

Request for Proposals



Housing Renovation
304 Cherry Street
Columbia Borough

Lancaster County Land Bank Authority
28 Penn Square, Suite 200
Lancaster, PA 17603-4297
Phone: (717) 394-0793

LANCASTER COUNTY LAND BANK AUTHORITY

Site Acquisition Proposal - 304 Cherry Street, Columbia, PA

INTRODUCTION

The Lancaster County Land Bank Authority seeks a qualified developer or contractor (Applicant) to acquire and rehabilitate a blighted property at 304 Cherry Street in Columbia Borough.

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

SCOPE OF WORK

The following issues must be addressed:

- 1) Fire separation from adjoining buildings, to the underside of the roof sheathing.
- 2) The rear addition on the first floor is a bathroom with questionable plumbing and ground clearance. Renovation must include either improving the ground clearance or raising the floor.
- 3) The building must be made lead-safe and radon-safe. The Land Bank Authority has tested for both conditions and the results are available on request.
- 4) The building must be made weather-resistant and weather tight; deficiencies with the gutters must be addressed.
- 5) The electrical system must be upgraded to 200 amps if electric resistance heat is used.
- 6) Appropriate floor coverings must be installed in all areas not currently finished. Impervious vinyl or other impervious flooring in the kitchen, bath and laundry/half bath is acceptable.
- 7) Work must meet Columbia Borough code and result in a Certificate of Occupancy.

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

- 1) Construct a hall to convert the rear bedroom on the second floor into the upstairs bathroom, opening the current bathroom as a third bedroom without a privacy violation.
- 2) Enlarge the attic windows to allow the two rooms to be used as bedrooms rather than storage.
- 3) Install a gas fired forced air HVAC system. This may be split into two units, one for the first floor and one for the second and third floors.

Addressing these three items is not required but will enhance the proposals ranking.

SITE INSPECTION

The building will be open for Applicant inspection on **Thursday, March 9, 2017, from 2:30 to 4:30 PM.**

MINIMUM BID

The Land Bank will consider a minimum bid of ***\$15,000 (fifteen thousand dollars)*** for the property.

The transaction 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 Land Bank Authority requires all applicants to provide evidence of their experience in the renovation of residential/commercial properties. Through a Statement of Qualifications process, the Land Bank Authority will review the applicant's specialties and areas of competence, biographies of the individuals overseeing the performed work, examples of past similar projects, and references from private or municipal clients.

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. However, the Land Bank Authority recognizes financing and market conditions may, for some Applicants, better support a rental alternative. Proposals will therefore be accepted for both homeownership or rental outcomes.

CONTENTS OF PROPOSAL

Proposals should include the following elements:

- 1) Statement of Qualifications - if a submission has not been completed and approved by the Land Bank Authority (Exhibit 1).
- 2) Application Packet
 - The purchase price being offered by the Applicant
 - Development Narrative and Budget
 - Development Schedule and Milestones
 - Financial Summary

SUBMISSION PROCESS

Proposals must be submitted to the Land Bank Authority by **4:00 PM on Monday, April 03, 2017**. Applicants must submit one **(1) electronic copy** and one **(1) hard copy**.

Attention:

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