4066 RUSSELL

St. Louis, Missouri 63110

Request for Proposals

SUBMISSION DEADLINE: May 15, 2012

Community Development Administration
and Land Reutilization Authority of the City of St. Louis
1015 Locust, Suite 1200
Saint Louis, Missouri 63101
Contact: Dawn Doty – Project Manager
Phone: 314-622-3400 Ext 344 or Email: dotyd@stlouiscity.com

Overview

The Community Development Administration and Land Reutilization Authority of the City of St. Louis ("City") are seeking redevelopment proposals for property owned by the Land Reutilization Authority and located at 4066 Russell (the "Site"), in the Shaw Neighborhood.

The City's redevelopment goals for the Site include renovation of the existing structure to accommodate a viable commercial use.

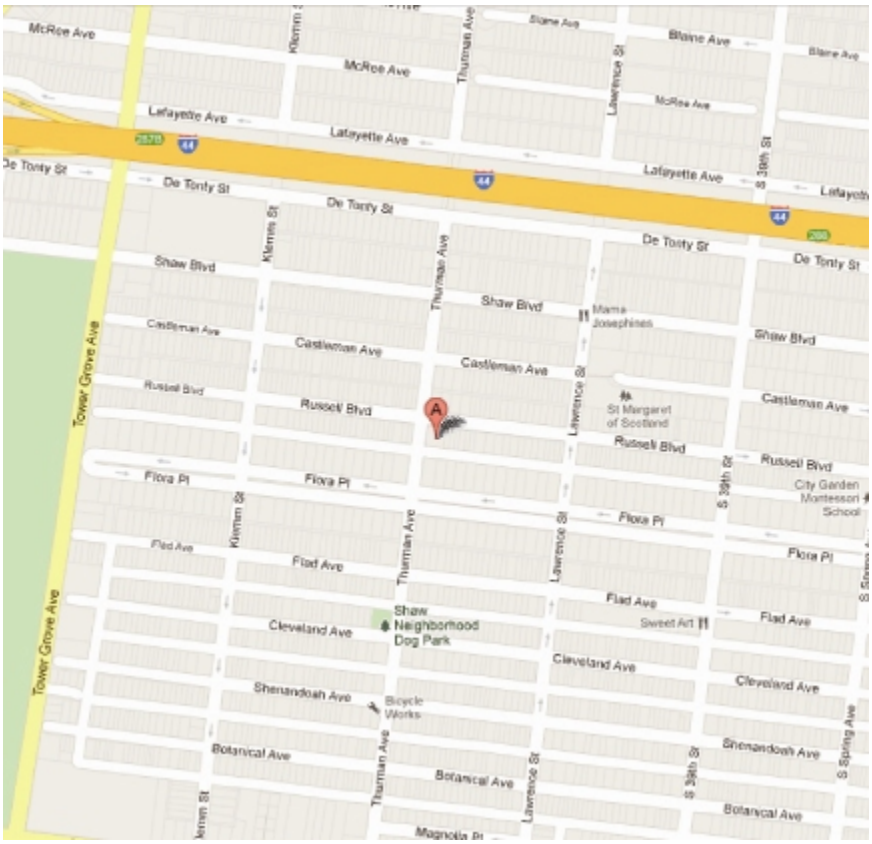
The City will give special consideration to proposals that involve a restaurant use. Alternative uses that fit within the residential make up of the neighborhood will be considered.

City policy is to sell redevelopment property at fair market value. Offer price will be one of multiple criteria considered when evaluating proposals.

Proposals are due at City offices at 1015 Locust, Suite 1200, St. Louis, MO 63101, no later than close of business, May 15, 2012.

Site Facts

- The Site consists of one parcel, approximately 11,256 square feet.
- The building, built in 1960, has approximately 2,145 square feet and is vacant.
- The parcel ID number is 494100005.
- The Site is zoned F, Neighborhood Commercial
- The Site is located in the Shaw neighborhood of south St. Louis City.



Redevelopment Goals

The redevelopment goals for the RFP include:

A. *Redevelop the building with a viable commercial use*. The building needs to be redeveloped as a positive contributor to the neighborhood, and the City. The City will consider a wide range of viable commercial uses that accomplish this. For years this building has been either misused or vacant and has been a blight on the neighborhood.

B. *Contribute to the commercial activity in the Shaw Neighborhood.* The Site is located in a largely residential area that includes small clusters of neighborhood-oriented retail and services. Redevelopment of the Site should support commercial activity by contributing to market demand and/or by providing complementary goods and services and/or employment opportunities for the area.

Incentives

The City is prepared to assist the proposed developer in obtaining the various development incentives available to make this project a success. Incentives include but are not limited to:

- Tax Abatement
- Tax Increment Financing
- Local Development Loan Assistance
- Any applicable State tax incentive
- Environmental abatement assistance

It will be left to the respondent to identify the appropriate use of these resources and any other resources to make this project financially successful

Proposal Contents

Proposals must include the following information, which is necessary for the City to adequately evaluate 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: uses of the Site and proposed users/tenants; improvements made to the Site including square footage of specific components, anticipated materials, and design style; plan for transportation access, including parking needs
3. Proposed new job impact
4. Exhibits of preliminary schematics plans and elevations.
5. Time frame for beginning project and schedule for completion.
6. Financial statements, references.
7. List of projects completed or underway, especially experience with similar projects.
8. Marketing plans: real estate broker, signage, advertising, and tenant recruitment.
9. Financial structure, including any partnerships planned or anticipated.
10. Development budget showing the detailed sources and uses of funds for the project.
11. An operating pro forma for the building operation, including the assumptions underlying the income and expense projections.
12. Your offer for this property.

Evaluation Criteria

In reviewing proposals, the following criteria are among those that will be considered:
1. Fulfillment of the redevelopment goals for the RFP stated above
2. Track record and financial/organizational capacity of the development team to complete the type of redevelopment project that they propose
4. Financial feasibility of the project and the ability of the project to secure the necessary financing (financing commitments preferred)
5. Proposed project time frame, feasibility of beginning construction within six (6) months of acceptance of proposal
6. Public benefits from the project, including new job creation
7. Offered purchase price for the Site
8. Minimization of City subsidy, if any
9. Overall quality of the submission, adherence to the proposal content requirements, and responsiveness during the review process

Proposal Submission

Respondents must submit copies of their proposals as follows:
• One unbound copy
• Four bound copies
Electronic versions in .pdf format on CD are encouraged.

Proposal Review & Selection Process

City staff will review proposals that are received by the due date. City staff will also seek the input from the neighborhood development corporation/leadership. Some or all of the respondents may be requested to present their proposals to City staff and/or the neighborhood development corporation/leadership.

Building Access

Prospective respondents may contact the Project Manager to coordinate access to the property.

RFP Inquiries

Prospective respondents may direct questions via email to the Project Manager.

City Contracting Requirements

CDBG Requirements

The City has used Community Development Block Grant funds from the US Department of Housing and Urban Development (HUD) to acquire and stabilize the Site. Since these funds have been used, the redevelopment project will likely need to comply with certain requirements, including an environmental review process (the historic resources component of which is mentioned above) and compliance with Davis-Bacon wage requirements for construction jobs.

M/W/DBE Participation
The selected firm shall comply with the Mayor's Executive Order No. 28 and any superseding Executive Orders relating to utilization of minority and women businesses (MBE's/WBE's). Executive Order No.28 requires contractors and consultants to seek, through good-faith efforts, the involvement of MBE's and WBE's with a goal of participation of least 25% and 5%, respectively, for the project. For additional information, please visit www.mwdbe.org.

Living Wage Compliance
The selected firm may be required to comply with "Chapter 3.99 Living Wages" of the Revised Code of the City of St. Louis (Ordinance No. 65597). Please refer to www.slpl.lib.mo.us/cco/code/data/t0399.htm or www.mwdbe.org/livingwage.

Unauthorized Alien Employees
The selected firm, shall, pursuant to the provisions of Sections 285.525 through 285.555 of the revised Statutes of Missouri, 2000, as amended, by sworn Affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with this Contract, Agreement or Grant. Contractor shall affirm also that it does not knowingly employ any person who is an unauthorized alien in connection with this Contract, Agreement or Grant pursuant to the above-stated Statutes.

Reservation of Rights
The City reserves the right to reject any or all proposals for any reason, in its sole discretion; to select one or more respondents; to void this RFP and the review process and/or terminate negotiations at any time; to revise any conditions and stipulations contained herein, as convenient or necessary; to further negotiate fees, rates and financial arrangements, etc; to establish further criteria for selection; to ask respondents to submit additional information or evidence of their qualifications and experiences; to waive informalities in the proposals and in the proposal process; and to negotiate with respondents; to reject any and/or all proposals for any reason, in their sole discretion.

Federal Regulation Compliance
The selected firm shall comply with the following Federal Regulations:

(1) Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR part 3).

(2) Davis Bacon Act (40 U.S.C.276a to 276a-7) as supplemented by Department of Labor regulations (29 CFR part 5). Rates and occupation are included in Exhibit A.

(3) Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327 330) as supplemented by Department of Labor regulations (29 CFR part 5).

(4) Section 106 of the National Historic Preservation Act of 1966 (revised).