



REQUEST FOR PROPOSALS Engineering Feasibility Study

Introduction

The Lancaster County Land Bank Authority (Land Bank) is seeking professional consulting services for the Structural Analysis of the property at 336 Main Street in Denver Borough. The Authority will use the analysis to determine the financial feasibility of rehabilitation or demolition of the building.

Property Information

The property, located at 336 Main Street, Denver, was built in 1900. It is a three-story structure with approximately 5,250 square feet of space. It is a mixed-use semi-vacant structure with a restaurant space on the ground floor and vacant residential units on floors two and three. The property was condemned by the Borough of Columbia in 2015 (with a partial condemnation previously in 2012) and has been vacant for five years. The masonry façade of the structure was removed in 2015 after a structural analysis found that the wood lintel supporting the entire front wall was severely rotted causing the wall to bulge. The property has been cited multiple times for unsafe structure and equipment being unsafe for human occupancy. Currently, the building façade is wrapped in Tyvek house-wrap covering plywood.



RFP Schedule

TASK	DATE
RFP is disseminated to Firms	June 29, 2020
Onsite visit, scheduled for 1:00 PM	July 7, 2020
Proposals Due by 12:00 PM	July 17, 2020
Respondent Selected	July 23, 2020

In accordance with social distancing guidelines and for the safety of our staff and building occupants, masks must be worn at all times when entering the building during any onsite visits.

Proposals Must Include, but not limited to:

1. Description of building construction
2. Existing structural integrity (exterior/interior wall, windows, doors, roof, basement, etc.)
3. Schematic 'as is' structural drawings needed to illustrate conclusions
4. Report of findings
5. Estimates for the repair of structural systems needed to meet current structural codes

RFP Evaluation/Selection

The Land Bank Authority intends to award a contract 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.

Submission of Proposal

Applicants must submit one (1) hard copy and one (1) electronic copy of the proposal to the Redevelopment Authority no later than Friday July 17th, at 12:00 PM.

Submit to the attention of:

Michaela Allwine, Housing Programs Manager
Lancaster County Land bank Authority
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Lancaster, PA 17603
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