOPMENT ADMINISTRATION
1015 Locust Street
St. Louis, MO 63101
622-3400
December 19, 2007

REQUEST FOR PROPOSALS (RFP)
3175 Oregon

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 Community Development Administration of the City of St. Louis (CDA) , working with the Land Reutilization Authority (Owner) and the Benton Park West Neighborhood Housing Corporation, hereby solicit your proposal for development of the property at 3175 Oregon in the Benton Park West Neighborhood of the 9th Ward.

This property is located in the Benton Park West Neighborhood, in the 9th Ward. Proposals are sought for rehabilitation of the building, to be sold upon completion to owner-occupants. City assistance in the form of tax abatement may be available to supplement private financing for the project. Gap financing during construction may be available if need is adequately demonstrated. As this property is located in a historic district, the selected developer must apply for state historic tax credits.

For access to the building and or 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. Type of residential unit(s) to be developed (example: Single Family Home for Sale)

- 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.

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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

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6. Projected amount of construction loan to be obtained from private lender.

*If lender is known, please state and include name of loan officer:

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7. Offer for property: _____

8. Total Development Cost: _____

Your proposal should include at a minimum: amount of your offer and approximated total development costs for the project and the projected sales price at completion. A project worksheet is attached for your convenience. A complete CDA application package,

including architectural drawings and detailed budget will be required of selected developer(s).

Please note:

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 West Neighborhood, as well as the State of Missouri Historic Preservation Tax Credit Program. 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.

Proposals will be received at the above address any time after the date of this announcement, and until such time as a developer has been selected.

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: _____

	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 (your offer for the property)	_____	
	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 :	_____	_____