



Request for Qualifications and Proposals

West Main Street Properties

Responses to this Request for Qualifications and Proposals will be accepted until an agreement of sales for the property is reached. There is no deadline. Additionally, there is no expected minimum price attached to this request. All completed proposals will be considered by the board of directors of the Carnegie Community Development Corporation.

For further information, please be certain to read section VIII - "Disclaimer."

Carnegie Community Development Corporation
West Main Street Request for Qualifications and Proposals

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I. Introduction:

The Carnegie Community Development Corporation (CCDC) is seeking a developer to bring a project to a site on Carnegie's Historic Main Street. The property includes 6 parcels of land. The addresses for these parcels are 7, 11, 13, 15 and 17 West Main Street (see attachment #1 for map). These are 6 contiguous pieces of vacant land. The land will not be split and will only be sold for the purpose of one development involving the entire site. All pieces comprising this lot are owned by the CCDC.

The site is bordered to the left and right by existing structures. The rear of the property has access via Barrett Way. All surrounding roadways are owned and maintained by the Borough of Carnegie. The site, which is zoned C-1 (Commercial) lends itself to a variety of designs and uses.

This site is strategically located in the center of Carnegie's walk-able, downtown business district. Carnegie is located approximately 6 miles to the west of downtown Pittsburgh and is 13 miles from the Pittsburgh International Airport. The site is approximately 1 mile from the I-79 Carnegie exit and less than one mile to Parkway West, I-279. Additionally, the site is within walking distance to the Port Authority Park and Ride lot, located on the West Busway.

Due to a restrictive covenant, the property is not available for development or lease to businesses which provide financial or lending services, check cashing, ATM or other bank-related functions such as a bank, savings and loan, credit union or brokerage service.

II. Property and Site Description:

The square footage of the property is approximately 12,557 square feet. The frontage, along West Main Street is approximately 108 feet. The depth of the property is approximately 113 feet. The site includes block and lot numbers 103-R-162 (two parcels), 103-R-160, 103-R-158, 103-R-156 and 103-R-154. (For a legal description of each tax parcel please see attachment #2, for the tax map noting block and lot numbers please see attachment #3.)

The site is an ideal location for a planned mixed-use development. Of particular interest would be a development that combines first floor retail with upper level residential units. Condominium or rental units are permitted and acceptable. The CCDC is primarily interested in commercial development that will contribute to the tax base of the Borough of Carnegie.

III. Development Goals:

- To compensate the CCDC at a fair price for the sale of the property. It is expected that bids will be competitive. Additionally, the CCDC reserves the right to negotiate the final sales price. Ultimately the development that is chosen will be the one which brings the best use and benefit to the community of Carnegie.
- To insure that the development project acknowledges the community-like ambience of the business district and surrounding neighborhoods.
- To be consistent with the growth of the Carnegie business district, and to contribute to the continuing viability of that business district.
- To return the improved property to the tax rolls.
- To comply with all zoning and building codes.
- To address the parking concerns and needs in support of the development itself.
- To create a project that maintains the scale and character of the community.

IV. Lead Agency, Contacts :

The CCDC is the agency responsible for the selection of the successful proposal. As such, the CCDC will manage the screening, review, evaluation and selection of proposals. Approval and selection of the successful proposal will be made in the sole and exclusive discretion of the CCDC.

Once a final proposal has been selected, the CCDC may serve as project advocate, and will assist the developer, in connection with securing approvals from the Planning Commission, the Zoning Hearing Board and the Borough Council. The conveyance of the property to the developer will be contingent upon the developer's receipt, in a timely manner, of all necessary municipal approvals required to develop the property as proposed.

The first contact for inquiries regarding the selection process, to arrange for a tour of the site or for the submission of qualifications/proposals is:

Leigh Ann White
Executive Director
Carnegie Community Development Corporation
40 E. Main Street
Second Floor
Carnegie, PA 15106
(412) 279-5456
Leigh.white@carnegiepa.org

Questions regarding zoning and land use may be directed to:

Whitney Brady
Carnegie Borough Manager
One Veteran's Way
Carnegie, PA 15106
(412) 276-1414
Wbrady.carnegieboro@comcast.net

Financial incentives are not currently available for this project. However, the CCDC will work with the successful developer to identify any available state or federal development grants or other incentives for which the selected project may be eligible.

V. Property Option

The CCDC will, in its discretion and under appropriate circumstances, consider a proposal to enter into an option to purchase agreement. The term of the option is negotiable, but will not exceed six (6) months. A nonrefundable option fee will be paid at the time of execution, delivery and acceptance of the option, which will be negotiated, but which will not be less than \$1,000 for each month that the option remains in effect. The option fee will be applied to the purchase price if the option is exercised. In order to exercise the option, a binding agreement of sale must be in place. Developers interested in pursuing an option agreement are required to submit a full Developer Qualifications and Proposal packet.

VI. Developer Qualifications/Project Proposal:

The CCDC will require a statement of developer qualifications and a project proposal. The statement/proposal must include:

- The name and complete contact information of a single contact person
- A description, in detail of a specific project for the site. Drawings are encouraged, but not required.
- A detailed project development timeline
- Supporting data that the proposed project is the highest and best use for the site.
- Identification of probable funding sources (be as detailed as possible) for the project as well as any expected pre-sale or other applicable contingencies or conditions related to financing.
- A non-binding letter of interest from any potential retailers or tenants (This is not mandatory, however if a retailer has been identified for the accepted proposal, the retailer will be expected to become involved in the development process.)

- A description of the developer’s qualifications and experience, including a list of completed projects and references for each project
- The ownership and management structure of the development team
- A statement of financial capacity including the following for each development team member: three years of financial statements; three financial references; potential sources of equity and debt financing; disclosure of any filings for bankruptcy or legal proceedings.
- A statement in response to this RFQ/P acknowledging the proposed sale price for the CCDC property. The CCDC reserves the right to negotiate a final sale price.

The statement of qualification and proposal should include one (1) original and three (3) copies of the required documents. The packages must be delivered to:

Leigh Ann White
 Executive Director
 Carnegie Community Development Corporation
 40 E. Main Street
 Second Floor
 Carnegie, PA 15106
 (412) 279-5456
 Leigh.white@carnegiepa.org

Email submissions will be accepted providing they are complete.

VII. Process following Proposal Acceptance:

Within two weeks of the proposed project acceptance, the developer will be expected to negotiate with the CCDC an **estimated timetable** for the project through completion, including specific benchmarks for the following:

- Agreement of sale with Carnegie Community Development Corporation
- Preliminary drawings and a thorough narrative of the development concept
- Development Agreement with the CCDC for the development in accordance with the approved plans (ideally this document should be executed at the same time as the agreement of sale).
- An estimate of completed value including projected market value/sale price of any dwelling units, projected lease rate for any commercial space and supporting evidence for estimate of value
- Application to the Carnegie Planning Commission
- Preliminary approval for the development from the Carnegie Planning Commission

- Carnegie Planning Commission approval
- Completion of pre-sale requirements if applicable
- Letter of commitment for project financing
- Building permit application
- Closing on purchase of property
- Construction start date
- Substantial completion date

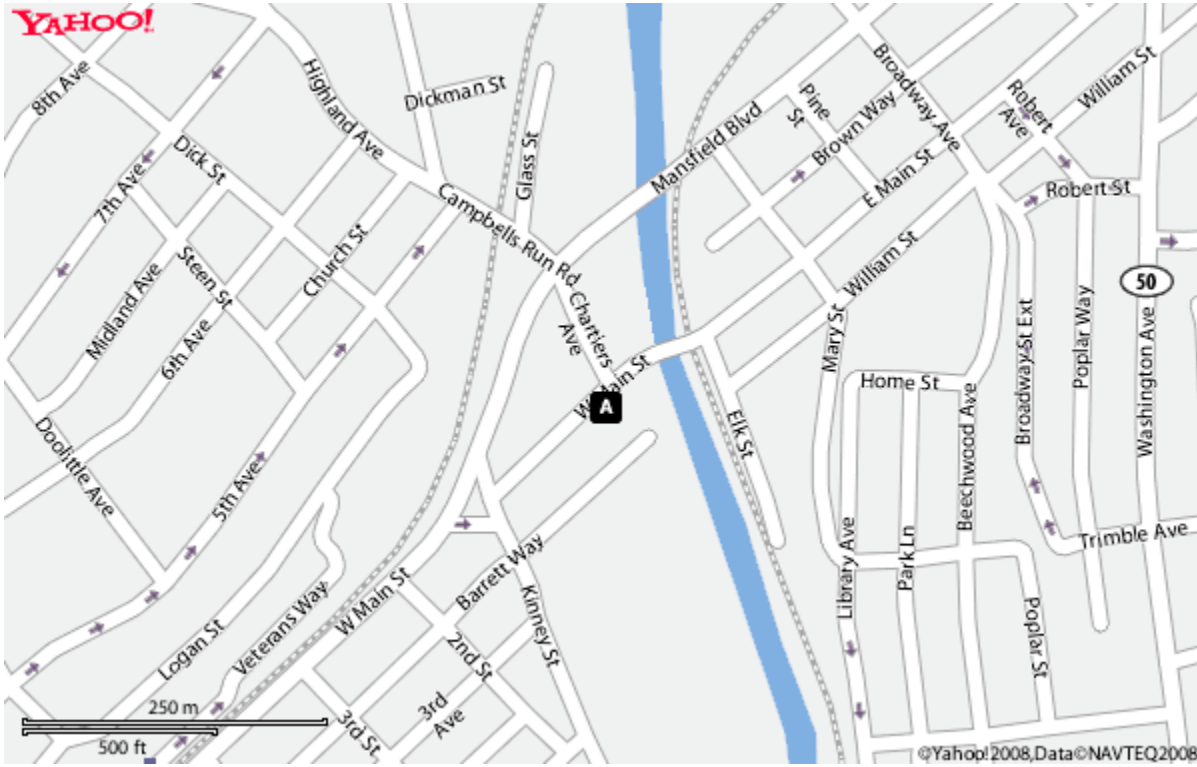
VIII. Disclaimer:

The Carnegie Community Development Corporation reserves the right to reject any or all responses to this RFQ/P, to advertise for new RFQ/P responses and to accept any RFQ/P response deemed to be in the best interest of the CCDC.

Neither the submission of a response to this RFQ/P, nor a response by the CCDC, nor acceptance of a proposal submitted by a developer, should be construed as a contract nor indicate a commitment of any kind by the CCDC. No contract between the CCDC and a developer shall exist until a definitive sales agreement and development agreement, containing mutually acceptable terms and conditions applicable to the conveyance and development of the property, is executed by the parties. If the parties are unable to negotiate a definitive sales agreement and development agreement within the periods agreed under Article VI above, or if development of the project does not occur within a reasonable time period consistent with the time periods proposed by the developer, the CCDC reserves the right to revoke its acceptance of the developer's proposal and to either accept another proposal that was submitted, or to re-advertise the project.

Responses to this RFQ/P must be submitted without the expectation of automatic selection. The CCDC reserves the right to postpone any date contained herein and to contact any person or organization identified in the submissions. While all information will be held in confidence to the extent authorized by applicable law, the CCDC shall not return any information submitted as part of a response to this request.

Attachment 1
Map



A = Property Location

Attachment 2
Tax Parcel Descriptions

TAX PARCEL NO. 103-R-158

All that certain lot or piece of ground situate in the First Ward of the Borough of Carnegie, County of Allegheny and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING on the Southeasterly side of West Main Street, North 48 degrees 30 minutes East 214.12 feet from First Street at the property now or formerly of Benjamin Bales, et ux., the POINT OF BEGINNING; thence along the West Main Street North 48 degrees 30 minutes East, a distance of 17.68 feet; thence South 41 degrees 30 minutes East 113 feet to the Northwesterly side of Barrett Way; thence along said side of Barrett Way, South 48 degrees 30 minutes West 17.68 feet to the property now or formerly of Benjamin Bales, et ux., thence along said Bales Property, North 41 degrees 30 minutes West 113 feet to West Main Street at the place of beginning.

TAX PARCEL NO. 103-R-160

All that certain lot or piece of ground situate in the Borough of Carnegie, County of Allegheny and Commonwealth of Pennsylvania, said piece or parcel being bounded and described as follows, to-wit:-

BEGINNING on the Southeasterly side of West Main Street at the center line of a party wall North 48 degrees 30 minutes East 249.54 feet from First Street, the POINT OF BEGINNING; thence along West Main Street, South 48 degrees 30 minutes West 17.74 feet to the property now or formerly of Harris Bros., thence along property of Harris Bros., South 41 degrees 30 minutes East, 113 feet to the Northwesterly side of Barrett Way; thence along said side of Barrett Way, North 48 degrees 30 minutes East 17.74 feet; thence North 41 degrees 30 minutes West along the center of a part wall, 113 feet to West Main Street at the place of beginning.

TAX PARCEL NO. 103-R-156

All that certain lot or piece of ground situate in the Borough of Carnegie, County of Allegheny and Commonwealth of Pennsylvania, said piece or parcel being bounded and described as follows, to-wit:-

Beginning at a mark on the center of pier of a brick building on the Southeasterly side of Fourth Avenue (now known as West Main Street), at a point distant 195.73 feet Northeastwardly from the intersection of the Southeasterly line of Fourth Avenue with the Northeasterly line of First Street, and at the corner of a piece or parcel of land conveyed by Michael O'Keefe and wife, to Solomon Scheuer, by Deed dated December 4, 1906 and recorded in the Recorder's Office of Allegheny County in Deed Book Volume 1506, page 263, the POINT OF BEGINNING; thence by line of lands now or formerly of Solomon Scheuer, South 41° 30' East 113 feet to a point on the line of Pine Alley (now called Barrett Way); thence by line of said alley, North 48° 30' East 17.52 feet to a point; thence by other lands now or formerly of the said Michael O'Keefe, North 41° 30' West 113 feet to the line of Fourth Avenue aforesaid, at a point in the center of brick pier in said building; thence by line of Fourth Avenue (now West Main Street) South 48° 30' West 17.52 feet to a point, the place of beginning.

TAX PARCEL NO. 103-R-162

PARCEL ONE:

All that certain lot or piece of ground situate in the First Ward of the Borough of Carnegie, County of Allegheny and Commonwealth of Pennsylvania being bounded and described as follows:

BEGINNING at a mark or caret on the South side of West Main Street (formerly Fourth Avenue) distant sixty one and seventy six hundredths feet from a mark on the coping of the abutment of the bridge across Chartiers Creek; thence by said line of West Main Street South $48^{\circ} 30'$ West seventeen and fifty nine hundredths feet to a mark or caret; thence by land now or late of Michael O'Keefe South $41^{\circ} 30'$ East one hundred thirteen feet to a point on line of an alley eighteen feet wide; thence by line of said alley seventeen and fifty nine hundredths feet to a point; thence by the dividing line between land hereby conveyed and land of the Union National Bank of Carnegie North $41^{\circ} 30'$ West one hundred thirteen feet to a mark or caret on the South side of West Main Street at the place of beginning.

PARCEL TWO:

All that certain lot or ground situate in the First Ward (late Borough of Chartiers) of the Borough of Carnegie, Allegheny County, Pennsylvania bounded and described as follows to wit:

BEGINNING on the South side of West Main Street (formerly Fourth Avenue) at a point distant forty one and three hundredths feet from a mark on the coping of the abutment of the county Bridge across Chartiers Creek; thence by line of said West Main Street South forty eight degrees thirty minutes West twenty and seventy three hundredths feet to a mark or caret; thence by land formerly sold by Michael O'Keefe et. ux. to Elizabeth B. Hill, South forty one degrees thirty minutes East one hundred thirteen feet to a point on the North side of an alley eighteen feet wide; thence by North line of said alley North forty eight degrees thirty minutes East nine and sixty seven hundredths feet to a point on Bank of Chartiers Creek; thence down said Chartiers Creek North sixteen degrees forty five minutes West twenty six and forty two hundredths feet to a corner of land now of E. G. Husler; thence by land of said E. G. Husler North forty one degrees thirty minutes West eighty nine feet to a point on the South side of West Main Street at the place of beginning.

TAX PARCEL NO. 103-R-154

All that certain lot or piece of ground situate in the First Ward of the Borough of Carnegie, County of Allegheny and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

Beginning on the Southeasterly line of West Main Street (formerly Fourth Avenue) in said Borough at a point distant 178.25 feet Northeastwardly from the intersection of said Southeastwardly line of West Main Street with the Northeastwardly line of First Street, as shown by survey made by Andrews and Southard, Engineers, dated November, 1906, and at the corner of property now or lately owned by the Estate of J. J. Joyce; thence by line of West Main Street North $48^{\circ} 30'$ East, a distance of 17.21 feet to a mark on the Wall of a brick building of said described premises at the center line of wall of said building and adjoining building, now or formerly owned by Michael O'Keefe; thence by line of lands of said Michael O'Keefe, by line passing through said boundary wall South $41^{\circ} 30'$ East, a distance of 113.00 feet to a point on Barrett Way, formerly Pine Alley;

thence by line of Barrett Way, South 48° 30' West, a distance of 17.21 feet to a line of lands now or formerly owned by the Estate of J. J. Joyce, thence by line of said lands North 41° 30' West, a distance of 113.00 feet to the line of West Main Street, at the place of beginning.

Attachment 3
Tax Map

