

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

February 28, 2019

Request for proposals for the redevelopment of 101 Jackson Street

The Land Clearance Redevelopment Authority seeks proposals to redevelop the property at 101 Jackson Street, Jefferson City, Missouri.

The proposal must have the following goals:

- Restoration of the property in compliance with the Overlay District requirements, city code and zoning restrictions.
- Use of the building as residential or commercial as permitted by the zoning for the area
- Start of the renovation (physical activity on the property) within 4 months of the award and completion within 18 months
- Occupancy within 3 months of completion of construction

Proposal should set forth a verbal description of the work to be done that includes what structural changes will be made and the anticipated use of the property when completed. Details for each side of the duplex should be included. Proposal should include an anticipated budget for the project and an offer of purchase amount. Building contents will be conveyed.

Developer is responsible for obtaining all city permits and complying with the building code.

Developer must be financially capable of timely completing the renovations set forth in the proposal as demonstrated by a bond or letter of credit accompanying the proposal.

Developer must agree to comply with all nondiscrimination laws and regulations of the United States, State of Missouri and the City of Jefferson.

Developer cannot sell the property until after completion of the renovations without the permission of the Land Clearance Redevelopment Authority.

Price will not be the determinative factor but it will be considered. Consideration will also be given to proposed use, impact of the removal of blight in the area, historical relevance of the use, impact of the proposal on future renovations in the area, financial stability of the developer, and developer's experience and reputation.

The properties will be available for inspection by potential developers on March 12, 2019 at 11:30 am.

Pictures of the property are posted on the webpage at http://www.jchamo.org/resident_information/index.php

8 paper copies of the proposal shall be delivered to the office of the Housing Authority, 1040 Myrtle Avenue, Jefferson City, MO no later than 4:30 pm April 8, 2019.

COMMISSIONERS

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



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Evaluation template for redevelopment proposals for 101 Jackson Street

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 10)
 - i. Letter from financial institution
 - ii. Bond
 - iii. Other third-party documents showing financial capacity
- b. Experience (Max 8)
 - i. Has renovated a residential property in the past (Max 2)
 1. How many
 - ii. Has renovated historical property in the past (Max 4)
 1. How many
 - iii. Has experience renovating blighted property (Max 2)
 1. How many
- c. Reputation (Max 2)
 - i. Letters of reference
 - ii. Local company
- d. History of debarment (deduct Max 10 points)

II. Proposal Max 50 points

- a. Historical preservation of property compliant with the requirements of the overlay district (Max 15)
 - i. Must include detail on the historical preservation- what is preserved and how it is being done
- b. Demolition without reconstruction (Deduction Max 5)
- c. Proposed use of the property (Max 5)
 - i. Residential owner occupied (Max 5)
 - ii. Residential rental (Max 3)
 - iii. Both residential and rental (Duplex) (Max 4)
 - iv. Commercial (Max 2)
 - v. Both residential and commercial (Max 2)
- d. Compliant with City building code (Max 3)
- e. Compliant with zoning requirements (Max 3)

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- f. Start date for construction (3 if within 30 day, 2 if within 60)
- g. Completion date for construction (3 if within 1 year, 2 if within 18 mos)
- h. Estimated date of occupancy (3 if within 1 year, 2 if within 18 mos)
- i. Clarity of proposal- (Max 10)
 - i. Does it give a detailed picture, including blueprints or other visual presentations, of what will be done structurally and the internal and external improvements
 - ii. Does it address what and how things will be brought up to code compliance
 - iii. Is it clear how many residential units will be in the structure and how they will be configured
 - iv. Are there details of what will be done on all levels including the basement
 - v. If rental use is proposed what amenities will be in each unit
 - vi. If commercial use is the propose use consistent with the proposed layout
- j. Plans for parking required (Max 2)
- k. Environmental Stewardship (Max 3)

III. Budget Max 5 points

- a. Does it include reasonable levels of expenditure for all items required to make the building useable, including but not limited to:
 - i. Electric
 - ii. Plumbing
 - iii. Foundation
 - iv. Heating system
 - v. Cooling system
 - vi. Roof
 - vii. Sidewalls, driveway, exterior stairs
 - viii. Windows
 - ix. Appliances
 - x. Landscaping
 - xi. Tuckpointing or other siding
 - xii. Permit and fees
 - xiii. Parking
 - xiv. Fire escape or other safety feature
- b. Use of tax credits or historical credits (1)

IV. Price Max 20 points (Highest price that is equal to or in excess of purchase price gets 20 points. If highest price is less than the purchase price, max 10 points. The rest receive reduction proportionate to price proposals i.e. the rest are ranked in order with 3 point deduction for the next on the list)

**V. Anticipated impact on the removal of blight and on other redevelopment in the Project Area
Max 5 points**