

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

DUE DATE: October 25, 2005

REQUEST FOR PROPOSALS (RFP)

5035 Idaho Ward 13

The Community Development Administration of the City of St. Louis (CDA), together with the Land Reutilization Authority (Owner) hereby solicits your proposal for development of the property located at **5035 Idaho**.

5035 Idaho is a single-family dwelling in the Dutchtown Neighborhood in the 13th Ward. Development plans will be considered for **the rehabilitation of the home to be sold to an owner-occupant**. Tax abatement and a limited amount of City assistance in the form of **prepaid acquisition** will be provided.

The selected developer will be expected to apply for Missouri Neighborhood Preservation Tax Credits to offset the cost of rehabilitation. For assistance in completing your proposal, contact Angela Y. Frost, CDA Housing Analyst, (314) 622-3400, ext. 503. For access to the site, please contact Doug Moslehi at ext. 381.

Please submit a brief proposal with the following information. A project worksheet is attached for your convenience. A complete proposal, including architectural drawings and budget will be required of the selected developer.

The format for your proposal is as follows:

1. Name and addresses of developer, general contractor and architect
2. Your proposal for the development entity (developer purchase of property, joint venture with the neighborhood Housing Corporation, etc.)
3. Description of the development, including:
 - a. Description of exterior improvements.
 - 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 and baths, kitchens, etc.
4. Time frame for beginning project and schedule for completion.
5. Track record of company or individual(s). Please submit reference, lists of projects completed or in progress, and other helpful information.
6. Marketing strategy.
7. Financial structure of development. Please include name of construction lender.

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

acceptable time frame for completion. All proposed construction will be subject to review and approval by CDA to ensure the development meets neighborhood architectural guidelines and housing goals developed by the City of St. Louis and Alderman Alfred Wessels.

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

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 applicant agrees to take every reasonable effort to make maximum use of Minority Business Enterprises (MBE) and Women Business Enterprises (WBE).

The proposal should be submitted to:

Community Development Administration (CDA)
Attn: Angela Y. Frost, Housing Analyst
1015 Locust Street, Suite 1200
St. Louis, MO 63101

Proposals will be received at the above address until October 25, 2005 at 5:00 p.m. Additional information may be sought from developers to clarify their proposals.

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).

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

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

31 SALES PRICE
