

Urban Redevelopment Authority

REQUEST FOR REDEVELOPMENT PROPOSALS (RFP)

VACANT LAND AT 1819 WHARTON STREET IN THE SOUTH SIDE FLATS NEIGHBORHOOD OF THE CITY OF PITTSBURGH



RFP Issue Date: August 21, 2014

Proposal Due Date: October 3, 2014 at 11 AM ET

I. INTRODUCTION

Goal of the RFP

The Urban Redevelopment Authority of Pittsburgh (URA) requests proposals from housing redevelopers, redevelopment teams and/or master contractors (the “redeveloper”) for the redevelopment of vacant land in the South Side Flats neighborhood of the City of Pittsburgh. The goal of the RFP is to select a single redeveloper to complete a high-quality residential development using all three available parcels (the “site”). Projects that are residential; infill housing with adequate off-street parking and a design character compatible with the existing community, are preferred.

As the goal is a residential development in a neighborhood with a strong housing market, there is no commitment by the URA to provide subsidy for this project. Proposals must take this into consideration.

Property Description

Address:	1819 Wharton Street
Neighborhood:	South Side Flats
Council District:	3
Councilperson:	Bruce Kraus
Parcel ID: *	12-E-69, 12-E-70 and 12-E-67
Size of Site:	6,000 sf (0.14ac)
Previous Use:	Vacant Land
Preferred Use:	Residential
District Zoning:	R1A-VH

*The Parcel IDs are hyperlinked to the Allegheny County Property Assessments page for these properties.



The land has been vacant for over two decades. The URA did not contract the demolition work and cannot make representation of subsurface conditions.

All public utilities including electricity, gas, water and sanitary sewage are available. The site is accessible via a two-way paved asphalt road with concrete sidewalks, concrete curbs and street lights. Alley access is also available.

RFP Timeline

RFP Issue Date	Thursday, August 21, 2014
Pre-proposal Conference*	Wednesday, September 4, 2014
Proposals Due	Friday, October 3, 2014 at 11 AM ET

* 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 1819 Wharton Street. RSVP your attendance to Emily Jo Gaspich, egaspich@ura.org.

Neighborhood Market Conditions

The housing stock on the South Side is a mix of renovated homes that date back to the 1800's as well as new construction. Most of the housing stock is made up of row homes. For the most part, residential parking is limited to on-street throughout the neighborhood, with the availability of spaces being at a premium.

SOUTH SIDE FLATS HOME SALE PRICES				
Effective Dates	Period	Average	Median	Total Sales
07/01/08-06/30/14	5 YR	\$184,364	\$165,000	486
07/01/13-06/30/14	1 YR	\$190,744	\$178,750	78

PGHSNAP contains a summary of Housing and Vitality Indicators for each of Pittsburgh's neighborhoods. To access the PGHSNAP Main Menu click [here](#). Select "Asset Profiles." Specific information for South Side Flats can be obtained by clicking "Sector 7" on the map and then selecting the "South Side Flats" for the Neighborhood Profiles in the lower left hand corner.

The site has great access to South Shore Riverfront Park and many trails. It is within walking distance of Wharton Square, [South Side Works](#), and [Carson Street](#).

Carson Street was declared a "[Great American Main Street](#)" in 1996 and features 15 blocks of Victorian architecture and was named a National Historic District. It is also known for its array of boutiques, restaurants, art galleries, theater and live music venues.

The South Side is one of four City neighborhoods participating in the [Pittsburgh Sociable City Plan](#), an initiative designed to enhance safety and vibrancy in the nighttime economy districts.

To view the 2013 East Carson Street Commercial District Market Profile click [here](#).

Community Process

The South Side Planning Forum ("Forum") brings together representatives from the primary community-based organizations on the South Side to address community development issues and concerns. This volunteer organization is housed within the [Brashear Association](#). The Forum is responsible for the development, implementation, and revision of the South Side Neighborhood Plan.

The [South Side Neighborhood Plan](#) was last updated in 2012. Recurring themes within the plan are the creation of a stable residential community, consideration of existing historic character in new developments, and integration of the economic population. A successful proposal will include elements of these themes. Interested redevelopers are encouraged to meet with the Forum 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. Legal Information

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 the [Developer Mailing List](#). 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 COVER PAGE

Project Name	
Project Neighborhood	
Developer (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 Package.</i>	
Total Estimated Project Cost	
Total Estimated Project Gap	
Estimated Construction Jobs Created	
Total Market Rate Residential Units	
Total Rental Residential Units	
Total For Sale Residential Units	
Total Parking Spaces, On-Site	
Total Parking Spaces, Required	
Other (specify)	
Other (specify)	
Other (specify)	

To obtain a copy of this cover page in Excel format contact egaspich@ura.org.