

Community Development Administration
City of St. Louis
1015 Locust St; Ste 1200
St. Louis, MO 63101
April 30, 2010

DUE DATE: June 4, 2010

REQUEST FOR PROPOSALS (RFP)



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

Address: 3216 Ivanhoe Avenue (63139)

Type of property: Vacant lot, approximately 57 feet by 135 feet

Neighborhood: Lindenwood Park in the 23rd Ward

Incentives:

It is not anticipated that tax abatement will be provided. With sufficient justification, a partial (or full) acquisition write-down and/or construction gap financing may be considered. However, your proposal should 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 all parties: Developer/Proposed Owner, General Contractor, Architect, Construction Lender, any known Consultants
2. Description of your plans for this property, including:
 - a. Use for the property (for example: parking lot, new construction, etc.)
 - b. Exterior improvements (for example: landscaping, fences, parking blocks, etc.)
3. Time frame for beginning project and schedule for completion
5. Financial statements, references, or any partnerships anticipated
6. Total projected development cost (including any applicable insurance or maintenance costs)
7. Your offer price 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 3-month assignment of LRA option to selected party.
- Developer will provide to CDA staff a set of full drawings and a detailed budget for any proposed improvements or modifications to the existing site.
- Proposals will be received at the above address until the deadline date of this announcement. Please check the City of St. Louis RFP & RFQ webpage for information on deadlines, selections, or changes to this RFP:

<http://stlouis.missouri.org/development/otherprojects/rfp-rfq>

Requirements:

- Proposal received by CDA staff no later than close of business June 4, 2010
- Support of Alderman
- Acceptable time frame for completion
- Acceptable offer for the property
- Acceptable development costs and construction budget with subcontractors
- 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 the architectural regulations administered 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; 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. Preference will be given to those respondents who own and occupy active commercial establishments within the Ivanhoe Business District and can demonstrate a history of acceptable property maintenance. 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.

Proposals should be submitted to:

Community Development Administration (CDA)

Attn: Matthew Sisul, Housing Analyst

1015 Locust Street, Suite 1200

St. Louis, MO 63101

Proposals will be received at the above address between 9:00_{AM} and 4:00_{PM} CST Monday through Friday until the close of business on June 4, 2010. Submissions will be dated and time-stamped when received by the Residential Development Division and will become the property of CDA. Proposals will be reviewed by CDA and the alderperson of the ward. Additional information may be sought from respondents to clarify their proposals. NO EXTENSIONS WILL BE GRANTED BEYOND THE CLOSING DATE.

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 \$ _____

Closing Costs \$ _____

Total Acquisition Costs \$ _____

2. Development Costs

Legal/Accounting Fees \$ _____

Total Development Costs \$ _____

3. Construction Costs

Architect/Engineer \$ _____

Survey \$ _____

Permits \$ _____

Utilities \$ _____

Insurance \$ _____

Taxes \$ _____

Construction Costs \$ _____

Construction Loan Fees \$ _____

Origination Fee \$ _____

Interest _____ % for _____ months \$ _____

Total Construction Costs \$ _____

Total Development Cost \$ _____