



Request for Bids (RFB)

October 6th, 2025



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 contractor to complete repair and finishing work detailed in *Exhibit A: Bid Form*, necessary to bring the property at 318 Poplar Street up to municipal code and allow a new occupant to immediately move in.

In order for the Land Bank to consider a proposal, the Applicant must complete the attached bid form by **Friday, October 10th, 2025**. 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, October 8th, 2025 from 10:00am-11:30am**.

Land Bank 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 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 **Friday, October 10th, 2025 by 11:00 am**. 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 manner.

The Land Bank intends to respond to all bids and make a selection within 7 days of the RFB Submission Date.

Exhibit A – Bid Form

Item	Cost
1. Replace furnace filter in basement heat pump.	
2. Repair deterioration on chimney block above building roofline. Repair cracking on brick and mortar to ensure stability of structure. See Attachment A for photos and description of damage to be repaired.	
3. Repair eroding or missing mortar on building's exterior. Ensure water tightness and repoint where necessary. See Attachment B for photos of damage to be repaired.	
4. Repair built-in gutter on porch roof to ensure proper drainage, making sure opening properly allows standing water to channel downward to drain. See Attachment C for photos and description of damage to be repaired.	
5. Repair or repoint soft, crumbling mortar on building's foundation (located in basement), ensuring water tightness. See Attachment D for photos and description of damage to be repaired.	
6. Repair gaps (openings) between the foundation wall and the exterior walk or walkway with mortar to ensure water tightness. See Attachment E for photos and description of damage to be repaired.	
7. Repair living room area electrical wiring to ensure proper functionality of smoke detector.	
Total:	

Attachment A

3.3.1 Skylights, Chimneys & Roof Penetrations



CHIMNEY BLOCK CRACKING AND OR MORTAR DETERIORATING

The chimney block above the roofline is significantly deteriorated. The chimney above the roofline appears to need a complete rebuild. block is cracking and mortar are significantly deteriorated. If not repaired, the continued deterioration will make the chimney unstable and could cause significant damage to the structure. The house is currently an all electric house so there is no need for a chimney. This chimney could be abandoned if the owner desired. I recommend evaluation, and repair by a chimney repair contractor.



Attachment B

4.4.1 Siding

MORTAR ERODING OR MISSING -MODERATE

Mortar is eroding and/or missing. This condition allows for moisture to penetrate behind the masonry, potentially to cause the masonry to come loose. I recommend a qualified professional to evaluate. Consider mortar repointing.



Attachment C

3.1.1 Coverings



PORCH ROOF WITH BUILT IN GUTTER DOES NOT DRAIN

The built-in gutter at the front of the house does not drain properly. There is standing water in the body of the gutter Or roof. When properly installed, the gutter is sloped toward a recessed area whose bottom has a drain hole that channels the rainwater into the downspout. There is an obstruction that is trapping the rain water in the gutter and preventing it from draining. A roofing installation and repair contractor should be called to repair this condition and restore the built-in gutter to full function.



Attachment D

6.1.1 Foundation Structure

MASONRY AND MORTAR SOFT, CRUMBLING

At the time of the inspection the mortar in the foundation wall was soft and crumbling. This condition is common in older homes with stone, block or brick foundation walls and is most likely due to the quality of the mortar mix and/or moisture penetration. I recommend a qualified professional to evaluate and repair or repoint.



Recommendations



Attachment E

4.9.1 Foundation Wall Exterior

GAPS BETWEEN FOUNDATION WALL AND EXTERIOR WALL OR WALKWAY



At the time of inspection there were gaps (openings) between the foundation wall and the exterior wall or walkway. These openings are vulnerable to rainwater intrusion into interior, usually into basement. Hidden damage may exist. Repair with mortar for a permanent repair, by a professional handyman.

