



Request for Bids (RFB)

May 17, 2023



318 Poplar Street
Columbia Borough
Parcel Number: 110-04563-0-0000

Lancaster County Land Bank Authority
28 Penn Square, Suite 200
Lancaster, PA 17603-4297
Phone: (717) 394-0793 ext. 232

LANCASTER COUNTY LAND BANK AUTHORITY

RFB – 318 Poplar Street, Columbia, PA

INTRODUCTION

The Lancaster County Land Bank Authority (Land Bank) seeks a qualified developer / contractor to complete all rehabilitation and demolition work, as laid out in *Exhibit A: Bid Form*, needed to bring the property at 318 Poplar Street up to municipal code and allow a new occupant to immediately move in.

Land Bank staff has provided proposed floor plans for the rehabilitation as *Exhibit B: Project Floor Plans*. The selected developer will replicate these plans in the project and use them when considering project costs in the bid form. Design details not specified in the Bid Form will be up to the discretion of the developer, subject to approval by the Land Bank.

The Land Bank will maintain ownership of the property during the project and through completion. The selected developer shall enter into a contract with the Land Bank, and receive pay at specified percentages of substantial project completion. The rehabilitation work shall be approved by the Land Bank when all is completed as laid out in the bid form, at which point the final portion of payment shall be made.

In order for the Land Bank to consider a proposal to complete the project, the Applicant must complete the attached bid form by **Wednesday, June 7th, 2023**. Incomplete bid forms will not be reviewed by the Land Bank Authority.

SITE INSPECTION

We will be holding an inspection of the building to understand its existing conditions on **Wednesday, May 24th, 2023, from 2:00pm-3:30pm**.

Land Bank staff will be available for consultation after the site inspection to discuss the project. Please reach out to Sean Krumpe at 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 costs 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 Land Bank by **Wednesday, June 7th, 2023 by 4:00 pm**. Applicants must submit one **(1) electronic copy**.

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

EVALUATION OF BIDS

The Land Bank 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.

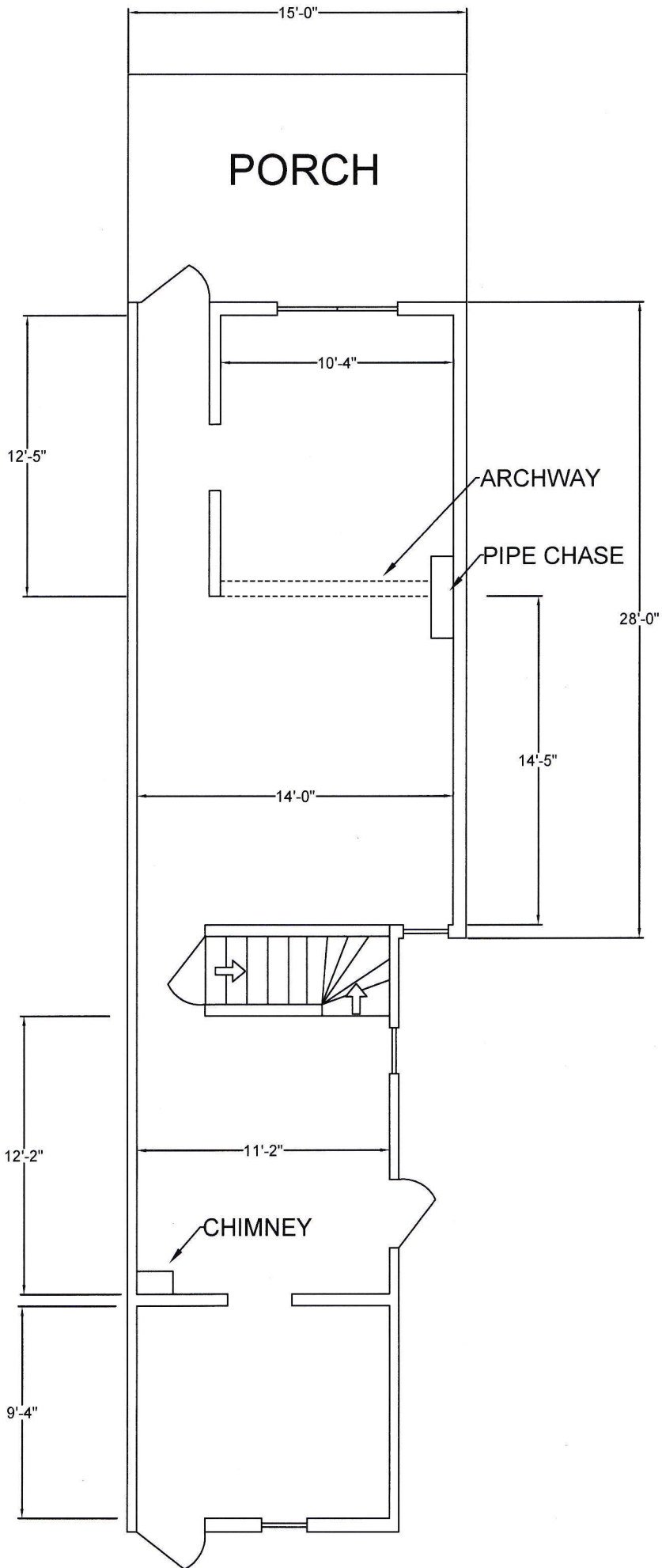
The Land Bank intends to respond to all bids and make a selection within 30 days of the RFB Submission Date.

Exhibit A: Bid Form

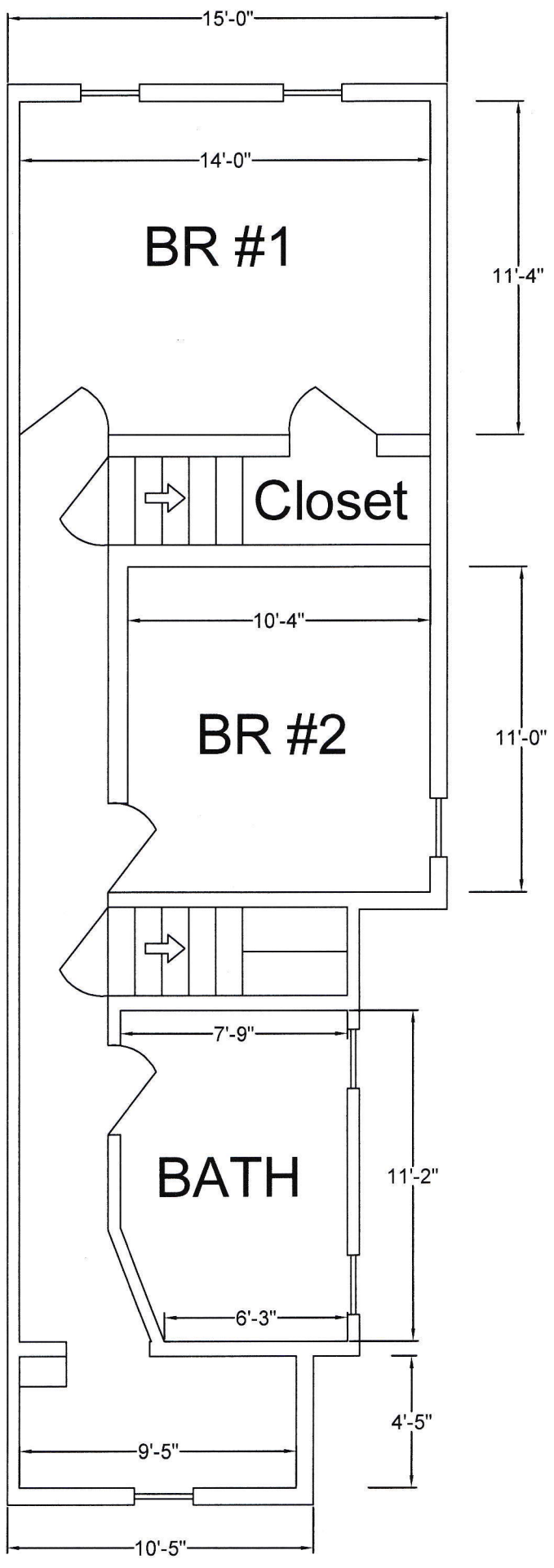
Item	Cost
1. Install new 95% furnace with A/C and duct cleaning.	_____
2. Rebuild cornice, box gutter, and install new shingle on mansard roof.	_____
3. Install new 200-amp electric service and rewire entire house to code.	_____
4. Repoint all masonry.	_____
5. Install new windows, and interior and exterior doors.	_____
6. Install new luxury vinyl tile flooring.	_____
7. Paint entire interior.	_____
8. Install 2 new bathrooms, a laundry room, and a kitchen.	_____
9. Install a new hot water heater and sump pump.	_____
10. Tear down and rebuild rear frame section (previously the kitchen and 2 nd floor closet area).	_____
11. Install drywall in entire house and trim as needed.	_____
12. Install fence across rear of yard.	_____
13. Install concrete at location of existing pavers.	_____
14. Install vinyl treads on 2 nd and 3 rd floor steps.	_____
15. Fill in the old dining room door with vinyl siding.	_____
16. Finish kitchen with laminate top.	_____
17. Install underlayment where necessary for flooring.	_____
Total:	_____

Exhibit B: Project Floor Plans

1st
FLOOR



2nd
FLOOR



3rd
FLOOR

