



Request for Proposals

April 1, 2019



Housing Acquisition and Renovation

324 Union Street

Columbia Borough

Parcel Number: 110-69895-0-0000

Lancaster County Land Bank Authority

28 Penn Square, Suite 200

Lancaster, PA 17603-4297

Phone: (717) 394-0793

LANCASTER COUNTY LAND BANK AUTHORITY

RFP – 324 Union Street, Columbia, PA

INTRODUCTION

The Lancaster County Land Bank Authority (Authority) seeks a qualified developer or contractor (Applicant) to acquire and rehabilitate a blighted property at 324 Union Street in Columbia Borough.

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

SCOPE OF WORK

The scope of work is compiled after an initial inspection and subject to change depending on conditions discovered once more comprehensive exploration has occurred.

The following issues must be addressed:

- Upgrade heating system to fuel efficient gas and supply heat to all habitable living areas. Combination gas furnace with electric baseboard heat is acceptable
- Install new 200-amp electrical panel box
- Rewire entire house to include all outlets and switches
- Install new plumbing and tie into existing waste and water supply. New plumbing to include new vent line
- Replace all 14 windows with vinyl replacement windows
- Remove center first floor fireplace and enclose chimney if needed
- Relocate upstairs bathroom to center of house on second floor to address privacy violations
- Provide washer and dryer hookup on second floor as per Exhibit C
- Rearrange bedrooms on upper floors as per Exhibit C to address privacy violations
- Remove kitchen area sub floor, add vapor barrier and replace floor joists as needed
- Reinstall kitchen subfloor and finish
- Remove kitchen area fireplace and chimney
- Install new cabinets with countertops and all appliances in kitchen
- Replace second floor balcony handrail and repair/replace fascia
- Insulate attic crawlspace to R value specified by code or greater
- Address flooring in all habitable areas
- Repair or replace all interior damaged plaster wall and ceilings
- Prime and finish all interior painted surfaces
- Address all areas painted with lead-based paint

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

- Addition of a powder room on ground level similar to suggested in Exhibit C
- Remove cedar shingle shakes and replace with vinyl siding and paint all exterior siding to match

SITE INSPECTION

The building will be open for inspection on **Tuesday April 16th, from 8:00-11:00 AM.**

MINIMUM PURCHASE PRICE

Provide the amount to be offered in the appropriate section of the Bid Form.

PURCHASE AND DEVELOPMENT AGREEMENT

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. The final plans will be reviewed and confirmed by The Redevelopment Authority once the Purchase and Development Agreement is in place and work commences.

REQUIREMENTS

Statement of Qualifications

The 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 **Monday April 29th 2019 by 4:00pm.** Applicants must submit one **(1) electronic copy** and one **(1) hard copy.**

Attention: Michaela Allwine
Lancaster County Land Bank Authority
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Lancaster, PA 17603-4297
Email: mallwine@lchra.com

EVALUATION OF PROPOSALS

The 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. Purchase Price will be evaluated as part of the applicant selection.

The 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 Authority. An Applicant's decision to use it or not will have no bearing on the ranking of their proposal.

EXHIBIT C

Plans are provided as a guidance while completing proposal. Final plans and specs are approved during rehabilitation. Drawings not to scale.

