



Bloomfield Garfield Corp.
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**Friendship Development
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5530 Penn Avenue
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REQUEST FOR PROPOSALS (RFP)

5106 PENN AVENUE PENN AVENUE ARTS INITIATIVE

The Penn Avenue Arts Initiative is accepting proposals from individuals or firms seeking to purchase 5106 Penn Avenue, the former Paps N' Us tavern. An open house for the property is slated for Thursday, September 18, 2008, from 4:00pm-5:30pm. Please RSVP to Matthew if you plan to attend. Walk-thrus can also be scheduled by appointment through Matthew as well.

Attached you will find information relating to submitting a proposal including specific requirements, the organization of the proposal, and other relevant information.

Sealed proposals (**six hard copies**) must be received by Matthew Galluzzo no later than **5:00 PM October 17, 2008**. If mailed, the proposal should be addressed to:

Attention: Matthew Galluzzo
Friendship Development Associates
5530 Penn Avenue
Pittsburgh, PA 15206

Please visit www.pennavenuearts.org, www.bloomfield-garfield.org, www.friendship-pgh.org for more information about our organizations. Please feel free to contact Matthew Galluzzo, Penn Avenue Arts District Manager, at 412.441.6147 x4 or matthew@friendship-pgh.org if you require any additional information.

Regards,

Matthew Galluzzo
Arts District Manager

Penn Avenue Arts Initiative



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5106 PENN AVENUE

INTRODUCTION

The Penn Avenue Arts Initiative's (PAAI) core mission is to revitalize the Penn Avenue Corridor, between Negley and Mathilda avenues, by using the arts to enhance public perception of the district, instill pride in the neighborhood, foster inter and intra community ties, and establish an artist's niche. PAAI has been designed to act as a springboard for attracting and enticing artists to live and work in the neighborhoods along the Penn Avenue Corridor.

As a project of the Bloomfield-Garfield Corporation (BGC) and Friendship Development Associates (FDA) Inc., the PAAI is part of a larger community development strategy that intertwines neighborhoods, residential, commercial and cultural projects. It has been a driving force in the development of an innovative, diverse and cultural district in the East End of Pittsburgh.

BUILDING INTERVENTION STRATEGY

The buildings targeted by the PAAI Building and Sites Intervention Strategy are properties of particular distinction, either in period architecture or for location and/or commercial amenities. An incremental development strategy created by the PAAI and its agents, the primary goal of the intervention strategy is to assist buyers in renovating, owning, and/or renting their own live/work space on Penn Avenue. Over the past 10 years, the PAAI has sold 15 buildings throughout the district to both artists and complementary businesses/developers.

THE CURRENT BUILDING

5106 Penn Avenue is a Late Victorian building located in the heart of the Penn Avenue Arts District. Once home to Pap's 'N Us, a longtime neighborhood tavern, the building has fallen into disrepair in recent years. The tavern owners recently sold the building and the business assets to the PAAI partner organization, Bloomfield Garfield Corporation.

The three-story building includes a first floor restaurant/bar area, complete with a full bar, a small kitchen area and ample seating. Residential tenants have historically occupied the second and third floors. The sale price for the building is \$57,500. The liquor license will be sold separately for \$42,500.

TIMELINE

8.20.08 RFP distributed
9.18.08 Walk-Thru of 5106 Penn
10.17.08 RFP Submission Deadline
11.10.08 Applicant Approved by BGC Board of Directors

SELECTION PROCESS

The PAAI Selection Committee will review all proposals the week of October 20 and make its recommendations to the Bloomfield Garfield Corporation Board of Directors. It is anticipated that the board will approve the selected individual/firm by November 10, 2008. Thereafter, applicants will be notified.

TERMS AND CONDITIONS

By submitting a proposal, applicant assumes responsibility for any and all costs associated with the preparation, delivery and presentation of your response including, but not limited to, any required presentations or demonstrations. The PAAI regards all information and data contained within this Request for Proposal, including appended information, confidential. Applicant should protect the integrity and confidential nature of this information and data. The PAAI reserves the right to cancel this RFP in part or in its entirety. The PAAI reserves the right to reject any and all proposals. The PAAI reserves the right to request additional information and/or clarifications from any or all respondents to this RFP. The proposals will be evaluated on the experience, qualifications and innovation of the applicant, design excellence, and how well each of the proposals meet the objectives of this project.



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APPLICANT INFORMATION

- Name
- Address
- Phone
- Email
- Fax

PROJECT DESCRIPTION AND VISION FOR PROPERTY

- Building ownership structure
- Vision for property

BUILDING USAGE

- Proposed occupants by floor (rental / owner-occupied)
- Anticipated rental rates for both commercial and residential space
- Letters of Intent for commercial rental space

EXPERIENCE

- Experience in undertaking rehabilitation projects
- Building ownership
- Business ownership

PROJECT FINANCIALS

- Contractor Estimates

PROOF OF FINANCING

- Pre-Approval letter from bank
- Bank Statement

COMMUNITY

- How the project fits with what the PAAI is trying to do on the street
- How the proposed business or activity will serve the immediate community and/or public at large

FAÇADE PLAN

- How the building improvements will create a positive visual impact on Penn Avenue
- A Penn Avenue elevation drawing of the front of the building completed by an architect (including materials)

BUSINESS PLAN

- If applicable

ADDITIONAL INFORMATION

- Any information you think might assist our committee in evaluating your proposal

Please feel free to contact Matthew Galluzzo, Penn Avenue Arts District Manager, at 412.441.6147 x4 or matthew@friendship-pgh.org if you require additional information.