

ura

**Urban
Redevelopment
Authority
of Pittsburgh**

**REQUEST FOR PROPOSALS
0 2nd Avenue, Pittsburgh, PA 15219**

**Issue Date:
October 20th, 2023**

Site Tours can be provided by request.

**Proposal Due Date:
February 23rd, 2024 5:00 PM EST**



1. OBJECTIVE

The Urban Redevelopment Authority of Pittsburgh (URA) is seeking developers and/or development teams (the “Developer” or “Respondent”) to submit a proposal for the purchase and development of **0 2nd Avenue (11-S-44)** located in the Pittsburgh Technology Center (PTC). This **1.51 acre** site offers 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) as revised for PTC in October 2015. 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 include:

- Create a mixed-use component offering project related retail and restaurant space, potential sites for residential uses as the market dictates while according a natural expansion of research and development space.
- Expand the district while complimenting the built fabric of the existing project.
- Add to and expand existing public spaces to improve linkage and connectivity to the river and future projects.
- Develop public spaces that are more usable throughout, that provide a stronger visual and physical connection between buildings and provide greater animation along their breadth by incorporating a greater degree of mixed uses.
- Sustainable practices will be encouraged in the redevelopment of new buildings and garages, open spaces, and infrastructure. These shall include methods that minimize and alter pollutants of stormwater runoff, the use of indigenous plant materials in ways that minimize water and energy consumption, the use of nontoxic, recycled and local materials; the recycling of existing demolition materials such as roadway pavement for base material, encourage the use of higher occupancy vehicles such as intra site shuttles and other innovative means, the incorporation of amenities for cyclists; and the design of spaces that encourage human interaction and a good quality of life.

Click [here](#) to access the PLDP.

Prior to the commencement of any structures, the Developer shall submit an application for FLDP Approval in accordance with the Zoning Code. The FLDP shall be consistent with the approved Preliminary Land Development Plan and shall comply with all applicable provisions of the Zoning Code except the provisions that are specially modified by the SP-1 Zoning provisions.

The Redeveloper is responsible for gaining all necessary approvals and entitlements for their development.

The URA encourages innovative and creative responses to this RFP. We will review and consider proposals that are outside of site uses detailed in the PDLP.

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

2. BACKGROUND

A. Property Description

The 1.51 acre site is a piece of a larger former brownfield site along the Monongahela River consisting of 48 acres of flat land. A total of \$104 million was invested to remediate and convert this former LTV manufacturing facility into an attractively designed, high quality, open space environment with a campus-like feel. In furtherance of this work, the URA entered a Consent Order with the Pennsylvania Department of Environmental Protection. Click [here](#) to view the Consent Order.

PTC has close access to I-376. 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 I-376 W. Recent transportation improvements include construction of an exit lane travelling westbound on I-376, widening of Second Avenue to accommodate an additional turning lane in both directions onto the Bates Street entrance to the highway, and additional travel lanes on lower Bates Street and the northern end of the Hot Metal/Monongahela Connecting Bridge.

The site is a part of the Pittsburgh Innovation District innovatepgh.com, the regions innovation epicenter and premier source of talent and research. The direct proximity and historic collaboration of Carnegie Mellon University, the University of Pittsburgh, Carlow University, and UPMC creates a dynamic ecosystem primed for development and investment opportunities. Academic and medical institutions are also investing in campus innovation assets.

This parcel is one of two remaining available properties on the PTC site. Current tenants at PTC includes Carnegie Mellon University – Entertainment Tech Center, University of Pittsburgh’s Bio-research offices, Hitachi, Hotel Indigo, De Fur Coffee and several other companies.

Available parcels are level lots with all utility connections and street accessibility. Click [here](#) to view Site Map.

<u>Parcel</u>	<u>Acreage*</u>	<u>As Appraised</u>	<u>Comments:</u>
11-S-44	1.51	\$990,000	Available for Sale
29-B-315	1.32	\$1,005,000	Available for Sale

[Click here](#) if you're interested in parcel 29-B-315.

Proposers are welcome to propose for both or one of the available parcels.

The above appraised values are based on office\flex development. Appraisals are available upon request. If a proposal is submitted for other use allowed by the PLDP, the site will be re-appraised accordingly.

The Pittsburgh Technology Center is served by two parking facilities owned by the URA. A brand new, 600-space ecofriendly garage is located at 925 Technology Drive and a 725-space garage is located at 401 Technology Drive. These parcels are also located in close proximity to other public parking facilities. Please contact the URA for more information on parking availability.

B. Neighborhood Market Conditions

“In addition to its educated workforce, Pittsburgh is known for its affordable cost of living, making it a desirable location for young professionals and families. The city’s entrepreneurial culture, supported by various startup incubators, accelerators, and coworking spaces, also attracts ambitious and innovative workers to the area. This creates a dynamic and forward-thinking business environment that encourages collaboration, risk-taking, and innovation.” (Pittsburgh Region)

Pittsburgh is home to among the nation’s most educated workforce, offers a deep and talented labor pool, is home to global industry and academic powerhouses in a variety of advanced industries, including life sciences, robotics, artificial intelligence, computer science, manufacturing, energy, and more.

The Pittsburgh Technology site is strategically located with access to Pittsburgh’s thriving universities and hospital systems, Pittsburgh’s Central Business District, Hazelwood Green, and the South Side Works development.

Located in Pittsburgh’s Innovation District, the site is designated as both a state Enterprise Zone and in a Keystone Innovation Zone.

Along the Monongahela River, the site offers access to trails and river amenities.

Please see [Pittsburgh Region](#) and InnovatePGH <https://innovatepgh.com> for data and market context on doing business in Pittsburgh and in the Innovation District.

PTC hosts a broad range of the region’s technology, research and development, and innovation industry leading companies and organizations including:

<u>Owner or Occupant (square feet)</u>	<u>Building</u>
Bridgeside Point I Tenant: Thermo Fisher Scientific Sub-Tenants: University of Pittsburgh Medical Center Pittsburgh Life Sciences Greenhouse University of Pittsburgh	153,000
Bridgeside Point II Tenant: University of Pittsburgh	160,000
Telcove	30,400
University of Pittsburgh / Center for Biotechnology and Bioengineering	91,000
Sunoco	80,000
Hotel Indigo	89,466
Carnegie Mellon Research Center and Entertainment Technology Center	87,000
Ansaldo STS USA	175,000
2000 Technology Drive Tenants: Catalyst Connection National Cyber-Forensics & Training Alliance Pittsburgh Technology Council UC Synergetic	68,000
The Riviera	160,000

C. Specially Planned District Designation

PTC 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.

D. Site Tour

To schedule a site tour, contact Corey Derico at cderico@ura.org.

Interested potential proposals are welcome to tour the site on their own using publicly accessible sidewalks, streets, trails, and parking.

E. Pittsburgh Technology Center Tax Increment Financing District

This parcel is one of the parcels pledged to support the Pittsburgh Technology Center Tax Increment Financing District (“PTC TIF”) which is effective through 2026. PTC TIF proceeds have been used by the URA to undertake infrastructure improvements, including but not limited to parking garages.

In the event the PTC TIF is extended or Redeveloper’s project completed prior to the PTC TIF’s expiration in 2026, Redevelopers should be aware that the URA will require it, or related entities, of URA controlled property and current taxable parcels within the PTC TIF district to sign minimum payment agreements before new development begins. These agreements will provide additional security for the payments required for debt service on TIF bond(s)/note(s) and related costs. In addition, if a proposed new development on URA controlled property or current taxable parcels within the TIF district qualifies for property tax exemption, the developers will be required to submit payments as additional consideration that are equal to the full value of the incremental annual real estate taxes. A copy of the PTC TIF plan is included as **Exhibit F**.

F. URA Information

Established and existing under the Pennsylvania Urban Redevelopment Law, 35 P.S. §§ 1701, *et seq.*, the URA, is the City of Pittsburgh’s economic development enterprise. The URA is committed to building a prosperous and equitable economy for all of Pittsburgh. It helps to bridge public and private interests to invest in financially viable equitable developments that promote housing affordability, economic mobility, entrepreneurship, and neighborhood revitalization. The URA’s work creates and sustains quality jobs, thriving neighborhoods, healthy communities and sustainable businesses for the benefit of all Pittsburghers. Incorporated in 1946 as one of the first redevelopment authorities in the United States, the URA achieves its 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. The URA conducts these activities using unique powers granted by the Pennsylvania Urban Redevelopment Law to deploy and attach conditions to the use of public subsidies and the disposition of publicly owned land.

The URA is a legal entity separate and distinct from the City of Pittsburgh. 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. Questions about the RFP should be directed to Bailey Knapp, Project Manager, at (412) 255-6626 or bknapp@ura.org.

3. TENTATIVE SCHEDULE

A tentative schedule for the selection process is below. This schedule is subject to change. **If there is a schedule change, it will be posted as an addendum on IonWave Technologies, the URA’s online bidding platform.**

Developers must be able to meet the deadlines in the schedule below:

URA Board Announcement to release RFP	October 12 th , 2023
RFP Issue Date	October 20 th , 2023
Site Tours	By request
Proposal Due Date	February 23 rd , 2024
Review Committee and URA to review proposal	March 2024
Review Committee & URA conduct interviews w/ finalists	March 2024
URA Board Authorization to select Developer and award Exclusive Negotiations	Q2 2024

4. PROPOSAL SCOPE

Each proposal must include the following:

- A. Description of the proposed renovation and re-use of the site.
- B. Schematic drawings including site plan with elevations.
- C. Preliminary development pro forma, including acquisition of URA property at or above the appraised value.
- D. Financing plan and statement on ability to obtain financing, e.g., lender and investor letters of interest, along with a statement representing availability of equity.

- E. Subsidy requested, if any. There is no commitment by the URA to provide subsidy for this project and proposals must take this into consideration. Should proposals plan to seek public financing tools, they should enumerate the sources and programs they propose to seek in the proposal.

5. STAKEHOLDER OVERVIEW

The Pittsburgh Technology Center is represented by the Pittsburgh Technology Center Association (PTCA).

PTCA, is a nonprofit corporation that was formed to oversee and manage property and amenities within the PTC. Membership of the Association is comprised of eleven (11) voting members (one (1) director per development parcel and one (1) director from the URA. The Association meets twice per year in March and November.

The site is represented by City of Pittsburgh council districts 3 and 6. Please see the City of Pittsburgh Council District map to determine current council representatives. To see the map [click here](#).

The site is in near proximity to the Oakland communities, Central Business District, and Pittsburgh's Innovation District <https://innovatepgh.com/>.

Interested redevelopers are encouraged to understand the community and market context of the site and may consider discussing their concepts with relevant stakeholders and market experts as part of proposal development.

6. SUBMISSION REQUIREMENTS

Each submission should include the following:

1) RFP Summary Sheet

This should include the firm's name, main point of contact, and contact information. (see 'Exhibit A')

2) Table of Contents

3) Primary Qualification

- Provide a brief narrative that explains why your firm is well qualified to work on the project.
- Biographies of key personnel.

4) Sources & Uses Budget

See **'Exhibit B'**

5) Firm or Company Profile

Provide a brief profile of your firm.

6) Experience

- a. Briefly describe relevant experience.
- b. List any projects with public entities similar to the URA that your firm is currently working on or has recently completed.
- c. Describe the scope and success of similar projects where your firm or company acquired, renovated, and re-used an existing structure, particularly the adaptive reuse of historic structures into mixed-income and residential uses.

7) Sustainability Narrative

Provide a sustainability narrative that addresses strategies to promote sustainability through the renovation of the building. (See **'Exhibit G'**)

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 makes a good faith effort to adhere to the City's goal of eighteen percent 18% minority and 7% women participation.

An MWBE narrative needs to be included with the respondent's proposal. See **'Exhibit C'** for MWBE Narrative Requirement. MWBE participation can be satisfied by:

- a. Ownership/Partnership of respondent;
- b. Employment level of minorities and/or women in the respondent;
- c. Staffing of minorities and/or women on URA matters;
- d. Use of minority or women-owned businesses as vendors;
- e. 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 Jazmine Derico, Labor Compliance Manager, at (412) 255-6625 or jderico@ura.org.

9) Minority Workforce Inclusion ("MWI") Requirements

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 more. As a matter of policy, all proposal packages submitted to the URA must include a 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 a MWI plan evidencing that 12% of the labor hours are fulfilled by minority workers.

A MWI narrative needs to be included with the respondent's proposal. See 'Exhibit E' for MWI Narrative Requirement.

10) References

Provide three client references related to the applicable experience described in Section 6.6 above. Where possible, provide references from public entities like the URA. Include the reference's name, title, address, and direct telephone number.

11) Other Information

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

7. RESPONSE SUBMISSION

All responses should include the RFP Summary Page, which can be found at the end of this document (**Exhibit "C"**), as the cover page of the proposal package. Respondents should submit their proposal package using IonWave Technologies, the URA's RFP response program. The proposal should be combined into one file in bookmarked PDF format. Do not send hard copies to the URA.

The proposal submissions and questions concerning the content of this RFP must be submitted via IonWave Technologies only.

ALL RESPONSES MUST BE SUBMITTED VIA IONWAVE TECHNOLOGIES BY THE RESPONSE DUE DATE AND TIME AS STATED IN THE RFP TIMELINE FOR CONSIDERATION. Any late responses or responses received outside of IonWave Technologies will not be reviewed.

ALL RESPONDENT QUESTIONS WILL ONLY BE ACCEPTED AND ANSWERED THROUGH IONWAVE TECHNOLOGIES SUBMISSION, WHERE THE RESPONSE WILL BE MADE PUBLIC.

The URA will not reimburse firms for any expenses incurred in preparing responses to this RFP. If you have any technical issues with using IonWave Technologies, please contact:

Ivy Coleman
412-255-6691
icoleman@ura.org

8. SELECTION CRITERIA

- A. Process: The selection of any responsive firm(s) will be made by the URA Board of Directors and its co-owners after receiving the recommendations of URA staff and/or any applicable review committee. Such selection will be based on the nature and quality of the responding firm's responses to the Proposal Scope and Submission Requirements described above. The URA reserves the right to request that any respondent meet with URA staff and/or a review committee in a formal interview. Submissions must conform to the historic preservation requirements referenced in Section 7. The selected submission is subject to approval by Pittsburgh City Council as a property within Certified Redevelopment Area #50 – J & L Second Avenue (West Oakland). The URA reserves the right to select or reject any proposal at its sole discretion. The URA is not obligated to select any proposal as a result of this RFP.
- B. Preferences: The URA, in recommending proposals to the URA Board of Directors, will make recommendations in accordance with the objectives of the PLDP, M/WBE participation, and other factors that align with the URA's and City of Pittsburgh's economic development goals. The URA may choose or deny any proposal at its sole discretion.
- C. Conflicts of Interest: Responsive firms and their team members must have no conflicts of interest with regard to any other work performed by the respondent for the URA, the City of Pittsburgh, or any related entity.
- D. RFP Compliance: All responsive firms must adhere to the instructions contained in this RFP in preparing the submitted proposal.
- E. Waiver of Defects: The URA shall be the sole judge as to which respondent(s) best meet the selection criteria. The URA reserves the right to reject any or all proposals 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.
- F. 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.

9. DISPOSITION PROCESS

- A. URA Disposition Process – Should the URA Board of Directors select a respondent as a Developer, such Developer will be required to comply with the URA's Disposition Process. As part of this process, the Developer must show that all funds needed for

the fully realized project are available at the time of closing. In order to ensure 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. See **Exhibit “D”** for Disposition Process Overview.

The Developer must be willing to enter into a written Disposition 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, historic preservation, 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.

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 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 Developer’s construction financing. The URA reserves the right to select, reject, and/or make no selection through this RFP at its sole discretion.

10. **LEGAL INFORMATION**

- A. 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 each Applicant 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 Applicant is qualified to carry out properly the obligations of the response.
- B. The selected Applicant shall be given an opportunity to inspect the property. If the Applicant is selected and elects to proceed after exercising its due diligence, it shall acquire or take possession of the property in “AS-IS” CONDITION.
- C. 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 an Applicant is able to obtain all necessary permits.
- D. The selected Applicant will be required to demonstrate a good faith effort to incorporate environmentally sustainable features and practices into their development plan.
- E. The URA reserves the right to accept an offer or proposal other than the highest offer and will determine awards at its sole discretion.

- F. The URA shall be the sole judge as to which, if any, Applicant best meets the selection criteria. The URA reserves the right to reject any or all responses, to waive any submission requirements contained within this response, and to waive any irregularities in any submitted response.
- G. This form is submitted subject to errors, omissions, and/or withdrawal without notice by the URA at any time.
- H. All responses, including attachments, supplementary materials, addenda, etc. shall become the property of the URA and will not be returned.
- I. Applicant and team members must disclose any conflict of interest with regards to any other work performed by the Applicant for the URA, the City of Pittsburgh, or any related entity.