

COMMUNITY DEVELOPMENT ADMINISTRATION
1015 Locust Street, Suite 1140
St. Louis, MO 63101
622-3400
REVISED

REQUEST FOR PROPOSALS (RFP)

ADDRESS: 4016 Palm and 4019 Palm Ward 21

DEVELOPERS

The Community Development Administration of the City of St. Louis (CDA), (Project Manager), together with the Land Reutilization Authority (Owner), hereby solicits your proposal for development of the property located at **4016 Palm and 4019 Palm**.

The property consists of **2** building(s), located at the address as listed above, in the Greater Ville Neighborhood. Development plans will be considered for **the complete rehabilitation of the unit as listed above. The units are to be developed as “FOR SALE” or as Rental units.** Tax abatement and a limited amount of City assistance in the form of “**ACQUISITION WRITE DOWN**” will be provided. **No additional gap financing and/or buyer's incentives will be available.** The developer chosen will be expected to apply to the State of Missouri for Low Income Housing Tax Credits or Neighborhood Preservation Tax Credits to offset the cost of rehabilitation. Proposals to provide low and moderate income housing are preferred. For assistance in completing the Development Budget form, contact **JOE FANK**, CDA, 622-3400, ext. 230.

Developers are encouraged to visit the site to become fully acquainted with the existing conditions. No pre-bid conference will be held; for access to the site, please contact Irvin Hamilton at 622-3400, ext.321 and or Doug Moslehi at ext. 381.

The format for your proposal is as follows:

1. Your proposal for the development of the property located at 4016 and 4019 Palm.
2. Description of the development to include:
 - a. Description of exterior improvements to the units.
 - b. Description of site improvements, including landscaping, construction of fences, walls, patios, garage/off street parking, etc.
 - c. Description of interior improvements, including number of bedrooms, baths, kitchens, etc.
3. Time frame for beginning project and schedule for completion.

4. Corporate and or personal financial statement, references, and lists of residential rehabilitation projects completed or in progress.
5. Marketing plans for development.
6. Financial structure of development (showing all sources and uses of funds).

Developers are encouraged to submit any additional information to assist the owner in reaching a decision. Of particular interest is your experience in residential historic rehabilitation projects.

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.

In awarding the development, the Community Development Administration will take into consideration skill, facilities, capacity, experience, ability, responsibility, previous work, and financial standing of bidder; amount of other work being carried on by bidder; 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 bidder to meet the requirements mentioned above may be cause for rejection of bid.

The Community Development Administration reserves the right to reject any or all proposals. The successful bidder must have a current City of St. Louis business license, or be willing to obtain one, and be able to pass city tax clearance.

By submission of a proposal, the bidder agrees to take every reasonable effort to make maximum use of Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) with respect to any subcontracts or materials purchases. The goal for this letting is "Maximum Utilization of MBE and WBE", which is deemed to have been met when any subcontracting or supplies equal a minimum of 25% MBE plus 5% WBE of the construction contract amount. A copy of the St. Louis Development Corporation Directory of Minority and Women Owned Business Enterprises is available at Operation Impact for review. Bidders may also work with Mo-Kan, 4144 Lindell Blvd, (314) 535-9200, and CAP, 1300 Convention Plaza (314) 621-3109, to help assure this goal is attained.

The proposal should be submitted to:

Community Development Administration (CDA)
Attn: Joe Fank, Housing Analyst
1015 Locust Street, Suite 1140
St. Louis, MO 63101

An Equal Opportunity Employer

Attachments: Development Budget Form

Community Development Administration

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 \$

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 = \$