



Request for Proposals

March 3, 2020



Housing Acquisition and Renovation

121-123 N. 5th Street

Columbia Borough

Parcel Number: 110-21723-0-0000

Lancaster County Redevelopment Authority

28 Penn Square, Suite 200

Lancaster, PA 17603-4297

Phone: (717) 394-0793

LANCASTER COUNTY REDEVELOPMENT AUTHORITY

RFP – 121-123 N. 5th 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 121-123 N. 5th 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

Conversion to a single-family home is an option due to the extensive damage and the repairs required to keep the existing floor plan.

Certified Structural Engineering analysis needs to be completed and submitted to the Redevelopment Authority prior to start of any renovation.

Lancaster Redevelopment Authority will provide you with a Lead Assessment and radon report and the property must pass a Lead clearance report prior to issuance of a Certificate of Occupancy.

All applicable permits must be obtained and posted to include but not limited to Building, Electrical, Plumbing, Insulation and Historic review.

The following issues must be addressed:

- a) Basement must be concreted and include a sump pit and appropriately plumbed pump.
- b) Radon test will be completed by the Redevelopment Authority after basement is completed. All required Radon remediation must be completed and a passing test acquired prior to issuance of a Certificate of Occupancy.
- c) Proper fire wall must be installed and all applicable IFC requirement followed.
- d) All walls need to have proper current framing and insulation.
- e) All plumbing, electrical and HVAC need to be current and IBC compliant.
- f) All windows and doors need to be lead free, energy efficient and HARB approved.
- g) Existing roof must be removed and new roof installed (permit required)
- h) Exterior surfaces must be neighborhood comparable and free of defects such as chipping peeling paint, broken or missing siding, unpainted wood. T -111 needs to be removed or covered all vinyl siding needs to be uniform in color and style.

The current state of the structure lends itself to the possibility of selective demolition, but ultimate solution is up to developer discretion. Scope of work will be approved by the Authority and included in the final Development Agreement. Please provide detailed scope and estimated cost with proposal. Any proposal not including a detailed scope of work will not be considered.

SITE INSPECTION

The building will be open for inspection on **Monday March 16th, from 10:00 AM-12:00 PM.**

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 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, but because this property was previously used as a two-unit rental, 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, March 27th by 4:00pm.** Applicants must submit one **(1) electronic copy** and one **(1) hard copy.**

Attention: Michaela Allwine
Lancaster County Redevelopment Authority
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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. 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.