

REQUEST FOR PROPOSALS

1601 NORTH 33RD STREET
PHILADELPHIA, PENNSYLVANIA 19121

SEPTEMBER 20, 2007

**REDEVELOPMENT AUTHORITY
OF THE CITY OF PHILADELPHIA**

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REQUEST FOR PROPOSALS
1607-09 WEST OXFORD STREET

I. INTRODUCTION

The Redevelopment Authority of the City of Philadelphia "RDA" invites competitive proposals from interested parties for the purchase and development of **1601 North 33rd Street** ("Parcel"), more fully identified in the attached legal description and plot plan (Exhibit "A"). The scale, conceptual design and proposed tenant mix should be used to create a visually prominent development that will complement the surrounding residential uses in accordance with the Model Cities Urban Renewal Plan (Exhibit "B"). The selected developer is strongly encouraged to work with the local community:

- 1) through community involvement in the design and zoning process;
- 2) in advertising and promoting employment opportunities for local residents;
- 3) in providing information to the community about the process, status and timing of the development.
- 4) towards broader community improvement efforts (such as lighting and landscaping)

Proposals will be reviewed to determine the most responsive development offer in accordance with the selection criteria outlined in Section X of this Request for Proposals "RFP".

II. SUMMARY DATA

- Parcel: 1601 North 33rd Street
- Area of Site: 2000 square feet
- Zoning Classification: "R-9A" Residential

IIA. IMPORTANT DATES

- Notice of Interest Deadline: October 24, 2007; 12:00 PM
- Submission Deadline: December 5, 2007; 12:00 PM

III. OBTAINING PROPOSAL MATERIALS

Proposal materials may be picked up at the Redevelopment Authority, 1234 Market Street, 16th Floor, Philadelphia, PA 19107. Additionally, the Request for Proposals will be posted online at <http://www.phila.gov/rtfp>. The attached Notice of Interest form (Exhibit "C") must be returned by **12:00 PM, October 24, 2007**. Any notices of information such as deadline changes, questions and answers documents, and other important communications will only be sent to individuals and organizations that have submitted this Notice of Interest. Submitting this Notice does not bind the one submitting it to respond to the Request for Proposals. Please submit the Notice of Interest form to Brian Romano, Project Manager, Redevelopment Authority at 1234 Market Street, 16th

Floor, Philadelphia, PA 19107, or faxed to his attention at 215/854-6532. Should a developer fax the Notice of Interest, the developer must confirm receipt of the fax with Brian Romano by calling 215/209-8637.

IV. SUBMISSION DEADLINE

All proposals, including a good faith deposit in the amount of \$10,000 in the form described in Section VII.A.3 below, must be submitted on or before **12:00 PM, December 5, 2007**. Upon selection, the \$10,000 good faith deposit will be credited toward the security completion deposit described in Section VI.

All submissions must be addressed to the attention of Brian Romano, Project Manager, Redevelopment Authority, 1234 Market Street, 16th Floor, Philadelphia, PA 19107.

V. STRUCTURE OF THE TRANSACTION

The Redevelopment Authority is currently the legal titleholder of the Parcel, and intends to convey the Parcel to the selected redeveloper pursuant to a Redevelopment Agreement (substantially in the form included in Exhibit "D") within a timeframe specified by the Authority. Construction may require prevailing wage as part of this Redevelopment Agreement.

The Redevelopment Authority makes no warranties as to the environmental condition of the Parcel. Any necessary environmental remediation will be the sole responsibility of the selected respondent and should be included in the Development Sources and Uses of Funds Statement (Exhibit "F").

The Redevelopment Authority makes no warranties as to the location, capacity, and condition of utility services to the Parcel. Any replacements, repairs, modifications, or upgrades to existing utility services or installation of new equipment or facilities (both on and off the Parcel) will be the sole responsibility of the selected redeveloper.

VI. PROPOSAL REQUIREMENTS

All submitted proposals must contain an original of all materials required by this Request for Proposals. An additional **six (6) copies** of the proposal should also be submitted with the original. The submission must contain the substantive 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 the Redevelopment Authority, attn: Brian Romano, Project Manager. This narrative should describe in sufficient detail the overall scope of the project. This summary should include details such as: development timeline, project costs, proposed purchase price, past experience with similar projects, proposed zoning, and economic and social impacts on the surrounding area. This narrative must be typed, signed by the appropriate representative, and sufficient in length to adequately address the aforementioned details.

B. Completed Forms

1. Economic Opportunity Policy / Redeveloper's Overall Project Goals — **Exhibit E**
2. Development Sources and Uses of Funds Statement – **Exhibit F**
3. Redeveloper's Statement of Qualifications and Financial Responsibility – **Exhibit G**
4. Redeveloper's Statement for Public Disclosure – **Exhibit H**
5. Philadelphia Tax Status and Clearance – **Exhibit I**

All questions presented on these forms must be addressed. If the answer is "None" or "Not Applicable", please so indicate.

Please check your package upon receipt to assure that these forms have been included. If any are missing, notify Brian Romano at (215) 209-8637 and the missing form(s) will be provided. **THESE FORMS MUST BE COMPLETED AND INCLUDED IN YOUR PROPOSAL FOR THE PROPOSAL TO COMPLY WITH THE SUBMISSION REQUIREMENTS OF THIS RFP AND TO BE CONSIDERED BY THE AUTHORITY.**

C. Architectural Submissions

Architectural submissions must be submitted on 11" x 17" size paper by a registered architect. Each copy of the proposal must contain an 11" x 17" set of the plans and address at a minimum the following:

- 1) Proposed buildings/improvements with dimensions, horizontal, vertical and ground elevations
- 2) Materials, finishes and colors for the façade of the proposed buildings and improvements
- 3) Ground floor and principal floor plans
- 4) Site boundaries
- 5) Site dimensions
- 6) Zoning (Existing and Proposed, if applicable)
- 7) If site is to be subdivided, the dimensions for each new parcel
- 8) Existing infrastructure including right-of-ways and trees
- 9) Proposed setbacks, side yards, back yards, parking and common areas with dimensions
- 10) Proposed land and building use/s
- 11) Materials for parking or other impervious surfaces

VII. SUBMISSION OF PROPOSALS

Proposals may be submitted any time prior to **12:00 PM on December 5, 2007** to:

Redevelopment Authority of the City of Philadelphia
1234 Market Street, 16th Floor
Philadelphia, PA 19107
Attention: Brian Romano

Proposals received after the **12:00 PM deadline on December 5, 2007** will not be considered. The full responsibility for the timely submission of proposals rests with the prospective redeveloper. The deadline is firm. No extensions will be granted and no excuses will be accepted. Proposals that are not accompanied by the good faith deposit will be rejected at the time of opening.

VIII. THRESHOLD REVIEW

The Authority will initially review the proposals to determine compliance with the Requirements for Proposals listed in Section VII. Only proposals that comply with these requirements will be considered for evaluation. If no proposal meets these requirements, the Authority may allow all redevelopers to supplement their submissions to conform to these requirements.

IX. EVALUATION OF PROPOSALS

Proposals deemed satisfactory pursuant to Section VIII will be evaluated by a Proposal Review Team. It is anticipated that this process will take approximately four (4) weeks to complete. Proposals deemed satisfactory pursuant to Section VIII will be evaluated in their entirety – i.e., not one factor, but rather the combination of all of the following factors which best satisfies the City of Philadelphia’s interest will determine the successful redeveloper. Final selection is subject to approval by the Redevelopment Authority Board of Directors.

Assessment Factors

A. Price

Added consideration will be given to proposals that exceed the required minimum purchase price. However, proposals will be evaluated in conjunction with the other factors listed below.

B. Design

Proposals will be evaluated on the following basis:

1. Conformity with permitted uses;
2. Conformity with the Model Cities Urban Renewal Plan;
3. Relationship to surrounding buildings;
4. Enhancement of the neighborhood;
5. Amenities (open areas, landscaping, parking);

6. Overall urban design quality.

C. Financial Capability

Financial Capability will be evaluated in conjunction with other factors. Financial capability is of major significance in the evaluation of proposals. Prospective redevelopers are urged to recognize the importance of this element.

D. Economic and Social Impact

Additions to the economic vitality of the City in the form of increased job opportunities, tax rates, and construction activity will be considered in the evaluation, as will the impact and contribution of the quality of life and social fabric of the City.

E. Experience

To be considered under this request for proposals, the controlling entity of the development team must have experience with a project over the last five years substantially equal or greater in size of the proposed Development.

F. Project Timetable

The expeditious start and completion of the proposed development will be considered in the evaluation.

G. Female and Minority Involvement

Female and minority participation will be a factor in the evaluation.

H. Experience with City Agencies

The previous track record of the redeveloper with the Redevelopment Authority, the City of Philadelphia, or any of its related agencies will receive consideration.

X. RESERVATION OF RIGHTS

The Authority reserves and may exercise the following rights and options with respect to this selection process:

- to request one or more of the redevelopers to provide additional material, clarification, confirmation or modification of any information in the submission;
- to supplement, amend, substitute or otherwise modify this RFP any time prior to selection of one or more redevelopers for negotiation, and to cancel this RFP with or without issuing another RFP;
- to request that one or more of the redevelopers supplement proposals based on the review of all proposals;

- to negotiate with one or more of the redevelopers concerning any aspect of the proposal, including price;
- to terminate any negotiations at any time;
- to accept or reject at any time prior to the execution of the Redevelopment Agreement, all submissions and/or to withdraw the RFP without notice;
- to expressly waive any defect or technicality in any proposal;
- to solicit new proposals;
- to rescind a selection prior to execution of the Redevelopment Agreement if the Authority determines in its sole discretion that the proposal does not conform to the specifications of this RFP;
- to rescind a selection prior to execution of the Redevelopment Agreement if the Authority determines that the specifications contained in this RFP are not in conformity with law or that the process in selection of the redeveloper was not in conformity with law or with the legal obligations of the Authority.

By submitting a proposal in response to this Request for Proposals, a redeveloper affirmatively indicates their acceptance of the terms and conditions of this RFP.

XI. SELECTION OF REDEVELOPER

It should be noted that the disclosure statements and other documentation submitted to the Authority are the most important single source of information upon which the Authority may base its selection and approval of a redeveloper. Accordingly, any substantive misstatement or omission in any such disclosure statement or documentation shall be sufficient for the Authority to reject the proposal.

Upon completion of the review and evaluation, the Authority will recommend a course of action to the Redevelopment Authority Board of Directors. The Redevelopment Authority shall make the final decision with respect to development proposals and shall notify all redevelopers of the results and return good faith deposits to unsuccessful redevelopers.

XII. REDEVELOPMENT AUTHORITY DISPOSITION PROCESS

After the Authority reviews the proposals and a redeveloper's proposal is selected, Redevelopment Authority Board, City Planning Commission and City Council approval must be obtained before the Authority can execute the Agreement and construction can commence. Following is a general sequence of events in this approval process:

1. Redevelopment Authority Advisory Board of Design (ABD) approval of schematic architectural plans;

2. Signing of the Redevelopment Agreement by the redeveloper. At this time the good faith deposit submitted with the proposal is credited toward the security deposit for construction of the improvements in accordance with the Redevelopment Agreement.
3. Initiation of the Authority Fine Arts Process. The Fine Arts Committee will direct selection of an artist, development of ideas and creation of a budget for the installation of an appropriate work of Fine Arts in accordance with the Fine Arts Policy and Procedures (Exhibit J).
4. ABD approval of Design Development Plans;
5. Redevelopment Authority Board approval of the Redevelopment Agreement;
6. City Planning Commission approval of the Redevelopment Agreement;
7. City Council approval of the resolution;
8. Execution of the Redevelopment Agreement by the Redevelopment Authority;
9. Settlement;
10. Pre-construction conference;
11. Construction period;
12. Review of the completed development by the Authority to determine compliance with the Redevelopment Agreement. If the development is found to be in compliance with the Redevelopment Agreement, a Certificate of Completion is issued by the Authority and the security deposit is returned.

The redeveloper shall be responsible for securing all necessary permits, licenses, approvals, or variances and is obligated to pay all costs involved in securing such permits, licenses, approvals, and variances to comply with the development controls, City Codes, and the approved design development and construction drawings.

XIII. EVENTS OF DISQUALIFICATION OR DEFAULT

A. Events of Disqualification or Default

1. Unilateral withdrawal by the selected redeveloper;
2. Failure to proceed substantially in accordance with the proposal as submitted;
3. Failure by the redeveloper for any reason whatsoever to timely execute the Redevelopment 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 Authority places particular importance on the information

required by the Redeveloper's Statement of Qualifications and Financial Responsibility and the Redeveloper's Statement for Public Disclosure;

5. Failure to provide in a timely manner the additional material required after selection throughout the Authority disposition process, as described in Section XII of this proposal;

B. Remedies

Upon the happening of an Event of Disqualification or Default by a selected redeveloper, the Authority shall have the right, at its election, to:

1. Rescind its selection of the redeveloper; or
2. Declare null and void an Agreement which may already have been executed; and/or
3. Retain the Good Faith Deposit/Security Deposit as liquidated damages.

XIV. LIST OF EXHIBITS

- A - Legal Description and Plot Plan
- B - Model Cities Urban Renewal Plan
- C - Notice of Interest
- D - Form of Redevelopment Agreement
- E - Economic Opportunity Policy and Requirements/Redeveloper's Overall Project Goals
- F - Development Sources and Uses of Funds Statement
- G - Redeveloper's Statement of Qualifications and Financial Responsibility
- H - Redeveloper's Statement for Public Disclosure
- I - Tax Status Certification
- J - Fine Arts Program: Policies & Procedures