

COMMUNITY DEVELOPMENT ADMINISTRATION
1015 Locust Street, Suite 1200
St. Louis, MO 63101
(314) 622-3400

DUE DATE: May 23, 2008

REQUEST FOR PROPOSALS (RFP)

The Community Development Administration of the City of St. Louis (CDA), (Project Manager), the Land Reutilization Authority (Owner), and the Dutchtown South Community Corporation (Sponsor) hereby solicit your proposal for development of the following properties:

**4730 Alabama, 4742 Alabama, 4748 Alabama,
4754 Alabama, 4725 Virginia, 4731 Virginia, and 4747 Virginia**

These properties are all vacant lots located in the **Dutchtown Neighborhood** of the **25th Ward**. Only proposals submitted in response to this advertisement will be considered for acceptance by CDA. Development plans will be considered for the **replatting of the lots and the new construction of single-family residences to be sold to owner-occupants**. Homes are to be developed as "FOR SALE" ONLY. The goal for this development is **new homes that architecturally reflect the style and size of the existing housing surrounding the site**. Of special interest will be an applicant's experience with residential projects in established neighborhoods and an acceptable estimate of time for completion. Tax abatement and a limited amount of City assistance in the form of **prepaid acquisition subsidy** may be provided.

This project is part of a comprehensive development effort by Alderwoman Dorothy Kirner, the Dutchtown Neighborhood, the Community Development Administration, and the Dutchtown South Community Corporation.

The selected developer will be expected to apply for Missouri Neighborhood Preservation Tax Credits to offset the cost of rehabilitation. Developers are encouraged to visit the site to become fully acquainted with the existing conditions. No pre-bid conference will be held. For assistance in completing your proposal or for access to the site, please contact Matthew Sisul, CDA Housing Analyst at (314) 622-3400, ext. 322.

The format for your proposal is as follows:

1. Name and address 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. Brief narrative of proposal
 - b. Description of total site plan
 - c. Description of exterior improvements
 - d. Description of site improvements, including landscaping, construction of fences, walls, patios, garage/off street parking, etc.
 - e. Description of interior improvements, including number of bedrooms, baths, kitchens, etc.
4. Time frame for beginning project and schedule for completion
5. Corporate and/or personal financial statement(s), references, and lists of residential rehabilitation projects completed or in progress
6. Marketing strategy for development
7. Financial structure of development on the attached form (identifying construction lender and showing all sources and uses of funds)
8. Preliminary drawings of homes to be built, including site plan, floor plan, and elevations

For convenience, a project worksheet is attached. Developers are encouraged to submit any additional information to assist the owner in reaching a decision. Of particular interest is your experience in residential new construction 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. A complete proposal including, but not limited to, architectural drawings and detailed budget will be required of the selected developer.

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

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 bidder agrees to take every reasonable effort to make maximum use of Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) with respect to any subcontracts or materials purchases.

Proposals should be submitted to:

Community Development Administration (CDA)
Attn: Matthew Sisul, Housing Analyst
1015 Locust Street, Suite 1200
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. Submissions will be received at the above address between 8:30_{AM} and 4:30_{PM} CST Monday through Friday. Submittals will be dated and time-stamped when received by the Residential Development Division and will become the property of CDA. Proposals will be reviewed by CDA and the alderperson of the ward. 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

PROJECT NAME: _____
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 Reserve _____% \$ _____
 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	\$ _____
Required 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 = \$ _____