

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

DATE: November 26, 2007

REQUEST FOR PROPOSALS (RFP)

The Community Development Administration of the City of St. Louis (CDA), (Project Manager), together with the Land Reutilization Authority (Owner) and the hereby solicits your proposal for development of the property located at 4175 Washington Avenue. **The property is located in the Central West End Neighborhood in the 18th ward and is part of a comprehensive development effort by Alderman Terry Kennedy arrest blight.**

4175 Washington Avenue

Your proposal is hereby solicited for development plans to build a residence at this address. This lot can be combined with any other property as part of a comprehensive plan to provide housing for owner-occupant(s). City assistance in the form of prepaid acquisition cost and tax abatement as a buyer incentive is offered on this property. Of special interest will be the developer's experience with residential projects in established neighborhood, as well as an acceptable time frame for completion.

The developer chosen will be expected to apply for Neighborhood Preservation Tax Credits to fill any construction financing gap. No additional City financial assistance will be available.

For assistance in completing the RFP forms, contact: Marian Miller
Housing Development Analyst, Community Development Administration, (314) 622-3400, ext. 229.

The format is as follows:

1. Name and addresses of Developer, General Contactor, Architect
2. Description of your plans for address, including:
 - a. Narrative description of project being proposed.
 - b. Brief description of site improvements, including landscaping, construction of fences, walls, patios, garage, etc.
 - c. Description of interior features, including number of bedroom 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.

5. Marketing Strategy
6. Financial structure of development. Please included name of construction lender.

A project worksheet is attached for your convenience. Your response and any accompanying presentation materials will be given preliminary consideration by CDA. A complete proposal package, including drawings and detailed construction budget will be required of the selected developer

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 and the City of St. Louis.

In awarding the development, the owners may take into consideration: skills, facilities, capacity, experience, previous work, and financial standing; amount of other work being carried on by developer; quality, 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 the requirement mentioned above may be cause for rejection of proposals.

The owners reserve the right to reject any and all proposals. The successful developer must have a current City of St. Louis business license, or be willing to obtain one 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 Enterprise (WBE).

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 until further notice. Additional information may be sought from developers to clarify their proposals.

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).

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

DEVELOPMENT BUDGET	TOTAL	CATEGORY
	COST	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	_____	_____
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F

27 DEVELOPER'S PROFIT	_____	_____
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G

28 MARKETING	_____	
29 SALES COMMISSION	_____	

H

30 T O T A L	_____	_____
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I

31 Sales Price of completed units	_____	
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J

32 Historic Tax Credits	_____	
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