



Request for Proposals

July 12, 2018



Housing Acquisition and Renovation

554 Walnut Street

Columbia Borough

Parcel Number: 110-67633-0-0000

Lancaster County Redevelopment Authority

28 Penn Square, Suite 200

Lancaster, PA 17603-4297

Phone: (717) 394-0793

LANCASTER COUNTY REDEVELOPMENT AUTHORITY

RFP – 554 Walnut 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 554 Walnut 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) Replace boiler
- 2) Install handrail in basement stairway
- 3) Replace or repair drywall
- 4) Replace or repair all floor coverings
- 5) Reconfigure kitchen (similar to shown in Exhibit C) including replacement of all appliances and sink
- 6) Replace radiators as needed
- 7) Replace or repair ceiling drywall throughout house
- 8) Reconfigure bedrooms with closets (similar to shown in Exhibit C)
- 9) Add receptacles in front bedroom
- 10) Prep and paint throughout
- 11) Replace broken stair tread in third floor stairwell
- 12) Replace siding on front and side of house
- 13) Replace rear shed door
- 14) Replace curb and sidewalk at front of house
- 15) Provide screens for all windows

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

- 1) Remove rear attached 1-story addition
- 2) Install first floor powder room

Addressing these items is not required.

SITE INSPECTION

The building will be open for inspection on **Wednesday July 25th, from 10:00 AM-12:00 PM.**

MINIMUM PURCHASE PRICE

The Redevelopment Authority will consider the best offer over \$20,000.00. 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. Proposals will 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
28 Penn Square, Suite 200
Lancaster, PA 17603-4297
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.

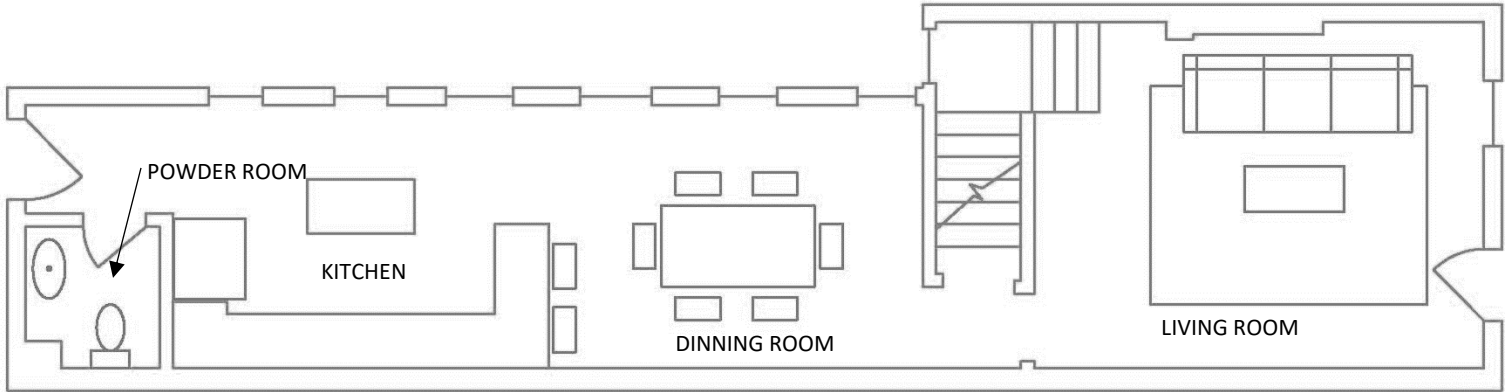
SUPPLEMENTAL FUNDING

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.

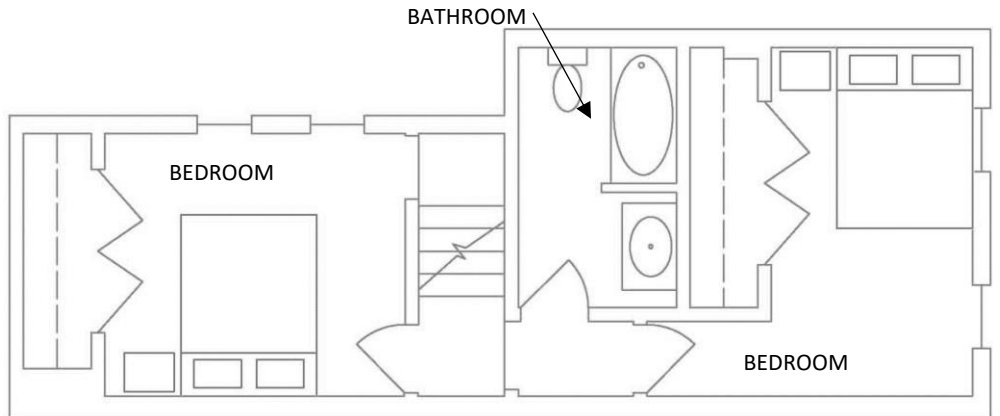
This loan program is independent of the Redevelopment Authority. An Applicant's decision to use it or not will have no bearing on the ranking of their proposal.

EXHIBIT C

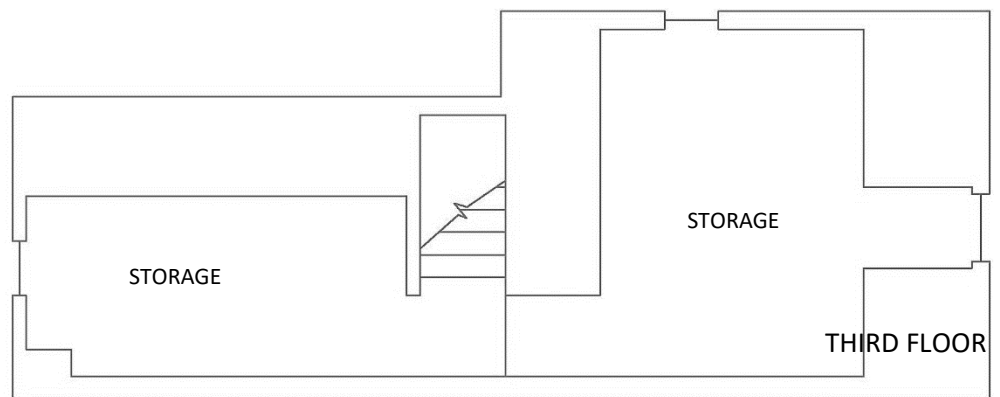
SAMPLE PROPOSED PLANS, NOT TO SCALE



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR