



Pittsburgh Regional Transit

SENT VIA ELECTRONIC MAIL

March 6, 2023

**RE: Sycamore Street Property  
Tax Parcel Number 103-D-38  
Borough of Carnegie, Allegheny County, Pennsylvania  
REQUEST FOR BIDS FOR PURCHASE OF SITE**

To Potentially Interested Developers and/or Firms:

Port Authority of Allegheny County d/b/a Pittsburgh Regional Transit ("PRT") is the fee simple owner of an approximately 3,223 square foot parcel of vacant land that is partially paved with gravel and/or asphalt and located between 15 Sycamore Street and 17 Sycamore Street in the Borough of Carnegie, Allegheny County, Pennsylvania 15106 (the "Site"). The Site is designated by the Allegheny County Department of Real Estate as Tax Parcel Number 103-D-38. The deed by which PRT acquired the Site is recorded at the Allegheny County Department of Real Estate under Deed Book Volume 09838, Page 260. The Site is wholly located in the Borough of Carnegie and is currently zoned as M-1, Planned Industrial District.

PRT has identified the Site as excess property and is therefore soliciting bids to sell the property at this time for a minimum asking price of \$22,000.00 or the highest responsive offer received (the "Site RFB"). In the event of receipt of multiple responsive bids of equal dollar values, PRT will provide those responsive bidders submitting bids in equal monetary amounts with the opportunity to submit best and final offers to acquire the Site.

Any questions about the Site and/or the Site RFB should be directed to my attention via e-mail ([mcetra@rideprt.org](mailto:mcetra@rideprt.org)) by no later than 4 p.m. EST on Thursday, April 20, 2023. Questions received after this date will not be responded to. All questions received, and PRT's responses to same, will be made publicly available to all prospective bidders.

**All bids in response to the Site RFB must be received by no later than 4 p.m. on Thursday, May 4, 2023.** Bids must be submitted in hard copy format on 8 ½ x 11-inch paper in a sealed envelope marked "Sycamore Street Property/Response to PRT RFB." **Electronic bid submissions will not be accepted.** Bids should be submitted to my attention as follows:

Michael J. Cetra  
Chief Legal Officer  
Port Authority of Allegheny County d/b/a  
Pittsburgh Regional Transit  
Heinz 57 Center  
345 Sixth Avenue, Third Floor  
Pittsburgh, PA 15222-2527

Responsive and responsible bids will contain the following information:

- Full legal name of the individual and/or entity submitting the bid;
- Home residence or principal place of business for the individual and/or entity submitting the bid;
- Bidder's proposed purchase price set forth in a clear and unambiguous manner without any set-off, deduction or qualifications of any kind or manner; and
- Bidder acknowledgment of and certification to the following:
  - PRT acquired the Site utilizing federal funds and any sale will be subject to prior review by and concurrence of the Federal Transit Administration.
  - Any sale of the Site will also be subject to prior review and approval by PRT's Board at a regularly scheduled public meeting of same.
  - The Site will be conveyed via a sales agreement and special warranty deed in a form and manner reasonably acceptable to PRT and its legal counsel.
  - Closing under the sales agreement shall take place within thirty (30) days following approval by the Federal Transit Administrative and the PRT's Board.
  - THE SITE WILL BE CONVEYED BY PRT TO THE SUCCESSFUL BIDDER ON AN "AS IS," "WHERE IS" BASIS, "WITH ALL FAULTS," WITHOUT ANY REPRESENTATION OR WARRANTY OF ANY KIND OR CHARACTER, WHETHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, PHYSICAL CONDITION, ENVIRONMENTAL CONDITION, TITLE, ACCESS, ZONING, TAX CONSEQUENCES, UTILITIES OR UTILITY CAPACITY, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, ON-SITE AND/OR OFF-SITE REQUIREMENTS, COMPLIANCE WITH GOVERNMENTAL LAWS, OR THE TRUTH, ACCURACY OR COMPLETENESS OF ANY DOCUMENTS WHICH MAY BE PROVIDED TO ANY BIDDER. BY SUBMITTING A BID, BIDDER EXPRESSLY ACKNOWLEDGES THAT IT HAS INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY BIDDER IN ORDER TO FULLY ENABLE BIDDER TO EVALUATE THE PURCHASE OF THE PROPERTY AND TENDER A BID.
  - The Site will be conveyed by PRT to the successful bidder subject to all deeds, easements, covenants or other documents of record that may encumber or otherwise affect the Site in any form or manner.
  - PRT is a tax-exempt government entity, and the successful bidder shall thus be solely responsible for any taxes, including but not limited to real estate taxes and transfer taxes, fees or assessment that sale of the Site to the successful bidder may be subject to.
  - All bidders shall be solely responsible for any and all costs, expenses and/or fees that subject bidders may incur to submit a bid in response to this Site RFB. The successful bidder shall also be responsible for any and all costs, expenses and/or fees that it incurs to finalize its purchase of the Site from PRT, regardless of whether the sale is ultimately completed.
  - The Site RFB and the proposed sale of the Site is subject to all applicable federal, state and local laws and regulations.

Sycamore Street Property  
Request for Bids for Purchase of Site  
March 6, 2023  
Page 3 of 3

- Bidder has the financial capability to acquire the Site for the purchase price proposed by bidder and, upon PRT's request, shall provide commercially reasonable proof of financial capability to PRT and/or its legal counsel or other consultants.
- All bids submitted in response to the Site RFB shall remain firm and shall not be modified or withdrawn for a period of 120 days from bid opening. The successful bidder's bid shall remain firm and shall not be modified or withdrawn for a period of at least 180 days from bid opening.
- PRT reserves the right to reject any and all bids at its sole and exclusive discretion and/or to the extent permitted by law, including (but not necessarily limited to) a bidder's failure to fully comply with the requirements of the conditions and requirements set forth in the Site RFB. PRT further reserves the right to waive any defects in bid submissions to the extent same are deemed non-material in nature, in PRT's sole and exclusive discretion.
- Submitted bids may be subject to public disclosure, in whole or in part, pursuant to Pennsylvania's Right-to-Know Law.

Bids will be publicly opened at PRT's Heinz 57 Center Offices (3<sup>rd</sup> floor – Gateway Conference Room) at 4:15 p.m. on Thursday, May 4, 2023.

PRT is hopeful that your company is interested in the Site RFB and that you and/or clients or partners that you work with, will submit a bid in response to same. Thank you for your anticipated attention to this matter.

Sincerely,



Michael J. Cetra  
Chief Legal Officer  
Port Authority of Allegheny County d/b/a Pittsburgh Regional Transit

cc: PRT Senior Management  
E. Zagrocki, Esquire (Eckert Seamans)  
K. Hawker, D. Firko, I. Ramsay (Century Engineering)