

Pittsburgh Arena Real Estate Redevelopment LP (PAR)

Request for Qualifications

**Pre-Development Opportunities For
Contractors and Service Providers for the Lower Hill Redevelopment Site**

Issue Date: November 18, 2020

Qualifications Due Date: December 31, 2020

A. OBJECTIVE

Pittsburgh Arena Real Estate Redevelopment LP (“PAR”) is pleased to present this Request for Qualifications (“RFQ”) to enhance the list of pre-qualified contractors, vendors, professional service providers, retail tenants, owners and co-developers to participate in the redevelopment of the 28-acre Lower Hill Redevelopment Site (the “Site”).

PAR is working with public partners and private development teams from Intergen Real Estate Group, LLC (PAR’s housing development partner) and The Buccini / Pollin Group, Inc. (PAR’s commercial development partner) on redeveloping the Site into a successful, mixed-use project consistent with a recently-completed Master Plan from Gensler.

Interested parties are invited to submit qualifications in response to this RFQ.

PAR anticipates issuing this RFQ in phases and selecting individuals through the various phases of the development - pre-development, development, and post-development.

The goal of this RFQ is to determine levels of private sector interest in this project by those who demonstrate appropriate qualifications to carry out the elements of the project. There is a focus on reviewing qualifications of minority and women business enterprises to participate in ownership, development, design, construction, operation, management and tenancy of the development as outlined in the Lower Hill Redevelopment Community Collaboration and Implementation Plan (the “CCIP”). (Please see the CCIP to review the Focus Areas outlined in the plan on page 5.)

B. SCOPE OF WORK / OPPORTUNITIES AVAILABLE IN PRE-DEVELOPMENT PHASE

Civil Engineering

- Collaborate with the Civil Engineering Firm of Record in a support role to design shared spaces that are safe, accessible and equitable for all.
- Visualize, conceive, and communicate planning concepts as they move from an initial vision to fruition.
- Coordinate ideas with the Hill District and Pittsburgh’s unique vision, values and development strategy.

Geotechnical Engineering

- Collaborate with the Civil Engineering Firm of Record to outline safe and effective foundation designs.
- Assess field data of the site to ensure the safety of the project design and construction as it relates to foundations and soil integrity.

Survey

- Accurately record the existing conditions of the site including site boundaries.
- Provide as-builts as permanent structure come on line.
- Report all data to the Civil Engineering Firm of Record and collaborate with them to ensure all critical information about the site is known.

Testing/Inspection

- Perform field tests and inspections throughout the development and construction process to ensure design standards are being met.
- Testing and inspections to include:
 - Concrete- Foundations, Slabs, PT

- Steel
- Masonry

Landscape Architecture

- Design attractive and functional open space environments that incorporate the vision of the community and development team.
- Collaborate with the other designers to effectively connect the various structures and spaces within the project site in a way that makes sense to the development as a whole.

Mechanical Engineering

- Collaborate with the design and development team to design construction documents relating to:
 - the ventilation air conditioning systems
 - external and internal gas/oil distribution systems
 - domestic hot water services distribution systems
 - Any other system as it relates to the mechanical field of work

Electrical Engineering

- Collaborate with the design and development team to design construction documents relating to:
 - Power generation, transmission and distribution
 - Lighting
 - High & low voltage equipment

Architecture

- Collaborate with the development team and other designers to lead the design of a specific portion of the project, incorporating the needs of the tenant, owner, community and surrounding environment.

Sustainable Strategy/LEED Design

- Assist the design/development team in design decisions as it relates to:
 - Energy consumption/compliance
 - Environmental impact
 - Sustainability
 - Health & wellness of occupants

Interior Design

- Collaborate with the development team/tenant and other designers to lead the interior design of a specific portion of the project, incorporating the needs of the tenant, owner, community and surrounding environment.

Equity Ownership

- The development partners for the Lower Hill anticipate needing third-party equity to complete capitalizations for projects at the Site. As projects and equity raising efforts advance, the developers will be intentional in extending financing and co-development opportunities to minority-owned investment firms.

C. BACKGROUND

In 2014, representatives from the City of Pittsburgh (“the City”), Allegheny County, the Hill District Community, PAR and the Lower Hill Working Group approved the CCIP as a strategy to leverage the redevelopment of the Site into broad-based economic development for the entire Greater Hill District. The CCIP describes the specific goals, strategies and processes for maximizing the inclusion of the Greater Hill District Community and its residents as well as minority communities within the whole of Greater Pittsburgh.

The Greater Hill District is the historic and cultural crossroads of the world. This predominantly African American community sits in between Downtown Pittsburgh and the Oakland neighborhood. The Greater Hill District is made up of five City neighborhoods. The “Hill”, as it is collectively known, was originally populated by new immigrants to the City after the Revolutionary War. It became a nationally-renowned African American economic and cultural mecca by the 1920s, hosting musical icons such as Ella Fitzgerald, Duke Ellington, and Cab Calloway.

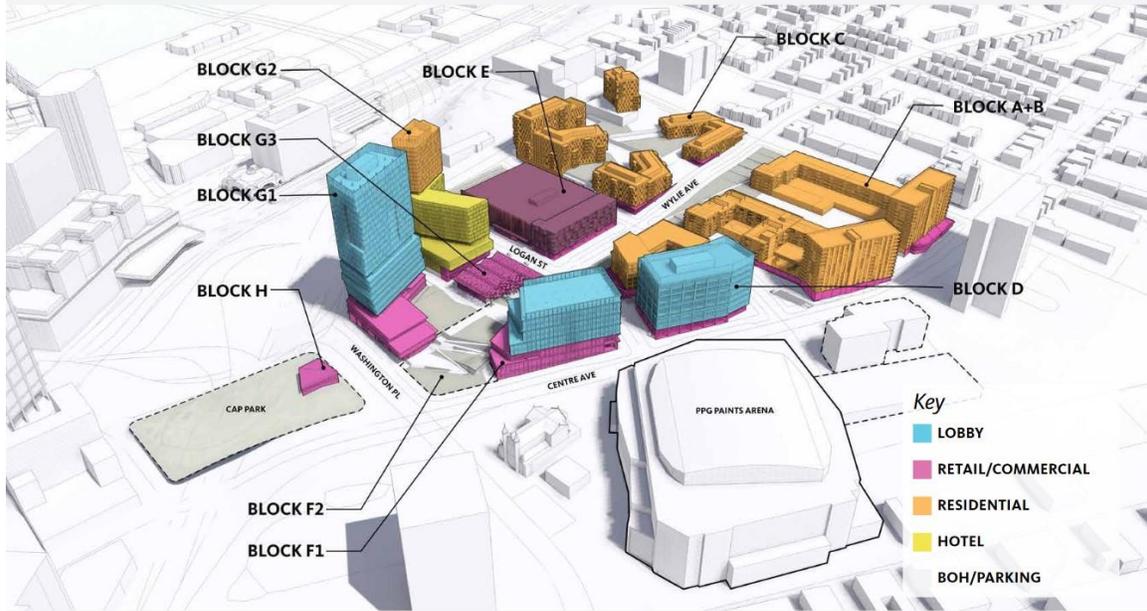
The Great Depression and post-World War II Federal housing policies devastated the Hill on both an economic and physical level. The Lower Hill District was razed under the Urban Renewal Program and Federal Aid Highway Act to make way for the I-579 Crosstown Expressway and to erect the Civic Arena, originally to house the Pittsburgh Civic Light Opera and later as the home of the Pittsburgh Penguins and other professional sports teams. More than 8,000 residents, business and institutions were displaced during the resultant demolition of the Lower Hill District in the late 1950s.

The Greater Hill District remains physically separated from Downtown Pittsburgh by parking lots on the former Civic Arena site, public streets and the sunken I-579 Crosstown Expressway. Efforts have begun to reconnect the Greater Hill District to Downtown Pittsburgh through the redevelopment of the Site, as well as the construction of a \$32 million “Cap” park over the I-579 Crosstown Expressway to enable pedestrians to safely travel between the Greater Hill District and Downtown Pittsburgh.

The Greater Hill District continues to be the center of African American life and culture within the City of Pittsburgh. It also remains one of the largest predominantly African-American neighborhoods in the City, as 88.3% of its residents are African American as compared to a 26.3% average for the City of Pittsburgh overall.

The proposed redevelopment of the Site is a mixed-use project that will include activated green spaces, pedestrian friendly retail corridors and multi-modal, urban environments. After years of planning and public input, construction is slated to begin in late 2020. The Site will support festivals, large scale celebrations, small gatherings and community events and feature over 1,000,000 square feet of commercial development, 1,200 multifamily residences and market-leading hospitality amenities.

Illustrative Program Distribution



D. SITE DESCRIPTION

The Site originally consisted of the former Civic Arena and surrounding surface parking lots and landscaped areas. The Civic Arena was demolished in 2012 and its former location turned into surface parking lots. Currently, the Site contains a series of surface parking lots, public sidewalks, streets and landscaped areas. The Site is situated between the major public roadways of Crawford Avenue to the east, Bedford Avenue to the north, Centre Avenue to the south and Washington Place to the west.

E. TIMELINE

| TIMELINE (ESTIMATED) | |
|---|-------------------------------------|
| RFQ Advertisement Date | November 18, 2020 December 11, 2020 |
| Mandatory Pre-Qualification Meeting (Virtual) | TBD |
| Deadline to Submit Questions | December 14, 2020 4 p.m. |
| Qualifications Due | December 31, 2020 4 p.m. |
| Interviews | TBD |

F. QUESTIONS AND SUBMISSION REQUIREMENTS

Questions pertaining to this RFQ shall be directed to Lance Harrell, CCIP Administrator and Olivia Grunseich, Project Engineer, The Buccini/Pollin Group lowerhillproposals@gmail.com.

Interested MWBE companies should upload their statements at <http://www.lowerhillredevelopment.com> no later than December 31, 2020. Statements must

be within the scope of work related to this project and clearly identify the limited scope in Section B.

PAR will not reimburse Respondents for expenses incurred in preparing responses this RFQ.

G. RESPONSE REQUIREMENTS

Notice to MWBE Firms Interested in Contracting Opportunities

If you are an MBE or WBE company interested in working on this project, you may submit a statement describing your company and the work that your company would like to perform. Upon receipt of this statement, your firm will be added to a list of potential MWBE subcontractors, to be shared for consideration with PAR and its development partners. The development team has significantly updated the public databases of certified firms and expects to boost those efforts with this open RFQ.

Please note: Providing a statement does not guarantee that your company will be contacted or contracted to do work on this project.

PAR will not make an official recommendation as to which MWBE companies the project's development partners must utilize. All statements submitted by qualifying companies will be reviewed by Lance Harrell, CCIP administrator and PAR's development partners to aid in their good faith efforts to meet the contracted work development goals of 30% MBE and 15% WBE as stated in the CCIP.

MWBE companies which provide professional services are encouraged to attend community meetings to make direct connections to team or partner with other businesses.

The following response requirements will serve to establish the overall qualifications of Respondents to complete their proposed projects and work as associated with the development and CCIP Guidelines.

Please note this is an RFQ, which outlines basic project concepts, capacity, and baseline feasibility. If you have a more detailed plan that what is required, please feel free to include it as part of the Other Information Section (Item 4) below. If your project or service is selected to proceed, you will be invited to submit a Full Proposal Package which will require more detailed information, including but not limited to: drawings, schematics, and project financials (budgets, sources and uses, e.g.)

Each RFQ Response should include the following information and must be submitted on the provided RFQ template below:

| Section | Section Name | Page Limit |
|-------------------------|-----------------------------|-------------------|
| 1. | Letter of Interest | 1 |
| 2. | Statement of Qualifications | 18 |
| 3. | MBE WBE Commitments | 2 |
| Total for Each Category | | 21 |

1. RFQ Letter of Interest

The Letter of Interest shall include: Name and Address of the company, Year Established, Type of Ownership, and Point of Contact Name and Title, telephone number, and e-mail address. The Letter of Interest should clearly indicate which categories (one or more) that you are

submitting a response to.

2. Statement of Qualifications

For each pre-development opportunity available (Civil Engineering, Geotechnical Engineering, Survey, Testing/Inspection, Landscape Architecture, Mechanical Engineering, Electrical Engineering, Architecture, Sustainable Strategy / LEED Design, an Interior Design), companies shall submit:

- A description of their experience and expertise providing such services, including specific roles and client contact information (at least three references is preferable) and any unique capabilities.
- Resumes of (no more than ten) key personnel proposed including name, role(s) proposed, number of years with current company, primary office location, and total years of experience, firm name and location, education, and other professional qualifications (publications, organizations, training, awards, etc.). Project experience must be listed on individual resumes and at least three client references shall also be included.

3. MWBE

Provide information on what specifically you or your business is doing to promote opportunities for women and minority professionals within your organization. MBE/WBE participation can be satisfied by:

- Your MWBE certification
- Your Ownership/Partnership of firm
- Use of minority or women-owned businesses as vendors
- Use of minorities and/or women as part of consultant team
- Use of minorities and/or women businesses as vendors for legal, printing office supplies, travel, accounting, etc.
- Subcontracting with organizations and owned and controlled minorities and/or women. If this is to be done, that fact, and the name of the proposed subcontracting organizations, must be clearly identified in the narrative of the response

4. Other Information

Please provide any other information you believe is important to the PAR's consideration of your company and/or services.

H. EVALUATION CRITERIA AND LEGAL INFORMATION

Respondents will be evaluated based on, but not limited to, the criteria listed below:

- 1) Completeness of response
- 2) Experience in completing similar projects, appropriate for this project
- 3) Experience in the particular service area, appropriate for this project
- 4) Qualifications of key members of proposed team and appropriate specialties needed for optimal operation
- 5) Commitment to Minority and Women-Owned Business Enterprise participation
- 6) Willingness to engage the community and commitment to follow the principles of the CCIP for community interaction on this development
- 7) Commitment to giving Hill District community residents first consideration for employment opportunities and to market available commercial space to current community business owners

PAR shall be the sole judge as to which Respondents met the evaluation criteria and reserves the right, in their discretion, to reject any or all responses received, to waive any submission requirement contained within this RFQ, and to waive any irregularities in any submitted response.

PAR reserves the right to verify the accuracy of all information submitted to determine the ability of a Respondent to perform as represented in their response.

All responses will be retained by PAR. Rejected responses will not be returned.

The Respondent will not discriminate against any person or group of persons on any unlawful basis.

Responses may be withdrawn by written notice received by PAR before the deadline for responses. After the submission date, responses may not be withdrawn for a period of sixty (60) days, except by consent from PAR.

It is the Respondent's sole responsibility to read and interpret this RFQ and the written instructions. A Respondent may correct errors and omissions discovered before the deadline for responses by withdrawing the original response of qualifications and resubmitting a new response before the deadline. Errors and omissions may not be corrected after the submission date except when PAR decides, in its sole discretion, to allow the correction.

This RFQ is released subject to errors, omissions, and/or withdrawal without notice by PAR.

Any addenda will be posted on the Lower Hill Redevelopment website <http://www.lowerhillredevelopment.com/>. All such addenda shall become part of the RFQ documents.

ADDITIONAL INFORMATION

- [Community Collaboration and Implementation Plan](#)
- [CCIP Framework Document](#)
- [Map of Lower Hill Redevelopment Site](#)
- [Lower Hill Preliminary Land Development Plan](#)

We look forward to receiving your proposal to work on the Lower Hill Redevelopment.