

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

DATE DUE: May 1, 2006

REQUEST FOR PROPOSALS (RFP)

ADDRESS:768 Ponce

DEVELOPERS

The Community Development Administration of the City of St. Louis (CDA), (Project Manager), together with the Land Reutilization Authority (Owner) and the **North 7 Star Revitalization Corporation**, hereby solicits your proposal for development of the property located at 768 Ponce. The property is located in the Baden Neighborhood.

Your proposal is hereby solicited for development plans to **construct two single family houses for sale to owner-occupants.** Tax abatement and a limited amount of City assistance may be provided.

Developers are encouraged to visit the site to become fully acquainted with the existing conditions. This property may require demolition of the existing building in order to create a lot on which a house can be built.

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

1. Must have a current City of St. Louis business license, or be willing to obtain one, and be able to pass city tax clearance.
2. Must be willing to make changes to development plan and drawings to satisfy 106 requirements, if requested.

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 any time after the date of this announcement, and until May 1, 2006.

CDA, North 7th Revitalization Corporation and the Alderman of the ward will review proposals. 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		\$

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) \$

+++++

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 = \$

CONSTRUCTION BUDGET

Form LM-98-1

Project:

Jobsite Address:

Contractor:

ITEM NO.	TRADE ITEM	COST	REVISED BUDGET
1.	CONCRETE	\$	\$
2.	MASONRY	\$	\$
3.	METALS	\$	\$
4.	ROUGH CARPENTRY	\$	\$
5.	FINISHED CARPENTRY	\$	\$
6.	WATERPROOFING	\$	\$
7.	INSULATION	\$	\$
8.	ROOFING	\$	\$
9.	SHEET METAL	\$	\$
10.	DOORS	\$	\$
11.	WINDOWS	\$	\$
12.	GLASS	\$	\$
13.	LATH & PLASTER	\$	\$
14.	DRYWALL	\$	\$
15.	TILE WORK	\$	\$
16.	ACOUSTICAL	\$	\$
17.	WOOD FLOORING	\$	\$
18.	RESILIENT FLOORING	\$	\$
19.	PAINTING & DECORATING	\$	\$
20.	SPECIALTIES	\$	\$
21.	SPECIAL EQUIPMENT	\$	\$
22.	CABINETS	\$	\$
23.	APPLIANCES	\$	\$
24.	BLINDS & SHADES	\$	\$
25.	CARPETS	\$	\$
26.	DEMOLITION	\$	\$

27.	SPECIAL CONSTRUCTION		\$	\$
28.	ELEVATORS		\$	\$
29.	CLEAN-UP		\$	\$
30.	PLUMBING & HOT WATER		\$	\$
31.	HVAC		\$	\$
32.	ELECTRICAL		\$	\$
33.	ACCESSORY STRUCTURES		\$	\$
34.	EARTH WORK		\$	\$
35.	SITE UTILITIES		\$	\$
36.	ROADS & WALKS		\$	\$
37.	SITE IMPROVEMENTS		\$	\$
38.	LAWN & PLANTING		\$	\$
39.	UNUSUAL SITE CONDITIONS		\$	\$
40.	OFF-SITE IMPROVEMENTS		\$	\$
41.	PERMITS/OTHER FEES		\$	\$
42.	SUBTOTAL		\$	\$
	PLUS	%		
43.	GEN. REQUIREMENTS	0%	\$	
44.	GEN. OVERHEAD	6%	\$	
45.	CONTRACTOR PROFIT	0%	\$	
46.	TOTAL COSTS		\$	\$

CONTRACTOR'S CERTIFICATION

I hereby certify that the above figures are true, accurate and complete as of

Original Signature of

Date

Approved by: _____

Date: _____

CDA Construction Supervisor

WARNING: The fund which is the subject hereof is administered by the Department

The following form does not have to be completed, but should serve as a guideline as to what is included in each category of the above form. Additional information will be requested at a later date.

JOB COSTS

Project: _____

Contractor: _____

Jobsite Address: _____

Square Footage of Building: _____

Square Footage of Building Site: _____

	UNIT	UNIT COST	NUM. UNITS	SUBTOT.	REVISIONS	
					UNITS +/-	SUBTOT.
ITEM 1: CONCRETE						
Prices to include forming, base rock, reinforcement, labor for placement, finish & protection.						
A. Footings/Foundation (house)	LF			\$		\$
B. Piers	EA			\$		\$
C. Flatwork (basement)	SF			\$		\$
D. Patch Basement/Garage	SF			\$		\$
E. Repair - Footage/Foundation	LF			\$		\$
F. Pump Tuck	EA			\$		\$
G. Other				\$		\$
CONCRETE TOTAL				\$		\$
ITEM 2: MASONRY						
Prices to include material, equipment & labor.						
A. Build/Repair Wall	SF			\$		\$
B. Build/Repair Veneer	SF			\$		\$
C. Infill (window)	EA			\$		\$
D. Infill (door)	EA			\$		\$
E. Rebuild Chimney	EA			\$		\$

F. Tuckpoint: Exterior	SF			\$		\$
G. Interior	SF			\$		\$
H. Foundation	SF			\$		\$
I. Repair/Replace Stucco	SF			\$		\$
J. Clean Masonry	SF			\$		\$
K. Other				\$		\$
MASONRY TOTAL				\$		\$
ITEM 3: METALS						
Prices to include material & labor.						
A. Structural Steel: Beam	LF			\$		\$
B. Column	EA			\$		\$
C. Lintel/Angles	EA			\$		\$
D. Framing	SF			\$		\$
E. Window Grills	EA			\$		\$
F. AC - Cage	EA			\$		\$
G. Step/Guard Rails	LF			\$		\$
H. Steel joist, Steel Deck, Fire Escape	LS			\$		\$
I. Other				\$		\$
METALS TOTAL				\$		\$
ITEM 4: ROUGH CARPENTRY						
Prices to include all material (i.e., nails, screws, joist hangers) & labor.						
Exterior						
A. Install/Repair - Gutter Board	LF			\$		\$
B. Build/Repair - Porch/Deck [to include all (i.e., railing, ceiling, steps, etc.)]	EA			\$		\$
C. Close In the Window/Door	EA			\$		\$

D. Repair: Rafters	EA			\$		\$
E. Rafter Tails	EA			\$		\$
F. Trusses	EA			\$		\$
G. Sheathing	SF			\$		\$
H. Install New Roof Assembly (i.e.. rafters, trusses, sheathing)	SF			\$		\$
I. Install/Repair - Wall Vent	EA			\$		\$
J. Other				\$		\$
Interior						
see next page						
ITEM 4: ROUGH CARPENTRY (cont'd.)						
Prices to include all material (i.e., nails, screws, joist hangers) & labor.						
Interior						
K. Repair: Beam	LF			\$		\$
L. Column	EA			\$		\$
M. Joist	EA			\$		\$
N. Wall Framing	SF			\$		\$
O. Step	EA			\$		\$
P. Sub-Floor	SF			\$		\$
Q. Install New: Beam	LF			\$		\$
R. Column	EA			\$		\$
S. Floor Assembly (i.e., joists, sub floor)	SF			\$		\$
T. Wall Framing (ie.,interior, exterior, furring out)	SF			\$		\$
U. Steps	EA			\$		\$
V. Soffit	LF			\$		\$
W. Other				\$		\$

ROUGH CARPENTRY TOTAL					\$	\$
ITEM 5: FINISH CARPENTRY						
Prices to include material & labor.						
Exterior						
A. Install/Repair: Soffit	LF				\$	\$
B. Fascia	LF				\$	\$
C. Cornice	LF				\$	\$
D. Trim	LF				\$	\$
E. Other					\$	\$
Interior						
F. Install/Repair: Trim	LF				\$	\$
G. Window Sill	EA				\$	\$
H. Railings	LF				\$	\$
I. Other					\$	\$
FINISH CARPENTRY TOTAL					\$	\$
ITEM 6: WATERPROOFING						
Prices to include material & labor.						
Exterior						
A. Caulk (i.e., window, doors, siding, utility penetration, etc.)	LS				\$	\$
B. Fluid Applied to Foundation	SF				\$	\$
C. Caulk - concrete slab joint abutting building perimeter	LF				\$	\$
D. Other					\$	\$
Interior						
E. Caulk (i.e., tub, toilet, counter top)	LS				\$	\$
F. Other					\$	\$
WATERPROOFING TOTAL					\$	\$

ITEM 7: INSULATION						
Prices to include material & labor.						
A. Walls	SF			\$		\$
B. Attic	SF			\$		\$
C. Basement Ceiling	SF			\$		\$
D. Band/Rim Joist	SF			\$		\$
E. Water Pipes	LF			\$		\$
F. Sound Batts	SF			\$		\$
G. Weather Strip Door	EA			\$		\$
H. Other				\$		\$
INSULATION TOTAL				\$		\$
ITEM 8: ROOFING						
Prices to include, material (i.e., flashing, coping , title) & labor (i.e.. removal & installation).						
A. Asphalt Shingle	SF			\$		\$
B. Torch Applied Mod. Bit.	SF			\$		\$
C. Slate Tile	SF			\$		\$
D. Roof Ventilator	EA			\$		\$
E. Other				\$		\$
ROOFING TOTAL				\$		\$
ITEM 9: SHEET METAL						
Prices to include material & labor.						
A. Gutters & Downspout	LF			\$		\$
B. Chimney Cap	EA			\$		\$
C. Other				\$		\$
SHEET METAL TOTAL				\$		\$

ITEM 10: DOORS						
Prices to include material (ie., lock set, stops) & labor to install.						
Exterior						
A. Door	EA			\$		\$
B. Historical Door	EA			\$		\$
C. Storm Door	EA			\$		\$
D. Garage Door	EA			\$		\$
E. Garage Door Opener	EA			\$		\$
F. Repair Door	EA			\$		\$
G. Other				\$		\$
Interior						
H. Door	EA			\$		\$
I. Repair Door	EA			\$		\$
J. Other				\$		\$
DOOR TOTAL				\$		\$
ITEM 11: WINDOWS						
Prices to include material & labor.						
A. Window	EA			\$		\$
B. Historical Window	EA			\$		\$
C. Storm Window	EA			\$		\$
D. Repair Window	EA			\$		\$
E. Other				\$		\$
WINDOWS TOTAL				\$		\$
ITEM 12: GLASS						
Prices to include material & labor.						
Exterior/Interior						

A. Window/Door/Transom	EA			\$		\$
B. Other				\$		\$
GLASS TOTAL				\$		\$
ITEM 13: LATH & PLASTER						
Prices to include material & labor.						
A. Patch/Skim Coat	SF			\$		\$
B. Stucco	SF			\$		\$
C. Other				\$		\$
LATH & PLASTER TOTAL				\$		\$
ITEM 14: DRYWALL						
Prices to include material & labor.						
A. Regular / Fire Rated / Moisture Res.	SF			\$		\$
B. Sound Resilient Channel	LF			\$		\$
C. Other				\$		\$
DRYWALL TOTAL				\$		\$
ITEM 15: TILE WORK						
Prices to include material & labor.						
A. Install/Repair - Wall/Flooring Tile	SF			\$		\$
B. Stone Flooring	SF			\$		\$
C. Other				\$		\$
TILE WORK TOTAL				\$		\$
ITEM 16: ACOUSTICAL						
Prices to include material & labor.						
A. Ceiling/Wall Panel	SF			\$		\$
B. Spray-on Treatment	SF			\$		\$
C. Other				\$		\$

ACOUSTICAL TOTAL					\$	\$
ITEM 17: WOOD FLOORING						
Prices to include material & labor.						
A. Install/Repair, Wood Floor	SF				\$	\$
B. Refinish Floor	SF				\$	\$
C. Other					\$	\$
WOOD FLOORING TOTAL					\$	\$
ITEM 18: RESILENT FLOORING						
Prices to include material & labor.						
A. Sub Flooring	SF				\$	\$
B. Vinyl/Tile Flooring	SF				\$	\$
C. Vinyl/Base	LF				\$	\$
D. Other					\$	\$
RESILENT FLOORING TOTAL					\$	\$
ITEM 19: PAINTING & DECORATING						
Prices to include material & labor.						
Exterior						
A. Abate Lead Paint	LS				\$	\$
B. Metals (ie., handrail)	LF				\$	\$
C. Trim (ie., gutter board, fascia, soffit)	LF				\$	\$
D. Window/Doors	EA				\$	\$
E. Window/Doors Trims	EA				\$	\$
F. Other					\$	\$
Interior						
G. Abate Lead Paint	LS				\$	\$

H. Walls/Ceilings	SF			\$		\$
I. Trim (ie., base, stair railing, crown)	LF			\$		\$
J. Window/Doors	EA			\$		\$
K. Window/Doors Trims	EA			\$		\$
L. Metal (ie., beams, columns)	LF			\$		\$
M. Other				\$		\$
PAINTING & DECORATING TOTAL				\$		\$
ITEM 20: SPECIALTIES						
Prices to include material & labor.						
A. Address/Mailbox	EA			\$		\$
B. Medicine Cabinet	EA			\$		\$
C. Mirror	EA			\$		\$
D. Bathroom Accessories	LS			\$		\$
E. Closet Shelve	EA			\$		\$
F. Handicap Bar/Equipment	LS			\$		\$
G. Other				\$		\$
SPECIALTIES TOTAL				\$		\$
ITEM 21: SPECIAL EQUIPMENT						
Prices to include material & labor.						
A. Security Alarm System (installation only)	EA			\$		\$
B. Intercom System	EA			\$		\$
C. Other				\$		\$
SPECIAL EQUIPMENT TOTAL				\$		\$
ITEM 22: CABINETS						

Prices to include material & labor - delivery & installation						
A. Base Cab/Vanity	LF			\$		\$
B. Wall Cab	LF			\$		\$
C. Tops	LF			\$		\$
D. Hardware/Pulls	LS			\$		\$
E. Other				\$		\$
CABINETS TOTAL				\$		\$
NEXT ITEM: SEE NEXT PAGE						
ITEM 23: APPLIANCES						
Prices to include material, delivery & set up.						
A. Range	EA			\$		\$
B. Refrigerator	EA			\$		\$
C. Dishwasher	EA			\$		\$
D. Hood	EA			\$		\$
E. Garbage Disposal	EA			\$		\$
F. Washer/Dryer	EA			\$		\$
G. Other				\$		\$
APPLIANCES TOTAL				\$		\$
ITEM 24: BLINDS & SHADES						
Prices to include material & labor.						
A. Blinds/Shades	EA			\$		\$
B. Other				\$		\$
BLINDS & SHADES TOTAL				\$		\$

ITEM 25: CARPETS						
Prices to include material & labor.						
A. Carpet/Pad	SF			\$		\$
B. Other				\$		\$
CARPETS TOTAL				\$		\$
ITEM 26: DEMOLITION						
Prices to include equipment & labor.						
Exterior						
A. Demolish/Remove (garage, walks, fence, porch, retaining wall, auto/parts, debris, etc.)	LS			\$		\$
B. Other				\$		\$
Interior						
C. Gut	LS			\$		\$
D. Part Gut	LS			\$		\$
E. Dumpster	LS			\$		\$
F. Other				\$		\$
DEMOLITION TOTAL				\$		\$
ITEM 27: SPECIAL CONSTRUCTION						
Prices to include material & labor.						
A. Siding	SF			\$		\$
B. Fire Suppression System (Sprinklers)	LS			\$		\$
C. Other				\$		\$
SPECIAL CONSTRUCTION TOTAL				\$		\$
ITEM 28: ELEVATORS						
Prices to include material & labor.						
A. Elevators	EA			\$		\$
B. Other				\$		\$

ELEVATORS TOTAL				\$		\$
ITEM 29: CLEAN -UP						
Prices to include equipment & labor.						
A. Clean-up (maid service)	LS			\$		\$
B. Other				\$		\$
CLEAN-UP TOTAL				\$		\$
ITEM 30: PLUMBING & HOT WATER						
Prices to include material, equipment & labor.						
A. Fresh/ Waste Water Lines, per hook-up (i.e., sink, vanity, tub/shower, toilet, hot water, clothes washer, hose bib)	EA			\$		\$
B. Gas line, per hook-up (i.e., hot water tank, furnace)	EA			\$		\$
C. Sump Pump	EA			\$		\$
D. Other				\$		\$
PLUMBING & HOT WATER TOTAL				\$		\$
ITEMS 31: HVAC						
Prices to include material and labor.						
A. Furnace	EA			\$		\$
B. Air Conditioning	EA			\$		\$
C. Duct Work (Per Register)	EA			\$		\$
D. Cloth Dryer Vent	EA			\$		\$
E. Exhaust Fan (kit./bath)	EA			\$		\$
F. Flues	LF			\$		\$
G. Other				\$		\$
HVAC TOTAL				\$		\$

ITEM 32: ELECTRICAL						
Prices to include material & labor.						
A. New Service	EA			\$		\$
B. House wiring (ie., exterior, interior, fixtures, smoke/Co2 detectors, GFI)	SF			\$		\$
C. Telephone Jack (Each Outlet)	EA			\$		\$
D. Cable TV (Each Outlet)	EA			\$		\$
E. Other				\$		\$
ELECTRICAL TOTAL				\$		\$
ITEM 33: ACCESSORY STRUCTURES						
Attach a separate Job Costs work sheet to specify in detail all material, equipment & labor				\$		\$
ACCESSORY STRUCTURE TOTAL				\$		\$
ITEM 34: EARTH WORK						
Prices to include material, equipment & labor.						
A. Excavation	SF			\$		\$
B. Rough/Finish Grading	SF			\$		\$
C. Other				\$		\$
EARTH WORK TOTAL				\$		\$
ITEM 35: SITE UTILITIES						
Prices to include material, equipment & labor.						
A. Water Service	EA			\$		\$
B. Sewer Lateral (storm drain)	EA			\$		\$
C. Other				\$		\$
SITE UTILITIES TOTAL				\$		\$

ITEM 36: ROADS & WALKS						
Prices to include material, equipment, labor & removal.						
A. Concrete Drive/Parking Pad	SF			\$		\$
B. Asphalt Drive/Parking Pad	SF			\$		\$
C. Curbing/Wheel Stops	LF			\$		\$
D. Walks (public - private)	SF			\$		\$
E. Steps	EA			\$		\$
F. Porch	SF			\$		\$
G. Pavers	SF			\$		\$
H. Other				\$		\$
ROADS & WALKS TOTAL				\$		\$
ITEM 37: SITE IMPROVEMENT						
Prices to include material & labor.						
A. Fence	LF			\$		\$
B. Other				\$		\$
SITE IMPROVEMENT TOTAL				\$		\$
ITEM 38: LAWN & PLANTING						
Prices to include material, labor & soil preparation.						
A. Seed/Straw	SF			\$		\$
B. Sod	SF			\$		\$
C. Trees	EA			\$		\$
D. Shrubs/Flowers	EA			\$		\$
E. Other				\$		\$
LAWN & PLANTING TOTAL				\$		\$

ITEM 39: UNUSUAL SITE CONDITION						
				\$		\$
				\$		\$
				\$		\$
				\$		\$
UNUSUAL SITE CONDITION TOTAL				\$		\$
ITEM 40: OFF SITE IMPROVEMENTS						
Prices to include material, equipment, & labor.						
A. Street	SF			\$		\$
B. Alley	SF			\$		\$
C. Walks	SF			\$		\$
D. Curbs	LF			\$		\$
E. Drainage	LS			\$		\$
F. Other				\$		\$
OFF SITE IMPROVEMENT TOTAL				\$		\$
ITEM 41: PERMITS/OTHER FEES						
Permit fees, site survey, soil test, concrete test, utility taps & connection fees, cost certification fees.						\$
PERMITS/OTHER FEES TOTAL				\$		\$
ITEM 42: SUBTOTAL				\$		\$
ITEM 43: GENERAL REQUIREMENTS 6% MAXIMUM						
Supervision & job site engineering, job office expenses, temporary building/services (tool shed, fences, walkways, toilet, electric, heat,						

water, phone, etc.), equipment rental not in trade item, clean-up of construction debris, first aid supplies & job site security.					
GENERAL REQUIREMENT TOTAL				\$	\$
ITEM 44: GENERAL OVERHEAD 2% MAXIMUM					
Cost of continuing operations of a building construction firm.	6%				
GENERAL OVERHEAD TOTAL				\$	\$
ITEM 45: CONTRACTOR PROFIT 6% MAXIMUM					
Providing building construction services					
CONTRACTOR PROFIT TOTAL				\$	\$

Please feel free to download our Development and Construction Budget off the Development page of this website.