



Urban Redevelopment Authority

REVISED REQUEST FOR REDEVELOPMENT PROPOSALS (RFP)

**62nd STREET INDUSTRIAL PARK
IN THE UPPER LAWRENCEVILLE NEIGHBORHOOD
OF THE CITY OF PITTSBURGH**



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 redevelopment of all, or part, of the 62nd Street Industrial Park (the “Site”) in the Upper Lawrenceville neighborhood of the City of Pittsburgh. The goal of this RFP is to select a Developer who presents a response that optimizes building density, facility operations and job creation. Preference will be given to proposals that incorporate the relocation of the Lawrenceville neighborhood’s heavy industry and warehouses from residentially intensive areas to this Site to help to reduce truck traffic in the commercial district.

Although the Site is not currently subdivided, the URA reserves the right to award portions of the Site to multiple Developers or potentially award the entire Site to a sole Developer depending on the magnitude of Phase I development proposed by the respondents. The URA also reserves the option to decline any or all submissions for any reason at its sole discretion.

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

Property Description

Address:	6111 Butler Street, Pittsburgh, PA 15201
Neighborhood:	Upper Lawrenceville
Council District:	7
Councilperson:	Deborah Gross
*Parcel ID:	120-G-145 (the property was subdivided earlier in 2017 but still corresponds with the map in Appendix B. The Allegheny County website may still be updating its website)
**Size of Parcel:	14.38 total acres; 11.60 developable acres
Previous Use:	Foundry / Warehousing
Preferred Reuse:	Light Industrial / Warehouse Distribution
Proposed Price:	\$140,000/acre
District Zoning:	UI-Urban Industrial

* The land within the railroad right-of-way and land to the north of the railroad right-of-way property are not available for redevelopment and are not included in this RFP. These properties are identified as Block 120-C, Lot 10 and a portion of Block 120-G, Lot 155. At the URA Board Meeting of September 10, 2015, Friends of the Urban Forest d/b/a Tree Pittsburgh received authorization from the URA’s Board to enter into a lease, and form of Contract for Disposition by Lease, to use these properties as a tree nursery.

** Site acreage was generated using on-line mapping tools and are not based on a Site survey.

This Site, formerly occupied by Tippins International, is a large underutilized brownfield located at the intersection of Butler Street and the 62nd Street Bridge. It is easily accessible from I-79, I-376 and the Pennsylvania Turnpike. See Appendix A to view the Site location map which highlights the Site’s proximity to major highways and interstates.

The URA invested over \$1.25 million in Site remediation and preparation, most of which was made available through a state grant.

Foundations have been removed within approximately 48 inches of the ground surface. This should not preclude the Developer from budgeting for additional subsurface investigations and preparation of the subsurface to meet the needs of the proposed development.

A stormwater management facility has been installed to address stormwater volume and rate control needs of the Site at full build-out.

A partial access road from Butler Street has been constructed along the western edge of the Site. Coordination with the Pennsylvania Department of Transportation to obtain the necessary occupancy and signalization permits for the access road has been approved. Construction will begin in August of 2017 with anticipation of completion by the end of 2017.

The URA entered into a Consent Order with the Pennsylvania Department of Environmental Protection and the Site obtained Act II Clearance for industrial and commercial uses. Groundwater use is prohibited by Deed Restriction and consumption of groundwater is prohibited by the City of Pittsburgh.

Supplemental Site information related to the Site remediation and preparation is available upon request.

Neighborhood Market Conditions

The 62nd Street Site is one of the few remaining areas that can be used for the purpose of light industrial / warehouse distribution development within the City of Pittsburgh. The article entitled "[Regional Insights: Industrial Sites Needed for Future Jobs](#)" published by the Pittsburgh Post-Gazette in March 2014 provides an overview of the demand for this type of space in the Pittsburgh region.

Community Process

The selected Developer will be expected to work with the URA and local community groups to ensure that the proposed project fits within the neighborhood context, vision and larger planning goals. It should be assumed that the Developer will coordinate the design and construction process with the URA. In addition, interested Developers are encouraged to meet with Lawrenceville Corporation and Lawrenceville United prior to submitting a proposal package to discuss how the proposed project relates to the community plan.

Lawrenceville Corporation (LC) is the neighborhood's community development organization and will be actively engaged in the RFP selection process. To learn more about LC, click [here](#).

Lawrenceville United (LU) is the neighborhood's community group. Lawrenceville United focuses on improving the quality of life of Lawrenceville residents and stakeholders through community engagement and advocacy, community restoration and beautification, and community planning and development. To learn more about LU, click [here](#).

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. It is expected that proposals will include the appropriate scale of development for the neighborhood in which it is located.

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 with one (1) electronic copy in a single bookmarked PDF format, or flash drive to:

Claren Healey, Development Officer
Urban Redevelopment Authority of Pittsburgh
200 Ross Street, 10th Floor
Pittsburgh, PA 15219
chealey@ura.org

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.

All information submitted including attachments, supplementary materials, addenda, etc. will not be returned.

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

1. RFP Summary Page
2. Project Narrative
 - a.) Project Description – specific use or commercial square feet (for retail, office, flex/industrial)
 - b.) Goal of the RFP – discussion of how the project will be implemented and achieve the goal of the RFP
 - c.) Parking - parking required by district zoning in relation to the parking necessary to meet the project demands
 - d.) Community engagement plan – general approach and how the project complies with the principles outlined in the community plan
 - e.) Sustainability goals – performance measures or industry standards that will be used to assess the sustainability of the project
 - f.) Minority/Women Owned Business Enterprise (M/WBE) plan – strategy to maximize M/WBE participation and projected goals
 - g.) Ownership entity (single owner, partnership, LLC) - ability to finance the costs associated with project including previous experience in attracting equity investors and fundraising
 - h.) 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 Developer'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.) Evidence of Equity Contribution such as bank statements
 - c.) Letters of Interest or references from lending institutions
 - d.) Letters of Interest from potential tenants
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. Capability to achieve the objectives outlined in Goal of the RFP;
2. Experience completing similar redevelopment projects in an urban neighborhood;
3. Capacity to attract and secure financing, with a minimum amount of public subsidy;
4. Ability to assemble a team with the appropriate specialties;
5. Appropriateness of proposed plan with RFP goals and scale of development;
6. Experience with community engagement;
7. Building density, facility operations, job creation, and reduction in truck traffic in the Lawrenceville Central Business District;
8. Commitment to sustainable design standards; and
9. Commitment to M/WBE 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 (35 P.S. §§1701, *et seq.*). The Developer must enter into a Disposition Contract (i.e. Redevelopment Contract) with the URA. The Disposition Contract is the binding document that details the Developer'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 Developer 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 necessary requirements of the disposition process are fulfilled. Click [here](#) to access the Disposition Process.

The URA Board must approve any and all Developers who purchase URA property. Upon URA Board approval, the Developer'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 Developer's construction financing. Some deed restrictions will apply subject to local, state and federal laws and conditions of public financing as applicable.

V. GENERAL TERMS AND CONDITIONS

1. The property will be offered to the selected Developer in 'AS IS' condition.
2. The sale of the property does not guarantee or warrant demolition permits, building permits, zoning variances, or financial viability.
3. 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.
4. 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.
5. Responses to the RFP will not be opened publicly.

6. 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 60 days, except by mutual consent between the URA and the respondent.
7. It is the Developer'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.
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.
12. 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

Development Team

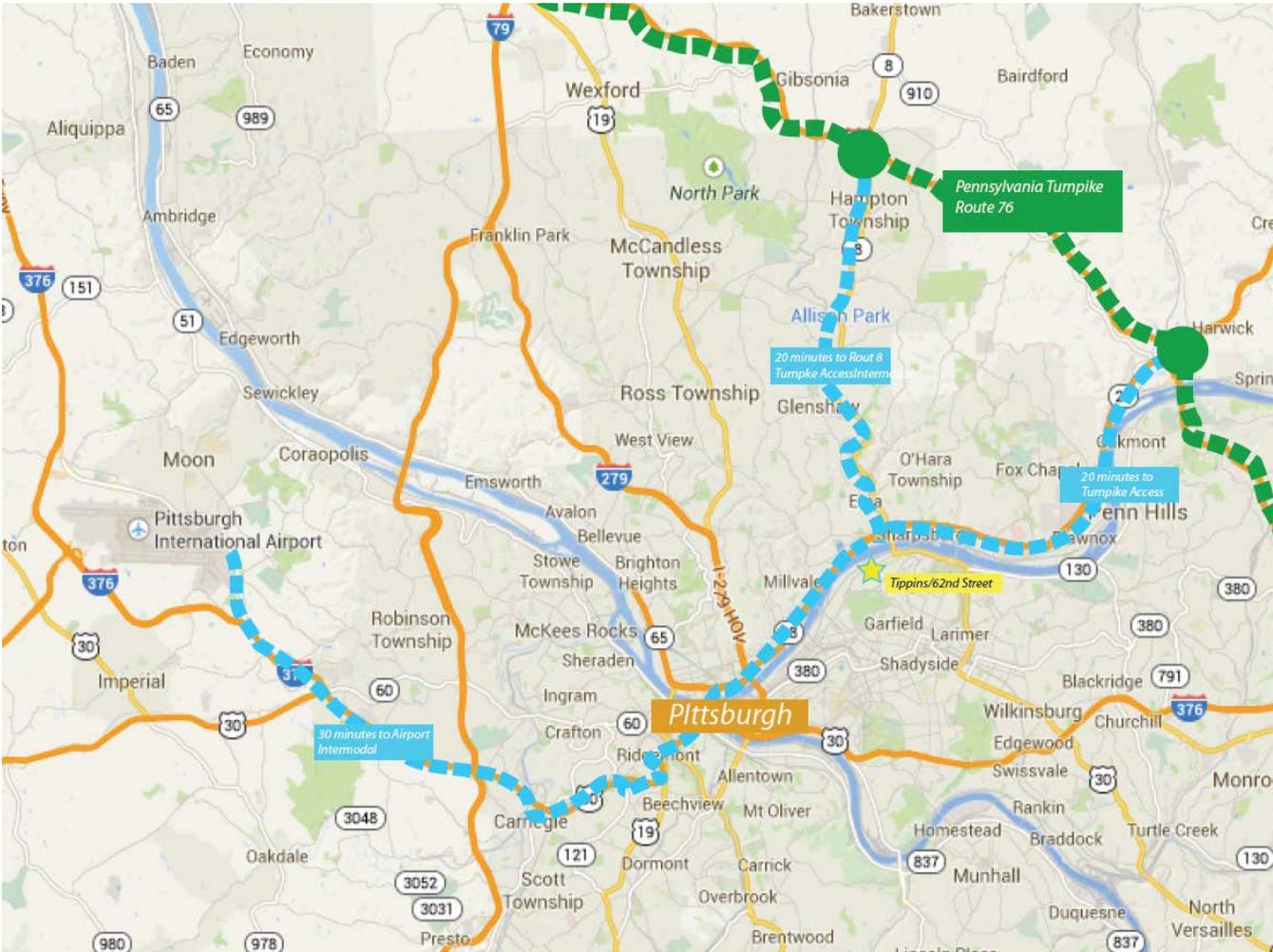
Ownership Entity

Lead Developer	
Contact Person	
Phone	
E-mail	
Address	
Is lead Developer a certified MBE or WBE?	
Partner	
Architect	
Contractor	
Consultant(s)	
Is any of the development team based in Pittsburgh?	
Is any of the development team based in Pennsylvania?	
Is any of the development team a certified MBE/WBE?	

RFP Summary*Complete all fields that apply to this Proposal.*

Total Estimated Project Cost	
Developer Equity	
Total Estimated Project Gap	
Estimated Jobs Created	
Anticipated manufacturing or warehousing	
Total Square Footage	
Phase I Square Footage	
Total Parking Spaces, On-Site	
Total Parking Spaces, Required	
Offer	

Appendix A



Appendix B

