

RESPONSE TO REQUEST FOR PROPOSAL

FAIRYWOOD SCHOOL SITE

a.m. RODRIGUEZ ASSOCIATES, inc.

THOUGHTFUL BALANCE + AVON DESIGN GROUP + SOTA CONSTRUCTION

OUR APPROACH



PLENTIFUL AMENITIES FOR SENIORS
ABUNDANT OUTDOOR SPACE
SUPPORTIVE HOUSING FOR AGING IN PLACE

STATE OF THE ART SUSTAINABILITY
SUPERIOR AIR-QUALITY AND THERMAL COMFORT
SCALED TO MEET THE WAREHOUSES NEARBY
INCLUDES A POSSIBLE COMMUNITY CENTER
PROVIDE TRANSIT STOPS

BASED ON A MODEL THAT WE RECENTLY SUCCESSFULLY FUNDED
ASSUMPTIONS ARE MADE WITHOUT NECESSARY INPUT FROM THE COMMUNITY



OUR EXPERIENCE

EXTENSIVE EXPERIENCE WITH SENIOR HOUSING AND TAX CREDITS

DEEP RESPONSIVENESS TO COMMUNITY ENGAGEMENT

RESPONSIBLE FOR MANY SUSTAINABILITY FIRSTS IN THE REGION

PROVEN TRACK RECORD IN GETTING FUNDING

UNPARALLELED MAINTENANCE OF OUR PROPERTIES

A PARTNERSHIP OF COLLABORATORS

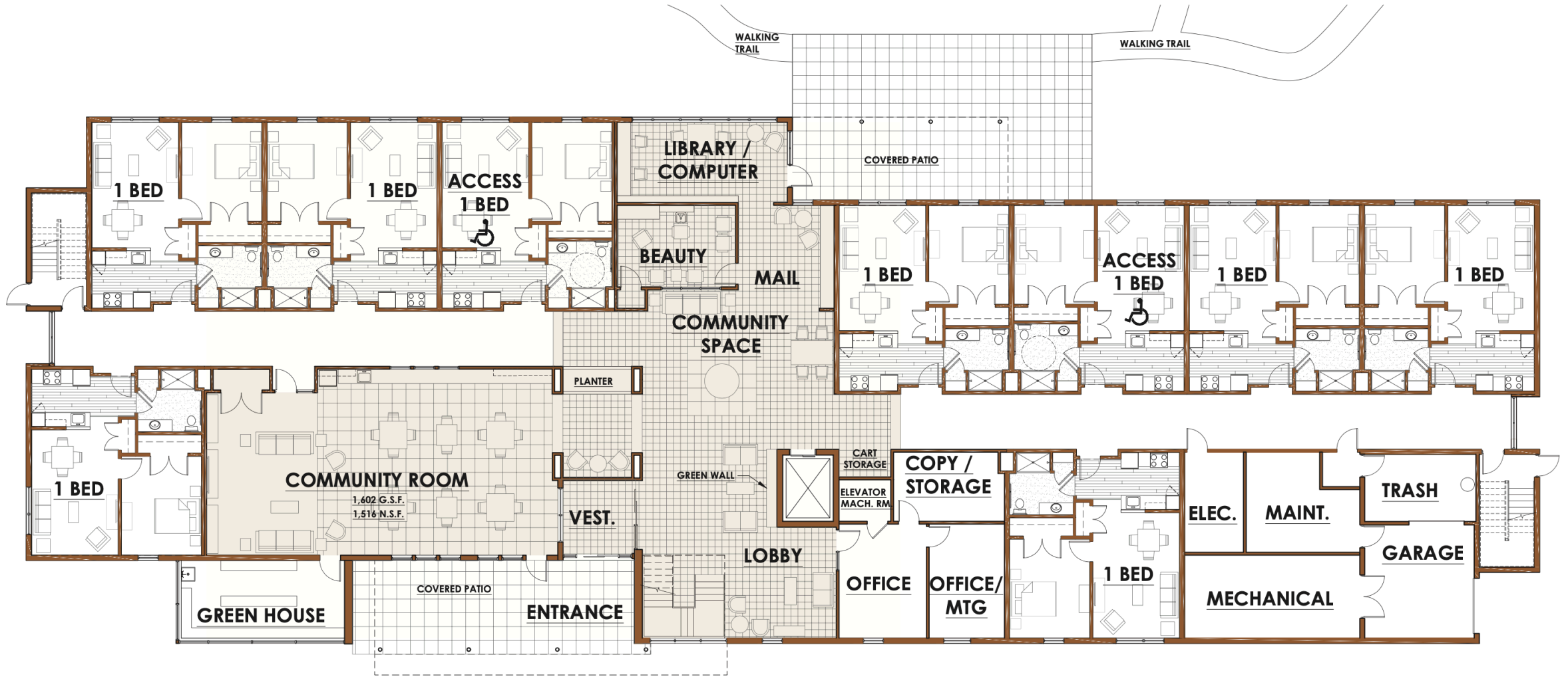
COMMITMENT TO MWBE GOALS

WE CO-CREATE VIBRANT COMMUNITIES

FAIRYWOOD WILL BE “MORE THAN JUST A PLACE TO LIVE”



SITE PLAN



TOTAL AREA PER FLOOR:

1ST FLOOR	13,725 G.S.F.
2ND FLOOR	13,570 G.S.F.
3RD FLOOR	13,455 G.S.F.
4TH FLOOR	13,455 G.S.F.

TOTAL 54,205 G.S.F.

FIRST FLOOR SPACES:

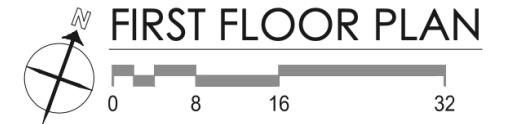
DWELLING UNITS	6,344 G.S.F.
LOBBY / COMMUNITY SPACE / MAIL	1,656 G.S.F.
BEAUTY SALON	230 G.S.F.
LIBRARY / COMPUTER	323 G.S.F.
COMMUNITY ROOM	1,513 N.S.F. / 1,602 G.S.F.
MGMT OFFICE / MTG / STORAGE	602 G.S.F.
CIRCULATION	1,952 G.S.F.
BLDG. & ACCS. SERVICE AREAS	1,016 G.S.F.

TOTAL 13,725 G.S.F.

OUTDOOR SPACE:

PATIOS	1,601 G.S.F.
GREEN HOUSE	307 G.S.F.

TOTAL 1,908 G.S.F.





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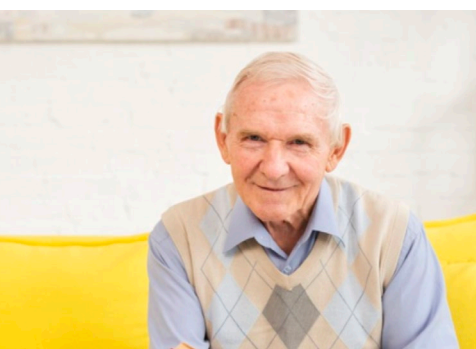
TOTAL 54,205 G.S.F.

SECOND FLOOR SPACES:

DWELLING UNITS	9,650 G.S.F.
EXERCISE	305 G.S.F.
GAMES & RECREATION	1,084 G.S.F.
RESIDENT LAUNDRY	297 G.S.F.
CIRCULATION	1,951 G.S.F.
BLDG. & ACCS. SERVICE AREAS	283 G.S.F.

TOTAL 13,570 G.S.F.





UNIT BREAKDOWN

52 TOTAL UNITS

44 AFFORDABLE UNITS

8 MARKET RATE UNITS

48 ONE-BEDROOM UNITS

4 TWO-BEDROOM UNITS

ONE-BEDROOM UNITS +/- 700 SQUARE FEET

TWO-BEDROOM UNITS +/- 950 SQUARE FEET



TRANSIT STOPS



Transit stops creating neighborhood
access to the city & outlying areas



Parking Spaces
Total = 78 spaces

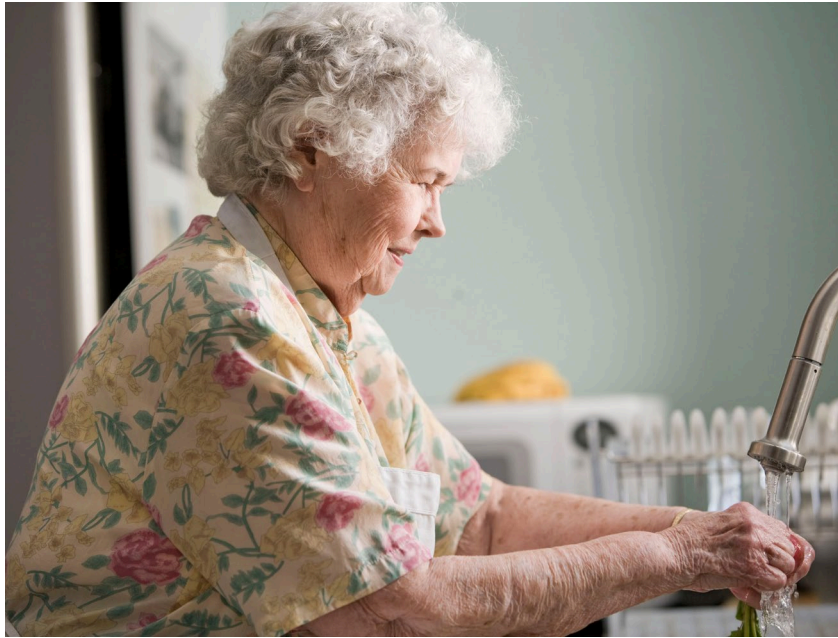
52 for Residence
26 for Community Center

PRELIMINARY SITE
DEVELOPMENT PLAN



AMENITIES

GREENHOUSE
EXERCISE ROOM
LAUNDRY CENTER
COMMUNITY SPACE
MEDIA AREA
GAME AREA
BEAUTY SHOP
OUTDOOR SPACES
ELEVATOR BUILDING
POSSIBLE COMMUNITY CENTER
PASSIVE HOUSE CONSTRUCTION
DRAFT FREE CONSTRUCTION
EXCELLENT AIR-QUALITY
DUST FREE CONSTRUCTION
HEALTHY INTERIORS
EDIBLE LANDSCAPE
RAIN GARDENS
ARCHITECTURE FOR AGING IN PLACE
TRANSIT CONNECTIONS



SERVICE PLAN

VAN FOR TRANSPORTATION TO SHOPPING

COMPUTER LAB FOR INTERNET ACCESS

SUPPORTIVE SERVICES PROMOTING WELLNESS,
PROVIDING INFORMATION ABOUT HEALTHCARE
AND FINANCIAL INFORMATION ASSISTANCE

SERVICES TAILORED TO THE RESIDENTS NEEDS

CONNECTIONS TO FOOD BANKS

COORDINATING WITH MEALS ON WHEELS, &
HOUSEKEEPING AND MEDICAL TRANSPORT,

ACCESS TO SOCIAL SERVICE COORDINATOR

MWBE TRACK RECORD & COMMITMENT

Project Name / Location	Owner Contact Info	Date Completed	M/W/DBE Reporting Entity	M/W/DBE / Section 3 Goals	M/W/DBE/ Section 3 Actual
<i>Light of Life Rescue Mission</i> Pittsburgh, PA	Light of Life Ministries Contact: Jerrel Gilliam	In Progress	URA of Pittsburgh	18% MBE 7% WBE	31% MBE 9% WBE To date
<i>Morningside Crossing</i> Pittsburgh, PA	A.M. Rodriguez Contact: Victor Rodriguez	Sept-18	URA of Pittsburgh	18% MBE 7% WBE	19.1% MBE, 7.1% WBE 50% Section 03 hiring
<i>South Hills Retirement Residence</i> Pittsburgh, PA	A.M. Rodriguez Contact: Victor Rodriguez	Oct-10	URA of Pittsburgh	18% MBE 7% WBE	18.1% MBE 7.8% WBE Over 4.3M in MWDDBE work awarded.
<i>Hillcrest Senior Residences</i> Pittsburgh, PA	The Community Builders, Inc. Contact: Jim Eby	Oct-17	URA of Pittsburgh	40% MBE 10% WBE Section 3: 30% of New Hires	31% MBE, 13% WBE, Section 3 goals met
<i>7800 Susquehanna Street</i> Pittsburgh, PA	Bridgeway Capital Contact: Bill Krahe Grandview Development	Feb-16	URA of Pittsburgh	18% MBE 7% WBE Section 3: 30% of New Hires	34% MBE 2% WBE New Hire requirements were met
<i>East Liberty Place South</i> Penn Avenue, Pittsburgh, PA	The Community Builders, Inc. Contact: Jim Eby	Dec-14	URA of Pittsburgh	18% MBE 7% WBE Section 3: 30% of New Hires	25% MBE 5% WBE 30% Section 3 New Hire requirements were exceeded

IT IS PART OF SOTA'S MISSION TO UPLIFT WOMEN AND MINORITY OWNED BUSINESSES...HERE IS A LIST OF PROJECTS WHERE SOTA MET OR EXCEEDED THE MWBE GOALS

A large crowd of people is shown from the chest up, with many of their hands raised in the air, suggesting an active community meeting or a public hearing. The background is a dark, wood-paneled wall. The overall tone is one of collective participation and engagement.

**WHAT WE NEED TO LEARN
FROM THE COMMUNITY...**

WHAT STYLE OF ARCHITECTURE?

DO YOU WANT A COMMUNITY CENTER?

WHAT ISSUES ARE YOU TRYING TO SOLVE?

WHAT ARE THE NEEDS OF THE COMMUNITY?

DO YOU WANT SINGLE-FAMILY DEVELOPMENT?

WHAT DOES THE NEIGHBORHOOD WANT TO SEE?

ARE THERE SITE ISSUES WE NEED TO RESPOND TO?

WE HAVE A LONG TRACK RECORD OF COMMUNITY ENGAGEMENT IN NEIGHBORHOODS WITH A VARIETY OF NEEDS

COMMUNITY ENGAGEMENT

SOURCES AND USES

PROJECT SOURCES AND USES OF FUNDS

Redevelopment Team: a.m. RODRIGUEZ ASSOCIATES inc.

Budget Category	Budget	Development Cost
SOURCES OF FUNDS		
Loan #1 PHFA Agency loa	\$ 500,000	3.24%
Loan #2 FHLB		0.00%
Loan #3		0.00%
Equity	\$ 12,186,281	78.95%
Grants -		0.00%
Other Source #1 PHARE	\$ 949,081	6.15%
Other Source #2 Deferre	\$ 299,802	1.94%
TOTAL SOURCES OF FUN	\$ 13,935,164	90.28%

USES OF FUNDS

Acquisition	\$ 454,553	2.94%
Hard Costs and FF&E	\$ 14,013,089	90.79%
Soft Costs	\$ 967,522	6.27%
Miscellaneous Costs		0.00%
TOTAL USES OF FUNDS	\$ 15,435,164	100.00%

**ADDITIONAL REQUIRED
GAP FINANCING OR
EQUITY**

\$ (1,500,000)

RESPONSE TO REQUEST FOR PROPOSAL

FAIRYWOOD SCHOOL SITE

THANK YOU

a.m. RODRIGUEZ ASSOCIATES, inc.

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