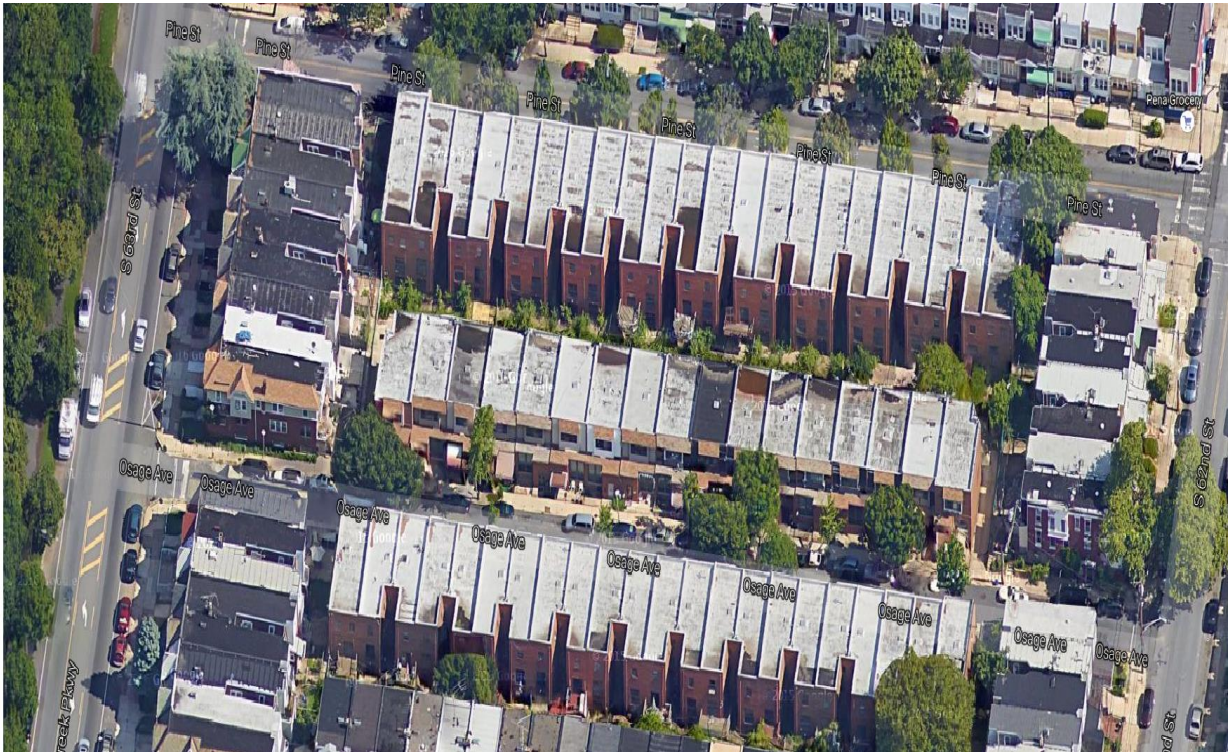


PHILADELPHIA REDEVELOPMENT AUTHORITY

REQUEST FOR PROPOSALS

OSAGE/PINE PROJECT

ISSUED NOVEMBER 14, 2016
FIRST AMENDMENT NOVEMBER 29, 2016



**Development Opportunity for
6200 Osage Avenue and 6200 Pine Street**

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Notes to the First Amendment

Items added in this First Amendment are shown in green.
Items removed are shown ~~crossed-out~~.





- PRA Owned & Vacant (36)
- Privately Owned & Occupied Properties (25)

1. Introduction

The Philadelphia Redevelopment Authority (“PRA”) is soliciting proposals from developers to purchase and develop homeownership housing on thirty six (36) properties located in the blocks of 6200 Osage Avenue and 6200 Pine Street (Attachment A) in the Cobbs Creek neighborhood in West Philadelphia.

The site is bounded by Pine Street to the North, Addison Street to the South, 62nd Street to the East and Cobbs Creek Parkway to the West. The project is located in Council District 3 and there are five (5) Registered Community Organizations (RCOs) in the area: Progressive Communities CDC, 3rd Republican Ward, ACHIEVEability, Cobbs Creek Neighborhood Association, and 60th Street West Market Business Association. According to the Zoning Code, “If there is more than one RCO whose registered boundaries include the applicant's property, the district councilmember whose district includes the applicant's property shall select one of those RCOs as the Coordinating RCO, or may select two or more RCOs whose registered boundaries include the applicant’s property to serve jointly as the Coordinating RCO.”

The current zoning is RM-1 (Residential / Residential Mixed Use) and the permitted uses include single family, two family, or multi-family dwellings to accommodate moderate to high





density residential buildings. If your proposed project will require a change in zoning, please indicate as such in the Executive Summary narrative.

These blocks have a tragic but significant history that is important for the developer to acknowledge and respect in the process of undertaking construction in this area. In 1981, MOVE, an activist group had turned a row house at 6221 Osage Avenue into a fortified compound, and residents in the neighborhood complained to City officials about the group's aggressive presence on the block. On May 12, 1985, the City asked Osage Avenue residents to evacuate the block in preparation for the police to take action. On May 13, 1985, the police ordered MOVE to surrender their house. They refused to evacuate and a 90-minute gunfight ensued after which police dropped incendiary devices on the rooftop setting off a fire that destroyed 6221 Osage Avenue, burned 52 surrounding homes and damaged eight units. The incident killed 11 people and left two MOVE survivors.

In 1985, at the direction of the City, the Redevelopment Authority condemned and acquired the site. The Department of Licenses and Inspections demolished the properties, and the Authority bid for a developer. The Philadelphia Commercial Development Corporation provided financing and the project was contracted to construct 61 new homes on the site.

In 1996, at the Mayor's request, the Redevelopment Authority engaged the U.S. Army Corps of Engineers to investigate building subsidence (see [Attachment J](#)). Most of the problems were attributable to design or construction deficiencies including improper selection of material, specification of installation of substandard products and improper installation and construction. The Authority entered into a contract for these repairs in 1999. In 2000, because of increased change orders, the new Administration ceased repairs and attempted to negotiate fair market value and relocation costs for all residents. All but 16 homeowners accepted the offer. The Authority took ownership of the 36 properties which are the subject of this RFP and which have been vacant since that time.

Pre-Submission Site visit

A pre-submission site visit will be held on **November 28, 2016** at **10:00 AM** at **6216 Osage Avenue**. Interested parties are urged to attend this visit. This is the only time entry will be



permitted for interested developers. No individual requests for entry will be permitted. Proposals will be reviewed to determine the most responsive proposal in accordance with the evaluation/selection criteria listed below.

US Army Corps of Engineers Report

As part of the First Amendment to this RFP, PRA is providing as **Attachment J** “Osage Avenue/Pine Street Inspections, Final Report of Findings and Recommendations,” produced by US Army Corps of Engineers in December 1997. All references to costs have been removed from this report so as to not influence bid prices from respondents. Please note that the purpose of this report was to make recommendations to the Redevelopment Authority and the City of Philadelphia and that at this point the findings in the report are nearly 20 years old.

About Cobbs Creek

Cobbs Creek is generally bound by Market Street to the North, Baltimore Avenue to the South, 52nd Street to the East and Cobbs Creek Park to the West. It is often locally referred to as “The Southside,” in reference to its location to the south of Market Street and above the Baltimore Avenue border of Southwest Philadelphia.

The area is well served by public transportation and commercial establishments. SEPTA’s Market-Frankford Line stops at 60th Street and the number 42, 21, and 31 bus lines stop on adjacent blocks. Retail is located primarily on Market Street and a public community healthcare facility is located near the Market-Frankford Line stop. The public schools that service the area are William C. Bryant (K-8) and William L. Sayre (H.S.) as well as several charter schools in the neighborhood. South of Market Street is largely residential with a few large, vacant, industrial parcels being used for parking, auto shops or fenced green space. Cobbs Creek Park is west of the site separated by Cobbs Creek Parkway – a busy thoroughfare. Cobbs Creek Park provides a walking path, picnic area and Environmental Center within 0.1 mile walking distance from the project site.

		<i>Cobbs Creek</i>	<i>City</i>
Population Growth	(2000-2014)	-11.68%	1.94%
Median Age	(2014)	32.4	33.6
Median Household Income	(2014)	\$39,891	\$53,115
Average Household Size	(2014)	2.7	2.6
Residential Sales			
Median Sales Price	(2015 Q3)	\$35,000	\$90,000
Sales Price Change	(2013 Q4 -2014 Q4)	3.12%	4.26%
Sales Number Change	(2013 Q4 -2014 Q4)	20.84%	10.86%



Vacancy	Residential	(2016 Q2)	10.33%	2.6%
	Commercial	(2016 Q2)	8.33%	8.29%

* Source: Policy Map (Zip Code 19139 and 19143)



Neighborhood Assets

Cobbs Creek Community Environmental Education Center, Inc. (CCCEEC)
 700 Cobbs Creek Parkway, Philadelphia, PA 19143



The Cobbs Creek Community Environmental Education Center is comprised of 965 acres serving as a natural laboratory for outdoor education to teach and learn STEM (Science,



Technology, Engineering, Mathematics), literacy problem-based hands-on science, and environmental conservation and stewardship. Situated in a historic building in the midst of the Darby/Cobbs Watershed the Center features an outdoor amphitheater with seating capacity for seventy-five, three urban demonstration gardens, a community vegetable garden, the Von Colln Memorial Garden, and a butterfly garden, a meadow, Naylor's Run Wetland, and three trails: North Trail, South Trail and the Bridge to Upper Darby.

Walnut Park Plaza

6250 Walnut Street, Philadelphia, PA 19139



Walnut Park Plaza is a subsidized apartment community for older adults with 227 units. The complex includes studio, one-bedroom, and two-bedroom apartments as well as spacious community and common areas. The building is elevator-equipped and accessible for disabled persons and older adults 55 and over.

Care Pavilion Nursing and Rehabilitation Center

6212 Walnut Street, Philadelphia, PA 19139



Care Pavilion located on the corner of 63rd and Walnut Streets is a nursing home that provides patients with 400 beds of skilled nursing care as well as private or shared accommodations,



care options and rehab services. Built on a proud tradition of offering care and services to seniors. Care Pavilion is a member of Mid-Atlantic Long Term HealthCare.

2. Scope of Work

The scope of work is to redevelop the properties and bring them back into active service for homeownership. PRA strongly encourages developers to rehabilitate the properties, while not excluding the option of demolition and new construction if that approach proves to be the most viable solution. Because some of the PRA-owned properties abut owner-occupied units, developers should be prepared to make every effort to address safety issues and prevent work that would adversely affect occupied properties. Developer should also be respectful of the area's challenged history and the trauma that adjacent residents may have experienced.

3. Schedule

The timeline for this Development Opportunity is as follows:

Notice of RFP Opportunity Posted	November 14, 2016
Pre-Submission Site Visit	November 28, 2016 10:00 AM
Questions and/or Requests for Additional Information Due	December 29, 2016
Proposals Due	December 14-21, 2016, 3:00 PM
Respondent(s) Selected - (Estimate Only)	January 13, 2016

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

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 Tracy Pinson-Reviere, Project Manager. The narrative should be no longer than two (2) pages in length and should concisely 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 properties. 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 properties will disqualify submissions.



Components should include all of the following:

1. Completion of the Property Application Package Form (Attachment C).
2. Project financials including development budget, sources/uses, assumptions, and operating pro forma(s) demonstrating feasibility through predevelopment, construction and exit.
3. Evidence of financial capability to finance the total cost of the development project as outlined in the Property Application Package Form. Please include all of the following:
 - Audited Financial Statement for last two (2) fiscal years (if you do not have audited statements, please provide internally prepared statements including income statements and balance sheets);
 - Signed letter(s) of interest and/or preliminary term sheets from prospective financing sources that reference funding this specific project, including the pertinent amount of financing as listed on the project budget and terms of financing. Please provide written evidence of interest from as many sources listed on project sources/uses budget as possible;
 - Any other information that may support the applicant's financial position and ability to finance the project.

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

4. 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 properties.

C. Development Plans

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

PRA encourages developers to incorporate sustainable, “green” design features and building materials. Proposals should consider building performance objectives and building design guidelines that integrate energy efficiency.

Plans submission should include but are not limited to:

- Detailed scope of work with corresponding budgets
- Site plan showing extent of proposed development
- Scaled floor plans



- Elevations and renderings as appropriate
- Description of building and finish materials

D. Development Schedule and Milestones

1. **Predevelopment Schedule** – Include a schedule listing important milestones and dates, beginning with due diligence activity, 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 Qualifications

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

F. Economic Opportunity and Inclusion Narrative

The development team should demonstrate their experience working with Certified M/W/DBE firms—defined as Minority Business Enterprises (MBE), Woman Business Enterprises (WBE), or Disabled Business Enterprises (DBE). Firms must complete the “City of Philadelphia Economic Opportunity Plan” form (Attachment C). In addition the plan respondents should provide a narrative describing the team’s track record in M/W/DBE inclusion. The narrative may also discuss the team’s plan and track record for engaging minority workforce. Respondents should note whether the prime applicant is itself an M/W/DBE firm and/or whether any other key partners, consultants or contractors who are part of the applicant team are M/W/DBEs.

G. Proposal Deposit

Proposals must include a proposal deposit of Five Thousand (\$5,000.00) Dollars (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 the “*Philadelphia Redevelopment Authority*”.

The Proposal Deposit of the selected developer for the Properties will become “hard” money upon execution by the Developer of the Redevelopment Agreement, a form of which is attached as Attachment G 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 are transmitted. Interest earned on deposits of unsuccessful bidders will not be returned.



H. 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 D.

I. Campaign Disclosure Forms

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

J. 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 F.

K. Fine Arts Requirement

The Developer selected will be required to comply with the policies and procedures of the Fine Arts Program. (Attachment H)

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 I: 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. In addition to any other factors that PRA considers relevant in the evaluation of these responses, the following are the evaluation factors:

- 1. Financial**
 - Bid Price
 - Financing plan
 - Demonstration of project feasibility
 - Evidence of developer team capacity
- 2. Project**
 - Quality of design concept
 - Appropriateness of proposed use program.
 - Alignment with local community and context



- Development timelines
- 3. **Developer**
 - Competence and experience of team
 - Track record on similar projects
 - Suitability for this specific development opportunity
 - History of team partnership
 - Experience working with PRA and other public entities
- 4. **Economic Opportunity and Inclusion**
 - Goals for M/W/DBE inclusion
 - M/W/DBE Firms comprising the development team
 - Commitment to M/W/DBE Workforce
 - Track record of M/W/DBE inclusion and minority workforce inclusion

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 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 the 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 G: Form of Agreement) 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 (**Note:** PRA policy states that a Redevelopment Agreement must be accepted within six months of the date received 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 and transfer of title. 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 issues 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 (**Note:** PRA policy states that a Redevelopment Agreement must be accepted within six months of the date received by the developer);
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 F) and submit it with your proposal.

Campaign Contribution Disclosure Forms: Please complete the applicable disclosure forms (Attachment E) 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 21, 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:

Tracy Pinson-Reviere
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 Tracy Pinson-Reviere at tracy.pinson-reviere@pra.phila.gov. Questions will only be accepted until the deadline shown in the schedule in this RFP. 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.

