



REQUEST FOR PROPOSALS

STRUCTURAL EVALUATION & BUILDING ENVELOPE ASSESSMENT

BEDFORD DWELLINGS NEIGHBORHOOD

CITY OF PITTSBURGH

Issue Date: September 13, 2024

Pre-Proposal Meeting Date: September 23, 2024

Proposal Due Date: October 1, 2024

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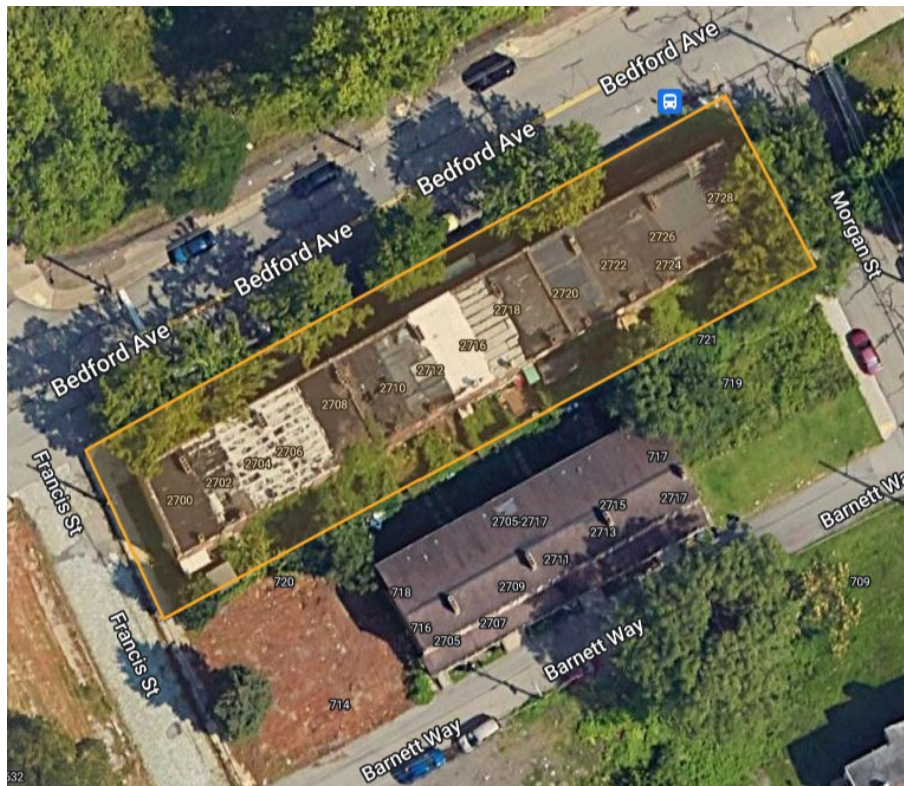
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BEDFORD TOWNHOMES
STRUCTURAL EVALUATION & BUILDING ENVELOPE ASSESSMENT
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1. INTRODUCTION

The Housing Authority of the City of Pittsburgh (HACP), in partnership with the Urban Redevelopment Authority of Pittsburgh (URA) is the recipient of a Choice Neighborhood Implementation Grant from the U.S. Department of Housing and Urban Development. The objective of which is the implementation of a comprehensive neighborhood revitalization plan to supplement the redevelopment of distressed public and/or assisted housing and neighborhoods. Affordable for-sale housing and homeowner facade improvements are identified as two Critical Community Improvements key to comprehensive neighborhood revitalization.

The Project Team consisting of Pittsburgh Housing Development Corporation (PHDC) and Hill Community Development Corporation (HCDC) is the owner has site control of 8 single family housing rowhome units on Bedford Avenue in the Bedford Dwellings Neighborhood of the City of Pittsburgh. The Project Team would like to redevelop these underutilized properties into affordable for-sale housing units that will benefit residents and stabilize adjacent units within the 2700 block of Bedford Avenue. Located in the heart of Bedford Dwellings, this site could set the precedence for future blight remediation and rehabilitation efforts within the surrounding neighborhoods.



2. GENERAL

The Project Team will retain a Registered Professional Engineering firm (Consultant) to submit proposals for comprehensive Structural & Building Envelope Assessment of the properties located at Bedford Avenue, Pittsburgh, PA 15219. The properties are bounded by Bedford Avenue to the north, Francis Street to the West, Barnett Way to the south, and Morgan Street to the east. The qualified Consultant is required to complete a Structural evaluation and building envelope assessment, prepare schematic drawings for each property, and provide cost estimates for the structural stabilization of the buildings. The properties are located at the following addresses:

Address	Lot and Block	Stories	Approximate Size
2702 Bedford Ave. Pittsburgh, PA 15219	10-D-51	Basement and 2 Story	1,125 SF
2708 Bedford Ave. Pittsburgh, PA 15219	10-D-52-A	Basement and 2 Story	1,125 SF
2710 Bedford Ave. Pittsburgh, PA 15219	10-D-53	Basement and 2 Story	1,125 SF
2712 Bedford Ave. Pittsburgh, PA 15219	10-D-53-A	Basement and 2 Story	1,125 SF
2720 Bedford Ave. Pittsburgh, PA 15219	10-D-57	Basement and 2 Story	1,125 SF
2724 Bedford Ave. Pittsburgh, PA 15219	10-D-58-A	Basement and 2 Story	1,125 SF
2726 Bedford Ave. Pittsburgh, PA 15219	10-D-59	Basement and 2 Story	1,125 SF
2728 Bedford Ave. Pittsburgh, PA 15219	10-D-59-A	Basement and 2 Story	1,125 SF

The Project Team has adopted a goal of 30% minority participation and 15% women's participation in its contract work and the Authority wishes to achieve this level of significant MBE/WBE participation in its professional services contracts. To that end, ***professional service contracts, in the amount of \$75,000 or more, require the submission of a MWBE plan.***

3. SCHEDULE

Selection of the consultant is expected to occur in October 2024, with work to begin in the same month. Completion of the Consultant's work shall be within 31 days of the Notice to Proceed.

The proposed schedule:

- RFP Release Date – September 13, 2024
- Site Walkthrough – September 23, 2024
- Proposals Due Date – October 1, 2024
- Contracting Date – October 15, 2024
- Notice to Proceed – October 16, 2024
- Project Completion Date – November 15, 2024

4. SCOPE OF SERVICES

For each building inspected, provide the following:

- a. An evaluation report of current conditions of structural members of each building.
- b. A list of damaged/deteriorated structural and load bearing elements in each building. Prioritize by urgency for repair.
- c. Schematic drawing of each property highlighting areas of damage and concern.
- d. Repair/Reconstruction Opinion of Probable Cost.

Inspection of each building shall include the following:

Envelope, Foundation, Joists, Rafters, Studs, any other Load Bearing Elements including Masonry Walls. Include checks for the integrity of Roof/Wall framing and sheathing, and windows against Water Infiltration.

The following is a detailed description tasks to be completed:

I. Structural & Building Condition Assessment

- i. Inspect interior structural components, including foundation, walls, columns, beams, floor joists, ceiling, and roof against structural failure, water damage, termite damage, rot, mold, or other forms of deterioration.
- ii. Inspect exterior elements including windows, walls, lintels, porches, facades, and roof against cracks, spalling, water infiltration, or other signs of distress.
- iii. Identify immediate safety hazards and recommend urgent measures to mitigate these risks.
- iv. Analyze load-bearing structural elements to ensure they meet current standards and can safely support existing and future loads.
- v. Assess foundation against settlement, cracks, or movements. Determine if additional foundation support and/or repair is needed.
- vi. Assess the condition of the roof structure, including roof frame, sheathing, joists, and rafters. Identify areas needing repair/replacement.

II. Deliverables

- i. Prepare Structural evaluation and building envelope Assessment report for each property. The report should focus on Structural and Load Bearing Elements. Categorizing repairs as critical, high-priority, or normal based on their impact on structural integrity and safety hazard.

- ii. Prepare Schematic Drawings highlighting areas of damage and concern, including specific locations of distress, deterioration and cracks, structural failure, and areas requiring repair/reconstruction and/or replacement.
- iii. Provide a detailed OPC that shall include itemized costs for all recommended repairs, including an appropriate contingency allowance.

This scope of services and the resulting deliverables will be used as a basis to inform a future Request for Proposals from qualified Design-Build Contractors for the stabilization of the building structure.

5. PRIORITY BUILDINGS TO BE INSPECTED

The following properties are the Project Team's current highest priorities for inspection. An expedited assessment report for these two properties is required, prior to the completion of the reports for the remaining properties.

- | | |
|--|-----------|
| • 2710 Bedford Ave. Pittsburgh, PA 15219 | 10-D-53 |
| • 2712 Bedford Ave. Pittsburgh, PA 15219 | 10-D-53-A |

6. PROPOSAL REQUIREMENTS

The consultant shall submit a technical proposal (the "Proposal") that addresses the following specific issues:

- a. A narrative description of the approach, both technically and organizationally, to providing the required services. Work tasks and methodology should be identified.
- b. A description of the project organization and staffing to manage the work. The name and title of key personnel to be assigned to the project should be identified and resumes included.
- c. A statement of similar technical evaluations performed previously. Identify the client and contact persons.
- d. A proposal for Minority and Women-owned Business Enterprise ("MWBE") participation in the project. **Note: Professional service contracts of \$75,000 or more require the submission of a MWBE plan. Additionally, consultant will acknowledge and will make a good faith efforts to meet the Greater Hill District Master Plan percentage goals of 30% MBE and 15% WBE.** Any questions about MWBE requirements should be directed to mwbe@ura.org and/or compliance@ura.org
- e. A project schedule indicating the timing and duration for each major task and subtask identified in the Scope of Services.
- f. A written acknowledgment of the project's goal to provide, to the greatest extent possible, training, employment, contracting, and other economic opportunities to low-and very low-

income persons, especially HACP residents and residents of the Greater Hill District (“Section 3 Acknowledgment”).

- g. A fee structure with detailed breakdown of costs:
- The level of effort in manhours for the various tasks and subtasks corresponding to the Scope of Services and the technical proposal.
 - The job classifications and direct hourly rates applied to the work tasks.
 - The total salary cost for the services.
 - The proposed overhead factor to be applied to the salary cost, with a detailed breakdown.
 - The fee or percentage of profit proposed for the services.
 - The direct costs projected, including subconsultant’s fees for various services.
 - Assumptions made in estimating time and costs.

7. SELECTION CRITERIA

Selection for this assignment will be made based on the following equally weighted criteria:

- a. The qualifications and experience of the staff assigned to the work and their professional experience with similar types of projects.
- b. The content and quality of the work plan.
- c. Origination and management of the project including efficient staff utilization.
- d. The level of significant MBE/WBE and Section 3 participation.
- e. Project design schedule and the teams perceived ability to meet the schedule.
- f. The Fee Proposal.

8. PROPOSAL SUBMITAL AND SELECTION PROCESS

Proposals must be submitted via URA’s IonWave Technologies Bidding Platform. ***Contract documents will not be mailed. Bids will only be accepted through IWT.*** Instructions to register for IWT can be found here: [Ion Wave Registration](#). If you need any assistance with this process, or encounter an issue setting up the registration, please contact Ivy Coleman at icoleman@ura.org.

9. INSURANCE REQUIREMENTS

The selected Consultant shall purchase and maintain the following insurance coverage and minimum limits during the contract period. With the exception of Workers’ Compensation Insurance, the Pittsburgh Housing Development Corporation, the Urban Redevelopment Authority of Pittsburgh, Hill Community Development Corporation, and Pittsburgh Land Bank must be included as an “additional insured” and

“certificate holder” on the Consultants policy. A certificate of insurance specifying these coverages must be provided at the time of contracting.

<i>Insurance</i>	<i>Amount</i>
Workers’ Compensation Insurance	Statutory limits
Comprehensive General Liability Insurance	\$1,000,000 (aggregate); \$500,000 (occurrence)
Comprehensive Automobile Liability Insurance	\$500,000 for bodily injury and property damage

10. LEGAL REQUIREMENTS

- a. The Project Team shall have the right to verify the accuracy of all information submitted and to make such investigation as it deems necessary to determine the ability of each Consultant to perform the obligations in the response. The Project Team in its discretion reserves the right to reject any response when the available evidence or information does not satisfy the Project Team that the Consultant is qualified to carry out properly the obligations of the response.
- b. The selected Consultant will be required to demonstrate a good faith effort to incorporate environmentally sustainable features and practices into their development plan.
- c. The Project Team reserves the right to accept an offer or proposal other than the highest offer and will determine awards at its sole discretion.
- d. The Project Team shall be the sole judge as to which, if any, Consultant best meet the selection criteria. The Project Team reserves the right to reject any or all responses, to waive any submission requirements contained within this response, and to waive any irregularities in any submitted response.
- e. This form is submitted subject to errors, omissions, and/or withdrawal without notice by the Project Team at any time.
- f. All responses, including attachments, supplementary materials, addenda, etc. shall become the property of the Project Team and will not be returned.
- g. Consultant and team members must disclose any conflict of interest with regards to any other work performed by the Applicant for the URA, the City, or any related entity.

11. NONDISCRIMINATION

Selected Consultant agrees to abide by and use diligent efforts to require all contractors and subcontractors to fully abide by all applicable laws and regulations regarding nondiscrimination on the basis of age, race, color, religious creed, ancestry, national origin, sex, sexual orientation, gender, or disability.

12. ACCIDENT PREVENTION

The Consultant shall indemnify and save harmless the Project Team, as their interests may appear, from any claims for damages resulting from property damage, personal injury and/or death suffered or alleged to have been suffered by any person as a result of any work conducted under this Contract.

EXHIBIT A – SURVEY DRAWINGS

EXHIBIT B – SCHEMATIC DRAWINGS