

COMMUNITY DEVELOPMENT ADMINISTRATION
1015 Locust Street
St. Louis, MO 63101
622-3400
August 24, 2007

REQUEST FOR PROPOSALS (RFP)
4250 Shaw

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, Project Manager), together with the Land Reutilization Authority (Owner), are soliciting proposals for development of this property:

4250 Shaw is a two story, 4-unit building located in the Shaw Neighborhood in the 8th Ward. Your proposal is hereby solicited for a development plan for this property. The intent is to rehabilitate the building as two townhomes, to be sold to owner-occupant families. City assistance, if needed, in the form of acquisition write-down and/or tax abatement, may be available to supplement private financing for the project. Because the area is eligible for state historic tax credits, it is anticipated that any financing gap would be filled by the state tax credits. Of special interest will be the developer's experience with residential projects in historic neighborhoods, as well as an acceptable time frame for completion.

**For access to the site and/or assistance in completing the RFP forms, contact:
Jo Ann Vatcha, Housing Development Analyst, Community Development Administration,
(314) 622-3400, ext 369.**

The format for your proposal is as follows:

1. Names, Addresses, phone numbers of Developer, General Contractor, 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/off street parking, etc.
 - c. Description of interior features, including number of bedrooms and baths.
3. Time frame for beginning project and schedule for completion.

4. Corporate financial statements, references, and list of residential projects completed or in progress.
5. Marketing plans.
6. Financial structure of development

A project worksheet is attached for your convenience. A complete CDA Application will be required of the selected developer(s). The applications will be reviewed for compliance with architectural and housing goals developed by the Community Development Administration of the City of St. Louis and the Shaw Neighborhood Local Historic District.

Developers are encouraged to submit any additional information to assist in reaching a decision. In awarding the development, the owners may take into consideration: skills, facilities, capacity, experience, ability, responsibility, previous work, and financial standing; 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 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.

The proposal should be submitted to:

CDA/ Attn: Jo Ann Vatcha, Housing Development Analyst
1015 Locust Street
St. Louis, MO 63101
Or by email to: vatchaj@stlouiscity.com

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).

PROJECT NAME: _____

ADDRESS: _____

DATE: _____

TOTAL SQ _____

FT: _____

TOTAL # _____

UNITS: _____

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 of completed units
