

PHILADELPHIA REDEVELOPMENT AUTHORITY

REQUEST FOR PROPOSALS

800-30 VINE STREET

SEPTEMBER 23, 2016



**Development Opportunity for
800-30 Vine Street**

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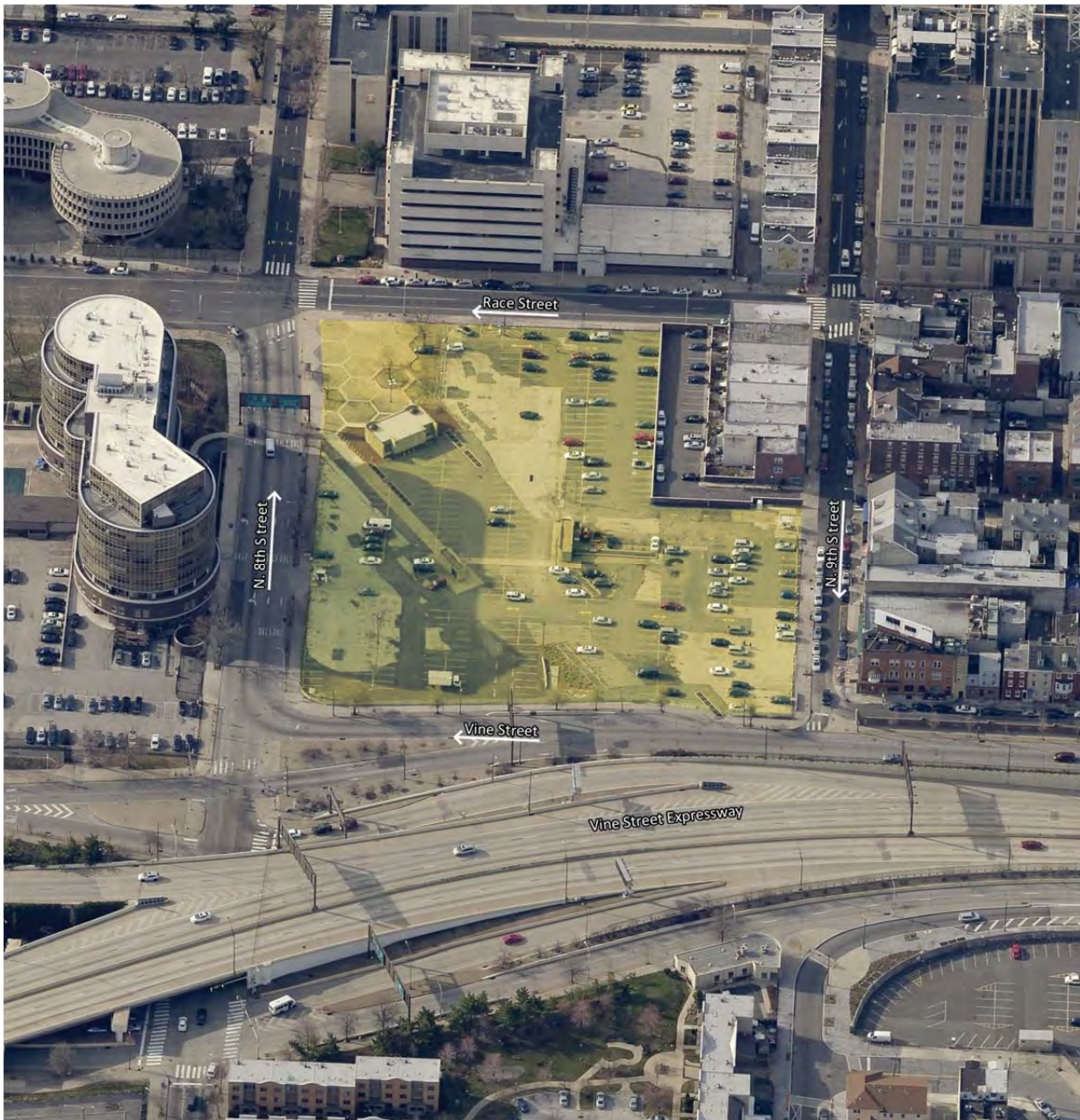
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1. Introduction

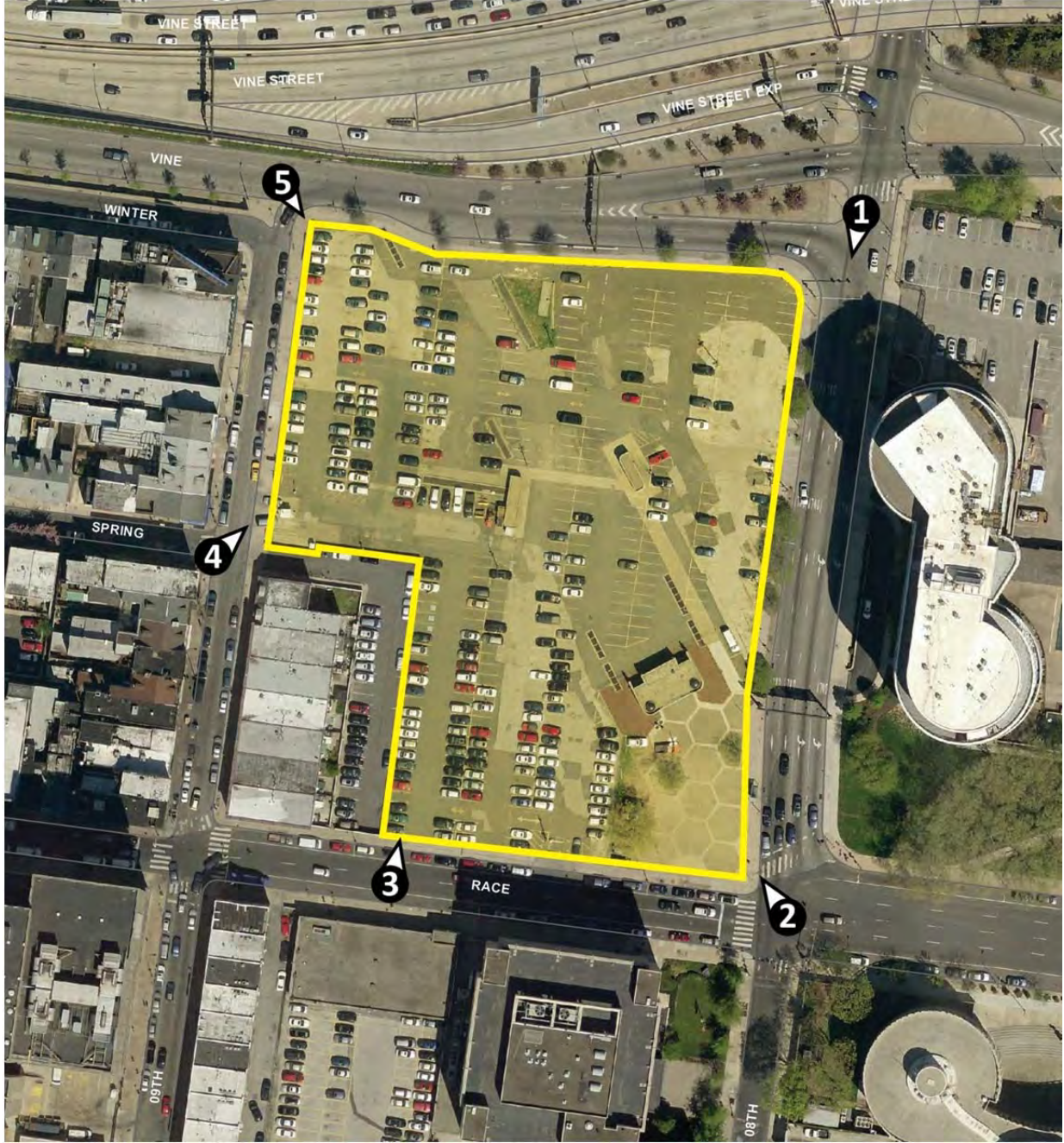
The Philadelphia Redevelopment Authority (“PRA”) invites competitive proposals from developers to purchase and develop the PRA-owned Parcel located at 800-30 Vine Street (“The Parcel”, Attachment A) in Center City Philadelphia. The Parcel is 140,000 square feet and currently occupied by an operating parking lot. The Parcel is located within the Center City Commercial Mixed-Use District, zoned as CMX-4, which appropriates development that is generally consistent with high-rise development in and around the central business district of Philadelphia. Permitted uses include a broad range of residential, commercial, institutional, and cultural uses at high densities. However, the confluence of two underground rail tunnels and a sewer easement under the Parcel limits the programming of surface development (See Attachment B – Maser Package). A Pre-Submission Conference will be held on October 19, 2016 and Maser Consulting Firm will be present to answer questions about the survey prepared and attached to this RFP for this site. If your proposed project will require a change in zoning, please indicate this in the Executive Summary narrative. Proposals will be reviewed to determine the most responsive proposal in accordance with the evaluation/selection criteria listed in the following pages.



800-30 Vine Street (Yellow)



PARCEL VIEWS



800-30 Vine Street (Yellow)



View #1

8th & Vine Streets





View #2

8th & Race Streets



View #3

Race Street, mid-block



View #4

9th Street, mid-block



View #5

9th & Vine Streets



ABOUT THE AREA

With a combined population of over 26,000 residents, the Center City Philadelphia neighborhoods of Old City and Chinatown are a significant pair of cultural, residential and commercial hubs. This Parcel is in the area at which these two neighborhoods meet, an area generally surrounding Franklin Square, at the foot of the Benjamin Franklin Bridge. A mix of civic, institutional, cultural, residential and commercial uses exists throughout the blocks adjacent to the Parcel.

The Parcel and the blocks particularly around Franklin Square are highly accessible by car and rail. The Parcel is situated at the interchange between the Vine Street Expressway (Interstate 676), Delaware Expressway (Interstate 95) and the Benjamin Franklin Bridge. A SEPTA subway station is located directly on the Parcel that provides direct access to Broad Street Line's Broad-Ridge Spur, and the Parcel lies within blocks of the Market Frankford Line and Jefferson Station, providing access to SEPTA's Regional Rail network, and several SEPTA and NJ Transit bus lines.

The following descriptive data should be considered:

		<i>Old City (19106)</i>	<i>Chinatown (19107)</i>	<i>PHILADELPHIA</i>
Population Growth	(2000-2014)	27.46%	-7.15%	1.37%
Median Age	(2014)	36	30	34
Median Household Income	(2014)	\$100,653	\$42,541	\$46,470
Average Household Size	(2014)	1.69	1.58	2.58
Residential Sales				
Median Sales Price	(2015 Q2)	\$347,500	\$325,000	\$124,900
Quarterly Sales Price Change	(2015 Q2)	2.81%	-3.56%	56.13%
Quarterly Sales Number Change	(2015 Q2)	41.82%	186.36%	27.16%
Vacancy				
Residential	(2015 Q4)	0.82%	0.73%	2.69%
Commercial	(2015 Q4)	14.72%	11.04%	8.28%

Source: Policy Map

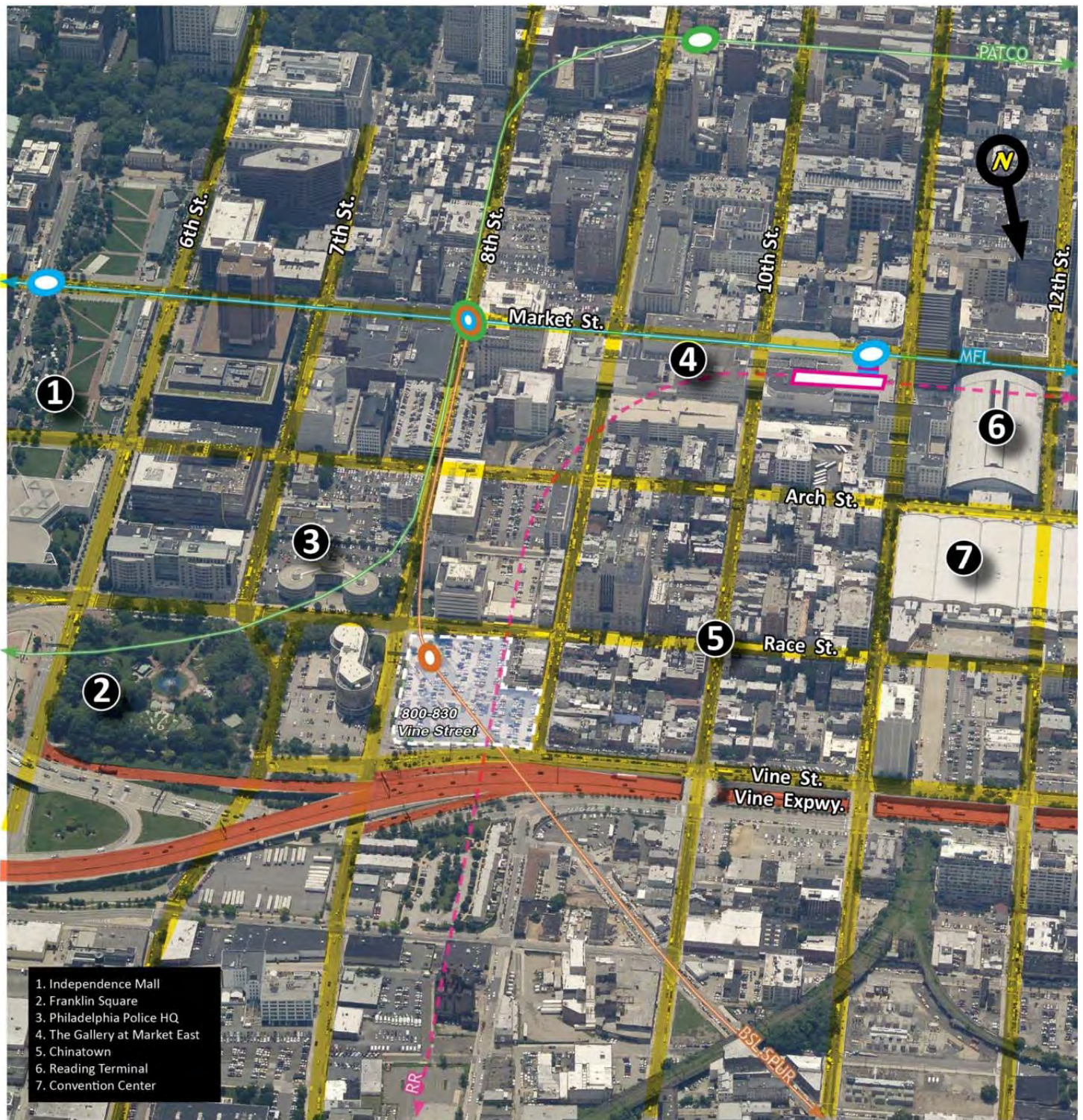
Local Registered Community Organizations (RCO's) in the area include:

- Asian American Federation of the United States
- Philadelphia Chinatown Development Corporation
- 5th Republican Ward

Recent plans for the area produced and/or adopted by the Philadelphia City Planning Commission (PCPC) include:

- Central District Plan, *June 2013*
- Philadelphia Market East Strategic Plan, *July 2009*





NEIGHBORHOOD ASSETS

In addition to Franklin Square and the Chinatown neighborhood itself, the map above illustrates other key assets throughout the immediate and adjacent neighborhoods. These assets include historic sites, points of interest, and development opportunities near the Parcel. These assets are all either within or just over a five minute walk from the Parcel; they include the following:





1. **Independence Mall** – As part of the Independence National Historical Park, this north-south stretch of three city-blocks is in the center of what has been referred to as “American’s most historic square mile”. The park along with the historic landmarks and museums that surround it create a national hub solely associated with the American Revolution and founding of the United States of America.



2. **Franklin Square Park** - This public square itself is one the City’s five original open space parks planned by William Penn. The square was added to the National Register of Historic Places in 1981 and underwent major renovations in 2006 to reopen as a family-friendly public park. It is well maintained and currently managed by Historic Philadelphia, Inc.





3. **Philadelphia Police Department (PPD) Headquarters** – Nicknamed “The Roundhouse”, this structure was built between 1959 and 1962 and designed by architect firm Geddes, Brecher, Qualls and Cunningham. It has served as central headquarters to the nation’s oldest police department, and PPD’s current plan to relocate its headquarters elsewhere presents this property as a likely candidate for future redevelopment.



4. **The Gallery at Market East** – Owned by the Pennsylvania Real Estate Investment Trust (PREIT) and Macerich, The Gallery opened in 1977 and expanded in the early 1980s to its present four-level footprint along the 900 and 1000 block of Market Street. The co-owners are currently rehabbing the downtown mall to rebrand and open it as the Fashion Outlets of Philadelphia in 2018. Even though the bulk of the mall is closed for renovation, it still provides direct access to transit via 11th Street Station to the Market-Frankford Line and Jefferson Station to SEPTA Regional Rail.





5. **Chinatown** – This predominately Asian-American neighborhood is a cultural hub and tourist destination that grew from a cluster of small businesses opened by Cantonese immigrants in the mid-19th century. It is home to the first authentic Chinese Gate built in America by artisans from China with tiles from Philadelphia’s sister city, Tianjin. The neighborhood features festivals and an eclectic mix of shops and restaurants that provide a wide range of Asian cuisine.



6. **Reading Terminal Market** – Located on the ground floor of the former Reading Terminal’s train shed, this enclosed public market is home to over 100 merchants who vend meats, seafood, produce, baked goods and specialty retail merchandise on the ground. This unique assortment of vendors significantly benefits from patronage spurred by the adjacent Convention Center.





7. **Philadelphia Convention Center** – This facility opened in 1993 and reuses the former Reading Terminal train shed as its Grand Hall. In 2011, it substantially expanded to its current form which spreads 2,000,000 square feet of space across four city blocks. It accommodates internationally-attended conventions, major exhibitions, and conferences and easily host events and shows simultaneously.



2. Scope of Work

The goal of this Request for Proposals is to promote the development of a dynamic project on a large Center City Philadelphia parcel. The Parcel must be developed in accordance with the limitations presented at surface level due to underground rail tunnels and a sewer easement under the Parcel (Attachment B) and Proposals must conform to the Independence Mall No. 4 Urban Renewal Plan (Attachment C). The scale, design, land use and tenant mix of the proposed development should create a visually and commercially prominent facility that will complement the surrounding neighborhood and capitalize on the transit and highway access provided in the area. Proposals that seek to acquire the Parcel for a nominal fee will not be considered. Please note any contingencies to the submitted offer price. PRA is the managing entity for all aspects of this solicitation process and will coordinate the disposition of a Parcel to the selected respondent.

NOTE: The Developer is solely responsible for all due diligence associated with the Parcel, including all costs of engineering, structural, geo-technical planning and environmental studies required for construction on the Parcel. The PRA makes no warranty or representation concerning the existence of any structural deficiencies, geo-technical deficiencies and/or environmental contamination on the Parcel, or upon any adjoining land or improvements, and the PRA is not now or at any time hereafter under any circumstance responsible for any of such conditions or for the analysis, care or remedy thereof. The Parcel will be transferred in its "as-is" condition and the Developer is solely responsible for all structural, geo-technical and environmental repairs, stabilization and/or remediation required for construction on the Parcel. Any plans submitted pursuant to this Request for Proposals should consider and address the foregoing obligations and requirements.

3. Schedule

The timeline for this Development Opportunity is as follows:

Event	Date
Notice of RFP Opportunity Posted	September 23, 2016
Pre-Submission Conference with Maser Consulting	October 19, 2016, 10:00 AM PRA Board Room 1234 Market Street, 16 th Floor Philadelphia, PA 19107
Expressions of Interest & Questions and/or Requests for Additional Information Due	October 28, 2016
Proposals Due	December 14, 2016, 3:00 PM
Respondent(s) Selected – (Estimate Only)	December 30, 2016
Agreement Drafted – (Estimate Only)	January 13, 2017

PRA reserves the right, in its sole discretion, to alter this schedule as it deems necessary or appropriate.

PRE-SUBMISSION CONFERENCE & EXPRESSION OF INTEREST

There will be a Pre-Submission Conference at PRA on October 19, 2016. All parties who submit a response MUST either attend this meeting or send an email expressing interest in submitting a response, by October 28, 2016 to Jessie Lawrence at jessie.lawrence@pra.phila.gov including the following information:

- Name of Applicant or Firm; Please specify if applicant or firm is a Certified M/W/DBE, defined as Minority Business Enterprises (MBE), Woman Business Enterprises (WBE), or Disabled Business Enterprises (DBE).
- Contact Name
- Contact Phone
- Contact Email

After the Expression of Interest deadline, a list of parties who emailed their interest and/or attended the Pre-Submission Conference will be posted on PRA's website.



4. Proposal Requirements

Responses to this Request for Proposals must contain the information described below and conform to the following format:

A. EXECUTIVE SUMMARY

A written narrative of the proposed development should be provided in the form of a cover letter addressed to Jessie Lawrence, Project Manager. The narrative should be no longer than three (3) pages in length and should succinctly summarize and describe the proposed development. At a minimum, it should seek to address all of the evaluation criteria and note the bid price.

B. FINANCIAL SUMMARY

Responses must demonstrate financial wherewithal and development capacity to carry out proposed redevelopment of the property. Submissions must provide a written narrative of a financing plan and documentation of available funds in an amount no less than the bid amount plus total development cost. Failure to provide clear evidence of committed sources of funds for the proposal to purchase and redevelop the property will disqualify submissions. Submissions must include:

1. Completion of the Property Application Package Form (Attachment D).
2. A development budget, list of sources and uses, and operating pro forma.
3. Evidence of financial capability to fund the total cost of the development program as outlined in the Property Application Package Form, and depending on which funding sources are sought. Acceptable forms of evidence include:
 - Audited Financial Statement for last two (2) fiscal years
 - Interim Financial Statement for most recent quarter (Income & Balance Sheet)
 - signed letter(s) of interest from prospective funders that reference funding this project as proposed and include draft term sheets or terms of financing equivalent to those found on a term sheet, or
 - other written evidence of financial support from one or more lending institutions specifying amount to be committed.

These elements will be reviewed and summarized as the financial components of the proposed development program.

4. Litigation/Judgments – The proposal must contain information regarding any litigation (pending or threatened) in which the development entity or any members of the development team are involved and any judgments that have been rendered against the development entity or any member of the development team that may affect the ability to successfully execute the proposed project for the Property.

C. DEVELOPMENT PLANS

Proposals must conform to the Independence Mall Urban Renewal Plan (Exhibit B). The controls of the Plan will run with the site for 50 years following execution of a Redevelopment Agreement with the selected developer. Any proposed changes to the Urban Renewal Plan must be clearly identified in Developer's narrative.

The proposed development should take into consideration the local context and provide attractive, well-designed development that enhances the quality of the built environment and improves the overall quality and physical appearance of the community.

Proposals should take into account that this location is within an active business community with numerous shops and restaurants. Where possible the project should seek to provide resources for the community and visitors such as public access spaces, community-oriented retail, and/or affordable shared parking options.



All proposals must indicate what entitlements the developer will be seeking, including zoning, easements, exceptions from public entities, street changes, utility alterations (new or relocated).

Structures should positively impact their community, be sensitive to the pedestrian environment, and respect the surrounding building scale. Respondents are encouraged to avoid false historic design and garages that dominate the streetscape. Dumpsters, electrical and mechanical equipment should be screened.

We encourage developers to incorporate sustainable, “green” design features and materials. Proposals should consider green building certifications, performance objectives and Energy Star’s design guidelines that integrate energy efficiency. If the building seeks LEED certification or other green-building certification, please specify the certification level (e.g., LEED Gold).

D. DEVELOPMENT SCHEDULE & MILESTONE

1. **Predevelopment Schedule** – Include a schedule listing important milestones and dates, beginning with due diligence activity (no more than 60 days), securing required government approvals and financing commitments. Please provide an anticipated closing date.
2. **Post-Closing Construction Schedule** – Include, at a minimum, a schedule showing critical milestones such as construction commencement and completion deadlines.

E. DEVELOPER TEAM QUALIFICATION

The development team should outline their experience with similar, relevant projects, and overall approach to complete the work and quality control process. Members of the development team should be listed in the Property Application Package (Attachment D) with a narrative that provides past relevant experience of the team. The narrative should detail past performance and record of successful completion of similar projects by team members, highlighting any past experience working with the PRA, City of Philadelphia or other public agencies (if applicable).

F. ECONOMIC OPPORTUNITY POLICY AND PROJECT GOALS

The development team should describe their experience and track record working with MBE and WBE firms in addition to completing the “City of Philadelphia Economic Opportunity Plan” form (Attachment E).

G. SOCIAL IMPACT

The development team should define the project’s social impact within the narrative. Social impact refers to the way that a physical project can have a positive effect on people and communities. Respondents may engage a consultant to assist in developing an approach to impact assessment. Such impact should be described and quantified with relevant metrics (i.e. approximate number of people to be served by the social impact component.) Examples of social impact may include (but are not limited to):

- Providing affordable housing within the proposed development. (The definition of affordable housing for this purpose is the same as that for the Mixed-Income Housing Bonus as defined in the Zoning Code as described here: <http://www.phila.gov/li/pdf/Code%20Bulletins/Mixed%20Income%20Housing%20Bonus.pdf>)
- Creating or retaining permanent (non-construction) jobs for local, diverse, lower-income individuals, including contribution or participation in job readiness and training programs.
- Providing access to quality pre-k and afterschool care programs.
- Providing affordable healthy food access, if such access is not currently present in a community.
- Providing opportunities for minority businesses, including flexible lease rates, contracting and supplier opportunities post-construction, and mentorship programs.



- Investment in the local educational unit: public elementary, middle, high school or community college.
- Investment in proximate community facilities: parks, recreational center, library, health center.

H. PROPOSAL DEPOSIT

Proposals must include a proposal deposit of 10% of the bid price (the “Proposal Deposit”) in one of the following forms, in order of preference: a cashier’s check, certified check, or money order made payable to PRA.

The Proposal Deposit of the selected developer for the Property will become “hard money” upon execution by the Developer of the Redevelopment Agreement, a form of which is attached as Exhibit I and approval of the Agreement by the PRA Board. The amount will be credited toward the security completion deposit and ultimately refunded at project completion with the issuance of a Certificate of Completion. The Proposal Deposits of unsuccessful bidders will be refunded within thirty days after rejection notices. Interest earned on deposits of unsuccessful bidders will not be returned.

I. CERTIFICATE OF NON-INDEBTEDNESS

All proposals submitted in response to this RFP must contain a fully executed Certificate of Non-Indebtedness to the City of Philadelphia. A copy of this Certificate is attached as Attachment F.

J. CAMPAIGN DISCLOSURE FORMS

Each member of the development team must complete the Campaign Disclosure Forms attached as Attachment G.

K. CONFLICT OF INTEREST FORM

All proposals submitted in response to this RFP must contain a fully executed Conflict of Interest form. A copy of this form is attached as Attachment H.

L. FINE ARTS REQUIREMENT

The Developer selected will be required to comply with the policies and procedures of the Fine Arts Program (Attachment J). PRA places a priority on developments that not just comply, but that make a concerted effort to integrate high-quality public art and public-realm improvements into the project.



5. Evaluation/Selection

PRA will initially conduct a Threshold Review of each proposal submitted to determine its compliance with the Proposal Submission Requirements. Only proposals that comply with these requirements will be considered for evaluation. If no proposal meets these requirements, the Authority may allow all developers to supplement their submissions to conform to these requirements.

Proposals selected pursuant to the Threshold Review will be evaluated by a Proposal Review Team using the evaluation factors listed below (see Attachment K: Scoring Sheet). Proposals will be evaluated in their entirety – i.e., no one factor, but rather a combination of all of the following factors will determine the successful developer. Final selection is subject to approval by the PRA Board and Philadelphia City Council.

The following criteria will guide PRA in using its professional judgment to determine which respondent has submitted the best proposal:

1. **Financial**
 - Bid Price.
 - Financing Plan: Provide Letters of interest, term sheets, or other similar evidence of any financing sources listed.
 - Demonstration of Project Feasibility: Developer demonstrates the feasibility through an adequate financing plan for construction and operations, with pro formas that conservatively show the project being able to sustain itself through operations and/or reasonable exit, and capacity to support any necessary debt financing (based on the Sources & Uses included in the Property Application Form).
2. **Project**
 - Concept Design Quality: Proposals should demonstrate a strong and viable use program and development concept that contributes to the neighborhood and city, demonstrates quality urban design, commitment to sustainability, and enhances its public realm. Creativity and innovation are encouraged.
 - Alignment With Local Community/Context: Strength of the proposal's response to the community and its existing conditions, consideration toward the current residential/commercial market and potential to be a catalyst for other development.
 - Development Timeline (with compliance to PRA disposition process): Project completion within twenty-four months of settlement.
3. **Developer**
 - Competence and experience of the firms comprising the development team, including track record with similar projects and suitability to this specific development opportunity.
 - History of Team Partnership: The development team's experience working together will be considered.
 - Ability of the developer provide a track record of similar and successfully completed projects.
 - Experience working on projects with PRA or other public-sector entities.
4. **Social Impact**
 - The development team's ability to define, evaluate and track measurable social impact(s) based on, but not limited to the aforementioned examples provided.
 - Scope and breadth of the project's social impact outcomes.
 - Creativity in determining how to quantify these impact(s) and how outcomes are measured and tracked.
5. **Economic Opportunity Plan**
 - Goals for MBE/WBE Inclusion as expressed on the City of Philadelphia Economic Opportunity Plan.



SELECTION OF DEVELOPER

The disclosure statements and other documentation submitted to PRA are the most important sources of information upon which PRA may base its selection and approval of a developer. Accordingly, any substantive misstatement or omission in any such disclosure statement or documentation shall be sufficient for PRA to reject the proposal.

Upon completion of the review and evaluation, PRA will recommend a course of action to PRA's Board of Directors, PRA shall make the final decision with respect to development proposals and shall notify all developers of the results and return Proposal Deposits to unsuccessful developers.

DISPOSITION PROCESS

After PRA reviews the proposals and a developer's proposal is selected, the PRA Board, City Planning Commission and City Council approval must be obtained before the PRA can execute the Redevelopment Agreement (see Attachment I: Form of Agreement), the project can go to settlement, and construction can commence. Following is a general sequence of events in this approval process:

1. PRA review and approval of schematic architectural plans, and all financial documents (including budgets, sources and uses, pro forma, financing letters, term sheets, and developer financial statements)
2. Execution of Redevelopment Agreement by the Developer. At this time the Proposal Deposit is credited toward the deposit required under the Redevelopment Agreement;
3. PRA Board approval of the Redevelopment Agreement;
4. City Planning Commission approval of the Redevelopment Agreement;
5. City Council approval of the Redevelopment Agreement;
6. Execution of the Redevelopment Agreement by PRA;
7. Settlement. At this time PRA requires proof of construction financing;
8. Pre-construction conference;
9. Construction period;
10. Review of the completed development to determine compliance with Agreement. If the development is found to be in compliance with the Agreement, PRA will issue a Certificate of Completion and the security completion deposit is returned.

The Developer shall be responsible for securing and paying all costs associated with all permits, licenses, approvals, lot line relocation, or variances necessary to comply with the development controls, City code, and the approved architectural plans.

EVENTS OF DISQUALIFICATION OR DEFAULT

Subsequent to the selection of a developer, and before execution of an Agreement, the PRA may treat any of the following as an event of disqualification or default:

1. Unilateral withdrawal by the selected developer;
2. Failure to proceed substantially in accordance with the proposal as submitted;
3. Failure by the Developer for any reason whatsoever to timely execute the Agreement when tendered;
4. Material misrepresentation, omission, or inaccuracy contained in any document submitted either as part of the Request for Proposals, or subsequent thereto. For the purposes of this section, the PRA places particular importance on the information required by the Developer's Statement of Qualifications and Financial Responsibility and the Developer's Statement for Public Disclosure;
5. Failure to provide in a timely manner the additional material required after selection throughout the PRA disposition process.

REMEDIES

Upon the happening of an event of disqualification or default by the Developer, PRA shall have the right, at its election, to:

1. Rescind its selection of the Developer; or
2. Declare null and void an Agreement that may already have been executed; and/or
3. Retain the Proposal Deposit as liquidated damages.



6. Declarations and Other Information

MBE/WBE/DBE Firms: The PRA strongly encourages and promotes the employment of qualified MBE/WBE/DBE firms in all aspects of its procurement of goods and services. If applicant is a Certified M/W/DBE, defined as Minority Business Enterprises (MBE), Woman Business Enterprises (WBE), or Disabled Business Enterprises (DBE); please submit information to confirm Certification as part of bid proposal.

Tax Clearance and Conflict of Interest Form: Respondents, upon request of the PRA, must provide evidence satisfactory to the PRA that all municipal taxes, including business taxes, real estate, school, water and sewer charges, if applicable, are current for both the individual applicant and the applicant's firm and neither is currently indebted to the City; will at any time during the term of the agreement be indebted to the City, for or on account of any delinquent taxes, liens, judgments, fees or other debts for which no written agreement or payment plan satisfactory to the City has been established. Please complete the Philadelphia Tax Status Certification and Conflict of Interest form (Attachment H) and submit it with your proposal.

Campaign Contribution Disclosure Forms: Please complete the applicable disclosure forms (Attachment G) and submit with your proposal.

Reservation of Rights

By submitting a proposal in response to this RFP, an Applicant affirmatively acknowledges: (i) its acceptance of the terms and conditions of this RFP; (ii) the PRA may exercise in its sole discretion the following rights; and (iii) the PRA may exercise the following rights at any time and without notice to any Applicant.

1. to reject any and all proposals;
2. to supplement, amend, substitute, modify or re-issue the RFP with terms and conditions materially different from those set forth here;
3. to cancel this RFP with or without issuing another RFP;
4. to extend the time period for responding to this RFP;
5. to solicit new proposals;
6. to conduct personal interviews with any Applicant to assess compliance with the selection criteria;
7. to request additional material, clarification, confirmation or modification of any information in any and all proposals;
8. to negotiate any aspect of a proposal, including price;
9. to terminate negotiations regarding any and all proposals at any time;
10. to expressly waive any defect or technicality in any proposal;
11. to rescind a selection prior to contract execution if the PRA determines that the proposal does not conform to the specifications of this RFP;
12. to rescind a selection prior to contract execution if the PRA determines that the specifications contained in this RFP are not in conformity with law or that the process in selection of a proposal was not in conformity with law or with the legal obligations of the PRA;
13. in the event a contract is awarded, the successful Applicant or Applicants shall procure and maintain during the life of the contract liability insurance in an amount to be determined prior to the award of any contract;
14. in the event a contract is awarded, all Applicants agree to perform their services as an independent contractor and not as an employee or agent of the PRA;
15. in the event a contract is awarded, all Applicants agree that no portion of performance of the contract shall be subcontracted without the prior written approval of the PRA; and
16. each Applicant agrees to indemnify, protect and hold harmless the PRA from any and all losses, injuries, expenses, demands and claims against the PRA or the City of Philadelphia sustained or alleged to have been sustained in connection with or resulting from (i) the submission of the Applicant's proposal; (ii) the delivery by the Applicant to the PRA of any other documents or information; and (iii) any other conduct undertaken by the Applicant in furtherance of or in relation to the Applicant's proposal. Each Applicant agrees that its duty to indemnify and hold harmless shall not be limited to the terms of any liability insurance, if any, required under this RFP or subsequent contract.



7. Application Process

Applicants must submit proposals **no later than December 14, 2016 at 3:00 PM**; absolutely no proposals will be accepted after that time.

An applicant, whether an individual, partnership, LLC, non-profit, for profit or other business entity, may submit only one response to this RFP. Individuals that are related to each other or business entities that are legally related to each other or to a common entity may not submit separate proposals. The Authority, in its sole and absolute discretion, retains the right to reject any proposal where: 1) applicants or principals of applicants are substantially similar or substantially related parties; or 2) the Authority has determined that the applicant has violated these conditions or the spirit of these conditions.

Proposal submission will be accepted as follows:

1. **Online Submission** – via PRA’s website
<http://www.philadelphiaredevelopmentauthority.org>;

or

2. **Hard Copy Submission** – **Submit 3 original copies of the proposal and one electronic copy on a USB Flash Drive to the PRA** via hand delivery or registered mail. Files on the USB Flash Drive may only be in Microsoft Word or Adobe PDF. Applicants may hand deliver or send proposals via registered mail to:

Jessie Lawrence
Philadelphia Redevelopment Authority
1234 Market Street, 16th Floor
Philadelphia, PA 19107
Phone: 215-854-6500

Contact for Additional Information

All questions and requests for additional information should be directed in writing to Jessie Lawrence at jessie.lawrence@pra.phila.gov. Questions will only be accepted until October 28, 2016. Questions and/or requests for additional information and the PRA’s responses to them will be posted on the PRA website.

NOTICE: The Philadelphia Redevelopment Authority is subject to the Pennsylvania Right to Know Law. Any information provided in your response to this Request for Proposals may be subject to disclosure to the public.

