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**Request for Qualifications / Request for Proposal (RFQ / RFP)  
Emergency Stabilization and Development of 1423 Boyle St.**

**Due: July 21, 2014 at 5:00 pm**

**Purpose:**

The property at 1423 Boyle Street has been condemned since 2007 and is causing water damage to the adjacent property owner. A few existing conditions photos are included as Appendix A. The City will move forward with demolition of this property unless a credible plan is presented by the ACCA and a development partner to immediately stabilize the property and prevent future damage to the adjacent home. The General Membership of the ACCA authorized an RFQ / RFP be issued in attempt to find a partner to save this building from demolition. Because of the time sensitive nature of this situation, a short response time is required of respondents.

**Status of Site Control:**

1423 Boyle Street is currently in the City's Property Reserve for the ACCA, however, the title is not clear and the stabilization work will need to be done at the expense of the selected developer under a License Agreement with the City. Once the title has been cleared, ACCA will purchase the property from the City and sell it to the selected developer at its costs which shall not exceed \$7,000. The time required to clear the title is estimated at six months.

**Requirements:**

The selected party will be required to meet the following requirements:

- 1) Post a \$4,000 initial deposit. \$2,000 will be refunded upon the satisfactory completion of the stabilization work, and the balance of the deposit will be applied towards a closing.
- 2) Upon award, immediately apply for a permit from the City of Pittsburgh for temporary stabilization and complete this scope of work at the selected parties sole expense which we anticipate will include: repairs to the roof including gutters and downspouts, seal the existing masonry opening in the rear of the building, remove garbage and debris from the inside of the property, ensure that the property is not causing damage to the adjacent party wall structures.
- 3) Once clear title is obtained, close on the property with ACCA within one month of being given notice. After this closing, selected party must begin the renovations within three months and complete them within 15 months of starting.

- 4) Sign a contractual agreement reflecting the terms outlined above.
- 5) End use of the property should conform with the Neighborhood Plan, a copy of which is available at [www.accapgh.org](http://www.accapgh.org)

**Response Format:**

Due to the short turn-around time for this RFQ / RFP, respondents are asked to submit a letter which contains the following elements:

- 1) Description of qualifications and previous relevant projects. Of particular interest are projects that involve complete renovation.
- 2) Evidence of financial capacity to complete the stabilization work and renovation.
- 3) Outline of the proposed development plan. Include a statement about whether the renovated property will be offered for-sale or for-rent and estimate the sales price or rent levels. Provide a rough estimate of the total construction costs.
- 4) Proposed timeline.
- 5) Statement affirming the applicant's willingness to conform to the conditions noted in the Requirements section of this RFQ / RFP or noting any exceptions.

**Who May Respond:**

Any individual or company in good standing with credible development experience may respond. Respondents will be required to demonstrate that they have the financial capacity to implement their proposal.

**Issuing Agency:**

Founded in 1970, and formerly known as the Central Northside Neighborhood Council, ACCA is a community development corporation serving the Allegheny City Central neighborhood. During its tenure, ACCA has guided the development of nearly 200 housing units and overseen other projects designed to improve the quality of life in the neighborhood. The organization's most recent residential developments include Federal Hill and Jacksonia Street, both of which sold successfully.



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**Response Due Date:**

Responses are due by July 21, 2014 at 5:00 pm via email to [development@accapgh.org](mailto:development@accapgh.org).

**Developer Selection:**

Developer selection will be based on the evaluation of the proposals. ACCA reserves the right to reject any and all proposals. ACCA's Development Committee and Board of Directors will be involved in the selection process. The selected developer or developers may also need to gain approval from the City of Pittsburgh and / or the Urban Redevelopment Authority which both play a role in the disposition of property from the Property Reserve system.

**Inquiries:**

Inquiries concerning this RFQ should be directed to Chris D'Addario or Tom Hardy at (412) 465-0831 or via email at [development@accapgh.org](mailto:development@accapgh.org)



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**Appendix A**

Photographs of Existing Conditions



**ALLEGHENY**  
**CITY**  
**CENTRAL**

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