

REQUEST FOR PROPOSALS
FOR
ACQUISITION AND DEVELOPMENT OF 10607 NEW HALLS FERRY ROAD
IN
THE CITY OF FERGUSON, MISSOURI

2021

REQUEST FOR PROPOSALS

The City of Ferguson Missouri (the “City”) is seeking proposals for the acquisition and development of 10607 New Halls Ferry Road (the “Property”). This Property has been identified by the City as negatively affecting the health and safety of the surrounding neighborhoods. Commercial properties that can be (re)developed have been and will continue to be a high priority for the City as these projects will have significant impact in the community once rehabilitated.

Proposals must demonstrate satisfactory experience in the acquisition, development, and re-use of vacant and abandoned real Property. Development 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 and all City Building codes shall be observed. Only qualified and licensed contractors shall be used to perform the proposed rehabilitation for the Property. The City may consider certain assistance to the selected proposal through waiver of certain fees and costs typically imposed by the City on residential homeowners.

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 bid dollar amount. 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 development of the Property. The successful bidder must enter into a contract with the City for acquisition and development of the Property 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 Property and limitations on rental activity. The successful bidder will be required to make a good-faith deposit of 10% of total project cost within five (5) days of notification of successful bid award. If the successful bidder fails to enter into a valid contract with the City for the acquisition and rehabilitation of the identified Property within the 45-day time limit, the City reserves the right to terminate negotiations with such bidder and such bidder shall forfeit their good-faith deposit as liquidated damages to the City.

The City’s intent for the Property is to be developed as affordable housing for low-to-moderate income seniors. This is in support of the action steps outlined in the *OurFerguson 2040* Comprehensive Plan update that call for:

- Increased senior housing
- Quality development of vacant and/or underutilized parcels
- Development of local land uses that support safe and convenient access to transit

At a minimum, the Proposal for acquisition and development must contain the following information:

- A. Respondent’s name, address phone and contact person.
- B. Legal description for the Property;
- C. Project Acquisition and development Cost Budget for the Property, to include:
 1. Property acquisition cost(s)
 2. Total proposed rehabilitation cost with breakdown of proposed project development costs, infrastructure and utility costs, and yard/landscaping rehabilitation costs (hard and soft costs);
 3. Evidence of any commitment(s) to finance project costs;
 4. Project pro forma demonstrating the financial feasibility of the project, including the amount and sources of private funding, and, if applicable, a demonstration of the need, amount and duration of financial support of other incentives that the developer proposes to be provided by the City;
- D. Two (2) letters of reference relative to the Respondent’s ability to successfully complete the acquisition and development contemplated by this RFP (preferably from another City or municipal entity);
- E. Proof of financing to include a bona fide letter of credit or equivalent letter from a financial institution verifying assets on deposit.
- F. A process for successfully clearing title to the property.
- G. Identify how the project conforms with the strategies called out in the City’s Comprehensive Plan update.

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

Respondent Qualifications	25 Points
Demonstrated Similar Experience	25 Points

Responsiveness to RFP	25 Points
Clarity and Organization of Proposal	25 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: 10607 New Halls Ferry Development RFP. 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 posted until Wednesday, September 17th, at 5 p.m. A public notice of this RFP will be posted in a newspaper of record. We will accept questions until the 10th of September and we'll release answers to all applicants by close of business on September 13th.

Aerial Map of Site

