

REQUEST FOR PROPOSALS (RFP)

7700 Michigan Avenue

The Community Development Administration of the City of St. Louis (CDA) and the Land Reutilization Authority (Owner) hereby solicits your proposal for development of the vacant property located at 7700 Michigan Avenue. Proposals will be considered for construction of in-fill single family residential consistent with the existing architectural context of the surrounding residences.

7700 Michigan Avenue is a vacant lot measuring approximately 20 feet by 137 feet 6 inches located in the Carondelet Neighborhood in the 11th Ward, part of the St. Boniface Neighborhood Historic District.

City assistance in the form of tax abatement may be available to supplement private financing for the project. The developer chosen will be expected to apply for Missouri Historic Rehabilitation Tax Credits or Neighborhood Preservation Tax Credits to fill any construction financing gap.

Please submit a brief proposal with the following information:

1. Names and Addresses of Developer, proposed General Contractor and Architect

2. Description of your plan:
 - a. Residential only.

- b. Brief description of site improvements, including landscaping, construction of fences, walls, patios, garage/off street parking, etc.

- c. Brief description of interior features, including number of bedrooms 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.
A company brochure or folder may be substituted.

5. Marketing plans, including name of real estate broker

6. Financial structure of development.
Please include name of construction lender.

A project worksheet is attached for your convenience but is not required at this time. A complete proposal package, including drawings and 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, the City of St. Louis, the Historic Tax Credit Program, and the Carondelet Community Betterment Federation.** Of special interest will be the developer's experience with residential projects in historic neighborhoods, as well as an acceptable time frame for completion.*

In awarding the development, the owners may take into consideration: skills, facilities, capacity, experience, ability, responsibility, previous work, and financial standing; amount, 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 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.

For access to the site, assistance in completing your proposal, and to submit your proposal, contact: Joe Fank, Housing Development Analyst, Community Development Administration, (314) 622-3400, ext 230, 1015 Locust Street, St. Louis, MO 63101.

Proposals will be received at the above address any time after the date of this announcement, 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	_____	
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	_____	
I			
J			
32	HISTORIC TAX CREDITS	_____	