

REQUEST FOR PROPOSALS
FOR
**REHABILITATION OF VACANT AND ABANDONED
PROPERTY**

IN
THE CITY OF FERGUSON, MISSOURI
Through the Property Restoration Program

2021

REQUEST FOR PROPOSALS

The City of Ferguson Missouri (the "City") is seeking proposals on an ongoing basis for the acquisition and rehabilitation of certain vacant and abandoned properties within its boundaries. These properties have been identified by the City as negatively affecting the health and safety of the surrounding neighborhoods. Properties that require substantial repairs have been and will continue to be highest priority for the City as these projects will have the greatest impact in the community once rehabilitated.

Proposals must be in the form of Application for the Property Restoration Program. If you intend to sell or rent the property, you must also qualify before submitting an Application. See website for details: <http://www.fergusoncity.com/701/Property-Restoration-Program>

Proposals must demonstrate satisfactory experience in the acquisition, rehabilitation, and resale of vacant and abandoned real property. Rehabilitation projects must achieve a high-level of quality and the selected Respondent will work closely with local City inspectors to meet such expectations. All applicable permits will be required. All the proposals must conform to the 2018 International Code Council (ICC) Codes (as proposed and filed with the City Clerk on March 23, 2021 to be adopted as Municipal Code of the City); qualified and licensed contractors shall be used to perform the proposed rehabilitation for each property.

The City will rank the proposals submitted as outlined below. The City reserves the right to select the proposal that offers the best overall value to the Ferguson community, which may not be the highest dollar amount value in proposed improvements. The City reserves the right to reject any and all proposals submitted to it and/or select certain proposals subject to conditions to be negotiated post-selection. The City shall not be liable for any costs or expenses incurred in connection with any proposal (including, without limitation, the preparation or submission thereof).

After a proposal is selected, the City will enter contract negotiations with the successful bidder for acquisition and rehabilitation of the identified properties. The successful bidder must enter into a contract with the City for acquisition and rehabilitation of the identified properties within 45 days of notification of successful bid award. Such negotiations will include, but not be limited to, obtaining free and clear title to the identified properties. If the successful bidder fails to enter into a valid contract with the City for the acquisition and rehabilitation of the identified properties within the 45-day time limit, the City reserves the right to terminate negotiations with such bidder.

At a minimum, the Proposal for Acquisition and Rehabilitation must contain the following information:

For individuals & companies selling/renting property:

- **Developer Qualification Packet**
 - Property Interest Form
 - Credit Statement Form
 - Attach State Business License
 - Attach Financial Statement
 - Previous Project Examples
 - Attach photos and detailed budgets (optional)
- **Developer Application Packet (for each property)**
 - Title Search documents (see program guidelines for details)
 - Property Application Form (for each property)
 - Attach copies of any funding commitments
 - Project Site Plans (for each property) – see sample on next page
 - Valid form of identification (State ID, Driver’s License, Military ID, Passport)
 - One (1) year of bank statements (checking and/or savings account)
 - Proof of Funds/Loan Commitment, and financial viability to complete the proposed project(s)
 - A detailed budget for each redevelopment project

For individuals owning and occupying property:

- **Owner Occupant Application Packet** (if owning and occupying property):
 - Title Search documents (see program guidelines for details)
 - Property Application Form
 - Attach copies of any funding commitments
 - Credit Statement Form
 - Attach most recent W2 or 1040
 - Attach One (1) year of bank statements (checking and/or savings account)
 - Project Site Plans
 - Valid form of identification (State ID, Driver’s License, Military ID, Passport)
 - Proof of Funds/Loan Commitment, and financial viability to complete the proposed project
 - A detailed budget for redevelopment project

Proposals will be evaluated and ranked based on the following general criteria:

Respondent Qualifications	25 Points
Demonstrated Similar Experience	25 Points
Clarity and Organization of Proposal	25 Points
Owner Occupant Use	15 Points
Local Applicant/Business	10 Points
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TOTAL:	100 Points

All bidders are independently responsible for gathering whatever information and conducting whatever research necessary to formulate a proposal that meets the requirements of this RFP. Sealed proposals must be received by the City Clerk at the Ferguson City Hall; 110 Church St, Ferguson MO 63135. Bids should be clearly marked: "Property Restoration Program – [Property Address]". The City will only accept proposals via hand-delivery or delivery by U.S. mail or other parcel services. Proposals submitted by email, fax, or any other medium will not be opened or accepted.

This RFP will be continuously posted unless and until all post-third properties are acquired. Therefore, new proposals will be held for two (2) weeks from date of first new submittal to give other potential applicants time to submit their own proposal and potentially bid on the same properties. A public notice of this RFP will be posted in a newspaper of record on a quarterly basis throughout the calendar year. A second RFP will be posted with properties the City intends to demolish – this will include a deadline for submittal and will be posted on the City’s website once a year. Once the deadline is reached on the second RFP, the structures on those properties may be demolished and the property will remain available for ground-up development through the program. The properties highlighted and bolded below have structures on the property that can be demolished or rehabilitated by the respondent.

Post-third Properties Available* for redevelopment:

1009 Chambers Rd	222 Superior Dr	523 Graf Ave
10607 New Halls Ferry Rd	223 Eddy Ave	5308 Elsie Ave
10636 Woodwind Dr	225 N Harvey Ave	531 Chambers Rd
112 Elkan Ave	225 Eddy Ave	533 Suburban Ave
1244 Chateau Woods Dr	24 N Marguerite Ave	54 Bayview Ct
125 Henquin Dr	243 S Harvey Ave	5811 Weeks Ave
1279 Chateau Woods Dr	276 S Dade Ave	5813 Weeks Ave
130 N Dade Ave	301 Henquin Dr	5819 Weeks Ave
134 N Dade Ave	301 N Marguerite Ave	5830 Lagonda Ave
15 S Dade Ave	310 Ames Pl	5990 Dupree Ave
1559 Somerset Terrace Dr	311 Averill Ave	600 Darst Rd
158 Cunningham Ave	311 La Motte Ln	610 S Florissant Rd
1600 Somerset Terrace Dr	312 Henquin Dr	6131 Emerald Ave
1601 Somerset Terrace Dr	313 Plaza Ave	613 Tesmore Pl
1602 Somerset Terrace Dr	316 S Harvey Ave	6141 Payne Ave
1603 Somerset Terrace Dr	318 Georgia Ave	6151 Dupree Ave
1604 Somerset Terrace Dr	31 Lakeview Ct	6159 Dupree Ave
1605 Somerset Terrace Dr	320 Averill Ave	6159 Emerald Ave
1606 Somerset Terrace Dr	335 Randolph Ave	6179 Emerald Ave
1607 Somerset Terrace Dr	337 Suburban Ave	6185 Bermuda Dr
1608 Somerset Terrace Dr	358 S Harvey Ave	623 Ruggles Rd
1609 Somerset Terrace Dr	366 S Harvey Ave	642 N Florissant Rd A
160 Cunningham Ave	3682 Pershall Rd	708 Marvin Ave
1610 Somerset Terrace Dr	400 St Louis Ave	711 Ferguson Ave
1611 Somerset Terrace Dr	400 Abston Ave	717 Marvin Ave
1612 Somerset Terrace Dr	412 Abston Ave	7500 Castro Dr
1613 Somerset Terrace Dr	413 La Motte Ln	7545 Rowles Ave
1614 Somerset Terrace Dr	417 S Dade Ave	7550 Rowles Ave
1615 Somerset Terrace Dr	420 Ames Pl	7553 Rowles Ave
1616 Somerset Terrace Dr	434 Mueller Ave	815 Arline Dr
1617 Somerset Terrace Dr	434 Plaza Ave	815 Carson Rd
1618 Somerset Terrace Dr	436 S Harvey Ave	822 Abston Ave
1620 Somerset Terrace Dr	440 Thomas Ave	822 Walters Dr
204 Henquin Dr	448 January Ave A	830 Walters Dr
208 Averill Ave	448 Shirley Ave	835 Marion Pl
210 Coppinger Dr	469 Plaza Ave	900 Arline Dr
212 N Dade Ave	479 Airport Rd A	9 Bayview Dr
216 N Harvey Ave	520 Royal Ave	
217 Henquin Dr	521 Wiegel Dr	

City Owned Properties Available for redevelopment:

109	Hereford Ave	341	Plaza Ave	5809	Weeks Ave
149	Adelle Ave	345	Plaza Ave	5814	Lagonda Ave
155	Adelle Ave	361	Plaza Ave	5820	Lagonda Ave
15	Oliver Ave	361	S Dade Ave	607	Ruggles Rd
17	N Dade Ave	385	S Harvey Ave	709	Robert Ave
202	N Dade Ave	401	Mueller Ave	718	Risdon Dr
213	S Dade Ave	411	S Harvey Ave	719	Ruggles Rd
216	Georgia Ave	419	La Motte Ln	741	Beardsley Ct
230	Ruggles Rd	429	Mueller Ave	802	Robert Ave
25	Elkan Ave	437	Mueller Ave	805	Tiffin Ave
305	N Dade Ave	438	Mueller Ave	810	S Florissant Rd
306	Plaza Ave	442	Jehling Dr A	811	Maurice Ave
309	Ames Pl	458	Mueller Ave	811	Wiegel Dr
314	Plaza Ave	473	Plaza Ave	816	S Florissant Rd
321	Mueller Ave	485	Mueller Ave	818	S Florissant Rd
322	Mueller Ave	512	Graf Ave	835	Wiegel Dr
333	Mueller Ave	5330	Grove Ave	8400	Hill Ave
333	S Dade Ave	5460	Hern Ave	909	Noah Dr
335	N Dade Ave	55	N Marguerite Ave	6110	Behle Ave

For a map of these properties, please visit

<https://www.fergusoncity.com/701/Ferguson-Property-Restoration-Program> or call the Planning and Development Office at 314-521-7721 to get a physical copy.

*NOTE: All properties on this list are subject to change without notice. The City cannot guarantee the availability of a property at any given moment as these properties can be acquired through St. Louis County by paying all owed taxes. Please call our office to check property availability.