



Request for Proposals

July 12, 2018



Housing Acquisition and Renovation

331 North 3rd Street

Columbia Borough

Parcel Number: 110-69517-0-0000

Lancaster County Redevelopment Authority

28 Penn Square, Suite 200

Lancaster, PA 17603-4297

Phone: (717) 394-0793

LANCASTER COUNTY REDEVELOPMENT AUTHORITY

RFP – 331 N. 3rd Street, Columbia, PA

INTRODUCTION

The Lancaster County Redevelopment Authority (Redevelopment Authority) seeks a qualified developer or contractor (Applicant) to acquire and rehabilitate a blighted property at 331 N. 3rd Street in Columbia Borough.

In order for the Redevelopment Authority to consider a proposal to acquire the property, the Applicant must complete the attached application. Incomplete proposals will not be reviewed by the Redevelopment Authority.

SCOPE OF WORK

The following issues must be addressed:

- 1) Install support post at stone wall opening at rear of basement
- 2) Replace all exterior doors
- 3) Secure all windows
- 4) Install new cabinetry in kitchen(s)
- 5) Treat all flooring, refinish or replace where needed
- 6) Reconfigure first floor bathroom; address circulation to first floor rear bedroom through addition of a separate hallway
- 7) Install new fixtures in bathrooms
- 8) Prep and paint all rooms
- 9) Relocate first floor rear bedroom radiator; include draining and recharging system, pipe, fittings, valves and hardware to complete relocation.
- 10) Replace damaged stair tread in stairway to third floor
- 11) Replace third floor windows
- 12) Install hardwired smoke detectors on all floors
- 13) Update electrical system on third floor; include new receptacle and fixtures
- 14) Hang drywall on walls and ceiling of third floor. Prep and paint
- 15) Treat any surfaces containing lead-based paint
- 16) Repoint exterior masonry as needed
- 17) Remove and replace aluminum siding
- 18) Remove and replace shingles where needed
- 19) Cap doors and windows

20) Prep and paint brick

21) Work must meet Columbia Borough code and result in a Certificate of Occupancy.

The following issues may be addressed at the applicant's discretion:

1) Conversion from multi-unit to Single-family occupancy

Addressing these items is not required.

SITE INSPECTION

The building will be open for inspection on **Wednesday July 25th, from 8:00-10:00 AM.**

MINIMUM PURCHASE PRICE

The Redevelopment Authority will consider the best offer over \$40,000.00. Provide the amount to be offered in the appropriate section of the Bid Form. Disposition of the property will be documented by a **Purchase and Development Agreement** defining the scope of work and timetable agreed to by the developer.

REQUIREMENTS

Statement of Qualifications

The Redevelopment Authority requires all applicants to provide evidence of their experience in the renovation of residential/commercial properties (Exhibit B).

Preferred Property Use

Columbia Borough has a strong preference for homeownership. Priority will be given to Applicants who propose resale of the renovated building to a homeowner, all other qualifications being equal. However, this property is currently configured as a two-unit rental, and the Redevelopment Authority recognizes financing and market conditions may, for some Applicants, better support a rental alternative. Proposals will therefore be accepted for both homeownership or rental outcomes.

CONTENTS OF SUBMISSION

- 1) Statement of Qualifications - if a submission has not been completed and approved by the Redevelopment Authority (Exhibit A).
- 2) Application Packet (Exhibit B)

SUBMISSION PROCESS

Proposals must be submitted to the Redevelopment Authority by **Friday August 10th by 4:00pm, 2018.** Applicants must submit one **(1) electronic copy** and one **(1) hard copy.**

Attention: Michaela Allwine
Lancaster County Redevelopment Authority

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Email: mallwine@lchra.com

EVALUATION OF PROPOSALS

The Redevelopment Authority intends to enter a Purchase and Development Agreement to the applicant who best demonstrates the level of experience, skill and competence required to perform the services called for in the RFP in the most efficient, cost-effective, and professional manor. Minimum Purchase Price will be evaluated as part of the applicant selection.

The Redevelopment Authority intends to respond to all proposals and make a selection within 30 days of the RFP Submission Date.

SUPPLEMENTAL FUNDING

Subordinate funding is available from Lancaster Housing Opportunity Partnership (LHOP) to support Land Bank renovation projects. Qualified borrowers may borrow up to \$15,000 at 2% (two percent) interest.

This loan program is independent of the Redevelopment Authority. An Applicant's decision to use it or not will have no bearing on the ranking of their proposal.