

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

DATE: November 28, 2007

### **REQUEST FOR PROPOSALS (RFP)**

The Community Development Administration of the City of St. Louis (CDA), (Project Manager), together with the Land Reutilization Authority (Owner) and the hereby solicits your proposal for development of the property located at 880 Elias Avenue. **The property is located in the Baden Neighborhood in the 2nd ward and is part of a comprehensive development effort by Alderwoman Dionne Flowers arrest blight.**

#### **880 Elias Avenue**

**Developers are encouraged to visit the site to become fully acquainted with the existing conditions.**

**Your proposal is hereby solicited for development plans to rehab the residence at this address. This lot can be combined with any other property as part of a comprehensive plan to provide housing for owner-occupant(s). City assistance in the form of prepaid acquisition cost and tax abatement as a buyer incentive is offered on this property. Of special interest will be the developer's experience with residential projects in established neighborhood, as well as an acceptable time frame for completion.**

<p><b>The developer chosen will be expected to apply for Neighborhood Preservation Tax Credits to fill any construction financing gap. No additional City financial assistance will be available.</b></p>
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For assistance in completing the RFP forms, contact: Marian Miller  
Housing Development Analyst, Community Development Administration, (314) 622-3400, ext. 229.

The format is as follows:

1. Name and addresses of Developer, General Contactor, Architect
2. Description of your plans for address, including:
  - a. Narrative description of project being proposed.
  - b. Brief description of site improvements, including landscaping, construction of fences, walls, patios, garage, etc.
  - c. Description of interior features, including number of bedroom 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.

5. Marketing Strategy
6. Financial structure of development. Please included name of construction lender.

A project worksheet is attached for your convenience. Your response and any accompanying presentation materials will be given preliminary consideration by CDA. A complete proposal package, including drawings and detailed construction 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 and the City of St. Louis.

*In awarding the development, the owners may take into consideration: skills, facilities, capacity, experience, previous work, and financial standing; amount of other work being carried on by developer; quality, 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 requirement mentioned above may be cause for rejection of proposals.*

The owners reserve the right to reject any and all proposals. The successful developer must have a current City of St. Louis business license, or be willing to obtain one 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 Enterprise (WBE).

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 until further notice.** Additional information may be sought from developers to clarify their proposals.

***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 Agency under the provisions of Title I of the Housing and Community Development Act of 1974 (P.L. 93-383).

PROJECT NAME:	_____	TOTAL SQ	_____
ADDRESS:	_____	FT:	_____
DATE:	_____	TOTAL #	_____
	_____	UNITS:	_____
	_____	PREPARED	_____
		BY:	_____
		TOTAL	CATEGORY
	DEVELOPMENT BUDGET	COST	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	_____	_____
I	31 Sales Price of completed units	_____	
J	32 Historic Tax Credits	_____	