ura: Building Pittsburgh

Urban Redevelopment Authority

REVISED REQUEST FOR DEVELOPMENT PROPOSALS (RFP)

PITTSBURGH TECHNOLOGY CENTER (PTC)
IN THE CITY OF PITTSBURGH

RFP UPDATED: February 18, 2015

***(Updated Information in Red)**

Proposal Due Date: Accepting Proposals on a Rolling Basis

I. INTRODUCTION

Goal of the RFP

The Urban Redevelopment Authority of Pittsburgh (URA) is seeking developers and/or development teams (the "developer") to submit proposals for the purchase and development of individual sites located in the Pittsburgh Technology Center (PTC). Ranging from 0.92 to 4.04 acres, these shovel-ready sites offer a unique opportunity to develop in one of the City's premier research and development clusters.

The goal of the RFP is to select a developer who will further progress the Preliminary Land Development Plan (PLDP) that was adopted for PTC in January of 2007. The PLDP's primary goal is to encourage the continued growth of advanced technology industries by offering competitive development sites within the City. Key planning and development principles are as follows:

- Create a live, work, play environment that offers space for the continued expansion of research and development as well as retail and hospitality components as the market dictates;
- Maintain the strong connection to Oakland, Downtown Pittsburgh and the South Side; and
- Continue to improve the pedestrian amenities, specifically sidewalks, riverfront trails and open space.

Click here to access the PLDP.

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

Property Description

This former brownfield site along the Monongahela River offers a suburban use of land in an urban setting. The overall site consists of 48 acres of flat land. A total of $104 million was invested to convert this former LTV manufacturing facility into an attractively designed, high quality, open space environment with a campus-like feel. To view Consent Order click here.

The PTC has close access to I-376 and I-279. Transportation options convenient to the site include bus routes, university shuttle services and the Three Rivers Heritage Trail. Additionally, the Pittsburgh International Airport is approximately 21.3 miles from this site via 1-376 W. Click here for a Google location map.

Available parcels are level lots with all utility connections and street accessibility. Click here to view site map.

Parcel	Acreage*	As Appraised	Comments:
2 West 1	1.51		Disposition in Progress
3**	4.04	$350,000/acre	$1,414,000 *Under Exclusive Negotiation
4b	1.24	$455,000/acre	$564,000 (entire parcel)
8a	1.50	$350,000/acre	$525,000 *Proposal Received / Under Review
8b	0.92	$350,000/acre	$322,000 (entire parcel)

*The acreages listed above are estimated, not surveyed.
** Parcel 3 can be subdivided.

The development site currently houses a 725-space, public parking garage located at 401 Technology Drive. As demand warrants, the URA will work together with developers on a parking plan to accommodate specific uses.

Neighborhood Market Conditions

Eight state-of-the-art buildings have emerged on the PTC site over the past 14 years. The PTC hosts a broad range of the region's technology leaders including:

Tenant	Building (square feet)
Thermo Fisher	153,000
Level 3	30,400
University of Pittsburgh / Center for Biotechnology and Bioengineering	91,000
University of Pittsburgh / 450 Technology Drive	150,000
Baskem	80,000
Carnegie Mellon Research Center and Entertainment Technology Center	87,000
Ansaldo STS USA	175,000
2000 Technology Drive	68,000

With respect to the available parcels, the URA will consider proposals based on recent market value appraisals and planned use. Market value appraisals will be provided upon request.

Specially Planned District Designation

The Pittsburgh Technology Center is zoned SP-1, which is a Specially Planned District particular to the Pittsburgh Technology Center. The Zoning Use Regulations for PTC are outlined in the PLDP under Section A General Guidelines, A-4 and A-5 Zoning and Development Program.

Specially Planned (SP) Districts are intended to provide a flexible framework for development on very large sites of city-wide importance. These create efficient, functional and attractive urban areas that incorporate high quality urban design, a variety of public amenities, and protection of natural resources.

Site Tour

To schedule a site tour, contact David Thomas at dthomas@ura.org.

II. Proposal Requirements

Proposals should demonstrate the capacity and creativity of the developer to transform the parcels included in this RFP by following high development standards and presenting the best economically viable project(s) for the City. The developer 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 developer 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:

David Thomas
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 developer.

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

1. RFP Summary Page

2. Project Narrative
   a.) Project Description – specific use, number of units (for residential) and/or commercial square feet (for retail, office)
   b.) Parking - parking required by district zoning in relation to the parking necessary to meet the project demands
   c.) Community engagement plan – general approach and how the project complies with the principles outlined in the community plan
   d.) Sustainability goals – performance measures or industry standards that will be used to assess the sustainability of the project
   e.) Minority/Women Owned Business Enterprise plan – strategy to maximize MWBE participation and projected goals
   f.) Ownership entity (single owner, partnership, LLC) - ability to finance the costs associated with project including previous experience in attracting equity investors and fundraising
   g.) Development entity – project management plan and role of each development partner in the implementation of the development plan

3. Schematic Drawings of the Proposed Project (Exhibits)
   a.) Site plan
   b.) Elevations
   c.) Phased plan, if applicable, with first phase clearly identified

4. Budgets (Exhibits)
   a.) Financing sources with funding gaps identified
   b.) Project uses including redeveloper's offer as well as detailed hard and soft costs
   c.) Proforma including all anticipated operational and maintenance costs

d.) Phased sources and uses, if applicable, with first phase clearly identified

5. Proposed Development Timeline (Exhibits)
   a.) Schedule that identifies the duration of key tasks (i.e. due diligence, conceptual design, design development, permitting, final design, contract award, construction, etc.) and indicates major milestones
   b.) Phased development timeline, if applicable, with first phase clearly identified

6. Financial Capacity (Exhibits)
   a.) Joint venture, general, or limited partners, and percentage of interest
   b.) Statement of Equity Contribution with source identified
   c.) Letters of Interest or references from lending institutions, if applicable
   d.) Letters of Interest from potential tenants, if applicable

7. Relevant Development Experience (Exhibits)
   a.) Resumes or biographies of the proposed development team
   b.) Fact sheets for similar projects (images, date, location, concept, funding sources, current vacancy rates)
   c.) Press clippings that include project narratives to describe previous work

III. Selection Process

The URA's intention is to enter into an exclusive negotiation period with the selected developer. The exclusive negotiation period will provide the developer 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 developer 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 developer 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 developer will be recommended to the URA Board based on the overall quality of the proposed project. The evaluation of the developer's qualifications, experience, and capacity will be based upon information submitted in the proposal and presented during the interview by the developer.

The URA reserves the right to verify the accuracy of all information submitted. After the URA has completed its evaluation of the submittals, a developer 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 developer 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 rather than a standard sales agreement. The disposition process is based on the declarations within the Urban Redevelopment Law (Act of May 24, 1945, P.L. 991, No. 385). The redeveloper must enter into a Disposition Contract (i.e. Redevelopment 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.

As part of the process, the URA will review the Opinion of Probable Cost and project drawings against the evidence of financing to determine if the information presented is reasonable and corresponds to a fully realized project. 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 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. Legal Information

1. Prior to submitting a proposal, a developer is encouraged to schedule a site tour, which provides an opportunity to inspect the property and ask questions.

2. The property will be offered to the selected developer in "AS-IS" condition.

3. The sale of the property does not guarantee or warrant building permits, zoning variances, or financial viability.

4. The developer, 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. 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 developer's sole responsibility to read and interpret this RFP and the written instructions contained herein. Errors and omissions may not be corrected after submission except when the URA decides, in its sole discretion, to allow the correction.

10. This RFP is submitted subject to errors, omissions, and/or withdrawal without notice by the URA at any time.

11. The developer is encouraged to confer with the URA prior to submitting their response. All proposals, including attachments, supplementary materials, addenda, etc. shall become the property of the URA and will not be returned.

RFP SUMMARY PAGE FOLLOWS

RFP SUMMARY PAGE

Project Name	
Developer (Legal Entity Name)	
Primary Contact Name for Proposal	
Primary Contact Mailing Address	
Contact Phone	
Contact E-mail Address	
Offer Price	
Total Estimated Project Cost ($)	
Total Estimated Project Gap ($)	
Public Source Funding if Applicable (Type)	
Total Estimated Sustainability Plan Cost ($)	
Projected Percentage of MWBE Participation	
Estimated Full Time Jobs Created, Operational	
Estimated Construction Jobs Created	
Total Hotel Rooms	
Total Flex Industrial / Office Space (sf)	
Total Retail Space (sf)	
Other Commercial (specify)	
Potential Tenant(s) (specify)	
Total Market Rate Residential Units	
Total Affordable Residential Units	
Total Rental Residential Units	
Total For Sale Residential Units	
Total Parking Spaces Required	
Anticipated Construction Duration	