

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

DATE: March 15, 2004

REQUEST FOR PROPOSALS (RFP)

Proposals Will Be Received Until A Qualified Developer Has Been Chosen

ADDRESS: 8228 Frederick

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 **8228 Frederick**. The property is located in the Baden Neighborhood.

Your proposal is hereby solicited for development plans to **construct a single family for sale to an owner-occupant**. 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 such time as a developer has been selected.

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) \$_____

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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 = \$_____