



Request for Proposals

March 3, 2020



Housing Acquisition and Renovation

216 Perry Street

Columbia Borough

Parcel Number: 110-58062-0-0000

Lancaster County Redevelopment Authority

28 Penn Square, Suite 200

Lancaster, PA 17603-4297

Phone: (717) 394-0793

LANCASTER COUNTY REDEVELOPMENT AUTHORITY

RFP – 216 Perry 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 216 Perry 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

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:

- I. General
 - a) Remove all interior and exterior debris including all unused basement mechanicals.
 - b) Repair or replace front concrete steps and install proper handrail.
 - c) Scrape all loose chipping peeling paint from all exterior surfaces.
 - d) Ensure all gutters and downspouts are intact and properly operational.
 - e) Remove old roof and install new roof to include and board replacement as needed. Rear low pitch roof needs to be rubber, not shingled as it is currently.
 - f) Replace all non-vinyl window with vinyl and ensure that all windows function properly and have insect screens.
 - g) All sills and window jambs must be chemically stripped and repainted with primer and two coats of latex paint. All interior doors, casing, and stops must be stripped or replaced prior to painting.
 - h) Remove rear Laundry addition and properly dispose of all molded substrate prior to any interior renovation.

- II. Basement
 - a) Replace furnace and basement ductwork. Ensure that adequate heating is supplied to each living space. If electric baseboard heating is to be used in any location of the house, ensure that there is sufficient household supply amperage available to do so, if not a 200amp service upgrade will be required.
 - b) Ensure that the hot water heater is properly working.
 - c) Ensure that all water piping supply, drain and vent are up to current code compliance.

- d) Replace all outlets and switches throughout the house and are properly ground. All outlets within 60" of a flowable water source must be GFCI protected.

III. Living Room

- a) Fur and Drywall ceiling
- b) Replace flooring (no carpet)
- c) Paint all wall, ceiling, and trim surfaces with primer and two coats of latex paint

IV. Dining Room

- a) Replace flooring (no carpet)
- b) Paint all wall, ceiling, and trim surfaces with primer and two coats of latex paint

V. Kitchen

- a) Install new Sub-floor and flooring.
- b) Fur and drywall ceiling.
- c) Repair or replace exterior doors.
- d) Install new base and upper cabinets, new countertop, sink and stove.
- e) Paint all wall, ceiling, and trim surfaces with primer and two coats of latex paint.

VI. Second Floor Front Bedroom

- a) Fur and drywall ceiling
- b) Install adequate heating.
- c) Strip window sills and casing, door jamb, stop, and transom.
- d) Replace sub-floor and flooring in hallway.
- e) Paint all wall, ceiling, and trim surfaces with primer and two coats of latex paint.

VII. Second Floor Middle Bedroom

- a) Remove all paneling.
- b) Fur and drywall ceiling.
- c) Install new framing, sill and casement window.
- d) Repair insulate drywall and repair exterior wall as needed.
- e) Strip door jamb, stop, and transom.
- f) Paint all wall, ceiling, and trim surfaces with primer and two coats of latex paint.
- g) Install a new subfloor and flooring.

VIII. Second Floor Middle Landing

- a) Remove drop ceiling, fur and drywall ceiling.
- b) Strip window sill and casing.
- c) Strip door jamb and transom.
- d) Install overhead light and switch.

- e) Install two grounded outlets.
 - f) Install sub-floor and new flooring.
 - g) Paint all wall ceiling and trim surfaces with primer and two coats of latex paint.
- Note:* with addressing privacy issues this area could be converted into a 5th bedroom.

IX. Bathroom

- a) Remove and install new tub/shower, toilet and vanity.
- b) Strip door jamb and transom.
- c) Install new sub-flooring and vinyl floor.
- d) Install new bathroom door with privacy lock.
- e) Paint all wall, ceiling, and trim surfaces with primer and two coats of latex paint.

X. Third Floor Front Bedroom

- a) Replace door to the 3rd floor. Strip jamb and stop.
- b) Fix broken treads.
- c) Repair holes in wall.
- d) Extend the handrail to the full length of stairway.
- e) Install new sub-floor and flooring in hallway.
- f) Install new casement windows, single lite open for egress. Opening to be as large as possible inside dimensions of gables. It will need to be reframed.
- g) Install a new bedroom door, strip jamb and stop.
- h) Must provide adequate heat and minimum of two working grounded outlets.
- i) Install new sub-floor and floor covering.
- j) Paint all wall, ceiling, and trim surfaces with primer and two coats of latex paint.

XI. Third Floor Rear Bedroom

- a) Must provide adequate heat and minimum of two working grounded outlets.
- b) Install new window, strip sill and casing.
- c) Install new door, strip jamb and stop.
- d) Install sub-floor and floor covering.
- e) Paint all wall, ceiling, and trim surfaces with primer and two coats of latex paint.

SITE INSPECTION

The building will be open for inspection on **Monday March 16th, from 1:00-3:00 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. 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, March 27th by 4:00pm**. 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. 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.