



**412 Boulevard of the Allies
Suite 901
Pittsburgh, PA 15219
412.255.6600 ura.org**

February 8th, 2021

**RE: 2133 Perrysville Avenue
REQUEST FOR PROPOSALS**

Dear Prospective Contractor:

Pittsburgh Housing Development Corporation (PHDC), in cooperation with Perry Hilltop Citizens Council (PHCC), intends to renovate the structure located at 2133 Perrysville Ave. in the Perry Hilltop Neighborhood of the City of Pittsburgh (the Project). To date, the Project architect has generated preliminary designs for the renovations with accompanying outline specifications.

To obtain a more accurate projection of the Project's construction costs, we are soliciting bids for the construction of these units from interested general contracting companies. Construction costs are to be based on the preliminary designs and pricing documentation provided by our architect. Once we receive the bids, PHDC and PHCC will determine which contractor or contractors can develop the housing at a price that meets the Project's budget constraints. We intend to work closely with the architect and selected contractor(s) to deliver the highest quality units at an affordable price.

With this letter, PHDC and PHCC would like to invite you to submit a bid for the renovation of 2133 Perrysville Avenue, Pittsburgh PA 15214.

Plans and specifications for the development are available via e-mail from Justin Belton at jbeltton@ura.org.

The PHDC has adopted a goal of 25% minority-owned business enterprise (MBE) participation and 10% women-owned business enterprise (WBE) participation in its construction work. The PHDC wishes to achieve at least this level of significant MBE/WBE participation in this Project's professional services contracts. To that end, majority contractors are encouraged to subcontract with and/or form a joint venture with certified MBEs and WBEs. State Funding will be utilized for this project, requiring the payment of prevailing wage rates for all parties associated with the project. Current wage rates are attached in the bid package.

Additionally, please be aware that PHDC, prior to contract execution, will require the selected contractor to provide a certificate of insurance naming PHDC and the Urban Redevelopment Authority of Pittsburgh (the URA) as additional insureds in the amounts of \$2,000,000 in the aggregate and \$1,000,000 per incident for the following types of coverage:

1. Comprehensive general liability coverage.
2. Workman's compensation coverage, as required by the Commonwealth of Pennsylvania.
3. Contractual liability coverage.
4. Automobile insurance coverage, for bodily injury and property damage.



At the time of contract execution, the selected contractor will also be required to enter into a COVID-19 Waiver of Liability and Indemnity Agreement, a sample of which is enclosed.

Further, as part of a successful bid proposal, the contractor should submit the following:

1. Evidence of sufficient lines of credit with appropriate suppliers and lending institutions;
2. Work history or contractor resume of building projects that were completed on time and within budget;
3. References from other developers and/or development groups as to the abilities of the contractor;
4. History of involving the neighborhood in the construction of a development project, or a plan to work with PHCC and the Perry Hilltop neighborhood on this Project.
5. Lead Based Paint Certification
6. URA COVID Indemnification Form
7. Schedule of Values

Omission of any of the above items may, at PHDC's discretion, be cause for summary rejection of a contractor's bid.

Please deliver your construction bid package to Justin Belton via e-mail at jbelton@ura.org by 5pm on March 1, 2021. Bids should be submitted in the form of the attached schedule of values for specific line items, not as a lump sum bid; PHDC reserves the right to reject bids that do not conform to this standard. Should PHDC receive satisfactory, complete, and qualified bids for this development, we project that construction would start within 60-90 days from date of this letter, provided all necessary public and financing approvals are obtained.

Questions relative to the plans and/or specifications should be directed to Marvin Miller, Project Architect, at (412)427-4785 or at marvin.miller@verizon.net. Tours of the property can be arranged by contacting Justin Belton by e-mail at jbelton@ura.org or by phone at (412)255-6672. If for any reason you are unable to respond to this request by March 1st, or if you have any additional questions, please contact Justin Belton at (412) 255-6672.

Sincerely,

Justin Belton
Project Development Manager
Pittsburgh Housing Development Corporation

c: R. Snipe
N. Clark
D. Howe
J. Deming

Enclosures:



412 Boulevard of the Allies

Suite 901

Pittsburgh, PA 15219

412.255.6600 ura.org

Attached under separate file:

- Architectural Drawings provided by Marvin Miller, Architect
- Blank Schedule of Values Worksheet
- URA COVID Indemnification Form
- Current Prevailing Wage Rates by trade