

Request for Proposals



Springdale Area Vision and Data Center Community Benefits Master Planning

Former GenOn Plant
151 Porter St, Springdale, PA, 15144

RFP Issued: December 12, 2025
RFP Due: January 12, 2026



Funded By: The Heinz Endowments

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Disclaimer

This Request for Proposals (RFP) is a living document in the early stages of development and is subject to change as the project evolves. The associated Vision Plan will include extensive community and stakeholder engagement to refine and finalize. Reviewers of this document are encouraged to contribute suggestions to the Focus Areas outlined in the “Vision Planning Activities” sub-header under the “Description of Work/Activities” section of the RFP.

Project Background

Submittal Deadline:

Introduction

A new development is coming to the former power station from GenOn Holdings, LLC located at 151 Porter Street, a property in Springdale Borough, Pennsylvania. The new owners of the property will be performing environmental remediation and redevelopment work of the site to reduce and eliminate environmental contamination and enhance the health and safety of the development and surrounding community. In tandem with the redevelopment of the parcel, Springdale Borough and its neighboring communities, Cheswick Borough and Springdale Township will develop a Vision Plan with robust public engagement for the neighboring area to increase economic growth and community investment. The property includes the decommissioned power station, an operating rail line, river access (with water rights), an active electrical substation, and the neighboring parcel to the west housing St. Mark’s Cemetery.

Background

Stakeholders

The Heinz Foundation/Endowments

The Heinz Endowments is funding the Springdale Vision Plan. The agency is dedicated to fostering a thriving, equitable, and sustainable community in southwestern Pennsylvania. Their vision is to create a vibrant center of creativity, learning, and social, economic, and environmental sustainability. The Foundation anchors its projects in reliable data and equitable, results-focused goals, striving to model solutions to major national and global challenges.

Springdale Borough Council

The Springdale Borough Council plans to develop the Springdale Vision Plan and community outreach efforts, collaborating with key stakeholders such as future site owners, Friends of the Riverfront, and other partners. The Council is committed to fostering a vision for Springdale that enhances business and recreational opportunities and strengthens community ties through strategic initiatives and partnerships.

Cheswick Borough & Springdale Township

Cheswick Borough and Springdale Township are key secondary partners in this project, given their proximity and the strong, existing relationship among all three communities. Both boroughs are landlocked and share critical resources, including a school district, river access, and essential services. The Freeport Rd./Pittsburgh St. corridor, which functions as a major connector and business district for both boroughs, further underscores their interconnectedness. The site visioning for this project will include strategic considerations for locations and connections within each municipality. Additionally, the valuable recreational amenities in both Springdale and Cheswick will be thoughtfully integrated into the overall visioning plan.

Friends of the Riverfront

The Friends of the Riverfront (FOR) will be the project lead for the Springdale Vision Plan including coordinating all partners, hiring of consultants with experience in brownfield redevelopment, leading community engagement and outreach, developing a plan for building an accessible riverfront trail connection while improving safety, access and comfort to existing surrounding infrastructure, and working with community and Borough representatives to draft and refine the Vision Plan.

FOR is a local non-profit which develops and stewards the Three Rivers Heritage Trail and connects communities to their rivers and each other. The organization's mission is to build safe, clean, and accessible riverfront trails as part of the Three Rivers Heritage & Water Trail systems. These trails provide an outstanding experience for users while delivering significant economic, environmental, and health benefits to the Pittsburgh region. Friends of the Riverfront has successfully reclaimed riverfront areas previously marred by decades of legacy pollution, transforming them into vibrant community assets. Through broad and diverse collaborations, Friends of the Riverfront continues to promote environmental restoration, economic vitality, and public health benefits for Allegheny County and Southwestern Pennsylvania.

Project Background

A new company is acquiring the former power station from GenOn Holdings, LLC, located at 151 Porter Street in Springdale Borough, Pennsylvania. This property will undergo environmental remediation and redevelopment. In conjunction with this redevelopment, Springdale Borough will develop a Vision Plan with robust public engagement to increase economic growth and community investment in the

neighboring area. The property includes a decommissioned power station, an operating rail line, river access (with water rights), an active electrical substation, and the adjacent parcel housing St. Mark's Cemetery.

The overarching goals of the redevelopment are to boost economic growth through increased recreational tourism, the development of secondary businesses, the reduction of food deserts, and the enhancement of sustainability. The project will also focus on increasing riverfront usage and providing a critical connection to the Rachel Carson Trail, linking it to the Erie to Pittsburgh trail.

The Study Area

Springdale Borough, Springdale Township, and Cheswick Borough are three communities along the Allegheny River in Allegheny County in the Northeast portion of the county. One of the key anchor industries of these three communities has been the GenOn Power station in Springdale Borough, but property within that campus shares a border to Cheswick Borough and Springdale Township. These three communities and the access to this site is primarily through the Freeport Rd/Pittsburgh St. (Old 28) Corridor. In 2022, the GenOn Power Stations was sold to an out-of-state company that focuses on decommissioning the site and transitioning it to new use.

With the closure of the GenOn Power Station, Springdale Borough will create a new vision for the site that is complementary of their community as well as a new driving force for their local economy and re-establishing riverfront access for their community and connections with their neighboring communities through new means.

Within these communities there are various recreational assets that are key amenities for each community including the Rachel Carson Hiking Trail, Three Rivers Water Trail, and the developing Three Rivers Heritage Trail.

Much of the businesses within these communities lie along Pittsburgh St., which also serves as the main throughfare between the communities. The Rachel Carson, a regional renowned hiking trail in western Pennsylvania, runs through portions of each community. With this project we hope to identify communications from the trail to the business district.

Related Initiatives

- **Plans Associated with Site Location (Springdale Borough and Allegheny County):**
 - Allegheny County Comprehensive Plan (2013) - Part of Allegheny Places
 - Active Allegheny – A Comprehensive Commuter Bicycle and Pedestrian Transportation Plan for Allegheny County; Part of Allegheny Places Plan (2010)
 - Three Rivers Heritage Project 2020 Project Report for Vision Plan Recommendations (2020)
 - Three Rivers Heritage (TRH) Trail and Community Connection Plan - Cheswick Borough (2023)

- [Allegheny County Sustainability Initiatives](#) (2023)
- [Allegheny County Storm Water Management Plan](#) (2018)
- [Pittsburgh Regional Transit \(PRT\) Climate Action Plan \(2024\)](#)
- [NextTransit PRT](#) - upcoming projects
- [Port Authority's NextTransit 25-year Long Range Transportation Plan](#)
- [Western Penn Regional Data Center - Housing Market Analysis 2021](#)
- Local Features
 - Rachel Carson Homestead
 - [Rachel Carson Hiking Trail](#)
 - [Three Rivers Water Trail](#)
 - [Three Rivers Heritage Trail](#)
 - [Rachel Carson Park](#)
 - [Springdale Public Boat Launch](#)
 - [Agan Park](#)
 - Veteran's Memorial Field

General Requirements and Scope of Work

Project Overview

The development of a Springdale Community Vision Plan will focus on future land use at and around the former GenOn site (151 Porter Street Springdale, PA, 15144) including means of economic growth for the area including, but not limited to, commercial developments, recreational access, and environmental restoration. This will involve determining project boundaries and focus areas and coordinating with the Friends of the Riverfront (FOR) Trail Development Project Manager, Senior Planner Consultant, and Landscape Architect on site mock-ups, public outreach and engagement, and collaborating with community and business representatives for the creation of a Community Vision Plan. Additionally, the Consultant will coordinate and communicate with Heinz Foundation and the new developments' consultants on all public outreach efforts, plan development, analysis, and recommendations.

Stakeholders

- Springdale Borough
- Cheswick Borough
- Springdale Township
- Friends of the Riverfront project team
- Allegheny County
- Representative Mandy Steele
- Senator Lindsey Williams
- Heinz Endowments
- Duquesne Light

- Norfolk Southern Railroad
- PennDOT District 11
- Rachel Carson Hiking Trail
- Southwestern Pennsylvania Commission
- Residents, local businesses (PPG Industries, R.I. Lampus Co., etc.), essential services, educational and religious entities (Cheswick Christian Academy, Springdale Junior-Senior HS, etc.), historic preservation agencies (Rachel Carson Homestead), community organizations, and government leaders within the Springdale Borough or impacted by plant redevelopment and vision plan

Description of Work/Activities

Vision Planning Activities

The developing business and the Consultant will develop a Community Vision Plan which will focus on future land use at and around the old GenOn Holdings site, including business development, recreational access, and environmental restoration. The work will include:

- Determination of Project Boundaries and Focus Areas: The Consultant will establish clear project boundaries and focus areas, ensuring alignment with the vision of riverfront development and community connections.
 - Current Focus Areas include:
 - **Project Orientation**
 - Conduct a comprehensive tour of Springdale Borough, including the proposed data center site, surplus lands, riverfront, and Pittsburgh Street.
 - Emphasize Springdale's role as the primary beneficiary of revitalization efforts and integrate housing, Main Street, and riverfront priorities into orientation discussions.
 - **Community & Stakeholder Engagement**
 - Form a steering committee with strong representation from Springdale Borough officials, residents, and business owners. This committee will also have a representative from each neighboring community of Cheswick Borough and Springdale Township.
 - Develop branding that reflects Springdale's identity and vision for growth.
 - Launch a community questionnaire focused on housing conditions, blight remediation, Main Street revitalization, zoning updates, riverfront development, and recreation enhancements.
 - Host focus groups and interviews prioritizing Springdale stakeholders, including residents, business owners, and community organizations.
 - **Housing and Blight Strategy**

- Conduct a housing assessment to identify vacant, underutilized, or blighted properties.
- Recommend programs for rehabilitation, infill development, and incentives for homeownership.
- Explore partnerships for affordable housing and adaptive reuse of vacant structures.
- **Main Street Revitalization**
 - Expand Pittsburgh Street improvements to include façade upgrades, pedestrian amenities, lighting, landscaping, and wayfinding.
 - Identify opportunities for small business incubation, retail attractions, and mixed-use development.
 - Explore partnerships for affordable housing and adaptive reuse of vacant structures.
- **Zoning Review**
 - Conduct a zoning audit for Springdale Borough to ensure alignment with revitalization goals.
 - Recommend updates to support mixed-use development, riverfront activation, and adaptive reuse of vacant structures.
- **Riverfront Development**
 - Prioritize public access with parks, trails, boating docks, fishing piers, and event spaces.
 - Explore opportunities for riverfront dining, recreation, and cultural programming to enhance economic activity.
- **Quality of Life and Recreation**
 - Integrate plans for expanded green spaces, playgrounds, and trail connectivity.
 - Include concepts for community gathering areas, cultural amenities, and outdoor event spaces.
 - Address environmental sustainability through stormwater management, habitat restoration, and green infrastructure.
- **Community Benefit Master Planning**
 - The Consultant shall help create a comprehensive Vision Plan for the future use of land at and around the old GenOn Holdings site, with a focus on business and residential development, recreational access, and environmental restoration. This will include establishing Project boundaries and focus areas, working with the Friends of the Riverfront Trail Development Project Manager, Senior Planning Consultant, and Landscape Architect on site mock-ups, public engagement, and collaborating with community and business representatives for the creation of a Vision Plan.
 - Map parcels for redevelopment, focusing on Springdale Borough’s core neighborhoods, Main Street corridor, and riverfront.

- Develop up to four conceptual master plans emphasizing housing revitalization, Main Street improvements, riverfront activation, and recreation enhancements.
 - Provide bird-eye perspectives and cost estimates for grant applications.
- **Community-Wide Strategy and Implementation**
 - Conduct workshops centered on housing, Main Street, riverfront, zoning, and recreation priorities.
 - Develop actionable steps with responsible parties, timelines, and funding sources.
 - Finalize a highly visual summary report and executive summary for easy distribution.
 - Present findings to Springdale Borough Council and other stakeholders, ensuring alignment with community vision and implementation readiness.
- Important Note: Further community and stakeholder input is desired to refine these above-listed Focus Areas. RFP reviewers and the Consultant are strongly encouraged to provide additional options or recommendations.
- Coordination with Friends of the Riverfront Project Team: Work closely with the Friends of the Riverfront Trail Development Project Manager, Senior Planner Consultant, and Landscape Architect to contribute to and refine mockups and incorporate feedback and initial ideas into the vision planning process.
- Community and Stakeholder Engagement:
 - 1) Community Representatives: Coordinate with community representatives to create a detailed scope of work and select suitable Consultants for the project.
 - 2) Creative Outreach: Develop and implement creative outreach strategies to ensure robust community participation and input.
 - 3) Large Landowners Coordination: Engage with large landowners along the Allegheny River, including PPG Paints, Lampus, and large utility companies, to integrate their perspectives and plans and
 - 4) Small Business Community Coordination: Engage with the small business community along Pittsburgh St. to gather input and foster support for the Vision Plan.
- Vision Plan Development: Create a vision plan that is practical, implementable, and supported by the community. Ensure the plan includes detailed strategies for the above categories.
- Market Analysis: Conduct a comprehensive market analysis to assess the target market and competitive landscape within the relevant industry. Use findings from the market analysis to inform the vision plan.

Deliverables

Systematic Planning Deliverables

- Meeting agendas
- Meeting notes
- Market Analysis
- Project work schedule

Vision Planning Deliverables

General Site Plan and Mockup:

- Initial site plan and mockup based on consultations with the FOR project team, to be used in the initial meeting with the client.

Public Meetings:

- Facilitate 3 in-person public meetings, including development of presentations, forward-facing content, and resource materials.

Diverse Outreach Plan and Related Events:

- Organize and execute an outreach plan that includes reaching a diverse population of the Springdale Borough residents, stakeholders, business owners, and council which includes 4-5 in-person and online events for community engagement and feedback.

Digital Community Survey:

- Develop, distribute, and summarize a virtual community survey to gather widespread input.

Steering Committee Meetings:

- Conduct 6 steering committee meetings to guide the development of the vision plan.

Business and Landowner Meetings:

- Hold 15 meetings (virtual and in-person) with the business community and landowners, including the development of presentations, forward-facing content, and resource materials.

Draft Vision Plan:

- Produce the first draft of the Vision Plan, including 1-2 sets of revisions, and facilitate necessary meetings with the client and stakeholders.

Final Approved Vision Plan:

- Deliver the final approved Vision Plan that incorporates all feedback and revisions.

Budget

The budget for this project is \$100,00.00

Anticipated Project Timeline

December 11, 2025	RFP Issued
January 12 , 2026	RFP Due Date
January 20, 2026	Short List Notification
February 3, 2026	Consultant Interview Conclusion
February 9, 2026	Notification of Selection
February 23, 2026	Begin Project

Prebid Meeting

Prebid Meeting will be held virtually on December 29 at 1pm. Please email Katie Craig at Katherine@friendsoftheriverfront.org for the meeting link.

Organization Qualifications and Required Submittals for Proposal

Submission Instructions

One digital version must be received by Friends of the Riverfront by **January 12, 2025** at 5:00 PM. Please contact us if you would like to submit a printed copy. All submissions should be sent to Katie Craig at Katherine@friendsoftheriverfront.org

Conditions of Proposal

All costs incurred in preparing a proposal responding to this RFP will be the consultant's responsibility and will not be reimbursed by Friends of the Riverfront.

Notification of Award

Upon final negotiations with the successful consultant, all consultants submitting proposals in response to this RFP will be informed, in writing, of the successful consultant's name.

Friends of the Riverfront will prepare a written agreement for execution between the consultant and Friends of the Riverfront. The general provisions of this agreement, the final product and requirements placed on the project shall be made a part of this agreement. The consultant shall have authorization to proceed upon a written notice from the Friends of the Riverfront.

Proposal Format

Proposals should not exceed 25 pages in length and should be typed 8.5 x 11 inch pages with margins no smaller than 3/4 inch. Font size should be no smaller than 11 points.

Friends of the Riverfront may also require a prospective consultant to attend a meeting and/or participate in a conference call to discuss the proposal.

Proposal Outline

- A statement indicating your understanding of the work to be performed;
- The proposal must describe how the consultant proposes to complete all tasks identified in the Scope of Work;
- An affirmation of the firm's qualifications for professionally and expertly conducting the work as understood; This should include staff qualifications and past projects;
- List of at least 3 prior customers for who related work was performed with contact information;
- The firm's contact person concerning the proposal and a telephone number where that person can be reached; and,
- A clear statement of the relationship that the firm and/or principal(s) of the firm have with, or knowledge of, any officials or employees of Friends of the Riverfront and the nature of this relationship or knowledge.

Failure to state and fully disclose any of the information required in the letter of transmittal shall be grounds for Friends of the Riverfront to reject the firm's proposals and will be grounds for immediate cancellation of any contract entered into between Friends of the Riverfront and the firm without payment of work completed.

Profile of Firm

This should be a brief statement indicating the firm's experience in conducting work of nature sought by this RFP. Advertising brochures or website addresses on the firm may be submitted as a part of this profile if they address the firm's experience related to the work to be performed. This profile should include:

- The location of the firm's office that will provide the proposed service;
- Resumes of individual consultants or key employees proposed to conduct the work and the specific duties of each consultant or employee relative to the work;
- A brief reference list of other municipalities, county or state agencies served by the firm with contact names and telephone numbers;
- Any other information describing the office may be included if it relates to the capabilities and expertise of the firm in doing comparable work.
- MBE/WBE participation and subcontracting including ownership of the firm, employment levels of minorities and women in the firm, use of minorities and women on this project, and use of minority or women-owned businesses as subcontractors.

Explanation of Work to be Performed

The proposal must include a detailed description of the procedures and methods you propose to use to complete the work requested by Friends of the Riverfront. This is important because the methods and procedures proposed will receive primary consideration in evaluating your proposal. Examples of similar work will be helpful and may be included.

Work Schedule

Provide a project work schedule that includes time frames for each major work element, target dates for public meetings, and dates for completion of draft and final documents.

Cost

Full cost information should be provided that shows the minimum number of hours to be provided by each person assigned to the proposed work by the firm's organizational levels. The proposed hourly rate for billing shall be included for each person. The hours of work and cost shall be itemized for each major work element of the proposal. An itemized estimate of reimbursable expenses must be included. The total amount of maximum payment must be stated.

The cost shall be based on the hours of work provided and "out-of-pocket expenses" and shall not exceed the maximum cost proposed unless an amendment to the contract is negotiated and approved by the proper authority of Friends of the Riverfront.

Your method of billing must be indicated. The preferred practice of Friends of the Riverfront is to pay for this type of consulting service upon completion of the work and receipt of the required report.

F. Other Submittals

Additionally, documents attached as appendices to this RFP shall be fully executed and returned with the proposal as follows:

- Nondiscrimination Certification (from proposing firm and any subcontractors)

Evaluation Criteria

Submittal Evaluation Criteria

All prospective bidders must provide an email address to which responses to questions may be sent. Should the consultant have questions concerning the RFP they must be in writing and received by the Friends of the Riverfront (courtney@friendsoftheriverfront.org). All responses to questions will be in writing. Friends of the Riverfront will make every effort to provide the written responses in a timely fashion, but failure to do so will not affect the sole authority of Friends of the Riverfront to complete the RFP process.

Due to the complexity of this project, firms are encouraged to collaborate to ensure proper attention to the varying scope.

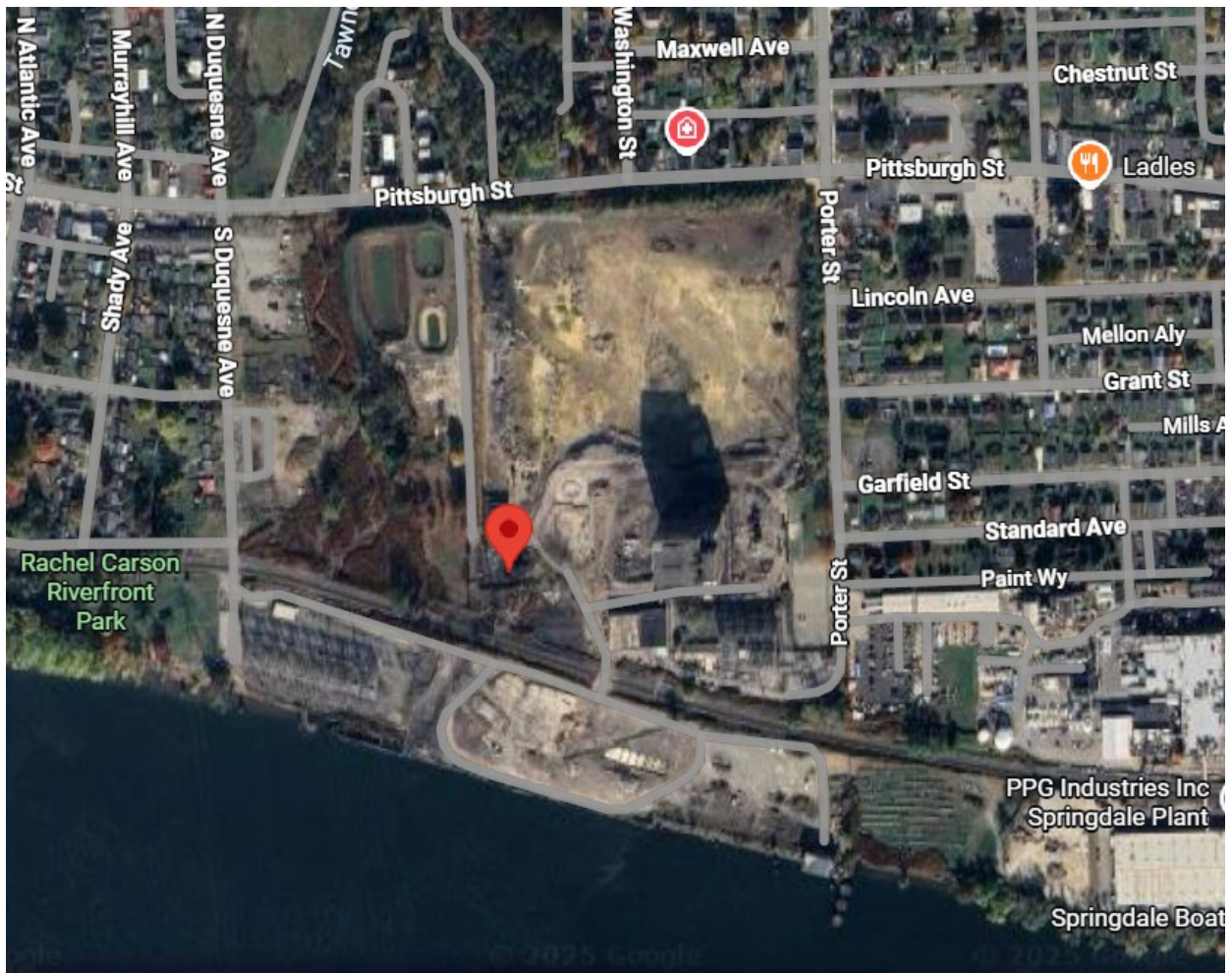
Submittals received by Friends of the Riverfront will be evaluated according to the criteria listed below:

1. Specialized experience and competence of the Consultant, including principal firms, joint venture partners, and sub-consultants, considering the types of service required; and the strength of the key personnel who will be dedicated to this contract;
2. Appropriateness of approach;
3. The organization, presentation, and content of the submittal;

4. Proposed methods and overall strategic plan to provide the services in a timely and competent manner;
5. Knowledge and understanding of the local environment and a local presence for interfacing with Friends of the Riverfront;
6. A willingness to make meaningful wide-range subcontracting and employment opportunities available to all interested and qualified firms and individuals in the marketplace.

Appendix

Appendix A. - Springdale Borough and Former GenOn Site Study Area



Appendix B. - Nondiscrimination Certification

NONDISCRIMINATION

Nondiscrimination and equal opportunity are the policy of Friends of the Riverfront in all its decisions, programs, and activities. The purpose is to achieve the aims of the United States and Pennsylvania Constitutions. Executive Order 1972-1, the Pennsylvania Human Relations Act, Act of October 27, 1955 (PL. 744), as amended, (43 P.S. & 951, et. seq.), and (43 P.S. & 153), by assuring that all persons are accorded equal employment opportunity without regard to race, color, religious creed, handicap, ancestry, national origin, age or sex.

During the term of this contract, the Contractor agrees as follows:

- A. Contractor shall not discriminate against any employee, applicant for employment, independent contractor, or any other person because of race, color, religious creed, ancestry, national origin, age, sex, or handicap. The contractor shall take affirmative action to ensure that applicants are employed, and that employees or agents are treated during employment, without regard to their race, color, religious creed, ancestry, national origin, age, sex, or handicap. Such affirmative action shall include but is not limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training. The contractor shall post in conspicuous places, available to employees, agents, applicants for employment, and other persons, a notice to be provided by the contracting agency setting forth the provision of this nondiscrimination certification.
- B. Contractor shall, in advertisements or requests for employment placed by it or on its behalf, state all qualified applicants will receive consideration for employment without regard to race, color, religious creed, handicap, ancestry, national origin, age, or sex.
- C. The contractor shall send each labor union or workers' representative with whom it has a collective bargaining agreement or other contract or understanding, a notice advising said labor union or worker's representative of its commitment to this nondiscrimination certification. Similar notice shall be sent to every other source of recruitment regularly utilized by the bidder.
- D. It shall be no defense to a finding of noncompliance with this nondiscrimination certification that the contractor has delegated some of its employment practices to any union, training program, or other sources of recruitment that prevents it from meeting its obligations. However, if the evidence indicates that the contractor was not on notice of the third-party discrimination or made a good faith effort to correct it, such factor shall be considered in mitigation in determining appropriate sanctions.
- E. Where the practices of a union or any training program or other source of recruitment will result in the exclusion of minority group persons, so that contractor will be unable to meet its obligations under this nondiscrimination certification, the contractor shall then employ and fill vacancies through other nondiscriminatory employment procedures.

- F. The contractor shall comply with all state and federal laws prohibiting discrimination in hiring or employment opportunities. In the event of the contractor's noncompliance with the nondiscrimination certification or with any such laws, this contract may be terminated or suspended, in whole or part, and the contractor may be declared temporarily ineligible for further Friends of the Riverfront contracts, and other sanctions may be imposed, and remedies invoked.
- G. The contractor shall furnish all necessary employment documents and records to, and permit access to its books, records, and accounts by Friends of the Riverfront for purposes of investigation to ascertain compliance with the provisions of this certification if requested. If the contractor does not possess documents or records reflecting the necessary information requested, it shall furnish such information on reporting forms supplied by Friends of the Riverfront.
- H. The contractor shall actively recruit minority and women subcontractors or subcontractors with substantial minority and women representation among their employees.
- I. The contractor shall include the provisions of this nondiscrimination certification in every subcontract so that such provisions will be binding upon each subcontractor.
- J. The contractor's obligations under this clause are limited to the contractor's facilities within Pennsylvania or, where the contract is for the purchase of goods manufactured outside of Pennsylvania, the facilities at which such goods are produced.

Name of Contractor	
Name of Authorized Official	
Title	
Date	