

**REQUEST FOR PROPOSALS**  
**CONSERVATORSHIP REDEVELOPMENT PROJECT**  
**714 MAHANTONGO STREET**  
**POTTSVILLE, PENNSYLVANIA**  
**ISSUED BY THE POTTSVILLE REDEVELOPMENT**  
**AUTHORITY**  
**August 2, 2024**



## **PART A: INTRODUCTION AND BACKGROUND**

The City of Pottsville Redevelopment Authority is seeking bids for the acquisition and redevelopment of the vacant residential property located 714 Mahantongo Street, Pottsville PA.

The objective of this Request for Proposal is to provide potential developers with sufficient information to facilitate the preparation and submission of bid proposals that will rehabilitate the property and advance the goals of the City of Pottsville and the Redevelopment Authority. The following attachments are included:

Attachment A- parcel information

Attachment B- photos of the building and property

- This property is located in a R 2 zoning district – Two Family Residential
- This property has been vacant for more than five (5) years. Overall, it is in very poor condition. No utilities are connected to the property
- The roof is in tack, requiring minor repair and maintenance
- The major systems (heating, electrical) are in substandard condition and would need significant repair and or replacement
- The property is littered with trash, some abandoned property and personal items that must be removed

The City of Pottsville Redevelopment Authority has initiated this process to combat blight, preserve our tax base, while protecting the quality of life in our city. The Authority is acquiring this property through the Pennsylvania Conservatorship Act of 2006. The selected project will be a component of the Conservatorship process.

When the Request for Proposal process is complete, the selected developer will be required to enter into a legal contract with the Redevelopment Authority, which is subject to court approval before becoming final. That contract will identify requirements of the Conservatorship process and procedures accepted by the Pottsville Redevelopment Authority. The developer will be required to take possession of the property in a timely manner, maintain ownership and insurance for a specified period of time, implement the Development Plan that has been selected, and pay to the Authority all court costs, costs and expenses of sale, costs incurred by the Redevelopment Authority in preparing and filing the petition in accordance with the requirements of the Abandoned and Blighted Property Conservatorship Act, 68 P.S. § 1101, et seq., and any fees and expenses incurred by conservator in connection with the sale or safeguarding the property. That amount will include, but not be limited to, legal fees incurred by the Redevelopment Authority to file a petition under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. § 1101, et seq., as well as any expenses incurred in connection with the sale and safeguarding the property.

The Redevelopment Authority makes no warranties or other representations as to the title or condition of the Property. Developers must carefully assess the structural condition of the structure. The Property will be sold free of all mortgages, judgments or other monetary liens. The successful bidder shall take the Property under and subject to all restrictions and agreements of record and all existing easements, and rights of way and such restrictive covenants as shall be imposed at the time of transfer.

## **SUBMISSION OF BID PROPOSALS**

In accordance with this Requests for Proposals are due by 12:00 PM (Noon) on August, 16<sup>th</sup>, 2023.

1. All Proposals shall be bound.
2. All Respondents must submit 2 copies of the proposal to the attention of Tom Palamar, Executive Director, Pottsville Redevelopment Authority, PO Box 50, 401 North Centre Street, Pottsville, PA 17901. Submissions should be clearly marked 714 Mahantongo Street Redevelopment.
3. Proposals submitted in response to this request are to be valid and irrevocable for a period of one hundred twenty (120) days following the final date for the submission of proposals. An extension of this time period may be granted by written mutual agreement between the Redevelopment Authority and developer.
4. The Authority is not responsible for any costs incurred by the developer in preparing and submitting a proposal in response to this RFP
5. Proposals must include a concept plan of all improvements and should blend in with the character of the neighborhood.
6. Proposals must address the requirements and objectives of this Request for Proposals.
7. Proposals should be practical, concise and prepared in a professional manner.
8. Proposals may include any background information necessary
9. The Redevelopment Authority will not be limited solely to the information provided by the Respondent. Additional information may be obtained by the Redevelopment Authority regarding the developers and the proposed project.
10. It is incumbent upon the developer to submit comprehensive information in sufficient detail to enable the Authority to give proper consideration to the proposal.
11. All documents submitted in accordance with this Request for Proposal shall be incorporated into a negotiated Redevelopment Contract and shall be deemed binding representations, warranties, and covenants of the developer.
12. At a minimum, proposals must include:

## **Table of Contents.**

- The proposal must include a table of contents referencing each of the sections listed below.

## **Project Narrative**

Briefly, describe the desired development and intended use of the property. Include the following:

1. Basic site plan.
2. Statement that guarantees that the structure will be rehabilitated or razed in compliance with all applicable codes and construction remediation practices for restoration which, when completed to the satisfaction of the Code Officials, will allow occupancy of the structure as a residential unit.
3. A statement that shows that parking is available for the project as appropriate for the identified use
4. Briefly explain the extent of repairs
5. State the proposed usage (single family residential) and any changes proposed. Include a statement showing intended sale or lease of the residential space
6. Project Task Assignment
  - a. Identify who will prepare drawings, oversee the project, complete construction (developer crew or contractor)

## **Timeline,**

- Include a schedule that takes the project from acquisition to completion. The possibility of phased completion and occupancy should also be included as appropriate

## **Identification of Ownership Structure and References.**

1. Names of project team members, including the developer, architect, engineers, include appropriate disciplines, general contractor and construction manager; real estate professionals, environmental consultants and other professional consultants.
2. List relevant projects undertaken and references.

## **Budget.**

1. The proposal shall include a practical and clear synopsis of the finances of the project. Include an estimate of all construction costs.
2. Include a copy of any assistance requested under the Pottsville Redevelopment Authority. The Authority may consider funding to the proposed project. Eligible activities may include; acquisition, demolition, engineering and design. If funding

from the Authority is included in the budget, an application for Assistance from the Pottsville Redevelopment Authority must be completed and included. That request will be reviewed with the entire proposal. Funding from the Authority requires a Mortgage to be filed on the property.

3. Each proposal shall be signed by an officer authorized to make a binding contractual commitment for those submitting Proposals

**Part E: SCOPE OF WORK and GENERAL CONSIDERATIONS**

1. Through submission of this proposal, the developer, if selected, agrees that it will comply with all federal, state and city laws, rules, regulations and ordinances applicable to its activities and obligations under this Request for Proposals.
2. The selected developer will be responsible for obtaining all permits, zoning appeals, subdivision approvals, and any engineering and environmental studies required to support the project.
3. The structures' current use may be continued or may be converted to an appropriate usage, but a strong preference will be given for proposals that include saving and renovating the buildings to a viable commercial and market rate residential project.
4. If the selected proposal involves converting the structure to a commercial building, the developer will take action to comply with zoning requirements.