Old North St. Louis Restoration Group
2800 N. 14th Street
St. Louis, MO 63107
314.241-5031

Date: June 85, 2005

REQUEST FOR PROPOSAL

Proposals Will Be Received Until A Qualified Developer Has Been Chosen

The Land Reutilization Authority (LRA) together with the **Old North Saint Louis Restoration Group (ONSLRG)**, hereby solicits your proposals for the development of properties in Area E of the Old North St. Louis neighborhood. See attached listing identified as AREA E for property addresses.

ONSLRG is seeking to develop the northern end of the neighborhood by assembling packages of vacant lots and buildings suitable for development**. The properties in Area E are residential and commercial buildings and vacant lots.** These properties may be developed as a single package in Area E, developed individually or any suitable combination.

It is expected that the developer will apply for Historic Tax Credits. Of special interest will be developers with historic tax credit experience and those presenting proposals that incorporate "green design" concepts. Preference will also be given to those developers who create for-sale residential properties to increase homeownership opportunities in ONSL.

Developers are encouraged to visit the site to become fully acquainted with the existing conditions. Contact the LRA at 622-3400 to coordinate access to the properties. For all other questions, contact Irvetta Williams, project coordinator at ONSLRG, 314.241-5031.

PRELIMINARY PROPOSAL FORMAT

Submit your proposal in the following format:

1. Names and addresses of developer, general contractor, architect and engineer.
2. Description of your plans for the property including:
    a. Narrative of project being proposed
    b. Description of site improvements, landscaping, fences, walls, patios, garages, off-street parking and etc.
    c. Description of interior features including # of rooms, bathrooms and etc.
3. Time frame for beginning project and proposed completion schedule.
4. References and list of current and/or completed projects. A brochure or company profile may be submitted.
5. Demonstration of financial capacity including name of lending institution.
6. Brief description of marketing plans for development including name of real estate broker.
7. Financial structure of development. A project worksheet is attached for your convenience but is not required at this time.

Your response and any accompanying presentation materials will be given preliminary consideration by ONSLRG. A complete proposal including, but not limited to, architectural drawings and a detailed budget will be required of the selected developer.

The LRA and ONSLRG reserve the right to reject any or all proposals. The selected developer must have a current City of St. Louis business license, or be willing to obtain one and be able to pass city tax clearance.

In awarding the development, ONSLRG will take into consideration the following:

- skill and ability, facilities, capacity, and experience to perform;
- previous work and financial standing of developer;
- current workload of developer;
- quality, efficiency, and construction of equipment proposed to be furnished;
- proposal content and completeness

Developers are encouraged to submit any additional information to assist the owner in reaching a decision. Of particular interest are developers with experience in residential and/or commercial historic rehab projects.

All proposed construction will be subject to review and approval by the LRA and ONSLRG to ensure compliance with the Neighborhood Design Code and other housing goals developed by the City of St. Louis.

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 and 5% WBE participation.

The proposal should be submitted to:

Old North St. Louis Restoration Group
Attent: Irvetta Williams
2800 N. 14th Street
St. Louis, MO 63107

Identify the envelope as "Developer's Fair Proposal" when submitting the proposal.

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.

Proposals will be reviewed by the LRA and ONSLRG. Additional information may be sought from developers for clarifications to the proposal.

AREA E

Address	Property Type	Owner
2023 – 25 Palm	bldg	LRA
2013 – 5 Palm	bldg	LRA
2018 – 20 Palm	bldg	LRA
1946 – 50 Palm	bldg	LRA
1942 Hebert	bldg	LRA
1944 Hebert	bldg	LRA
1943 Hebert	bldg	LRA
3243 20th Street	bldg	LRA
3244 20th Street	bldg	LRA
3256 20th Street	bldg	LRA
3314 – 32 21st Street	lot	LRA
3233 20th Street	lot	LRA
1931 3 Hebert	lot	LRA
1939 Hebert	lot	LRA
1948 Hebert	lot	LRA

Attachments: Development Budget Form

DEVELOPMENT BUDGET – FOR SALE PROJECTS

Project Address:_____ Date Prepared _____
_____ Total Sq. Ft. _____

Developer: _____

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 % $_____
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 $

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 x Loan Amount x (_____months/12) x ___% interest = $_____