

**Residential Development Opportunity
Aliquippa “Bricks” Site
Request for Expressions of Interest
Release date: Nov. 5, 2021**

Introduction

The Bricks Site (near the intersection of Temple Street and Carroll Street) was a previously constructed 80+ multi-family unit neighborhood. The historic “bricks” structures were company houses built during the expansion of the steel industry when Aliquippa was experiencing growth. The entrance to the “bricks” is immediately adjacent to the Aliquippa High School. This is an historic site that was proudly identified in photographs that appear in the Library of Congress records of historic places. During the 1970s and 1980s, the once sturdy and proud structures were slowly demolished due to blight and vacancy. During this period the City’s population decreased, the steel production declined, and the demand for housing decreased. Although the land sits in a prime location within minutes of Interstate 376 and adjacent to the Broadhead Road business district, the approximately 5 acres of land have remained vacant.

Development Opportunity

The City of Aliquippa is seeking proposals for the redevelopment of the “Bricks” site. This former residential area is primed for new residential development of homes to serve existing and future community residents. We are currently seeking expressions of interest from interested developers.

Interested parties should visit the Aliquippa City page at www.aliquippapa.gov for conceptual plans of potential redevelopments. The project website also includes additional information on community priorities and preferences for the Bricks Site. These are just a reference though, the City is open to receiving any residential development proposal, in any style and configuration preferred by the interested party.

Interested parties should complete the following expression of interest survey at the project website linked at www.aliquippapa.gov) a member of the site redevelopment working group will contact you as soon as possible to coordinate further discussions.

Strategic Importance

The “bricks” site is a prime residential redevelopment site - it is located within a short drive (15 miles) via Interstate 376 to one of the largest economic development projects in the Commonwealth: the Shell Industries ethane cracker plant. In 2016, the Shell Chemical Appalachia LLC announced it would build a long-awaited petrochemical plant in Beaver County that will transform the state’s shale gas industry. Construction of the massive polyethylene complex in Beaver County has created 6,000 construction jobs and will create 600 permanent jobs over the next few years. With increased jobs comes the increased demand for new housing opportunities and the “bricks” site in Aliquippa is perfectly positioned for market-priced residential housing.

Preliminary Development Concepts

Please see project website at link at www.aliquippapa.gov

Selection Process – Expression of Interest Form (Online)

If interested please complete the expression of interest form at the project website, link at www.aliquippa.gov

The development team will vet all submitted expressions of interest, selected developers will be invited to present a full proposal and qualifications.

Selection Criteria

The selection of the development team will be based upon:

1. Qualifications
2. Experience with similar projects and/or in similar area(s)
3. Proposed architectural and general contracting partners

4. Need for public incentives, and ability to estimate total needs at the beginning of the process
5. Results of the interview process

Proposal Requirements

After interested parties are vetted and invited to submit proposals, we will ask for:

1. Company profile:
 - a. General description of the firm.
 - b. Description of company approach/ philosophy for this project.
2. Relevant experience
 - a. History of working on projects of similar scope/scale.
 - b. Summary of experience, if any, working in the region.
3. Project Staffing
 - a. Qualifications of the project team.
 - b. Resumes/Bios of key personnel.
4. Project Requirements
 - a. Proposed development timeline.
5. Other
 - a. Information regarding firm safety record.
 - b. A list of litigation and claims history for the past ten years.
 - c. Insurance certificate.
 - d. List of references with contact information

We will ask that interested parties keep the responses to the RFP as short as possible. We view the content to be much more important to the selection process than the quantity of information.

Project Contact

For all questions related to this request for expressions of interest, please contact

City of Aliquippa
c/o Greg Jones (consultant)
(540) 818-2484
gjones@cecinc.com or greg@exurbanplanning.com

Pre-proposal Tours

Our team will be available for pre-bid tours of the property on an individual basis. Property tours are not considered mandatory and will not be factored into the bid selection process, rather are offered for potential bidders interested in seeing the property to help inform their bids.

Pre-proposal Conference

A pre-proposal meeting is NOT scheduled for this proposal. Project contact will share relevant additional info from any interested parties with recipients.

Special Conditions

1. The City of Aliquippa reserves the right to cancel this RFP at any time.
2. The City of Aliquippa reserves the right to negotiate proposals.

Attachments

None

END OF REQUEST FOR EXPRESSIONS OF INTEREST