

reimagine redevelopment



Urban Redevelopment Authority
of Pittsburgh



REQUEST FOR PROPOSALS Fifth Avenue & Dinwiddie Street

RFP Issue Date: Wednesday, February 27, 2019

Pre-Proposal Conference: Wednesday, March 6, 2019 at Noon ET

~~Proposal Due Date: Wednesday, April 10, 2019 at Noon ET~~

Final Building Tour: Monday, April 15, 2019, 10 a.m. to Noon ET

Extended Proposal Due Date: Wednesday, April 24, 2019 at Noon ET

**URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH
REQUEST FOR PROPOSALS (RFP)
Fifth Avenue & Dinwiddie Street**

1. OBJECTIVE

The Urban Redevelopment Authority of Pittsburgh (URA) is requesting proposals from redevelopers and/or redevelopment teams (Redeveloper(s)) to purchase and redevelop a combination of 31 URA-owned, and three (3) publicly-owned sites at the corner of Fifth Avenue and Dinwiddie Street in the Uptown area of the City of Pittsburgh (City). The goal of this RFP is to implement the community supported vision as identified in the 2017 EcoInnovation District (EID) Plan included as Exhibit “A.” Interested Redevelopers should familiarize themselves with the concepts and principles of this plan. Any future redevelopment should reflect these concepts.

2. TENTATIVE SCHEDULE

A tentative schedule for the proposal selection process is below. Redevelopers must be available for the following meetings, interviews and deadlines.

RFP Issue Date	Wednesday, February 27, 2019
Pre-Proposal Conference*	Wednesday, March 6, 2019, Noon-2 p.m. ET
Proposal Due Date	Wednesday, April 10, 2019 at Noon ET
FINAL BUILDING TOUR	Monday, April 15, 2019, 10 a.m. to Noon ET 1807 Fifth Avenue, Pittsburgh, PA 15219
EXTENDED PROPOSAL DUE DATE	Wednesday, April 24, 2019 at Noon ET
Community Meeting with Developer Shortlist	Week of May 13, 2019
Interviews with Potential Redevelopers	Week of June 3, 2019
URA Board Meeting	Thursday, July 11, 2019

* 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 1807 Fifth Avenue, Pittsburgh, PA 15219, currently used as the City’s Department of Public Works warehouse. Representatives from the URA and City will be available. Please RSVP your attendance to Claren Healey, chealey@ura.org.

3. SITE INFORMATION

Parcel List: See Exhibit “B”

Location: Fifth Avenue and Dinwiddie Street
3rd Ward, City of Pittsburgh

Council District: 6th

Councilperson: R. Daniel Lavelle

Zoning: UPR-A – Uptown Public Realm Mixed-Use Urban Core
UPR-B – Uptown Public Realm - Residential Core

Preferred Reuse: See “Community Desires for Site” beginning on page 7

Sales Price: **Appraised value as of 1/19/2019: \$2,410,000**

4. BACKGROUND

The URA is the economic development agency for the City, committed to creating jobs, expanding the City’s tax base, and improving the vitality of businesses and neighborhoods within the City. Incorporated in 1946 as one of the first redevelopment authorities in the United States, the URA achieves this mission by assembling, preparing, and conveying sites for major mixed-use developments and by providing a portfolio of programs that include financing for business location, relocation, and expansion, housing construction and rehabilitation, and home purchases and improvements, among many others. The URA conducts these activities using unique powers granted by the Commonwealth’s Urban Redevelopment Law to deploy and attach conditions to the use of public subsidy and the disposition of publicly-owned land. The URA is committed to equitable development and incorporates best practices for equity and inclusion into the URA's internal and external policies and activities.

The URA is a legal entity separate and distinct from the City. The URA works closely with the City in fulfilling its redevelopment mission. Additional information regarding the URA may be found on the URA’s website at www.ura.org.

Planning background

The Uptown area is located between the second and third largest employment centers in Pennsylvania - Downtown Pittsburgh with 153,224 jobs and Oakland with 79,896 jobs. With significant growth in surrounding areas, prices in Uptown and real estate speculation have grown over the last 30 years. In the last decade, investments by major institutions and the work of community nonprofits have helped to attract new housing and businesses. For these reasons, Uptown presents unparalleled opportunities to encourage investment that supports new and growing businesses as well as residents. In 2011, the City and Port Authority announced plans for a Bus Rapid Transit (BRT) system that would connect Downtown and Oakland through Uptown.

The first step in this process was the creation of a community plan, the Uptown/West Oakland EcoInnovation District (EID) Plan, to establish a vision for equitable and sustainable development in the Uptown area as a result of the public and private investments.

The resulting EID is a groundbreaking initiative that combines the goals of both EcoDistricts and Innovation Districts that have helped to positively transform communities across the country. Following a two-year planning process that involved residents, community groups and institutions from Uptown and surrounding areas, the City adopted the plan in September of 2017.

The plan is broken into four (4) chapters with strategies to preserve and strengthen the existing community; encourage balanced, equitable and green development; provide choice in mobility; and invest in sustainable infrastructure. The new plan recasts Boulevard of the Allies as Uptown’s riverfront by returning the highway back to the leafy boulevard envisioned when it was originally built. Fifth and Forbes are invigorated by a new Bus Rapid Transit system and all the safety and livability improvements that come with it. The plan also builds on the wisdom of previous efforts such as the 2007 Greenprint Plan that sought to reconnect Uptown and the Hill District while providing residents with a healthy and natural escape from the City. The plan doesn’t just propose new energy efficient buildings, infrastructure and livability improvements, but also the workforce development programs needed for residents to play an active role in bringing these things to their neighborhood.

During the planning process, focus groups with developers and community meetings confirmed that the City’s existing land use regulations were limiting development and that part of the plan’s vision for a green and equitable neighborhood could be realized if innovative new tools were introduced into the City’s Zoning Code. Planners at the Department of City Planning looked to national best practices and the p4 Collaboration between the City and the Heinz Foundation to craft a new Uptown Public Realm District and Performance Points System. The Performance Points System allows developers to take advantage of height bonuses if they provide affordable housing, build energy efficient structures, generate power renewably or connect to district energy systems, manage stormwater with Green Infrastructure, rehabilitate older buildings, or build new buildings that match the district’s historic character – all goals of the EID Plan. City Council adopted these new regulations into the City’s Zoning Code in December of 2017. Potential district growth was modeled as part of the planning process and is presented in the table below.

Potential Uptown District Growth based on New Plan and Zoning

	Today	Tomorrow
Commercial space	300,500 sf vacant	300,500 sf rehabilitated 180,000 sf new ground floor 360,000 sf new office/research
Open space	4.8 acres	15.06 acres
On- and off-street parking	7,300 spaces	7,300 spaces

		Note: New buildings are not required to build parking in the Uptown Public Realm District.
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	2018 EST	2019 PROJECTION	NOTES
All Housing Units in Uptown- 2018 Est.	880	1,045	<i>* 106 city's edge, 35 Medco, 8 Moultrie, 10 Uptown preservation, 5 market rehabs, 1 Bethlehem Haven</i>
Beds (Transitional & Emergency)	172	192	<i>*20 new beds from Bethlehem Haven</i>
Total Permanent Affordable Units	185	260	<i>* 75 new units for City's Edge</i>
% Subsidized Affordable Units	21.0%	24.9%	
Total Population in Uptown- 2018 Est.	1,435	1,739	
% of Residents in Affordable Units	22.3%	25.9%	
% of Residents in Affordable Units & Beds	34.2%	36.9%	
% Percentage African American	53.1%	53.6%	

From November 2017 through January 2018, the Department of City Planning and the URA collaborated on a community design charrette for the publicly-owned properties that comprise the development site for this RFP. Teams of residents, community groups, nonprofits, and design professionals worked together on a morning in late November to create plans for how this catalytic site should be developed. These proposals were presented back to the community at an open house in mid-January. The resulting community ideas and input are detailed in subsequent sections. For more information, please see Exhibit "C."

The City and its partners on the EID Plan remain actively engaged in Uptown. Publicly-funded implementation projects are being planned for the next 2-3 years as identified below:

- **Bus Rapid Transit (BRT):** Allegheny County, the City, Port Authority of Allegheny County, and the URA have proposed a BRT system that connects Downtown Pittsburgh with Uptown, Oakland and Wilksburg via the East Busway and includes branches to Squirrel Hill and Highland Park. This route is projected to link more than 30,000 people across 24 neighborhoods via rapid, frequent and more reliable transit service that's as fast and comfortable as light rail but could be built much sooner at a fraction of the cost. In addition to enhancing public transit, this project has the potential to more easily link residents to job centers, educational opportunities, medical services, cultural attractions and contribute to neighborhood growth. In Uptown, this project will include the full depth

reconstruction of Fifth and Forbes Avenues including new sidewalks, street lighting, bus shelters, signal improvements, and physically separated bike lanes that will include green infrastructure.

- Traffic Calming: In addition to improvement to Fifth and Forbes Avenues through the BRT project, City funds will be spent to fund projects that slow traffic on north-south cross streets to improve neighborhood safety and walkability. These projects are envisioned to include public art or other placemaking features.
- Green Infrastructure: In addition to green infrastructure incorporated as part of the BRT project, the Pittsburgh Water and Sewer Authority is planning at least four large green infrastructure projects for Uptown in streets, on publicly-owned parcels and as part of parks. These will reduce combined sewer overflow events, and minimize surface flooding and basement backups while enhancing the public realm in Uptown.
- Public Art Installations: The City's Division of Public Art and Civic Design has recently initiated the first of three art projects in Uptown as part of the new Uptown Art Program. The program aligns with the soon to be released Art Plan, as well as the EID Plan. The first of these projects is fully funded by public money, while additional funds are sought to expand the scale of future projects. Projects will be located on public property either in open space or in the right-of-way.
- District Energy Systems: The City's Division of Sustainability and Resilience is working with partners such as Duquesne Light Company and Clearway Energy Group (formally NRG) on the creation of district energy systems and a micro-grid in Uptown. This work implements EID Plan strategies that seek to bring online neighborhood scale renewable energy sources to reduce the neighborhood's greenhouse gas emissions, improve the reliability of energy systems, and reduce costs for residents and businesses. Clearway Energy Group recently completed the construction of its Uptown District Energy Plant to serve Uptown and the Hill District with steam and chilled water. Through the Performance Points System, proposed development that connects to district energy systems can gain an additional 30 feet in building height. For information about energy planning in Uptown, please contact Lindsay Baxter at Duquesne Light Company (lbaxter@duqlight.com) or Clifford Blashford at Clearway Energy Group (Clifford.Blashford@clearwayenergy.com). Developers interested in incorporating district energy and receiving the height bonus are strongly advised to contact Clearway Energy Group during the development of their proposals.

Notable recent and planned private investments are briefly identified below:

- Uptown District Energy Plant
- UPMC Vision Rehabilitation Hospital
- City's Edge Apartments and Parking Project
- UPMC Cooper Fieldhouse at Duquesne University
- Amplify Church
- Merante's Market

- Fifth Avenue High School Lofts
- Flats on Fifth Apartments
- Uptown Lofts
- Roma Lofts
- Mackey Lofts
- Uptown Preservation Project (affordable rehabs of several vacant properties)
- Pride and 5th Market Rate Apartments
- Moultrie Street Renovations

Uptown is part of the PGHSNAP 2.0. To access the PGHSNAP data for this sector, click [here](#).

Community Desires for Site

This section summarizes the desired elements the project should incorporate to be consistent with the adopted EID Plan, community input from the design charrette and open house described in earlier sections of this RFP, and a Public Realm Master Plan for the Fifth and Dinwiddie area commissioned by the Department of City Planning to guide development. These materials can be viewed in Exhibits “A”, “C” and “D.”

Desired Elements:

- Sustainable building design and operation is of primary importance.
- There is a strong community desire to see buildings that meet the highest standards in energy and resource efficiency as well as the creation of a healthy environment. Buildings should express these elements visually through external systems, such as solar panels, wind turbines, and/or green roofs and through site features, such as open space with green infrastructure, water reuse fountains, and community gardens, etc. Project teams are advised to think creatively about addressing these desires through a combination of design and physical systems. A minimum of 10% affordable units (of all residential units proposed) at 50% area median income (AMI) is being requested to mirror the Inclusionary Zoning Committee's recommendation for the City in 2017.
 - City Goals/Targets: The proposed buildings must join the [Pittsburgh 2030 District](#) and should respond to the City’s 2030 goals (50% energy use reduction, 50% transportation emission reduction, 100% diversion from landfills). All new buildings, developments and major renovations will be reviewed against energy use intensity (EUI) targets. This development should be designed to show a 70% (if completed prior to 2020) or 80% (if completed in 2020 or after) EUI reduction below the regional (or country) average/median for that building type, with a plan to be carbon neutral by 2030. For example, a multi-family building completed before 2020 should seek an EUI of 17 kBtu/sq ft or below. A project that will be completed in 2020 or after should have a EUI of 11 kBtu/sq ft. Please use the [Zero](#)

[Tool](#) to calculate the EUI of your proposed project (<https://zerotool.org/zerotool/>). The project should target 50% reduction in water use from [local baselines](#). Additionally, please detail any sustainability related standards the project will attempt to meet in whole or in part (e.g., Passive House, ILFI, LEED, Sustainable SITES, Well, Green Garage, Park Smart, etc.).

- Transportation Impacts: Teams should thoughtfully consider the project's transportation impacts and fully utilize existing and new transit access through the BRT proposal. Good transit-oriented development (TOD) practices should be combined with mode share goals and effective transportation demand management (TDM) practices to address impacts and contribute to overall project sustainability. Please contact Angie Martinez (Angie.Martinez@pittsburghpa.gov) at the Department of Mobility and Infrastructure for guidance on mode share goals and TDM strategies. Local guidance on TOD practices can be found in the [Port Authority of Allegheny County's Transit-Oriented Development Guidelines](#).
- Uptown is a park-deficient area and there has been strong interest in expanding open space opportunities. More details about these features and their locations are provided below by location.
- Development on the portion of the site west of Dinwiddie Street:
 - The project should consist of one (1) or more buildings that take advantage of the new Performance Points System which provides bonus height for projects that implement the EID vision by providing affordable housing, energy efficient design, generating power renewably on-site or connecting to district energy systems, managing stormwater with green infrastructure and/or reusing buildings or creating new buildings that match historic character.
 - Building mass and height should be concentrated along Fifth Avenue with a smaller scale and mass along Colwell Street consistent with the residential nature of buildings on the north side of Colwell Street. This could be accomplished through townhomes or a similarly designed element of a larger structure. This portion of the site could include structured parking that serves users of the site. The provision of parking available to institutions, organizations and residents outside the site would be considered an additional benefit. The Uptown Public Realm allows parking structures of 50 spaces or more when they provide at least three (3) community amenities as defined in Section 908.04.D.1.c of the Pittsburgh Zoning Code. Section 908.04.C.2 sets additional limits on structured parking and prohibits new surface parking adjacent to Fifth Avenue.
 - Proposals should consider how the project integrates into the existing fabric and scale of the area. Renderings, cross-sections or other similar illustrations should be included that show how this issue has been considered and resolved.

- Proposals should include a sizable (e.g., 80 ft x 80 ft or more) publicly accessible park and/or plaza space. The community vision proposes this open space be located on the portion of the site directly to the west of Dinwiddie Street, but projects can propose the open space elsewhere in the development site. This feature should incorporate green infrastructure. Play space must be included as part of the open space programming in a location that is safe and shielded from traffic impacts. This play space can be multi-use and flexible (e.g., seasonal spray park or water feature incorporated into other activity areas).
- Other desired functions/uses to be accommodated within the open space feature(s) include parkland, seating for ground floor retail uses and the public including transit users, lighting, and other safety features. Consider the amenities provided by nearby parks (Graham Turk and Tustin) when developing proposals for the open space. The incorporation of food trucks and Farmers' Market space as an event that developers should be planned for within the new park and plaza space.
 - Publicly accessible privately owned and maintained open space is preferred. Exhibit "D" is a Department of City Planning commissioned public realm master plan by Stoss Landscape Urbanism. The intent of this master plan is to provide further guidance to developers on how best to integrate open space on the development site with improvements in the right-of-way on Dinwiddie Street and Fifth Avenue and the proposed BRT station adjacent to the development site on Fifth Avenue. Developers are strongly advised to incorporate these proposals wherever possible.
 - Proposal should give thoughtful consideration to the expression of community identity through public art. This could take many forms including art on buildings, in the open space feature(s), and/or combined with lighting elements, etc.
 - Ground floor commercial uses are desired both on Fifth Avenue and adjacent to open space features to maintain a high level of activity and provide amenities both for tenants of the project and the surrounding neighborhood.
- Development on the portion of the site east of Dinwiddie Street:
 - Retain and reuse the historic Mugele Building (1807 Fifth Avenue) currently used by the Department of Public Works. The community supports adding additional floors on top of this building as long as these floors are set back from Fifth Avenue by 10-20 feet.
 - The surface parking lot east of Dinwiddie Street and adjacent to the Mugele Building should at a minimum be designed to serve as a community event space during certain hours of the day/week and could be converted in whole or in part to an open space feature. Desired functions/uses to be accommodated with the open space feature(s) include parkland, play areas for children, green infrastructure (e.g., permeable pavers and/or bioswales), seating for ground floor retail uses and the public including transit users, lighting and other safety features.

- BRT station area: This site will be adjacent to an important station for the proposed BRT system and should be designed as a multi-modal transportation hub with transit, bike and pedestrian amenities. The station footprint will be located on Fifth Avenue west of Dinwiddie Street. Although applicants will not be expected to build the BRT station itself, in order for applications to be considered complete, they should show a design that accounts for the station footprint and how the proposed development project responds to and/or incorporates this important function. Such a station should open onto sidewalks that are wide enough to accommodate: waiting transit riders, a five-foot, minimum, (10 preferred) clear path behind the station for through access and any desired street-oriented retail uses, such as outdoor café seating, or indoor space that opens onto the sidewalk and/or open onto the open space feature (i.e., park, plaza, play area) adjacent to Dinwiddie Street. Projects should not assume that café seating will be permitted in the public right-of-way; if proposed, the clear path requirements must be accounted for and proper easements shown. The developer may build the station area as part of the project or propose that the City use this design as the basis of its own design for this station. A system-wide design process for BRT station structures will be underway later in 2018. Again, developers are strongly advised to incorporate proposals from the Fifth and Dinwiddie Public Realm Master Plan presented in Exhibit “D.”
- Street Edges: Mobility for all modes must be accommodated around the edge of the site—the existing right-of-way lines for Fifth Avenue and Dinwiddie Street cannot be modified. The Fifth Avenue curb is only available for BRT use (i.e., no loading, valet, parking, or curb cuts will be permitted). Dinwiddie Street curbside uses can be slightly more flexible, depending on the uses and site design proposed, excepting curb cuts for driveway access. Projects may propose to extend plaza materials and design features across Dinwiddie Street to create continuity of place across the intersection, but full height curbs must be maintained (i.e., no curb-less street or continuous level plaza), as the street will continue to serve as a key mobility corridor to the Hill District. Our Way as a service street should be maintained in some fashion such that it continues to serve the existing uses to the west of the project site—it should have an outlet either at its existing location or at some other point at Dinwiddie Street or Colwell Street depending on the needs of the proposal. Proposers should use Our Way first when designing curb cuts for vehicular access to the site. Colwell Street may have flexible uses along its curb face, and curb cuts for vehicular access are permitted if Our Way is not feasible.
- Colwell Connector Trail: The City is developing an innovative on- and off-street trail system for the Uptown corridor. A portion of this trail will be built on the southern side of Colwell Street. A presentation showing the current draft design of this trail is included as Exhibit “E” and should be shown in all development proposals. Further guidance for the inclusion of this trail feature into the development site can be found in the Fifth and Dinwiddie Public Realm Master Plan in Exhibit “D.”

Public Funding

The URA intends to work with the selected Redeveloper to meet affordable housing goals. The Pittsburgh Zoning Code provides up to 72 feet of additional building height to projects in Uptown that incorporate Affordable Housing (see Pittsburgh Zoning Code Section 915.07). If requested, the URA will work with the Developer to help fundraise for available uses of subsidy to fulfill these goals. Potential non-URA sources of subsidy include Low Income Housing Tax Credits (LIHTC), awarded by the Pennsylvania Housing Finance Agency (PHFA), Federal Home Loan Bank (FHLB), Affordable Housing Program (AHP) funds, and other public and private sources. Contingent upon funding availability and URA Board approval, the URA may consider providing loan financing for an affordable housing/mixed income housing development through the URA's Housing Department and/or the URA's Housing Opportunity Fund (HOF) Department. Questions regarding funding sources should be directed to Shaina Madden at smadden@ura.org.

Additionally, since the site is situated within a potential Transit Revitalization Investment District (TRID), a portion of the property tax increment generated by improvements to the site may be allocated to affordable housing and public infrastructure improvements in the potential TRID. As such, Redevelopers will be prohibited from seeking tax exemption or abatements for property taxes though the URA reserves the right to recommend a waiver on this requirement for public purpose uses.

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

5. SUBMISSION REQUIREMENTS

Please note that the URA is currently using Public Purchase as its new RFP Platform.

Redevelopers must register at: <http://www.publicpurchase.com> to submit their proposal online through Public Purchase. Additionally, 13 hard copies and one (1) electronic copy containing one (1) PDF file (flash drive, cd, or email), and a \$500 non-refundable application fee made payable to URA of Pittsburgh should be sent to the address below on or before the due date shown on the cover of this RFP:

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

All questions regarding this RFP should be submitted through the Public Purchase platform. See instructions on registering for and accessing Public Purchase in Exhibit “F.”

Inquiries related to MWBE participation should be directed by email to Diamonte Walker, director of Performance and Compliance, at mwbe@ura.org.

The URA will not reimburse firms for any expenses incurred in preparing responses to this RFP.

6. PROPOSAL REQUIREMENTS

The following Proposal Requirements will serve to establish a Redeveloper’s overall capacity to complete this project and to meet the requirements and obligations associated with the land. Each submission should include the following:

- 1) RFP Summary Sheet
This should be the cover page and include the firm’s name, contact person, and contact information (Exhibit “G”)
- 2) Table of Contents
- 3) Development Team Profile
Provide a description of the development team, including but not limited to the developer, architect, engineer, etc.
- 4) Project Narrative
 - a. Project Description – specific use, number and type of units (for residential, including the breakdown of for-sale/rental market rate/affordable) and/or commercial type and square feet
 - b. Community engagement plan – explain how you plan to engage the community and how you plan to incorporate their input if selected.
 - c. Explanation of ownership entity (single owner, partnership, LLC)
 - d. Prospective development timeline, including major milestones
- 5) Schematic Drawings of the Proposed Project
 - a. Site Plan
 - b. Elevations
 - c. Renderings
- 6) Financial Capacity
 - a. Detailed description of ability to finance the costs associated with project
 - b. Identification of the people or entities in the proposed development team, including any and all joint ventures, general, or limited partners, and respective percentages of interest

- c. Role of each listed in the proposed development team
- d. Statement of Equity Contribution with source identified
- e. Letter of Interest of references from lending institutions, if applicable
- f. Letters of Interest from potential tenants, if applicable
- g. Redeveloper's financial statements (under separate cover)

7) Budgets

- a. Financing sources with funding gaps identified
 - i. If you propose to use Low Income Housing Tax Credits (LIHTC) as a source (either 9% credits or 4% credits), please include a LIHTC equity calculation.
 - ii. If there is a gap identified and you plan to apply for URA financing, please clearly identify funding amount, source, and use.
 - iii. If you propose to apply for other state or federal funding sources that are not yet committed, please clearly identify the amount and funding source in your budget, e.g., Redevelopment Assistance Capital Program (RACP), Multi-modal Transportation Fund (MTF), Community Infrastructure and Tourism Fund (CITF), Gaming and Economic Development Fund (GEDF), etc.
- b. Project uses including Redeveloper's offer as well as projected 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
- e. Completion of attached Project Sources and Uses of Funds Template (Exhibit "H")

8) Minority and Women-Owned Business Enterprise (MWBE) Requirements

The URA has a long history of diversity and inclusion within all of its programs and other activities. The URA encourages the full participation of minority and women business owners and professionals in this effort. The URA requires that all applicants demonstrate a good faith effort to obtain minority and women-owned business participation in work performed in connection with URA initiatives. The URA acknowledges and adheres to the city's goal of 18% minority (MBE) and 7% women (WBE) participation.

A MWBE narrative needs to be included with the Redeveloper's proposal. See Exhibit "I" for MWBE Narrative Requirements. MWBE participation can be satisfied by:

- a. Ownership/Partnership of firm;
- b. Use of minority or women-owned businesses as vendors;
- c. Subcontracting with firms owned and controlled by minorities and/or women. If this is to be done, that fact, and the name of the proposed subcontracting firms, must be clearly identified in the proposal.

Any questions about MWBE requirements should be directed to Diamonte Walker, director of Performance and Compliance, at (412) 255-6610 or dwalker@ura.org.

Notice to MWBE Firms Interested in Contracting Opportunities

If you are an MBE or WBE firm interested in working on this project, you may submit a capability statement describing your firm and the work that your firm would like to perform. Upon receipt of this statement, your firm will be added to a list of potential MWBE subcontractors, to be shared for consideration with the contract awardee. Interested firms should send capability statements to mwbe@ura.org no later than Friday, June 28, 2019. Capability statements must be within the scope of work related to this project and clearly identify the limited scope.

Please note: Providing a capability statement does not guarantee that your firm will be contacted or contracted to work on this project.

The URA will not make an official recommendation as to which MWBE firms the project awardee must utilize. All capability statements submitted by qualifying firms, by June 28, 2019, will be shared with the selected Redeveloper to aid in the Redeveloper's good faith effort to meet the 18% MBE and 7% WBE goals for the project. MWBE firms are highly encouraged to attend pre-proposal conferences, site tours, Q & A sessions, and/or community meetings to make direct connections early in the process.

9) Minority Workforce Inclusion (MWI) Narrative Requirements

In accordance with City of Pittsburgh Executive Order Number 2018-03, the URA requires that all respondents demonstrate and document a good faith effort to meet or exceed the city's 12% minority workforce inclusion (MWI) goal for all URA projects with total project costs of \$500,000 or greater. As a matter of policy, all proposal packages submitted to the URA must include an MWI narrative detailing how the respondent plans to meet the URA's expressed MWI goal of 12%. If awarded the project, the respondent will be asked to submit an MWI plan evidencing that 12% of the labor hours are fulfilled by minority workers.

MWI participation can be fulfilled by:

- a. Employment level of minorities and/or women in the firm;
- b. Staffing of minorities and/or women on URA matters.

See Exhibit "J" for MWI Narrative Requirements. Any questions about MWI requirements should be directed to Diamonte Walker, director of Performance and Compliance, at (412) 255-6610 or dwalker@ura.org.

10) Pittsburgh p4 Performance Measures

The p4 Performance Measures are an evaluation tool that informs alignment of investments in real estate development projects to the City's commitment to sustainable and equitable practices.

- a. If project costs are expected to exceed \$2,000,000, Respondent must submit a p4 narrative for the project (see Exhibit "J")

11) References

- a. Provide three (3) client references related to the applicable experience described in Section 5 above. Strong references include banks, municipal entities, co-developers, tenants, and press clippings that include project narratives to describe previous work. Include the reference's name, title, address, and direct telephone number.
- b. Please provide applicable references from community-based organizations the development team has worked with in the past

12) Other Information

Please provide any other information you believe is pertinent to the URA's consideration of your firm

7. SELECTION CRITERIA

Proposal responses will be evaluated by a Review Committee comprised of community representatives, representatives from local elected officials, a representative from the Department of City Planning, and various URA staff. The URA intends to make a recommendation to its Board to enter into Exclusive Negotiations with a Redeveloper.

One or more Redevelopers may be asked to meet with the selection committee in a formal interview process.

A Redeveloper will be selected based on, but not limited to, the following criteria:

- 1) Appropriateness of proposed plan as it relates to the EID Plan (Exhibit "A"), the Community Desires for the Site as detailed in this RFP, and the Fifth and Dinwiddie Public Realm Master Plan (Exhibit "D")
- 2) Redeveloper's experience in completing similar projects
- 3) Ability to assemble a team with the appropriate specialties
- 4) Demonstration of ability to attract and secure financing
- 5) Commitment to p4 Performance Measures

- 6) Commitment to MWBE participation
- 7) Commitment to Minority Workforce Inclusion participation
- 8) Experience with community engagement in previous projects and demonstration of commitment to follow the URA's Community Input Process, (Exhibit "K"), for community participation and interaction for the project
- 9) Commitment to giving community residents first consideration for employment opportunities
- 10) Willingness to enter into a Letter of Intent describing development scope and each party's due diligence activities through to closing
- 11) Willingness to market available space to current community business owners
- 12) A minimum of 10% affordable units (of all residential units proposed) at 50% AMI

A Redeveloper will be recommended to the URA Board based on the overall quality of the proposed project. The URA does not sell land for speculative purposes. Any such proposal to acquire and hold the land with construction to occur when and if it is successfully marketed will be rejected. Furthermore, the URA will reject any Redeveloper who intends to purchase the entire site but develop only a portion of that site. If that is the intention, the Redeveloper should submit a response for a portion of the site.

The evaluation of the Redeveloper's qualifications, experience and capacity will be based upon information in the proposal submitted by the Redeveloper, interviews, investigation of projects completed by the Redeveloper, assessment of performance in previous undertakings and other pertinent factors. The URA will follow its Disposition Process (See Section 8 below) which includes significant design review and construction oversight.

The URA Board must approve any and all Redevelopers who purchase URA land.

8. DISPOSITION PROCESS

Should the URA Board select a respondent as a Redeveloper, such Redeveloper will be required to comply with the URA's 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 corresponding. The URA will not close on a property until all the terms of the disposition process are fulfilled. See Exhibit "L" for Disposition Process Overview.

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 a 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.

9. LEGAL INFORMATION

The URA shall have the right to verify the accuracy of all information submitted and to make such investigation as it deems necessary to determine the ability of a Redeveloper to perform the obligations in the response. The URA in its discretion reserves the right to reject any response when the available evidence or information does not satisfy the URA that the Redeveloper is qualified to carry out properly the obligations of the response; is a person or firm of good reputation or character for strict, complete and faithful performance of business obligations; or if the Redeveloper refuses to cooperate with and assist the URA in the making of such investigation.

- 1) Inspection of Parcel: Redevelopers shall be given an opportunity to inspect the property and the title to the property, among other things. If the Redeveloper is selected and elects to proceed after exercising its due diligence, it shall acquire or take possession of the parcel(s) in "AS-IS" CONDITION, unless otherwise agreed to by the URA in its discretion, in a disposition contract.
- 2) Building Permits, Zoning Variances and Financial Viability: The sale of the property in no way guarantees or warrants grading permits, building permits, zoning variances or financial viability. The URA reserves the right to refuse to sell the property until a Redeveloper obtains all necessary permits.
- 3) Disclaimer of Liability: Redevelopers acknowledge by submitting information and proposals to the URA that the URA does not undertake any obligations and shall have no liability with respect to the development program, this RFP, and responses thereto, nor with respect to any matters related to any submission by a Redeveloper.

- 4) Minority and Women-Owned Business Enterprises (MWBE) Requirements: The URA requires that all applicants demonstrate a good faith effort to obtain minority- and women-owned business participation in work performed in connection with URA initiatives. The URA acknowledges the City's goal of 18% minority and 7% women participation in planning and/or professional service activities. Any questions about MWBE requirements should be directed to Diamonte Walker, director of Performance and Compliance, mwbe@ura.org.
- 5) Minority Workforce Inclusion (MWI) Requirements: In accordance with City of Pittsburgh Executive Order Number 2018-03, the URA requires that all respondents demonstrate and document a good faith effort to meet or exceed the city's 12% minority workforce inclusion goal for all URA projects with total project costs of \$500,000 or greater. Any questions about MWI requirements should be directed to Diamonte Walker, director of Performance and Compliance, mwbe@ura.org.
- 6) Sustainability Requirements: The selected Redeveloper will be required to demonstrate a good faith effort to incorporate environmentally sustainable features and practices into their development plan. The successful Redeveloper will be required to submit a final p4 Performance Measures evaluation for the project for review by a p4 Review Committee.
- 7) 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.
- 8) The URA reserves the right to accept an offer or proposal other than the highest offer.
- 9) The URA reserves the right to negotiate with any, all, or none of the Redevelopers and to recommend another Redeveloper in the event that the originally selected Redeveloper defaults or fails to execute a disposition contract.
- 10) The URA shall be the sole judge as to which, if any, proposals and Redevelopers best meet the selection criteria. Notwithstanding anything in this RFP to the contrary, URA reserves the right to reject any or all proposals received, to waive any submission requirements contained within this RFP, and to waive any irregularities in any submitted proposal.
- 11) This RFP is submitted subject to errors, omissions, and/or withdrawal without notice by the URA at any time.
- 12) All proposals, including attachments, supplementary materials, addenda, etc. shall become the property of the URA and will not be returned.
- 13) Addenda will be posted on Public Purchase. All such addenda shall become part of the RFP documents and all Redevelopers shall be bound by such addenda, whether or not received by the Redevelopers.

- 14) Conflicts of Interest: Responsive firms and their team members must have no conflicts of interest with regards to any other work performed by the Redeveloper for the URA, the City of Pittsburgh, or any related entity.
- 15) RFP Compliance: All responsive firms must adhere to the instructions contained in this RFP in preparing the submitted proposal.
- 16) Waiver of Defects: The URA shall be the sole judge as to which Redeveloper(s) best meet the selection criteria. The URA reserves the right to reject any or all qualifications submitted. The URA reserves the right to reject any proposal for failure to comply with the requirements of this RFP. The URA further reserves the right, in its sole discretion, to waive any such defect(s) or failure(s). Submission of a response indicates acceptance by the firm of the conditions contained in this RFP.
- 17) Nondiscrimination: Each responsive firm agrees not to discriminate, whether in employment, contracting or otherwise, in violation of any federal, state, or local law and/or on the basis of sexual orientation, gender identity and/or gender expression.

Exhibits

- A. [EcoInnovation District Plan](#)
- B. [Parcel List](#)
- C. [Charrette Design Summary](#)
- D. [Draft Fifth and Dinwiddie Public Realm Master Plan](#)
- E. [Colwell Connector Proposal Presentation](#)
- F. [Instructions for Registering on Public Purchase](#)
- G. [RFP Summary Sheet](#)
- H. [Sources and Uses](#)
- I. [MWBE Narrative Requirements](#)
- J. [MWI Narrative Requirements](#)
- K. [p4 Performance Measurers Narrative](#)
- L. [Expression of Community Input](#)
- M. [Disposition Process Overview](#)