



Urban Redevelopment Authority

REQUEST FOR REDEVELOPMENT PROPOSALS (RFP)

**MORNINGSIDE ELEMENTARY SCHOOL
IN THE MORNINGSIDE NEIGHBORHOOD
OF THE CITY OF PITTSBURGH**



RFP Issue Date: August 4, 2014

Proposal Due Date: September 19, 2014 at 11 AM ET

I. INTRODUCTION

Goal of the RFP

The Urban Redevelopment Authority of Pittsburgh (URA) is seeking redevelopers and/or redevelopment teams (the “redeveloper”) to submit proposals for the purchase and redevelopment of the former Morningside Elementary School and associated land (the “School”). The School is located at 1802 Jancey Street in the Morningside neighborhood of the City of Pittsburgh.

The goal of this RFP is to select a redeveloper who has the ability to complete a high quality “green” housing or mixed-use redevelopment that links the residential and business districts and creates density. Housing with complementary commercial or community space is the preferred plan for reuse.

A redeveloper should consider that in order to effectively link the residential and business districts, “placemaking” is essential. Public open space components should be incorporated into the redevelopment of the associated land. Proposed commercial or community space should serve as a destination for residents and visitors and stimulate the local economy. The site is strategically located at the center of the business district, so it is anticipated that a high quality redevelopment will not only be inviting, but will spur new investment in this area.

There is no commitment by the URA to provide subsidy for this project. Proposals must take this into consideration.

Property Description

Address:	1802 Jancey Street, Pittsburgh, PA 15206
Neighborhood:	Morningside
Council District:	7
Councilperson:	Deborah Gross
Parcel ID:	121-K-166
Size of Parcel:	34,133 square feet; including 20 parking spaces
Size of Building:	36,191 square feet; 3 floors including basement
Previous Use:	Morningside Elementary School
Preferred Reuse:	Multi-Family Residential
Minimum Offer:	\$275,000
District Zoning:	LNC - Local Neighborhood Commercial

The School is located at the intersection of Jancey and Greenwood Streets. Click [here](#) to view the Google map.

The School was constructed in three phases. The original schoolhouse, which is the main building, was built in 1897. It is a three-story building made of brick and stone. Circa 1910, the auditorium was constructed. Around 2000, the elevator and gymnasium were added to the campus. All buildings have been vacant since 2006.

In addition to the buildings, the redevelopment site's associated land consists of a bituminous parking area and basketball court.

The School does not have an historic designation; however, the selected redeveloper may file an application for Determination of Qualified Historic Structure Status through the Pennsylvania Historical and Museum Commission. The addition of the auditorium and gymnasium are considered alterations to the original structure and are not historically significant. The auditorium and gymnasium would likely need to be removed to receive an historic designation.

Preservation of the main school building is imperative in all proposals. However, the auditorium and gymnasium are not of architectural importance and can be demolished.

Click [here](#) to take a virtual tour.

Click [here](#) to access the survey and floor plans.

The eventual application of green and sustainable techniques in the redeveloper's housing or mixed-use project is a priority for the URA and the neighborhood. The site is located in the [Project 15206](#) boundary. The existing parking lot offers a unique opportunity to implement sustainable stormwater practices. The redeveloper is encouraged to define green goals in its proposal. Click [here](#) to access the URA's Sustainable Development Resources.

RFP Timeline

RFP Issue Date	Monday, August 4, 2014
Pre-proposal Conference*	Tuesday, August 12, 2014 at 11 AM ET
Second Site Tour	Tuesday, August 26, 2014 at 11 AM ET
Proposals Due	Friday, September 19, 2014 at 11 AM ET
Proposal Evaluation Period	Monday, September 22 – Friday, October 10, 2014
Interviews with Potential Redevelopers	Week of October 13, 2014

* Interested redevelopers should plan to attend the pre-proposal conference, as private appointments will not be scheduled. The meeting location for the pre-proposal conference will be at the Jancey Street entrance.

RSVP your attendance to Emily Jo Gaspich, egaspich@ura.org.

Neighborhood Market Conditions

Morningside is less than two square miles in area. It offers urban living with a suburban feel, which is characterized by modest lawns, garages and green space. This quiet, close-knit, residential community is evolving into a popular choice for first-time buyers.

Most of the homes in Morningside were built before 1950. Housing stock consists of one- and two-family dwellings as well as apartments. Architecture varies ranging from large American four-square homes to smaller bungalows, row houses and ranch styles. According to RealSTATs™, Morningside home sale prices are summarized in the table below:

MORNINGSIDE HOME SALE PRICES				
Effective Dates	Period	Average	Median	Total Sales
07/01/08-06/30/14	5 YR	\$108,996	\$110,000	291
07/01/13-06/30/14	1 YR	\$132,074	\$131,450	56

Click [here](#) to view the latest residential market value data for the Morningside neighborhood and all neighborhoods within the City of Pittsburgh.

The School is within walking distance of Natoli Field, the Pittsburgh Zoo, Highland Park, and the Bryant Street business district.

In neighboring East Liberty, major retailers such as Whole Foods, Giant Eagle, Target, and Home Depot are easily accessible by vehicle or public transportation. Many exciting independent restaurants, nightspots, coffee shops and clothing stores, located along Butler Street in Lawrenceville, are also within a short drive.

The URA has created business district market profiles to provide a statistical snapshot of these areas. The market profiles use a two minute drive time radius as designation of the trade/market area around the center of the commercial corridor. These reports are meant to provide basic information and should not be considered conclusive, comprehensive market studies. Data has been collected through ESRI Business Analyst, a GIS-based market data program.

To view the 2013 Morningside - Greenwood Street Commercial District Market Profile click [here](#).

Community Process

The neighborhood’s community organization, Morningside Area Community Council (MACC), actively represents the interests of concerned residents, businesses, organizations, and other interested parties to promote and foster the social, economic and physical well being of Morningside. To access the MACC website click [here](#).

To comprehensively outline its goals, MACC engaged Moshier Studio and Pashek Associates to develop a vision plan for the business district. The vision plan is based on public input and the market study completed by Jackson Clark Partners. The Morningside Business District Master Plan, issued September 22, 2008, creates a vision in which the business district is transformed into a vibrant, pedestrian-friendly and neighborhood-serving place. Respondents to the RFP are encouraged to review this plan and to demonstrate how their project supports the objectives of the community vision. Click [here](#) to access the plan.

Interested redevelopers are encouraged to meet with MACC prior to submitting a proposal package to discuss how the proposed project relates to the community plan.

II. Proposal Requirements

Proposals should demonstrate the capacity and creativity of the redeveloper to transform the parcels included in this RFP by following high development standards and presenting the best economically viable project(s) for the City. It is expected that proposals will include the appropriate scale of development for the neighborhood in which it is located. The redeveloper will be required to coordinate design and construction with the URA to ensure that the proposed project(s) complement the neighborhood's and City's revitalization goals.

All responses should include the RFP Summary Page, which can be found at the end of this document, as the cover page of the proposal package. Using section dividers with tabs, the proposal package should be divided into sections based on the following Proposal Requirements outline. Responses should be limited to 10 pages, not including the RFP Summary Page and exhibits. The redeveloper should submit five (5) hard copies of the proposal package printed to double sides with one (1) electronic copy in a bookmarked PDF format to:

Emily Jo Gaspich, P.E., LEED AP
Urban Redevelopment Authority of Pittsburgh
200 Ross Street, 12th Floor
Pittsburgh, PA 15219

All responses should include the following RFP Summary Page as the cover page of the proposal package. This page should be fully completed by the redeveloper. **ALL RESPONSES MUST BE RECEIVED BY THE RESPONSE DUE DATE AND TIME AS STATED IN THE RFP TIMELINE** for consideration. Any late responses will not be reviewed.

The following Proposal Requirements will serve to establish a redeveloper's overall capacity to complete this project.

1. Project Narrative

- a) Description of development plan for the selected parcel(s) including use, number of units (for residential) and/or rentable square feet (for commercial, retail or office)
- b) Explanation of ownership entity (single owner, partnership, LLC)
- c) Prospective development timeline, including major milestones
- d) Discussion of parking needs including the parking required by district zoning and parking necessary to meet the project demands
- e) Schematic drawing of proposed project, including elevations and site plan

2. Relevant Development Experience

- a) Brief description of similar projects (date, location, concept)
- b) Photographs of projects
- c) Description and role of development entity
- d) References - strong references include banks, municipal entities, co-developers, tenants, and press clippings that include project narratives to describe previous work
- e) Detailed description of how the redeveloper will engage the community to the fullest extent for this project

3. Financial Capacity

- a) Detailed description of ability to finance the costs associated with project
- b) People or entities in the proposed development team, including all joint venture, general, or limited partners, and percentage of interest
- c) Role of each development partner in the implementation of the development plan
- d) Explanation of the redeveloper's previous experience in attracting equity investors

4. Budgets

- a) Financing sources with funding gaps identified
- b) Project uses including redeveloper's bid as well as hard and soft costs
- c) Proforma

III. Selection Process

The URA's intention is to enter into an exclusive negotiation period with the selected redeveloper. The exclusive negotiation period will provide the redeveloper sufficient time to complete due diligence activities necessary to define a scope of work and schedule that will ultimately become part of a formal Disposition Contract.

A redeveloper may be selected based on, but not limited to, the following criteria:

1. Experience completing similar redevelopment projects in an urban neighborhood;
2. Capacity to attract and secure financing, with a minimum amount of public subsidy;
3. Ability to assemble a team with the appropriate specialties;
4. Appropriateness of proposed plan with RFP goals and scale of development;
5. Experience with community engagement;
6. Commitment to sustainable design standards; and
7. Commitment to Minority/Women Owned Business Enterprise participation.

The redeveloper is responsible for designing a project that meets the zoning regulations and building codes adopted by the City of Pittsburgh and is otherwise compliant with the law.

A redeveloper will be recommended to the URA Board based on the overall quality of the proposed project. The evaluation of the redeveloper's qualifications, experience and capacity will be based upon information submitted in the proposal and presented during the interview by the redeveloper.

The URA reserves the right to verify the accuracy of all information submitted. After the URA has completed its evaluation of the submittals, a redeveloper who is placed on the short list may be asked to interview with the URA. However, a short-listed proposal may be accepted without the need for an interview. If an interview is deemed necessary, the redeveloper will be provided with a time that is determined by the URA.

IV. Disposition Process Overview

The URA sells its property through a disposition process. As part of this process, the redeveloper must show that all funds needed for the fully-realized project are available at the time of closing. In order to give the community a level of comfort that the site will be responsibly redeveloped, the URA will review the Opinion of Probable Cost and construction plans against the evidence of financing to determine if the information presented is reasonable and corresponds. The URA will not close on a property until all the terms of the disposition process are fulfilled. Click [here](#) to access the Disposition Process.

The redeveloper must be willing to enter into a written Disposition Contract with the URA. The Disposition Contract is the binding document that details the redeveloper's plan to design, finance, purchase, and construct the redevelopment project. Taxes, liability insurance, site security, and all aspects of owning and redeveloping the property shall be the full responsibility of the redeveloper at the time of sale, as specified in the Disposition Contract.

The URA Board must approve any and all redevelopers who purchase URA property. Upon URA Board approval, the redeveloper's purchase of the property will occur after execution of the Disposition Contract, approval of the final construction documents and issuance of a building permit. The purchase of the property will occur simultaneously with the closing on the redeveloper's construction financing.

V. General Terms and Conditions

1. Prior to submitting a proposal, a redeveloper is encouraged to attend the pre-proposal conference, which provides an opportunity to inspect the property.
2. The property will be offered to the selected redeveloper in "AS-IS" condition.
3. The sale of the property does not guarantee or warrant demolition permits, building permits, zoning variances, or financial viability.
4. The redeveloper, for itself and its employees, contractors, and primary subcontractors, agrees not to discriminate against or segregate any person or group of persons on any unlawful basis in the construction, sale, transfer, use, occupancy, tenure or enjoyment of the property or any improvements erected or to be erected thereon, or any part thereof.
5. The URA shall be the sole judge as to which proposal best meets the selection criteria. The URA reserves the right to reject any or all proposals received, to waive any informalities or irregularities in any submitted proposal, and to negotiate scope and proposal prices.
6. Responses to the RFP will not be opened publicly.
7. Proposals may be withdrawn by written notice received by the URA before the time and date set for receipt of proposals. After the submission date, a proposal may not be withdrawn for a period of sixty (60) days, except by mutual consent between the URA and the respondent.
8. It is the redeveloper's sole responsibility to read and interpret this RFP and the written instructions contained herein. A respondent may correct errors and omissions discovered before the time set for receipt of proposals by withdrawing the original proposal and resubmitting a new proposal before the date and time set for the receipt of proposal. Errors and omissions may not be corrected after the submission date except when the URA decides, in its sole discretion, to allow the correction.
9. This RFP is submitted subject to errors, omissions, and/or withdrawal without notice by the URA at any time.
10. The redeveloper is encouraged to confer with the URA prior to submitting its response. All proposals, including attachments, supplementary materials, addenda, etc. shall become the property of the URA and will not be returned.

11. Addenda will be posted on the URA website and distributed via email. All such addenda shall become part of the RFP documents and all respondents shall be bound by such addenda, whether or not received by the respondents.

RFP SUMMARY PAGE FOLLOWS

RFP SUMMARY PAGE

Project Name	
Project Neighborhood	
Redeveloper (Legal Entity Name)	
Primary Contact Name for Proposal	
Primary Contact Mailing Address	
Contact Phone	
Contact E-mail Address	
<i>Complete all fields that apply to this Proposal</i>	
Total Estimated Project Cost	
Total Estimated Infrastructure Cost	
Estimated Full Time Jobs Created, Operational	
Estimated Construction Jobs Created	
Total Commercial Space (square feet)	
Total Market Rate Residential Units	
Total Affordable Residential Units	
Total Rental Residential Units	
Total For Sale Residential Units	
Total Parking Spaces, On-Site	
Total Parking Spaces, Required	