



**REQUEST FOR PROPOSALS  
OMI Building Redevelopment - Strip District**

**2608 Penn Avenue, Pittsburgh, PA 15219**

**Issue Date: March 16, 2026**

**Site Tour and Q&A Sessions:  
March 27, 2026 at noon  
April 10, 2026 at noon  
April 24, 2026 at noon**

**Proposal Due Date: May 15, 2026 at 5:00 PM EST**

**URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH**  
**REQUEST FOR PROPOSALS (RFP)**  
**OMI Building Development in Strip District Neighborhood of the City of Pittsburgh**  
**Issued on 3/16/2026**

**1. OBJECTIVE**

The Urban Redevelopment Authority of Pittsburgh (the “URA”) is seeking developers and/or development teams (each a “Redeveloper” or “Respondent”) to submit a proposal for the purchase and redevelopment of the Office of Municipal Investigations (“OMI”) Building site (the “Property”) located at 2608 Penn Avenue (Lot 25-P, Blocks 10, 11, and 12) in the Strip District neighborhood of the City of Pittsburgh.

The goal of this Request for Proposals (RFP) is to select a qualified and economically viable development proposal for the redevelopment of the Property.

Proposals should be mindful of the Strip District Neighbors (the “SDN”) Design Guidelines (see **Exhibit A**). The SDN Design Guidelines seek developments that respect the rich heritage of the Strip District, with sensitivity to site context and history.

Development teams must demonstrate capacity and depth of expertise to raise sufficient private capital and execute delivery of a complex real estate development project.

Development proposals consistent with allowable uses and development programs under current zoning may be considered.

**2. PROJECT DESCRIPTION AND BACKGROUND**

The Property is located at the corner of Penn Avenue and 26th Street. The total land area is 0.18 acres, or 7,650 square feet, and the zoning is **RIV-IMU** (Riverfront Industrial Mixed-Use District). Click [here](#) for more information on the Property’s zoning regulations.

The Property was formerly utilized as a police station and comprises two floors and a full, unfinished basement. The first floor has an open office area, private offices, a garage, evidence room, and a holding area. The second floor is comprised of open office areas and private offices.

The Property is accessible by Route 28 and Interstate 279. Public transportation options convenient to the site include bus routes 54, 86, 87, 88 and 91.

The Redeveloper is responsible for gaining all necessary approvals and entitlements for their development. The URA also reserves the option to decline any or all submissions for any reason at its sole discretion.

**Acquisition Price**

<u>Parcels</u>	<u>Acreage</u>	<u>Acquisition Price</u>
25-P-10, 11, 12	0.18	\$1,020,000 (based on appraisal conducted on 4/2/25)

**A. Neighborhood Market Conditions**

The site occupies a prominent location along Penn Avenue, serving as a key connection between the Strip District’s historic retail core and the rapidly growing residential redevelopment to the east.

The SDN encourages proposals that enhance the pedestrian experience and create a publicly engaging ground floor. Active ground-floor uses such as retail or other community-oriented programming are strongly encouraged to foster continuous street-level activity.

In addition, the SDN has expressed desire for publicly accessible open space and inviting outdoor gathering areas.

**B. Site Tour**

Join us for site tours on the following dates:

- March 27, 2026, noon -1 PM
- April 10, 2026, noon – 1 PM
- April 24, 2026 noon – 1 PM

**C. 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 meaningful 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](http://www.ura.org).

### 3. **TENTATIVE SCHEDULE**

A tentative schedule for the selection process is below. This schedule is subject to change at the URA's sole discretion. If there is a schedule change, it will be posted as an addendum on Ion Wave Technologies, the URA's online bidding platform. Redevelopers must be able to meet the deadlines in the schedule below:

URA to publicly announce the upcoming release of the RFP at its March Board of Directors Meeting	March 12, 2026
RFP issue date	March 16, 2026
Site tours	March 27, 2026 April 10, 2026 April 24, 2026
<b>Proposal due date</b>	<b>May 15, 2026</b>
Review Committee & URA to review proposals	May & June 2026
Review Committee & URA to conduct interviews with finalists	May & June 2026
URA Board of Directors authorization to select Redeveloper and award Exclusive Negotiations	Quarter 2 or 3 of 2026

#### 4. **STAKEHOLDER OVERVIEW**

The Property is represented by City of Pittsburgh Council District 1. Please see the City of Pittsburgh Council District map to determine current representatives. To see the map click [here](#).

Interested Redevelopers are encouraged to meet with SDN, the neighborhood's community group, prior to submitting a proposal package to discuss how the proposed project relates to community plans. SDN will be actively engaged in the review committee process. To learn more about SDN, click [here](#).

Interested Redevelopers are encouraged to understand the community and market context of the site and may consider discussing their concepts with the relevant stakeholders and market experts as part of proposal development. It should be assumed that the Redeveloper will coordinate project design and construction in accordance with the URA's disposition process and may be subject to community meetings to share their development proposals with a larger audience.

#### 5. **PROJECT SCOPE AND SUBMISSION REQUIREMENTS**

Each Redeveloper submission should include the following:

- A. RFP Summary Sheet: Fill out an RFP Summary Sheet, which is a form provided by the URA included as **Exhibit B** to this RFP;
- B. Table of Contents;
- C. Firm or Company Profile:
  - i. Provide a brief narrative that explains why the Redeveloper's firm is well qualified to work on this project;
  - ii. Provide a description of the relevant experience of key personnel and a biography for each;
  - iii. Provide a list of public entities, including those similar to the URA, with which your firm has recently worked, or is currently working, on projects similar to the one described in this RFP;
- D. Project Description: Provide a description of the proposed renovation and re-use of the Property;
- E. Drawings: Include schematic drawings, including a site plan with elevations;

- F. Project Sources and Uses: Provide proposed sources and uses, including the Redeveloper's proposed acquisition price. The Redeveloper shall submit the same on the URA's form, as provided in **Exhibit C**;
- G. Financing Plan: Provide a financing plan and statement on ability to obtain debt (e.g., bank letter of interest), along with a statement representing availability of equity;
- H. Pro Forma: Provide a preliminary development pro forma, including proposed acquisition price;
- I. Minority and Women-Owned Business Enterprise (MWBE) Requirements:
- i. 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 goals of eighteen (18%) percent minority and seven (7%) percent women participation.
  - ii. Provide an MWBE narrative. See **Exhibit D** for the URA's MWBE Narrative Template. MWBE participation can be satisfied by:
    - i. Ownership/Partnership of firm;
    - ii. Employment level of minorities and/or women in the firm;
    - iii. Staffing of minorities and/or women on URA matters;
    - iv. Use of minority or women-owned businesses as vendors;
    - v. 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.
  - iii. Any questions about MWBE requirements should be directed to Marcus Robinson, Assistant Director of Grants, Compliance, and Quality Assurance, at 412-255-6654 or [MRobinson@ura.org](mailto:MRobinson@ura.org).
- J. Minority Workforce Inclusion ("MWI") Requirements:
- i. 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 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 a MWI plan evidencing that 12% of the labor hours are fulfilled by minority workers.

- ii. Provide an MWI narrative. See **Exhibit E** for the URA's MWI Narrative Template.
- K. References: Provide three (3) client references related to the applicable experience described in Section 9(c) above. Where possible, provide references from public entities, similar to the URA. Include the reference's name, title, address, and direct telephone number; and
- L. Other Information: Provide any other information you believe is pertinent to the URA's consideration of your firm.

## 6. RESPONSE SUBMISSION

**ALL RESPONSES MUST BE SUBMITTED VIA ION WAVE TECHNOLOGIES, THE URA'S RFP RESPONSE SYSTEM, BY THE PROPOSAL DUE DATE STATED IN THE RFP TIMELINE, AT 5:00 PM, FOR CONSIDERATION.** Any late responses or responses received outside of Ion Wave Technologies (including hard copies) will immediately be disregarded and not considered for selection. The proposal should be combined into one file in bookmarked PDF format.

**ALL RESPONDENT QUESTIONS WILL ONLY BE ACCEPTED AND ANSWERED THROUGH AN ION WAVE TECHNOLOGIES SUBMISSION. RESPONSES TO ALL QUESTIONS 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 Ion Wave Technologies, please contact Ivy Coleman, URA Program Assistant, at 412-255-6691 or [icoleman@ura.org](mailto:icoleman@ura.org).

<mailto:icoleman@ura.org>

## 7. SELECTION CRITERIA

A. Process: The selection of any responsive firm(s) will be made by the URA Board of Directors after receiving recommendations from the URA's staff and/or any applicable selection 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 selection committee in a formal interview.

B. 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, or any related entity.

C. RFP Compliance: All responsive firms must adhere to the instructions contained in this RFP in preparing the submitted proposal.

D. 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 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.

E. 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.

## **8. DISPOSITION PROCESS**

A. URA Disposition Process: Should the URA Board of Directors select 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 ensure that the Property 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 F** for the URA Disposition Process Overview.

B. Disposition Contract: The Redeveloper must be willing to enter into a written Disposition Contract with the URA, in a form prescribed by 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, Property security, historic preservation, 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 Disposition Contract will include, but is not limited to, the following terms and conditions:

- i. **Bonding**: Per the Urban Redevelopment Law, projects involving the sale of URA land must have a payment and performance bond for 100% of the contract price. Redeveloper shall include the cost for the same in its project sources and uses.
- ii. **Costs**: The Redeveloper shall be responsible for all closing costs, including, but not limited to, realty transfer taxes and recordation fees, as well as a non-refundable carrying cost payment due to the URA prior to Board approval of Redeveloper's proposal and a closing fee paid to the URA.
- iii. **Reversion Right**: per the Urban Redevelopment Law, the URA must retain a reversion right in land that it sells for redevelopment projects, until completion of the same and confirmation that the project was developed in accordance with the stated project plans. This reversion right will not be subordinated to any financier.
- iv. **Covenants**: Per the Urban Redevelopment Law, the URA must attach certain covenants to the land at the time of sale, including anti-discrimination

provisions and a limitation restricting changes in use or major changes to the building for twenty (20) years after sale.

- v. Participation in Proceeds of Future Sales: The Disposition Contract and Deed will entitle the URA to four percent (4%) of the net proceeds of the first sale of the Property and to two percent (2%) of the net proceeds of any subsequent sale, in perpetuity.

C. Board Approval: 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 Redeveloper shall be solely responsible for obtaining all approvals necessary to move the project to a final board action, including, without limitation, obtaining all financing, entitlements, and permits. The purchase of the Property will occur simultaneously with the closing on the Redeveloper's construction financing. The URA reserves the right to select, reject, and/or make no selection through this RFP at its sole discretion.

## **9. 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 Respondent to perform the obligations in their responses.
- B. The URA, in its sole discretion, reserves the right to reject any proposal when the available evidence or information does not satisfy the URA that the Respondent is qualified to carry out properly the obligations of the response.
- C. The selected Respondent shall be given an opportunity to inspect the Property. If the Respondent is selected and elects to proceed after exercising its due diligence, it shall acquire or take possession of the Property in "AS-IS" condition.
- D. 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 the Respondent is able to obtain all necessary permits.
- E. The selected Respondent will be required to demonstrate a good faith effort to incorporate environmentally sustainable features and practices into their development plan.
- F. The URA reserves the right to accept an offer or proposal other than the highest offer and will determine awards at its sole discretion.
- G. The URA shall be the sole judge as to which, if any, Respondent 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.

- H. This form is submitted subject to errors, omissions, and/or withdrawal without notice by the URA at any time.
- I. All responses, including attachments, supplementary materials, addenda, etc. shall become the property of the URA and will not be returned.
- J. The Respondent and team members must disclose any conflict of interest with regards to any other work performed by the Respondent for the URA, the City of Pittsburgh, or any related entity.