Urban Redevelopment Authority of Pittsburgh

Garden Theater Block - 1112 Reddour Street and 1113-1115 Federal Street RFP Addendum No. 1

As a result of general inquiries, the following additional information is offered.

Appraisals are not available for either property.

Details of the previous deal cannot be shared (i.e. offer, proforma, etc.)

The URA met with ALCO Parking Corporation (ALCO) to discuss parking leases at the Federal North Garage. This was only to open dialogue with ALCO, as through an agreement with the URA, the garage manager is required to reserve spaces for this redevelopment project. Parking garage leases will ultimately be the responsibility of the redeveloper. ALCO works with both building owners/managers and tenants. For your purposes, assume a lease rate of $100/space/month. Based on preliminary conversations with ALCO this is a very conservative worst case scenario.

At this time, with the exception of the Bradberry and 1113-1115 Federal Street, all parcels are still under agreement with Zukin/Totino.

There are no existing covenants on site that would restrict building or dedicate open space other than what is required by City ordinance. In addition, there are currently no cross easements, which would allow access from one parcel to another. A parcel plan is attached. Please use this plan along with the dimensions that you have for the buildings to determine if you have adequate space to access the buildings as shown on your redevelopment plan.

The Garden Theater Block is part of a National Register Historic District and as such, the buildings are eligible for tax credits. The buildings do not have an historic designation; however, the selected redeveloper may file an application for Determination of Qualified Historic Structure Status.

The following documents are available for download at http://apps.pittsburghpa.gov/ura-files/Garden_Theater_Block_2014_Requested_Information.zip

NO. COPIES	DESCRIPTION	DATE
1	Preliminary Bradberry Drawings	01-07-13
1	1113-1115 Federal Street Stabilization Plan	10-17-11
1	1113-1115 Federal Street Asbestos Abatement Report Part 1	08-20-2008
1	1113-1115 Federal Street Asbestos Abatement Report Part 2	08-20-2008
1	The Bradberry Asbestos Abatement Report Part 1	01-13-2006
1	The Bradberry Asbestos Abatement Report Part 1	01-13-2006

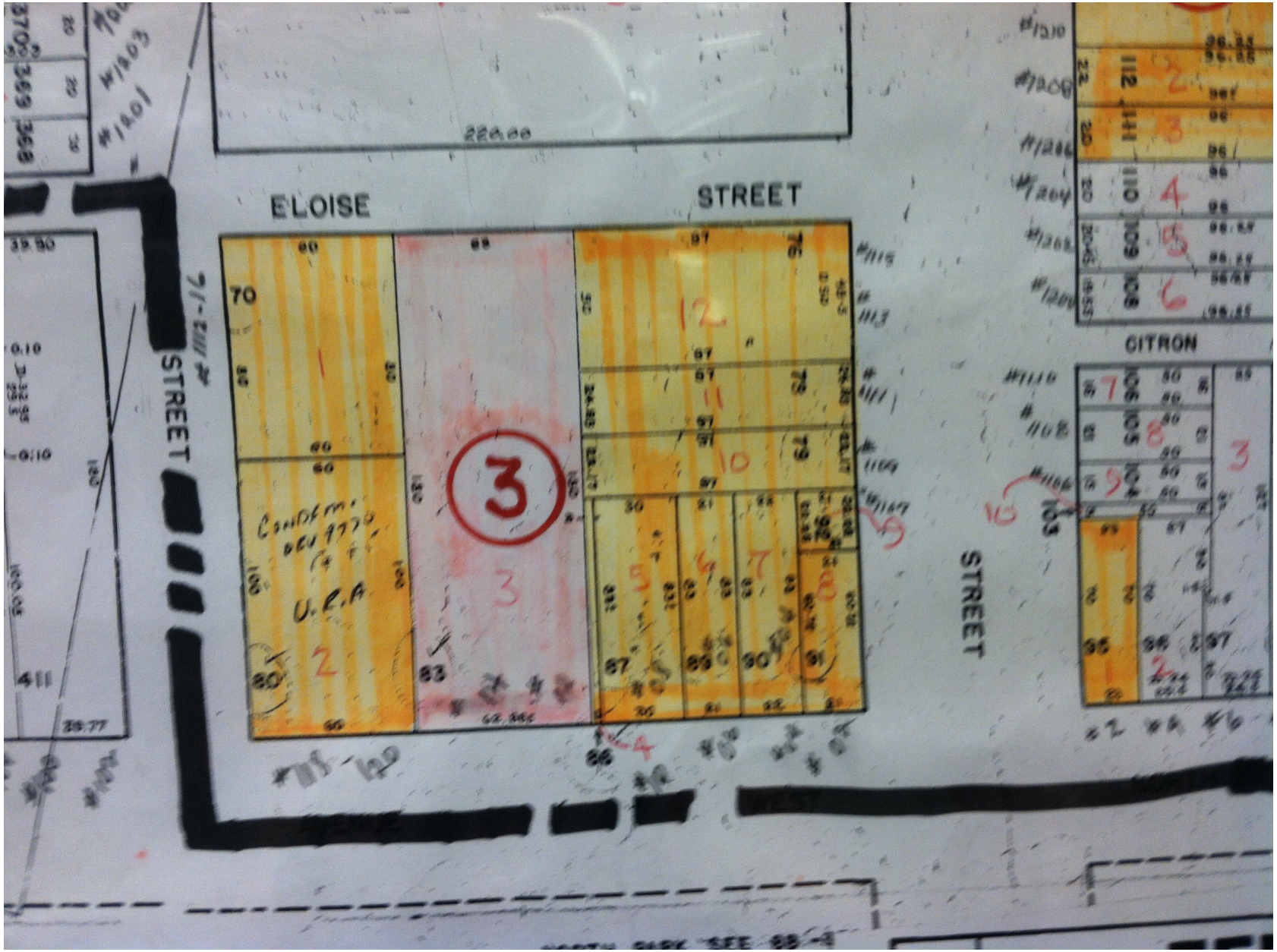
1. The above information and documents are supplied by the URA as an accommodation and for general reference purposes only.

2. The URA makes no representations, warranties, or guarantees as to the accuracy of the information and documents.

3. The URA does not intend that anyone acquiring the information and documents rely on the material contained therein.

4. It is the sole responsibility of anyone who acquires the information or documents to determine the accuracy and validity of the material contained therein.

5. If any party who acquired the enumerated articles relies on the information contained therein, they shall do so at their own peril and risk. If party is damaged or injured as a result of said use and reliance they shall not hold the URA responsible or liable.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