

COMMUNITY DEVELOPMENT ADMINISTRATION
1015 Locust Street, Suite 1140
St. Louis, MO 63101
622-3400
DATE: October 6, 2003

REQUEST FOR PROPOSALS (RFP)

Proposals Will Be Received Until A Qualified Developer Has Been Chosen

ADDRESS: 3722 Tholozan Ward 15

DEVELOPERS

The Community Development Administration of the City of St. Louis (CDA), (Project Manager), together with the Land Reutilization Authority (Owner) and the **Grand Oakhill Community Corporation**, hereby solicits your proposal for development of the property located at **3722 Tholozan.**

The property is located in the Gravois Park Neighborhood. Your proposal is hereby solicited for development plans for **construction of a single family unit. The unit will be "FOR SALE" only.** Tax abatement and a limited amount of City assistance in the form of "**ACQUISITION WRITE DOWN**" will be provided. The developer chosen will be expected to apply to the State of Missouri for Neighborhood Preservation Tax Credits to offset the cost of acquisition and construction. **No additional gap financing and/or buyer's incentives will be available.**

Developers are encouraged to visit the site to become fully acquainted with the existing conditions.

A development budget is attached for your convenience. Your proposal and any accompanying material will be given preliminary consideration. **A complete proposal, which includes architectural drawings and a detailed construction budget, will be required to make a final determination.** All proposed construction will be subject to review and approval by the owner to ensure the development meets neighborhood architectural guidelines and housing goals developed by the City of St. Louis.

The format for your proposal is as follows:

1. Names and Addresses of Developer, general Contractor, Architect
2. Narrative description of the project being proposed, which includes a brief description of the construction, landscaping off street parking, etc.
3. Time frame for completing the project.
4. Financial structure of development
5. Marketing plans

In awarding the development, the Community Development Administration will take into consideration skill, facilities, capacity, experience, ability, responsibility, previous work, and financial standing of developer; 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 offer.

The owners reserve the right to reject any or all proposals. The successful developer must have a City of St. Louis business license or be willing to obtain one and be able to demonstrate payment of any taxes owed to the City of St. Louis.

Construction will be subject to review to ensure the development meets architectural guidelines and housing goals developed by the neighborhood organization with the support of the Alderwoman, the Community Development Administration, and the City of St. Louis.

For assistance in completing your proposal, contact Marian Miller, Housing Analyst, CDA, 622-3400, ext. 229.

The proposal should be submitted to:

Community Development Administration (CDA)
Attn: Marian Miller Housing Analyst
1015 Locust Street, Suite 1140
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.

Attachments: Development Budget Form

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 Agency under the provisions of Title I of the Housing and Community Development Act of 1974 (P.L. 93-383).

DEVELOPMENT BUDGET - FOR SALE PROJECTS

Property Address: _____

Developer: _____

Date Prepared: _____

1. Acquisition Costs:

Acquisition	\$ _____	
Appraisal	\$ _____	
Closing Costs	\$ _____	
Title Insurance	\$ _____	
Recording Fees	\$ _____	
Holding Costs	\$ _____	
Total Acquisition Costs		\$ _____

2. Development Costs

Developer's Fee	\$ _____	
Legal Fees	\$ _____	
Consulting Fees	\$ _____	
Total Development Costs		\$ _____

3. Construction Costs

Architect	\$ _____	
Engineering	\$ _____	
Survey	\$ _____	
Permits	\$ _____	
Construction Costs	\$ _____	
Contingency __%	\$ _____	
Contractor Profit	\$ _____	
Utilities	\$ _____	
Insurance	\$ _____	
Taxes	\$ _____	
Construction Loan Fees		
Financing __%	\$ _____	
Disbursing __%	\$ _____	
Interest __% for __ months	\$ _____	
Occupancy Certificates	\$ _____	
Total Construction Costs		\$ _____

4. Marketing and Sale Costs

Advertising and Marketing	\$ _____	
Holding Costs	\$ _____	
Sale Costs		
Commission	\$ _____	
Appraisal	\$ _____	
Closing	\$ _____	
Title Insurance	\$ _____	
Recording Fees	\$ _____	
Total Marketing and Sale Costs		\$ _____

Total Development Cost		\$ _____
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Project Income:

1. Sale of Units

___ units @ \$_____ = \$_____
___ units @ \$_____ = \$_____
___ units @ \$_____ = \$_____
___ units @ \$_____ = \$_____

Total Sale Income \$_____

2. Other Income (source and amount)

Total Other Income \$_____

Total Project Income \$_____

Gap (Total Development Cost Less Total Project
Income) \$_____

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Construction Interest Calculation:

Construction Loan Amount \$_____
Construction Interest Rate __%
Construction/Sale Time __ months
Calculation - $1/2 \times \text{Loan Amount} \times (\text{__ months}/12) \times \text{__\%}$ interest = \$_____