

COMMUNITY DEVELOPMENT ADMINISTRATION

1015 Locust Street
St. Louis, MO 63101
622-3400

Date: July 9, 2008

Deadline: August 15, 2008

REQUEST FOR PROPOSALS (RFP)

The Community Development Administration of the City of St. Louis (CDA), together with the Land Reutilization Authority (Owner), is pleased to solicit proposals for the development of specific properties located in a defined area in the Ville neighborhood (City Block 3678). Tax abatement and a limited amount of City assistance in the form of **prepaid acquisition and construction subsidy** may be provided.

The entire Area (parcel list follows) is owned or controlled by LRA; therefore, this request does not require any additional acquisition from selected developer. The homes built by selected developer should be marketed for-sale to low and moderate income families, meaning eligible buyers' must meet the "at or below 80% median income" requirement.

Ville Phillips Estates Area.

1925	Whittier St.	1900	Anne Malone Dr.
1921	Whittier St.	1904	Anne Malone Dr.
1917	Whittier St.	1908	Anne Malone Dr.
1909	Whittier St.	1912	Anne Malone Dr.
1905	Whittier St.	1916	Anne Malone Dr.
1901	Whittier St.	1920	Anne Malone Dr.
4207	Garfield Ave.	1926	Anne Malone Dr.
4209	Garfield Ave.		

Full architectural and engineering plans have been prepared for this project and have been reviewed and approved by the Community Development Administration and the State Historic Preservation Office. Copies of these plans may be viewed at our office. It will be necessary for the selected developer to enter into contracts with the architectural and engineering firms who prepared the plans in order to receive the documents required to obtain permits and build according to those approved plans.

A site plan, however, may be required for each address depending on homebuyer lot selection.

Any response must take account of existing occupied and other privately-held properties and must incorporate planning and funding for capital improvements. The capital improvements plan must address the need for resurfacing or reconstruction, as required, of alleys, sidewalks, street repairs and street lighting. The plan must also address the replacement of existing temporary utility poles with underground service.

Please note that the selected developer shall fully comply with Mayor's Executive Order #28 dated July 24, 1997 relating to minority and women-owned business participation in construction. The goal is "Maximum Utilization of MBE and WBE", with a minimum of 25% MBE plus 5% WBE of the potential subcontract amount. The proposal should indicate how the developer intends to achieve the M/WBE participation.

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

Respondent is to submit a brief proposal with the following information. A project budget worksheet is attached for convenience.

The format for the proposal is as follows:

1. Name and addresses of developer, general contractor and architect
2. Name of construction lender
3. Site plan of proposed development, including existing properties and properties to be developed by others within the two-block boundary
4. Description of the development, including:
 - a. Number of residential units to be developed
 - b. Description of site improvements, including landscaping, construction of fences, walls, patios, garage/off street parking, etc.
 - c. Public improvements proposed (streets, alleys, sidewalks)
5. Time frame for beginning project and schedule for completion.
6. Track record of company or individual(s). Please submit references, lists of projects completed or in progress, and other helpful information.
7. Marketing strategy. Please include projected sales price, including name of real estate broker.
8. Proposed method of financing the project.

Developers are encouraged to submit any additional information to assist the owner in reaching a decision. Of particular interest is the developer's experience in residential 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 and the Greater Ville Neighborhood Preservation Commission (Greater Ville).

In awarding the development, CDA and Greater Ville will take into consideration skill, facilities, capacity, experience, ability, responsibility, previous work, and financial standing; 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 proposal.

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.

The proposal should be submitted to:

Community Development Administration (CDA)
Attn: Ms. Angela Pinex, Housing Analyst
1015 Locust Street, Suite 1200
St. Louis, MO 63101

Proposals will be received until August 15, 2008, or until a qualified developer has been chosen.

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).

PROJECT:		TOTAL SQ FT:	
ADDRESS:		TOTAL # UNITS:	
DATE:		PREPARED BY:	

DEVELOPMENT BUDGET

TOTAL
COST

A HARD COSTS		
1	CONSTRUCTION - ON SITE	
2	CONSTRUCTION- OFF SITE	
3	SUBTOTAL	
B SOFT COSTS		
4	ARCHITECTURAL	
	A. DESIGN	
	B. INSPECTION	
5	ENGINEERING	
6	LEGAL	
7	ACCOUNTING	
8	OTHER:	
9	SUBTOTAL	
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	PERMANENT LOAN FEES	
20	CONSTRUCTION INTEREST	
21	CONTINGENCY RESERVE	
22	MISCELLANEOUS, CLOSING COSTS,ETC.	
23	SUBTOTAL	
D		
24	ACQUISITION	
25	HOLDING	
26	SUBTOTAL	
E		
27	CONTRACTOR'S PROFIT	
F		
28	DEVELOPER'S PROFIT	
G		
29	MARKETING	
30	SALES COMMISSION	
31	BUYER'S INCENTIVES	
32	SUBTOTAL	
H		
33	TOTAL	
34	SALES PRICE	