

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

DATE: March 31, 2004

REQUEST FOR PROPOSALS (RFP)

Proposals Will Be Received Until A Qualified Developer Has Been Chosen

ADDRESS: 4335 Arco 17th Ward

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DEVELOPERS

The Community Development Administration of the City of St. Louis (CDA), (Project Manager), Forest Park Southeast Development Corporation and Land Reutilization Authority (Owner), solicit your proposal for development of the property located at **4335 ARCO**.

The property consists of **a vacant lot**, located at the address as listed above, in the Forest Park Southeast Neighborhood. Development plans will be considered for **building a new single family home. The home is to be developed as a "FOR SALE" property to be marketed to a market rate buyer.** Tax abatement **may** be provided. The developer chosen will be expected to apply to the State of Missouri Neighborhood Preservation Tax Credits to offset the cost of acquisition and rehabilitation. For assistance in completing the Development Budget form, contact Susan Foulk, CDA, 622-3400, ext. 382.

Developers are encouraged to visit the site to become fully acquainted with the existing conditions. No pre-bid conference will be held; if you have questions about the site, please contact Douglas Moslehi at 622-3400 ext. 381.

The format for your proposal is as follows:

1. Your proposal for the development entity (developer purchase of property, joint venture with the neighborhood housing corporation, etc.)
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 and request for subsidy, if needed, on the attached form (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 CDA and LRA 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.

The proposal should be submitted to:

Community Development Administration (CDA)

Attn: Susan Foulk, Housing Analyst

1015 Locust Street, Suite 1100

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.

Proposals will be reviewed by CDA, the Aldermen of the wards and the Linden Heights Housing Corporation. Additional information may be sought from developers to clarify their proposals.

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		\$ _____
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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 = \$_____