



# Request for Bids (RFB)

July 19<sup>th</sup>, 2023



154 South Fifth Street

156 South Fifth Street

461 Avenue K

Columbia Borough

Parcel Numbers:

110-08317-0-0000

110-13937-0-0000

110-05464-0-0000

Lancaster County Land Bank Authority

28 Penn Square, Suite 200

Lancaster, PA 17603-4297

Phone: (717) 394-0793

# LANCASTER COUNTY LAND BANK AUTHORITY

RFB – 154-156 South Fifth Street, Columbia, PA

461 Avenue K, Columbia, PA

## INTRODUCTION

The Lancaster County Land Bank Authority (Land Bank) seeks a qualified architect or developer (hereinafter referred to as the “Contractor”) to guide the planning process, obtain the necessary municipal zoning approvals, and oversee subcontracting and construction for a four-unit single family residential new construction project on the cleared lots at 154 South Fifth Street, 156 South Fifth Street, and 461 Avenue K in Columbia Borough.

The Contractor shall provide elevations, floorplans, renderings, MEP and material specifications, and construction cost estimates for the proposed project. Additionally, the Land Bank is seeking services to develop subdivision, land development, and stormwater management plans. The site currently consists of three parcels, so a subdivision plan will be necessary to divide the parcels and construct the four proposed units. Once all necessary municipal and Land Bank approvals are obtained, the Contractor shall act as general contractor and oversee the construction of the project as laid out in their plan submissions. Due to the wide range of items the Land Bank is seeking, it may be necessary for the Contractor to subcontract to prepare all requested materials and complete the construction project. The Contractor shall diligently seek approval from the Land Bank before entering into any contract within the scope of work of this RFB.

The Land Bank Authority recently completed a demolition project of the structures once occupying 154 and 156 South Fifth Street. A rough breakdown of the new proposed site plan is provided as *Attachment A: Site Plan*.

Land Bank staff will provide some guidance regarding desired exterior appearance and floorplan layout, but certain design details will be up to the discretion of the Contractor.

In order for the Land Bank to consider a bid for the above-described services, the Applicant must complete the attached required materials by **Wednesday, August 9<sup>th</sup>, 2023**. Incomplete submissions will not be reviewed by the Land Bank.

## DESIGN SPECIFICATIONS

The Land Bank is seeking all items described in *Exhibit A: Bid Form* for each of the 4 units planned at the site. Each unit will contain 3-4 bedrooms, 1 full bathroom, 1 half bathroom, a washer/dryer unit, a kitchen, a living and dining room, and an unfinished basement.

The Contractor shall construct a parking lot in the center of the site, accessible through Avenue K, as roughly demonstrated in *Attachment A: Site Plan*. This parking lot should contain a total of 8 parking spaces, 2 for each unit.

The selected contractor shall abide by all guidelines laid out in Columbia Borough’s Zoning Ordinance, as well as all applicable federal, state, and local regulations.

## FUNDING

Project funding shall be provided by the Land Bank Authority through a combination of State-funded affordable development sources. Pennsylvania State Prevailing Wage shall apply to the entire project and should be factored into bid form cost calculations. Prevailing Wage rates applicable to this project are included herein as *Attachment B: Prevailing Wage Rates*.

## PAYMENT SCHEDULE

The Land Bank shall establish a schedule of 4 payments to be made to the Contractor. First payment (25%) shall be made at the start of the project after contract signing; second payment (25%) after approval of plans has been provided by the Columbia Borough Council, Planning Commission, and Historical Architectural Review Board (HARB); third payment (25%) upon request of contractor with Land Bank staff verification that 50% of the total construction has been completed; and the final payment (25%) at the conclusion of the project and issuance of Certificate of Completion from the Land Bank.

## SITE INSPECTION

We will be holding an inspection to understand the proposed project site's existing conditions on **Wednesday, July 26<sup>th</sup> from 10:00am to 11:30am**. Please reach out to Sean Krumpe at [skrumpe@lchra.com](mailto:skrumpe@lchra.com) or (717) 394-0793 ext. 232 if you plan to attend.

Land Bank Authority staff will be available for consultation after the site inspection to discuss the project. Please reach out to Sean Krumpe using the information above if you wish to schedule a project consultation.

## REQUIREMENTS

### Bid Form

Please provide a breakdown of expected project cost for the items described in *Exhibit A: Bid Form*.

### Project Timeline

Please provide an anticipated timeline for preparation of all items described in *Exhibit B: Project Timeline*. The "Plans" section should not exceed **90 days** from the date of entry into a contract between the Land Bank and selected contractor to the "Final Conceptual Plans Submission." Please provide a rough estimation of the "subdivision and land development plan" preparation as well. The total "Construction" section of the timeline should not exceed **1 year**.

### Statement of Qualifications

The Land Bank requires all applicants to provide evidence of their experience in plan preparation and new construction of residential properties (Exhibit C).

## CONTENTS OF SUBMISSION

1. Bid Form (Exhibit A)
2. Project Timeline (Exhibit B)
3. Statement of Qualifications (Exhibit C)

## SUBMISSION PROCESS

Bids must be submitted to the Land Bank Authority by **Wednesday, August 9<sup>th</sup>, 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 Authority intends to respond to all bids and make a selection within 30 days of the RFB Submission Date.

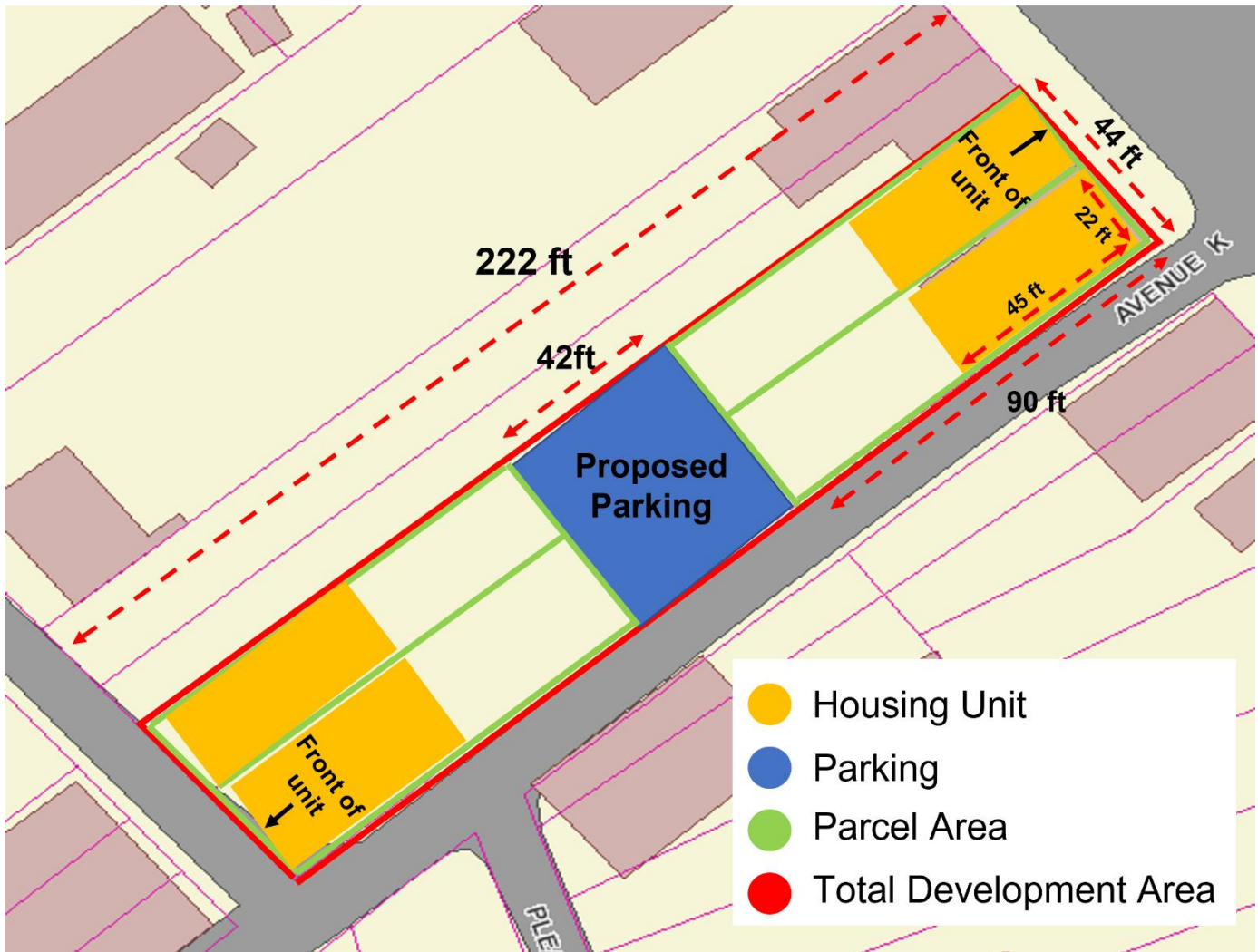
## Exhibit A – Bid Form

Item	Cost
1. Conceptual Plans	
a. Elevations (front, rear, and side from Avenue K)	_____
b. Renderings (3-4 angles, including front and rear)	_____
c. Detailed site plan	_____
d. Floorplans	_____
e. Site utility study	_____
2. Land Development and specification plans	
a. Stormwater management plan	_____
b. Mechanical, electric, and plumbing plans	_____
c. Subdivision and land development plan	_____
3. Construction	
a. Oversee and manage completion of construction project as detailed in plan submissions	_____
4. PA State Prevailing Wage (for entire project)	_____
<b>Total</b>	_____

## Exhibit B – Project Timeline

Item	Date
1. Contract signing	_____
2. Plan Preparation	
a. Plan preparation begins	_____
b. First draft conceptual plans (elevations, renderings, site plan, floorplans, utility study) submitted to Land Bank	_____
c. Land Bank comments	<b>1 week after draft plan submission</b>
d. Final conceptual plan submission	_____
e. Land Bank conceptual plan approval / additional comments	<b>1 week after final plan submission</b>
f. Subdivision and land plan preparation and submission to Columbia Borough	_____
g. Columbia Borough Council, Planning Commission, and HARB Approvals (for all plans)	_____
3. Construction	
a. Subcontractor selection	_____
b. Construction Activities Begin	_____
c. Construction 50% complete	_____
d. Construction 100% complete	_____
e. Occupancy	_____

## Attachment A: Site Plan



## **Attachment B: PA State Prevailing Wage Rates**



**BUREAU OF LABOR LAW COMPLIANCE  
PREVAILING WAGES PROJECT RATES**

Project Name:	154-156 South Fifth Street
Awarding Agency:	Lancaster County Redevelopment Authority
Contract Award Date:	8/31/2023
Serial Number:	23-06318
Project Classification:	Residential - *FOR RESIDENTIAL USE ONLY*
Determination Date:	7/18/2023
Assigned Field Office:	Harrisburg
Field Office Phone Number:	(717)787-4763
Toll Free Phone Number:	(800)932-0665
Project County:	Lancaster County

**BUREAU OF LABOR LAW COMPLIANCE  
PREVAILING WAGES PROJECT RATES**

<b>Project: 23-06318 - Residential - *FOR RESIDENTIAL USE ONLY*</b>	<b>Effective Date</b>	<b>Expiration Date</b>	<b>Hourly Rate</b>	<b>Fringe Benefits</b>	<b>Total</b>
Bricklayer	2/21/2012		\$13.04	\$0.90	\$13.94
Carpenter	2/21/2012		\$11.86	\$1.56	\$13.42
Cement Finishers	2/22/2012		\$12.49	\$1.30	\$13.79
Drywall Finisher	2/22/2012		\$13.67	\$0.00	\$13.67
Drywall Hanger	2/22/2012		\$13.73	\$0.00	\$13.73
Electricians	6/1/2015		\$23.55	\$20.44	\$43.99
laborer	5/1/2021		\$18.40	\$15.93	\$34.33
Painter	5/1/2018		\$18.76	\$10.88	\$29.64
Plumber/Pipefitter	5/1/2015		\$24.41	\$22.56	\$46.97
Power Equipment Operators (Backhoe, Bulldozer, Loader)	2/22/2012		\$11.25	\$3.73	\$14.98
Roofers (Shingle)	5/1/2023		\$32.85	\$22.10	\$54.95
Roofers (Slate & Tile)	5/1/2023		\$35.85	\$22.10	\$57.95
Roofers	5/1/2023		\$32.85	\$22.10	\$54.95
Sheet Metal Workers	2/22/2012		\$12.60	\$2.60	\$15.20
Truck Driver	2/22/2012		\$11.80	\$2.73	\$14.53