

# HOUSING AUTHORITY

of the City of Jefferson, Missouri



1040 Myrtle Ave • Post Office Box 1029  
FAX 573-635-9680 • Zip Code 65102-1029  
573-635-6163/Voice/TDD

Cynthia Quetsch      John S. Pletz  
*Executive Director*      *General Counsel*

## Evaluation template for redevelopment proposals for Shikles Auditorium 1200 Linden Drive

Notes: Demolition proposals will not be considered.

The auditorium, parking lot and a separate entry way to the property that does not share the current parking lot or driveway of the LaSalette Apartments must all be included in the proposal. Tentative plans for an entry to the property are found on the draft proposal prepared by Central Missouri Professional Services, Inc **attached hereto**. Other configurations will be considered.

Proposed use of the property must be respectful of the residences at 1210 Linden Drive (LaSalette Apartments) and not infringe on the peaceful enjoyment of their homes.

### POINT BREAKDOWN

#### I. Qualifications of the developer      Max 20 points

- a. Financial capacity to complete the project. Must show available resources that exceed the project budget (Max 8)
  - i. Letter from financial institution
  - ii. Bond
  - iii. Other third-party documents showing financial capacity
- b. Experience in development (Max 6)
  - i. Has renovated or maintained a commercial property in the past (Max 2)
    1. How many
  - ii. Has renovated or maintained a historical property in the past (Max 4)
    1. How many
- c. Reputation (Max 4)
  - i. Letters of reference
  - ii. Local company
- d. History of debarment (deduct Max 10 points)
- e. Experience in conducting the proposed use of the building (Max 2)

#### II. Proposal      Max 30 points

- a. Historical preservation of property (Max 2)
- b. Proposed use of the property (Max 10)
  - i. Is this a long term proposal
  - ii. Does this conform to current zoning
  - iii. Will this enhance the property

#### COMMISSIONERS -----

Larry Vincent      Larry Kolb      Dennis Mueller      Bob Weber      Donna White      Dian Cain  
Chairman      Vice Chairman



- c. Use that infringes on the peaceful enjoyment of the neighbors (deduct max 5)
- b. Benefit to the City (Max 2)
- a. Benefit to the immediate neighborhood (Max 3)

**points**

**V. Anticipated impact on the surrounding neighborhood and on other redevelopment in the area Max 5**

Highest price that is equal to or in excess of appraised value (\$190,000) gets 40 points. If highest price is less than the appraised value, max 30 points. The rest receive reduction proportionate to price proposals.

**IV. Price Max 40 points**

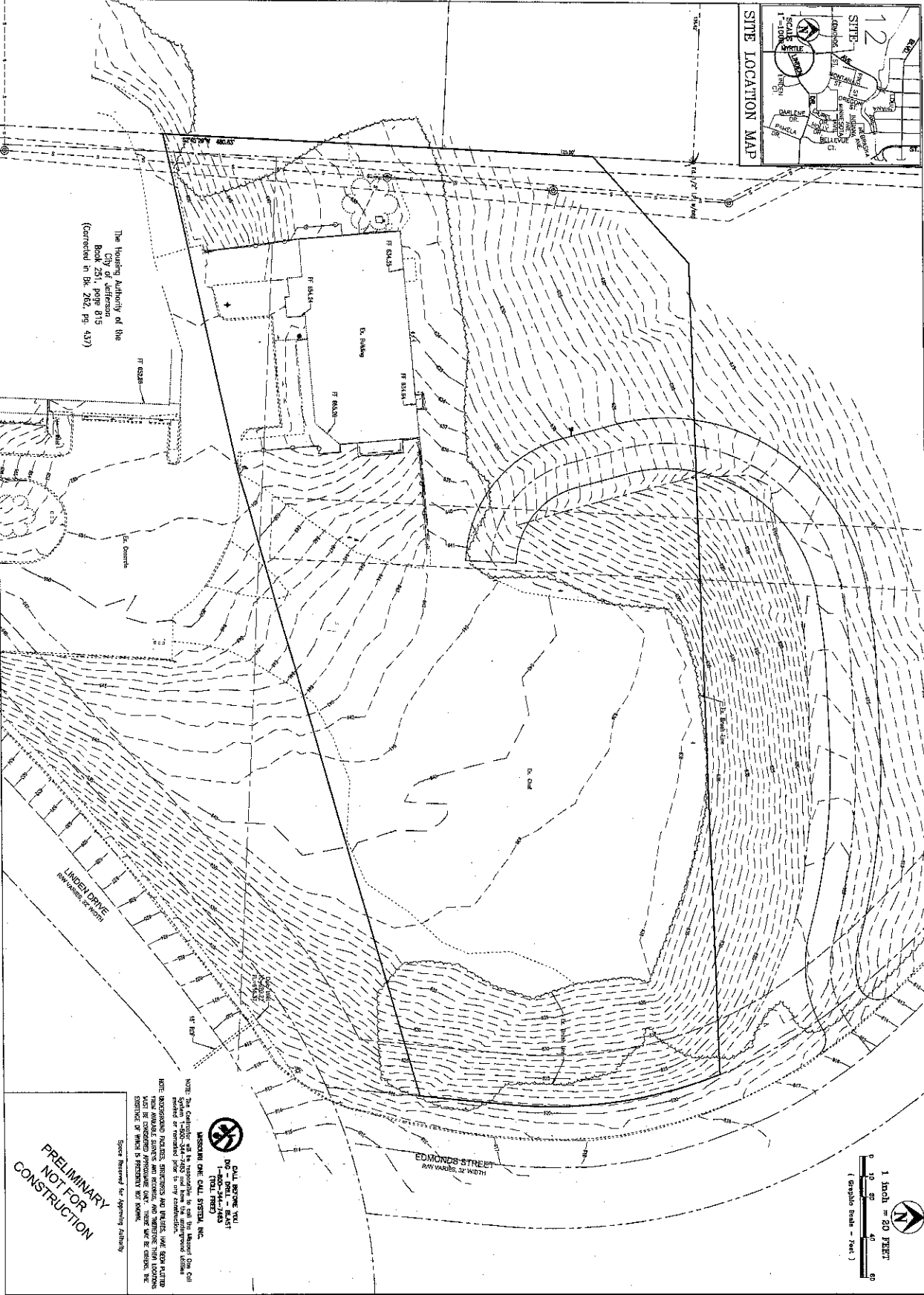
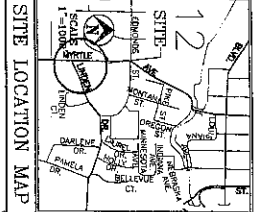
- b. Use of tax credits or historical credits (1)
  - xiv. Entry road
  - xiii. Parking lot
  - xii. ADA accessibility features
  - xi. Permit and fees
  - x. Tuckpointing or other siding
  - ix. Landscaping
  - viii. Windows
  - vii. Sidewalks
  - vi. Roof
  - v. Cooling system
  - iv. Heating system
  - iii. Foundation
  - ii. Plumbing
  - i. Electric

a. Does it include reasonable levels of expenditure for all items required to make the building useable as proposed, including but not limited to:

**III. Budget Max 5 points**

**Proposals that do not comply with Jefferson City zoning or code requirements will not be awarded a redevelopment contract even if they score the most points.**

- iv. Does this benefit the entire City
- c. Compliant with City building code (Max 2)
- d. Compliant with zoning requirements (Max 2)
- e. Description of any renovations or improvements to the building (Max 1)
- f. Start date for renovation (3 if within 30 days, 2 if within 60)
- g. Completion date for renovation (3 if within 1 year, 2 if within 18 mos)
- h. Estimated date of occupancy/opening of the building for the proposed use (3 if within 1 year, 2 if within 18 mos)
- i. Clarity of proposal- Does it give a detailed picture, including blueprints or other visual presentations, of what will be done structurally and the internal and external improvements (Max 5)
- j. Plans for parking (Max 1)
- k. Plans for entry way (Max 1)



The Housing Authority of the City of Jefferson  
 Book 251, Page 615  
 (Corrected in BK 262, PG 437)



CALL BEFORE YOU DIG - TOLL FREE (800) 485-5742

NOTE: The Contractor will be responsible to call the Missouri One Call System, Inc. (MOC) at least 48 hours before any excavation or trenching work is to be performed. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. THE HOUSING AUTHORITY OF THE CITY OF JEFFERSON CITY, MISSOURI, IS NOT RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER PROPERTY CAUSED BY ANY EXCAVATION OR TRENCHING WORK PERFORMED BY THE CONTRACTOR.

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**PARKING LOT & DRIVEWAY  
 IMPROVEMENTS**  
 HOUSING AUTHORITY OF JEFFERSON CITY  
 LINDEN DRIVE  
 JEFFERSON CITY, COLE COUNTY, MISSOURI

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**Central Missouri Professional Services, Inc.**  
 ENGINEERING - SURVEYING - MATERIALS TESTING  
 2500 E. McCARTY (573) 634-3455  
 JEFFERSON CITY, MISSOURI 65101 (573) 634-8888

PRINTED ISSUED  
 AUGUST 17, 2018  
 REVISIONS:

SHEET NUMBER  
**C100**  
 OF X SHEETS

TOPOGRAPHIC  
 SURVEY

DATE: 08/17/18  
 SCALE: 1"=20'  
 SHEET TITLE

