

May 3, 2010

REQUEST FOR PROPOSALS (RFP)

The Old North St. Louis Restoration Group (ONSLRG) is a not-for-profit community development corporation whose mission is to revitalize the physical and social dimensions of the Old North St. Louis neighborhood in a manner that respects the community's historic, cultural, and urban character.

ONSLRG is in possession of five buildings available for purchase and renovation. All five buildings are offered in a second round of RFPs in their current condition. ONSLRG has paid for stabilization work on the buildings, and they are being sold at a purchase price that reflects ONSLRG's additional costs for stabilization. Sales prices are estimated at \$10 per square foot.

ONSLRG is seeking to increase home-ownership in the neighborhood, so preference will be given to proposals from:

- a developer who will rehab the building and sell to an owner-occupant(s), OR
- an owner-occupant who purchases a building and completes the renovations.

Of special interest will be the applicant's residential rehab experience, the proposed timeframe for the completion of the project, and the applicant's understanding of and commitment to compliance with standards for historic restoration.

All buildings are in the Murphy-Blair National Register Historic District and therefore may qualify for Historic Tax Credits. All buildings are in the N Florissant/N Market/Hadley/Warren Redevelopment Area and are therefore eligible for property tax abatement. Selected buyers will be encouraged to apply for historic tax credits, property tax abatement, and Neighborhood Preservation Tax Credits, but this is not required.

All proposed construction is expected to be consistent with applicable neighborhood plans and city building codes.

Upon selection, the applicant will have a 3-month option period in which time all construction documents and financing must be finalized prior to the scheduling of a closing date. Construction documents must be sealed by a licensed design professional.

ONSLRG will retain an 18-month Right of Re-entry on the property after closing, meaning that if substantial completion has not taken place in 18 months from the date of closing, ONSLRG has the right to take back the property, paying the buyer for any materials and labor for which invoices can be produced.

Format for proposals should be as follows:

1. Names and Addresses of Developer/Buyer, General Contractor, Architect/Engineer
2. Purchase price offered to Old North St. Louis Restoration Group (\$10.00 per square foot suggested minimum offer).
3. Description of the plans, including:
 - a. Narrative description of project being proposed.
 - b. Brief description of site improvements, including landscaping, construction of fences, walls, patios, garage/off street parking, etc.
 - c. Description of interior features, including number of bedrooms and baths.
 - d. Sketch of proposed floor plan (does not need to be sealed by an architect; can be hand drawn).

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- e. Understanding of and commitment to compliance with standards for historic restoration.
4. Completed Construction Budget AND Development Budget (see forms below), or similar construction budget and pro forma sheets.
5. Time frame for beginning project and schedule for completion.
6. Explanation of financing for the purchase and rehabilitation of the property, including any materials that indicate the financial capacity of the developer/buyer, such as a loan commitment letter, and/or references.
7. List of residential projects completed or in progress, if proposed by a developer, or a statement of rehab experience if applicant will be an owner-occupant.

Applicants are encouraged to submit any additional information to assist ONSLRG in reaching a decision. Additional materials may be requested to demonstrate capacity and commitment.

Inability of the applicant to meet the requirements mentioned above may be cause for rejection of the proposal. ONSLRG reserves the right to reject any or all proposals. Applicants making an offer as a developer must have a current City of St. Louis business license or be willing to obtain one and pass city tax clearance.

Proposals for any or all of the properties will be accepted at the above address any time after the date of this announcement, and until such time as a developer has been selected.

For access to the sites and/or assistance in completing the RFP forms, contact:
Matt Fernandez, Community Development Specialist, at matt@onsl.org, or (314) 241-5031

Proposals should be submitted to:
Old North St. Louis Restoration Group
Attn: Matt Fernandez, Community Development Specialist
2700 N. 14th Street
St. Louis, MO 63106
matt@onsl.org

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CONSTRUCTION BUDGET			
Developer Name:			Square Footage:
Project Address:			
Contractor Name:			
ITEM NO.	TRADE ITEM		COST
1.	CONCRETE		\$
2.	MASONRY		\$
3.	METALS		\$
4.	ROUGH CARPENTRY		\$
5.	FINISHED CARPENTRY		\$
6.	WATERPROOFING		\$
7.	INSULATION		\$
8.	ROOFING		\$
9.	SHEET METAL		\$
10.	DOORS		\$
11.	WINDOWS		\$
12.	GLASS		\$
13.	LATH & PLASTER		\$
14.	DRYWALL		\$
15.	TILE WORK		\$
16.	ACOUSTICAL		\$
17.	WOOD FLOORING		\$
18.	FLOORING		\$
19.	PAINTING (INCLUDES LEAD ABATEMENT)		\$
20.	SPECIALTIES		\$
21.	SPECIAL EQUIPMENT		\$
22.	CABINETS		\$
23.	APPLIANCES		\$
24.	BLINDS & SHADES		\$
25.	CARPETS		\$
26.	DEMOLITION		\$
27.	SPECIAL CONSTRUCTION		\$
28.	ELEVATORS		\$
29.	CLEAN-UP		\$
30.	PLUMBING & HOT WATER		\$
31.	HVAC		\$
32.	ELECTRICAL		\$
33.	ACCESSORY STRUCTURES		\$
34.	EARTH WORK		\$

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35.	SITE UTILITIES		\$
36.	ROADS & WALKS		\$
37.	SITE IMPROVEMENTS		\$
38.	LAWN & PLANTING		\$
39.	UNUSUAL SITE CONDITIONS		\$
40.	OFF-SITE IMPROVEMENTS		\$
41.	PERMITS/OTHER FEES		\$
42.	SUBTOTAL		\$
	PLUS		
43.	GEN. REQUIREMENTS		\$
44.	GEN. OVERHEAD		\$
45.	CONTRACTOR PROFIT		\$
46.	TOTAL COSTS		\$

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Development Budget

DEVELOPER'S NAME: _____ TOTAL SQ FT: _____

PROJECT ADDRESS: _____ TOTAL # UNITS: _____

DATE: _____

DEVELOPMENT BUDGET	TOTAL COST	CATEGORY TOTALS
A HARD COSTS		
1 CONSTRUCTION - ON SITE	_____	
2 CONSTRUCTION- OFF SITE	_____	
3 SUBTOTAL		_____
B SOFT COSTS		
4 ARCHITECTURAL		
A. DESIGN	_____	
B. INSPECTION	_____	
5 ENGINEERING	_____	
6 LEGAL	_____	
7 ACCOUNTING	_____	
8 TAX CREDIT APPLICATION	_____	
9 S U B T O T A L		_____
C NON PROFIT ITEMS (Soft Costs)		
10 SURVEY	_____	
11 APPRAISAL	_____	
12 TITLE INSURANCE	_____	
13 CONSTRUCTION PERIOD INSURANCE	_____	
14 RECORDING FEES	_____	
15 DISBURSING FEES	_____	
16 CONSTRUCTION PERIOD TAXES	_____	
17 UTILITIES	_____	
18 CONSTRUCTION LOAN FEES	_____	
19 BRIDGE LOAN FEE (TAX CREDITS)	_____	
20 CONSTRUCTION INTEREST	_____	
21 CONTINGENCY RESERVE	_____	
22 MISCELLANEOUS	_____	
23 S U B T O T A L		_____
D 24 ACQUISITION		
25 HOLDING	_____	

E 26 CONTRACTOR'S PROFIT	_____	_____
F 27 DEVELOPER'S PROFIT	_____	_____
G 28 MARKETING	_____	
H 29 SALES COMMISSION	_____	

I 30 T O T A L	_____	_____
J 31 Sales Price of completed units	_____	

ONSLRG Request for Proposals

The Old North St. Louis Restoration Group hereby solicits your proposal for the purchase and development of the following properties:

1312 Warren



This 1980 square foot 2-story brick 2-family was built in 1906. Lot size is 30'x112'.

1313 Benton



This 1821 square foot 2-story brick building was built in 1906. Lot size is 25'x112'.

1300 Monroe



This 1966 square foot 2-story brick 2-family was built in 1893. Lot size is 25'x65'.

1217 North Market



This one-story 1166 square foot brick building was originally built in 1909 as a 2-family. Lot size is 25'x112'.

1309 North Market



This 1290 square foot 2-story brick 2-family was built in 1893. Lot size is 25'x113'.