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**RESIDENTIAL DEVELOPMENT  
REQUEST FOR PROPOSALS  
115 EAST JEFFERSON ST., PITTSBURGH, PA 15212  
DUE SEPTEMBER 10, 2018**

**PROPOSAL INFORMATION**

**Purpose**

This Request for Proposals (RFP) is for the redevelopment of 115 E. Jefferson St. in Pittsburgh's Allegheny City neighborhood. Proposals should be consistent with ACCA's Community Master Plan, a summary of which is available at: [www.alleghenycitycentral.org/acca/community-master-plan/](http://www.alleghenycitycentral.org/acca/community-master-plan/)

**Who May Respond**

Any individual or company may respond. Respondents will be required to demonstrate that they have the financial capacity to implement their proposal, and that they are current on real estate taxes, and in compliance with building codes on other properties they own.

**Issuing Agency**

Founded in 1970, the Allegheny City Central Association (ACCA) is a non-profit, community development corporation serving the Allegheny City neighborhood. During its tenure, the 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 real estate project, Federal Hill, included over forty new construction units and is within two blocks of the offered property.

**Response Due Dates**

Proposals will be accepted by the ACCA between Friday, August 17, 2018 and Monday, September 10, 2018. Proposals should be prepared electronically and sent to [development@accapgh.org](mailto:development@accapgh.org). The due date may be extended by ACCA at its sole discretion.

**Evaluation Criteria**

The evaluation criteria shall include the following:

- Consistency of the proposal with the objectives of the Allegheny City Central Community Master Plan.
- Ability of the respondent to finance and complete the proposed project within the timeline.
- Value of the offered purchase price relative to the proposed use of property.

**Selection Process**

Offer selection will be based upon an evaluation of the submitted proposal. Representatives of the ACCA's Development Committee and Board of Directors will be involved in the selection process.

**Inquiries**

Inquiries concerning this RFP should be directed to [development@accapgh.org](mailto:development@accapgh.org).

**PROPERTY INFORMATION**

Address: 115 East Jefferson St., Pittsburgh, PA 15212

Lot & Block Number: 23-F-175

Current Assessed Value: \$32,100

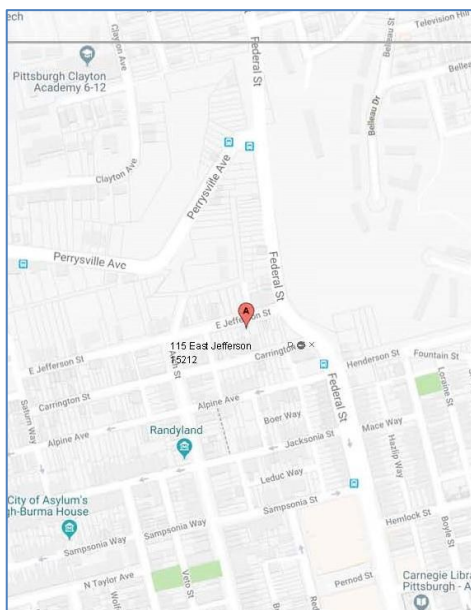
Description: Property is a two-story frame house in extremely poor condition.

A portion of the back of the property has collapsed. Property is being offered AS-IS, WHERE-IS without any warranties.

Approximate Lot Size: Approximately 20' x 50' or 1,000 SF total

Background: ACCA acquired the property in 2016 from the City of Pittsburgh as part of the Property Reserve Program. The City works with community development corporation's to taking vacant and tax delinquent properties and return them to productive use.

Surrounding Area: The property is on the south side of East Jefferson Street, approximately a block from Federal Street. It is nearby ACCA's Federal Hill Development, and not far from new construction that is occurring as part of the redevelopment of Allegheny Dwellings. Many of the neighborhood's amenities and points of interest are within walking distance including: Allegheny Commons, Alphabet City, Carnegie Library, Allegheny General Hospital, and Randyland to name a few.



## PROPOSAL FORMAT

The following elements should be included in your written response:

1. Proposal – Clearly explain your plan for the property and the intended use. If you are planning to renovate the property, please note whether or not you plan to demolish or add to any portion of the property. Indicate the planned number of bedrooms and bathrooms and if the property will be occupied by you or offered for-sale or for-rent.
2. Timeline – Indicate when you would like to close on the property as well as how long it will take to complete the work you are proposing.
3. Offering Price – Please propose a purchase price and list any conditions or contingencies. ACCA will use a standard Sales Agreement from the Pennsylvania Association of Realtors and will split the transfer taxes with the Buyer as is customary.
4. Budget & Financing – Estimate the cost for completing the proposed project and identify the sources of funding that will be utilized for the project. Offerors are requested to submit proof of financing to evidence their capacity for completing the project.
5. Experience – List any experience you have with projects that are similar to the one you are proposing. If you are involving outside professionals such as an architect and general contractor to complete your project please identify them.
6. List of Owned Property – Please provide a list of property that you or your company owns or has more than a 20% interest in.

*The ACCA reserves the right to reject any and all proposals received in response to this RFP.*