Community Development Administration
City of St. Louis
1015 Locust St; Ste 1200
St. Louis, MO 63101

REQUEST FOR PROPOSALS (RFP)

The Community Development Administration of the City of St. Louis (CDA) and the Land Reutilization Authority (Owner) hereby solicit your new construction proposal for the following property:

Address: 5919 West Park Avenue (63110)
Type of property: One residential lot approximately 48 feet wide by 110 feet deep
Neighborhood: Cheltenham in the 24th Ward

Incentives:
It is anticipated that 5-year real property tax abatement will be provided. With sufficient justification, a partial (or full) acquisition write-down and/or construction gap financing may also be considered. However, your proposal should factor in any relevant tax credit programs and provide a budget and narrative explaining why incentives are needed to make your project feasible.

Replying to this RFP:

For access to the site, information about program funding and incentives, and assistance in completing the RFP forms, contact:
Matthew Sisul, Housing Development Analyst, Community Development Administration, (314) 622-3400, extension 322, or by email to sisulm@stlouiscity.com.

Please supply the following information in your proposal:

1. Names, Addresses, phone numbers of Developer, General Contractor, Architect, Construction Lender, any known Consultants.
2. Description of your plans for this property, including:
    a. Use for the property (for example, single-family, townhouses, mixed-use, etc.)
    b. Exterior improvements planned, including landscaping, fences, parking, etc.
    c. Interior features planned, including number of bedrooms and baths.
3. Time frame for beginning project and schedule for completion.
4. Financial statements, references.
5. List of residential projects completed or underway, especially experience with similar projects.
6. Marketing plans: real estate broker, signage, advertising, and fair housing outreach.
7. Financial structure, including any partnerships planned or anticipated.
8. Total projected development cost, sales or rental projections, and a square foot construction budget should be included.
9. Your offer for this property.

Process:

- **Following receipt of proposal(s), CDA staff will review proposals and consult with alderman, seeking community input where possible.**
- **CDA staff will notify chosen developer of acceptance of proposal and request 6-month assignment of LRA option to developer.**
- **Developer will then complete a full application package, including drawings, and detailed budget. Excel spreadsheets will be provided by CDA staff.**
- **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. Please check the CDA Residential Development RFP webpage for deadlines and notice of selected developers or changes to RFPs.**
  http://stlouis.missouri.org/development/residential/curropp.html

Requirements:

- **Support of Alderman**
- **Experience with similar projects**
- **Acceptable time frame for completion**
- **Acceptable offer for the property**
- **Acceptable development costs and construction budget with subcontractors**
- **Completed application package**
- **Application for Missouri Neighborhood Preservation Tax Credits**
- **Application, if eligible, for Missouri Historic Preservation Tax Credits**
- **City of St. Louis business license and ability to pass city tax clearance**

Other guidelines:

All proposed construction will be subject to review and approval 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, ability, responsibility, previous work, and financial standing; amount 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.

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.

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).

DEVELOPMENT BUDGET - FOR SALE PROJECT

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	**$_____**

5919 W Park

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

Interest Calculation: ½ x Loan Amount x (_____ months/12) x _____%