



# Request for Bids (RFB)

March 17, 2023



521 Locust Street  
Columbia Borough  
Parcel Number: 110-67787-0-0000

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

# LANCASTER COUNTY REDEVELOPMENT AUTHORITY

RFP – 521 Locust Street, Columbia, PA

## INTRODUCTION

The Lancaster County Redevelopment Authority (Redevelopment Authority) seeks a qualified architect to provide elevations and floorplans, pertinent material and mechanical specifications, and detailed drawings for new framing requirements to guide a future rehabilitation project for the blighted structure at 521 Locust Street in Columbia Borough.

In 2022, a fire occurred in the existing structure, which caused extensive damage and has necessitated significant rehabilitation work to meet municipal code requirements for occupancy. The Redevelopment Authority has contracted with an engineer to complete a study on the structural stability of the existing building and will provide the selected architect with this report. Prior to the completion of the work detailed in this RFB, the Redevelopment Authority will bring in a contractor to remove existing floor joists, install bracing on the structure's interior to ensure stability, and otherwise clean the interior of the property, leaving only the existing brick "shell" of the structure.

Redevelopment Authority staff will provide guidance regarding their desired exterior appearance and floorplan layout to the selected architect. Please note that this property sits in Columbia Borough's Historic District, so specific requirements for exterior appearance and materials must be followed.

In order for the Land Bank to consider a proposal to acquire the property, the Applicant must complete the attached bid form by **Tuesday, April 4<sup>th</sup>, 2023**. Incomplete bid forms will not be reviewed by the Redevelopment Authority.

## SITE INSPECTION

We will be holding an inspection of the building to understand its existing conditions on **Wednesday, March 29<sup>th</sup>, 2023 from 2:00pm-3:30pm**.

Redevelopment Authority staff will be available for consultation after the site inspection to discuss the project. Please reach out to Sean Krumpe at [skrumpe@lchra.com](mailto:skrumpe@lchra.com) or (717) 394-0793 x232 if you wish to schedule a project consultation.

## REQUIREMENTS

### Bid Form

Please provide a breakdown of expected project cost for the items described in the attached bid form.

## CONTENTS OF SUBMISSION

1. Bid Form (Exhibit A)

## SUBMISSION PROCESS

Bids must be submitted to the Redevelopment Authority by **Tuesday, April 4<sup>th</sup>, 2023 by 4:00 pm.**  
Applicants must submit one **(1) electronic copy.**

**Attention:** Sean Krumpe  
Lancaster County Redevelopment Authority  
28 Penn Square, Suite 200  
Lancaster, PA 17603-4297  
Email: skrumpe@lchra.com

## EVALUATION OF BIDS

The Redevelopment Authority intends to enter into a contract with the applicant who best demonstrates the level of experience, skill and competence required to perform the services called for in the RFB in the most efficient, cost-effective, and professional manor.

The Redevelopment Authority intends to respond to all bids and make a selection within 30 days of the RFB Submission Date.

Exhibit A – Bid Form

Item	Cost
1. Elevations (front and rear), floorplans, construction material and mechanical specifications	<hr/>
Total	<hr/>