



216 North Avenue Mixed Use Hub

Request for Proposals - Pre-Construction Cost Estimating Services

Summary: Millvale Community Development Corporation (MCDC), a 501(c)(3) nonprofit, is seeking a qualified construction firm to provide preconstruction cost estimating services for 216 North Avenue, a mixed-use certified green build redevelopment in the heart of Millvale's business district. 216 North Avenue Mixed Use Hub will provide a home for MCDC operations and shared office, arts, meeting, and small business incubation space.

Due date: Friday, August 5, 2022 - 5:00 p.m. via email to Brian Wolovich, Project Manager.

Submit to: brian.wolovich@gmail.com
Brian Wolovich, Project Manager
Millvale Community Development Corporation
216 North Ave
Millvale, PA 15209

Process: The 216 North Avenue Mixed Use Hub RFP for Pre-Construction Cost Estimating Contracting Services was released on July 18, 2022 and is being issued to multiple construction firms. Firms that submit a complete RFP with all requested materials will be invited to participate in a one-hour interview via Zoom between August 9-11. All interviewed construction firms will be notified of the selection decision by August 12, 2022 at 12:00 p.m.

1. The latest version of the RFP, reference materials, and RFI responses are available via email.
2. Any changes to the RFP and supplementary materials will be sent out no later than 12:00 p.m. on July 27, 2022. Applicants are

responsible for reviewing any updates link to ensure they have reviewed the most current RFP information.

3. RFI: All questions pertaining to the RFP must be submitted in writing and received no later than 12:00 p.m. on July 25, 2022. Questions are to be submitted by email to brian.wolovich@gmail.com . Questions and Responses will be shared with all interested parties for the sake of process transparency. Phone calls are not permitted.
4. MCDC is not liable for any costs incurred by any individual or organization or agent thereof in connection with this RFP and interview process. Expenses incurred by applicants are the sole responsibility of the applicant and may not be billed or charged to MCDC now or at any time in the future.
5. All qualifications must be submitted via email attachment in PDF format.

Client: MCDC will serve as the Owner, Developer, and Client on the project. MCDC works in close partnership with New Sun Rising, Millvale Borough, the Triboro Ecodistrict, and other regional partners to develop the project.

Additional information:

- o MCDC is a nonprofit organization (501(c)(3) tax-exempt public charity), EIN 25-1823770, officially incorporated on Oct 5, 1999
- o The MCDC provides programmatic and real estate based services to improve the quality of life in the Millvale community through programs and committees such as: Millvale Bike and Pedestrian Committee, Business Association of Millvale, Gardens of Millvale, Millvale Music Fest, Millvale PRIDE, Millvale Youth, and Property Development.
- o Mission: Active. Sustainable. Growth.
- o MCDC is an all-volunteer organization with a 16-member board, and utilizes the services of several independent contractors and partnering organizations.
- o MCDC works to implement the Millvale EcoDistrict Plan, and is a founding member organization of the Millvale EcoDistrict Collaborative

Primary Contact and Construction Lead:: Brian Wolovich, Project Mgr.
Design Lead: evolveEA

Team: Design Architect: Andrew Forney, evolveEA
Architect of Record: evolveEA

Civil Engineer:	TBD
Structural Engineer:	Gateway Engineers
MEP Engineer:	Iams Consulting
Real Estate Consultant:	Tom Hardy, Palo Alto Consulting

Narrative: As momentum continues to build within the Millvale Business District, the need for projects that bring people to the downtown area is extremely important. This project is part of Millvale's Ecodistrict Pivot 2.0 Plan to advance the health and well being of the community and environment. The project also aims to enhance Grant Avenue Pocket Park and enact strategies from the Allegheny Together Plan; thus enriching the experience for residents as well as visitors. The project will achieve International Living Futures Institute Zero Energy certification (<https://living-future.org/zero-energy/>).

The Mixed Use Hub will provide Downtown Millvale with a project to fulfill many needs all within this one project. This Hub will be a place where residents and visitors are able to come together for larger community meetings or view local artists' work within the large multi-functional space. Local entrepreneurs, activists, and creatives will be able to utilize a portion of the building for co-working space and studio space complete with shared conference rooms. These activities will support the ongoing operation of the space.

Site: The site is a one story commercial building located at 216 North Ave, Millvale, PA 15209 Parcel 79-C-33

Size: Total Site Area:	6,412 sf
Existing Building:	6,300 sf
Renovation:	6,300 sf

Construction: The existing building is a wide open space with concrete block walls, commercial facade facing North Avenue and the business district, and a rear facing loading dock. Demolition and clean out is nearly complete, and is coordinated by Owner. The proposed plan includes renovating the main structure and a complete redevelopment using the existing building footprint. The building is to be renovated to meet appropriate commercial Building Codes.

Budget: Our initial estimate for construction costs is \$2.7 million. The goal of this project is to accurately estimate the construction costs of the project to aid in fundraising and project coordination.

Timeline: Our timeline will be driven by our capacity to raise the necessary funds for the Project and based on the construction firm's expertise. The timeline goals are as follows:

Early Predevelopment	December 2021 - June 2022
Fundraising	December 2021 - TBD
Construction Documents	July 2022 - December 2022
Permitting & Approvals	December 2022
Bidding & Negotiations	TBD
Construction	TBD

* Applicants should include in their response a timeline for completing the pre-construction estimating work.

Completed Work: MCDC purchased the property in 2014 and has worked with a variety of consultants to understand the building. The following is a list of completed work that is available to access the scope of work and preliminary cost:

- Property Survey
- Existing Conditions Drawings, Architectural
- Phase I Environmental Assessment Report
- Architectural Drawings, Schematic Design Set
- Architectural Renderings
- Zoning & Building Code Analysis
- Performance Goals Summary for Green Building Certification

Services: Immediately following the section process, MCDC will request that the selected construction firm work with MCDC to develop a preliminary cost estimate and schedule that can be utilized for grant applications and funding requests. Note: Solar aspects (Rooftop and Electric Vehicle Charging Station) costs are already known and will be provided by MCDC.

Submission: The required submission content is to include the following:

1. Cover letter with applicant's name, point of contact, address, email, and phone number
2. Statement of applicant's philosophy
3. Description of the applicant's approach to the preconstruction cost estimating services
4. Resumes/Bios of lead staff and other key personnel that will be participating in the interview process, and preconstruction services.

5. Proposed cost and timeline for start and completion.

Criteria: Representatives from MCDC have formed a Preconstruction Committee and will review all submissions to identify those which, in their judgment, will best suit the needs of the Project. The Committee reserves the right to reject any and all submittals, in whole or in part, in its sole discretion, for any reason.

The Committee will make their decisions based upon the following:

1. Completeness of the response provided to the RFP
2. Experience, qualifications, and expertise of the applicant as demonstrated by past project successes in providing similar services
3. Satisfaction of past clients in the referenced past projects successes in providing similar services
4. Quality and clarity of the outlined approaches in both written form and through the interview process
5. Cost estimation fee, timeline, and overhead expenses

Post-selection: Once approved by MCDC's Board of Directors, the selected construction firm must be willing to negotiate and enter a formal, written agreement (the "Agreement") with MCDC for the services including, but not limited to, preconstruction fee (lump sum), and timeline for preconstruction services (including cost estimate and duration-only project schedule).

The preliminary (pre-agreement) selection of the construction firm in no way obligates MCDC to enter into a binding agreement or contract with the selected consultant. Rather, MCDC reserves the right to terminate all discussions and negotiations at any time prior to the execution of the Agreement and understands that the selected consultant has the same right.

No legal or contractual rights or obligations between MCDC and the selected construction firm will come into existence unless and until the Agreement has been fully executed by both parties. Any legal rights and obligations shall be limited to those expressly set forth reference in said Agreement.