

DeTonty Commons Request for Proposals

The Community Development Administration of the City of St. Louis (CDA) together with the Shaw Neighborhood Housing Corporation (SNHC) is pleased to solicit proposals for 4104-4154 DeTonty Street, fourteen vacant city-owned lots on DeTonty Street between Thurman Avenue and Klemm Street (please see attached map).

Proposals must be submitted in person to Shaw Neighborhood Housing Corporation (4103 Shenandoah) by **Monday, December 17th at 4pm.**

Please submit two copies of the following information in two separate three ring binders. Please divide the binders with numbered tabs that correspond to the numbers below. On the front of the binders, please include the Developer's name, as well as the name, phone number and email address of the contact person.

Tab 1. Development Team Information: Provide the name, address, phone number, and email address for the following members of the development team, and if a team member is a certified MBE or WBE, please provide certification number:

- a. Developer (please include EIN or SSN)
- b. Contractor
- c. Architect
- d. Engineer
- e. Construction Lender
- f. Legal Counsel
- g. Marketing Agent
- h. Others

Tab 2. Developer's Qualifications

- a. Chart showing the principal members of the Developer Entity (if applicable), including Name, SSN/EIN, and Percent Interest in Entity
- b. If Developer is a non-profit, please include copy of By-Laws, 501c3 determination letter, and list of Board Members
- c. Addresses, descriptions, and photos of previous residential projects for developer, contractor, and architect, with an emphasis on historic new construction and projects completed with CDA. A company brochure or display folder may be substituted.
- d. Financial Statements for past three years
- e. Completed and signed Conflict of Interest Disclosure (attached)

Tab 3. Architectural Plans: Please note that certain streetscaping measures, possibly including new sidewalks, lighting upgrades, and landscaping, are expected to be funded through the Community Improvement Fund (at no cost to potential developers). Also please note that the Shaw neighborhood is a local historic district, and proposals must conform to the Shaw Neighborhood Historic District Rehabilitation and New Construction Standards. New homes must also meet CDA Design Guidelines and Energy Star Standards. Links to these guidelines are available at the end of the RFP.

- a. Provide a paragraph outlining the proposal. Be sure to include the number of homes, how many bedrooms/bathrooms in each home, style of architecture, etc.
- b. Schematic plans that include:
 - i. Site Plan
 - ii. Basic layout for each style of proposed home
 - iii. Front and side elevations with proposed materials noted

Tab 4. Schedule

- a. Please describe the phasing of the project, with specific start and end dates. Please note that CDA and SNHC would like to see at least three homes constructed at a time.

Tab 5. Budget: Please note that a ten year tax abatement is expected for each home. No financial assistance is available through CDA at this time. Please assume the acquisition price per lot to be negotiable.

- a. Please provide a paragraph describing the proposed financing.
- b. Provide a Letter of Interest from each proposed funding source.
- c. Please complete the attached budget. If you propose to break the project into several phases, please complete a budget for each phase. Please include the printed budgets with the certification pages signed, and also include the budget(s) in excel format on a CD.

Tab 6. Marketing Plan

- a. Please describe the marketing agent's strategy (i.e. when will marketing begin, will homes be pre-sold, etc.) Please describe how the agent arrived at the projected home sales prices and include a CMA or appraisal. Please explain how the unique challenge of Highway 44 will be handled in the marketing and selling of the homes.

Submission:

Late and/or incomplete applications will not be considered. More information may be requested from applicants on a case by case basis. CDA and SNHC reserve the right to reject any or all proposals at their sole discretion.

By submission of a proposal, the Developer agrees to make every reasonable effort to make maximum use of Minority Business Enterprises (MBE) and Women Business Enterprises (WBE).

Questions may be directed to Maggie Grady at CDA (gradym@stlouis-mo.gov) and Sean Spencer at SNHC (seanspencersnhc@att.net).

Links to Design Guidelines:

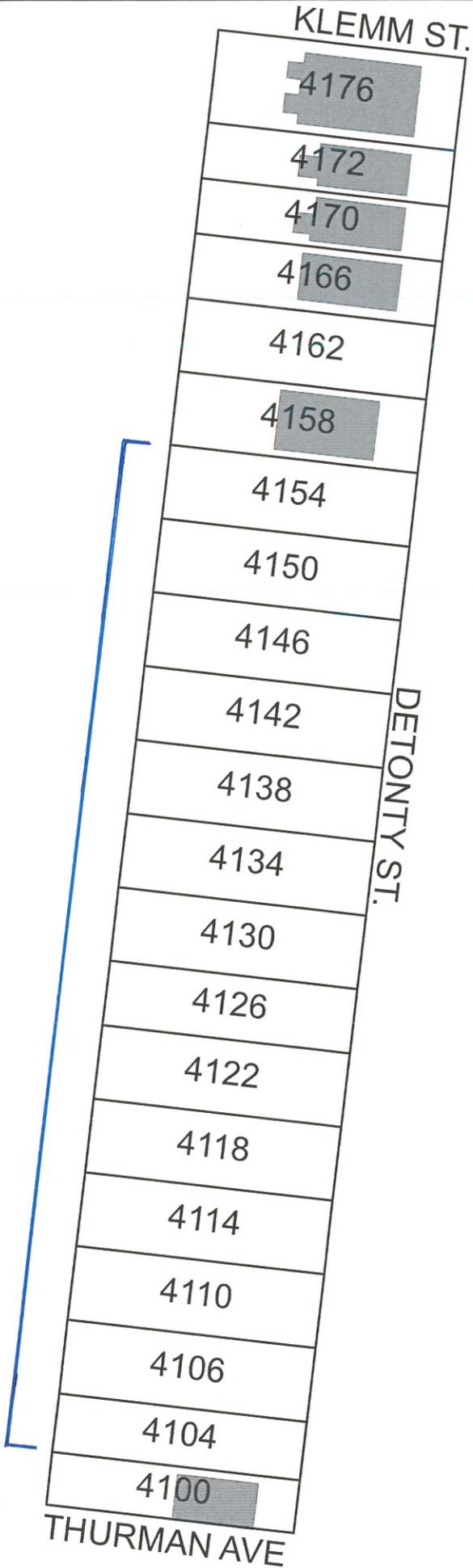
Shaw Neighborhood Historic District Rehabilitation and New Construction Standards:
<http://shawhousing.files.wordpress.com/2010/12/shaw-historic-district-standards1.pdf>

Community Development Administration Residential Development Design Guidelines:
<http://www.stlouis-mo.gov/government/departments/community-development/residential-development/documents/upload//designreviewguidelines.pdf>

Energy Star:

http://www.energystar.gov/index.cfm?c=new_homes.nh_verification_process

City Block 5310



CITY OF ST. LOUIS
PLANNING & URBAN
DESIGN AGENCY
FRANCIS G. SLAY, MAYOR

Neither the Planning and Urban Design Agency nor the
information contained herein warrants any accuracy of
the information contained herein.
The findings of this project map is intended to assist
through a grant from the Department of Housing and Urban
Development and the Planning, Design and Urban
and Community Development Act of 1974
Paul L. SCHMIDT, Director
AND PAUL HENNER, Administrator
AND PAUL HENNER, Administrator

CONFLICT OF INTEREST DISCLOSURE

Addendum to Community Development Administration For-Sale Housing Application

(to be completed and signed by Developer)

- Attach additional sheets if needed -

PROJECT NAME/ADDRESS: _____

DEVELOPER'S NAME: _____

Is any owner, member, stockholder, partner, officer or director of the Borrower or the Operating Entity, or any member of the immediate family of any such person, an elected or appointed official of the City of St. Louis or an employee of the City of St. Louis, the Community Development Administration (CDA), or the St. Louis Development Corporation? "Immediate family" for purposes of this question includes a person's spouse, parents, grandparents, siblings, and grandchildren, but does not include distant relatives such as cousins, unless those persons live in the same household. "Immediate family" for purposes of this question also includes a significant other or a partner in a domestic relationship.

Yes No

If Yes, list the name of the person, the elected official or employee to whom that person is related, and the relationship between those persons:

Does any person owning more than 20% of the Borrower or Operating Entity buy from, sell, or use the service of any concern in which someone in the company has a significant financial interest?

Yes No

If Yes, please explain:

PROJECT NAME/ADDRESS: _____

DEVELOPER'S NAME: _____

Has any principal or affiliate of the Borrower or Operating Entity ever received previous government financing?

Yes No

If Yes, please provide the following information:

Name of Agency _____

Original Amount: _____

Date of Request: _____

Approved: _____

Outstanding Balance: _____

Status: _____

Does the Borrower or Operating entity, or do the owners or majority stockholders of the Borrower or Operating Entity, own or have a controlling interest in other businesses?

Yes No

If Yes, please provide the names and relationships of the individuals to the businesses and attach a current balance sheet and operating statement for each business identified.

Is the Borrower, Operating Entity or any of their officers involved in or aware of any pending or threatened order, notice, claim, litigation, proceeding or investigation, whether or not covered by insurance, that would materially adversely affect their financial condition or that of the proposed project or materially impair their right to carry on business substantially as now conducted?

Yes No

If Yes, please provide details including the parties involved in the suit and the nature of the claims.

PROJECT NAME/ADDRESS: _____

DEVELOPER'S NAME: _____

Has any officer of the Borrower or Operating Entity ever been involved in bankruptcy or insolvency proceedings?

Yes No

If Yes, please provide details:

Have any of the individual owners of the Borrower or Operating Entity ever been charged or convicted of a misdemeanor or a felony?

Yes No

If Yes, please provide details:

Project Developer

By: _____

Date: _____

WARNING: U.S. Criminal Code, Section 1010, Title 18, U.S.C., "Federal Housing Administration transactions provides in part: "Whoever, for the purpose of . . . influencing any way the action of such Administration . . . makes, passes, utters, or publishes any statement, knowing the same to be false . . . shall be fined not more than \$5,000 or imprisoned not more than two years, or both."