

ANNOUNCEMENT

REQUEST FOR PROPOSAL (RFP)

The Redevelopment Authority of Altoona Beech Avenue Development Project

The Redevelopment Authority of Altoona (RAA) is seeking proposals from qualified developers to design and construct a housing development on seven (7) parcels located at 201-225 Beech Avenue in the City of Altoona. The vision of the RAA is to invest in the community and provide market rate, single family attached and/or detached housing units for which the RAA believes there is a shortage.

Information is attached outlining requirements for proposal submission, evaluation criteria, and the proposed contract.

Five (5) sealed proposals must be submitted no later than December 2nd, 2024 (either mail or dropped off):

City of Altoona
1301 Twelfth Street, Suite 400
Altoona, PA 16601
c/o Diana White, Director of Community Development

If additional information is needed, please contact Diana White via email dwhite@altoonapa.gov or phone 814-949-2470.

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SECTION 1. BACKGROUND

Project Overview:

The RAA has acquired seven (7) parcels located at 201-225 Beech Avenue in the City of Altoona. The goal of the RAA is to work with a developer to who has a strategic vision and passion to build single family attached and/or detached housing units to support that growing market and also to help increase property value of the surrounding neighborhood.

Project Objectives:

- Foster positive community momentum through new development.
- Include a park design element that promotes childhood and family health and social interaction.
- Enhance community assets through public improvements by providing new sidewalks, storm sewer, sanitary sewer and water infrastructure.

Background:

The RAA had a positive past presence in the City of Altoona related to redeveloping blighted properties in Altoona into economic opportunities. Over time, the RAA faced funding and personnel challenges that had limited its ability to provide new opportunities. The City of Altoona's new comprehensive plan, *All Together Altoona*, provides a framework through partnerships such as the RAA, to focus on blight remediation and economic development.

Various neighborhoods, including the subject property along Beech Avenue in Altoona continue to face blight and deteriorating housing stock. This project will play a part in the transformation of housing stock in the City.

This project also has an opportunity to be partially funded by a grant from the Neighborhood Assistance Program (NAP) through the Pennsylvania Department of Community & Economic Development (DCED)

SECTION 2. GENERAL TERMS

- The RAA reserves the right to reject any or all proposals and to select the proposal that it determines to be in the best interest of the RAA.
- The contract is subject to the approval of the RAA and is effective only upon their approval.
- Proposers are bound by the deadline and location requirements for submittals in response to this RFP as stated above.
- Proposals will remain effective for the RAA's review and approval for 60 days from the deadline for submitting proposals.
- If only one proposal is received by the RAA, it may negotiate with the proposer or seek additional proposals on an informal or formal basis during the 60-day period that proposals are effective.

- The proposer is encouraged to add to, modify, or clarify any scope of work items it deems appropriate to develop a high-quality plan for consideration. All ancillary items should be identified with an explanation. However, the scope of work proposed must accomplish the goals and work stated below.

SECTION 3. SCOPE OF WORK

The Redevelopment Authority of Altoona Beech Avenue Development Project **Scope of Work (SOW)**

The RAA is seeking proposals from qualified developers to design and construct a housing development on seven (7) parcels located at 201-225 Beech Avenue in the City of Altoona. The vision of the Authority is to invest in the community and provide market rate, single family attached and/or detached housing units. Units are envisioned as two (2) to three (3) bedroom units. Other size units may be presented but should be in addition to the above mentioned.

The developer shall plan to provide for a small covered pavilion and a playground amenity. The proposal could relocate existing playground on site as part of proposal.

The developer will be responsible for the entire project, including survey, land development and zoning consistent with City ordinances. Lots could be consolidated for more efficient layout. This is also the responsibility of the developer. A site layout including on-street and on-site parking shall be included. The developer will be responsible for the construction of the project.

Additional funding is available for the project in the amount of \$292,500 in funding made available through DCED Neighborhood Assistance Program tax credits. This funding is to reimburse infrastructure costs for the project. Work associated with this funding is not prevailing wage if completed by a developer. Altoona Blair County Development Corporation (ABCD) is expected to control the funds which would be reimbursable to developer upon completion of work items. Work items may include but not limited to Sidewalks, Storm Sewer, Sewer, Water, Site lighting. The money is available through June 2025 with the possibility of a one-year extension.

The developer shall submit to the RAA for review at minimum: Site layout plan, project schedule, total units built/ SF size of units, funding availability/commitment(s) for the work, purchase price of the property (if applicable), sales or rental business models including target range for purchase/rent, and a schedule of values for all major items of work.

Developer will also be required to enter into a developer's agreement to assure project completion.

Develop concept drawings either based on existing sketches or proposed sketches.

Provide a detailed cost estimate for the development of the proposed facilities. The cost estimate should include: engineering and other professional services cost; construction and materials cost; project administration cost; and a contingency of at least 10% of the construction cost estimate.

The site development drawing(s) must show, in enough detail, the proposed full development of the site(s). Include common items required through the City of Altoona's land development and zoning process. It is anticipated that stormwater control will be required for the cumulative impervious area even if parcels remain separate.

The Authority is working to clear the title to the property through an anticipated quiet title action. It is expected that clear title will be confirmed at some point in 2025. Clear title cannot be transferred from the Authority to the developer until that occurs. This condition of the title can be addressed in multiple ways, and each developer should indicate if it has a preference for one over the other, or whether the proposal is contingent on any specific one. These multiple options for dealing with the title are as follows: (1) The successful developer can take whatever title the Authority has, via quitclaim deed, at the outset of the project; (2) The successful developer and the Authority can enter into an agreement that provides the successful developer with access to the property to begin work prior to the transfer of title, with the expectation that title will be transferred either upon completion of the quiet title action or completion of the development work to be done at the property; or (3) the successful developer can wait to begin work at the site until the Authority is able to provide clean title.

Developers shall include a \$1,000.00 check payable to the “Redevelopment Authority of Altoona” with their proposal. Upon selection of a developer, this will be deposited into an escrow account for legal counsel fees and costs related to the Developer’s Agreement and other transaction costs. This is non-refundable to the successful party. Unsuccessful parties will have checks returned to them.

SECTION 4. DEVELOPER QUALIFICATIONS

General Developer Qualifications:

- A. Successful completion of housing projects of the specified project type.
- B. Project Funding Availability
- C. Design experience in park and housing facilities.
- D. Prior experience in working on land developments within the City of Altoona.
- E. Project Team including proposed design professional and subcontractors.

SECTION 5. REQUIRED SUBMITTALS

A. Letter of Transmittal

This letter must include the following:

- A statement demonstrating your understanding of the work to be performed.
- A statement confirming that the firm meets the Developer Qualifications (see Section 4 above).
- The firm's contact person and telephone number.

B. Profile of Development Team

This consists of the following:

- A statement of the team’s experience in conducting work of the nature sought by this RFP.

- The location of the principal's office that will ultimately be responsible for the project.
 - Summary of team member's (consultants, financiers, sub-contractors, etc.) proposed to conduct the work and the specific duties of each in relation to the work.
 - A reference list of at least three (3) prior projects with contact information (if applicable).
 - Any other information relating to the capabilities and expertise of the team in doing comparable work.
- C. Methods and Procedures
The proposal must include a detailed description of the methods and procedures the developer will use to perform the work. Inclusion of examples of similar work is encouraged.
- D. Work Schedule
The schedule must include time frames for each major work element, and dates for completion of draft and final documents.
- E. Cost
- For each major work element, include costs to produce a total contract price.
 - If Developer plans to include a monetary amount for the purchase of parcels, this should be included in proposal.

SECTION 6. EVALUATION CRITERIA

- A. Technical Expertise and Experience
The following factors will be considered:
- The developer's experience in performing similar work
 - The expertise and professional level of the proposed team
 - The clarity and completeness of the proposal and the developer's demonstrated understanding of the work to be performed
- B. Procedures and Methods
The following factors will be considered:
- The sequence and relationships of major steps
 - The methods for managing the work to ensure timely and orderly completion
- C. Cost
The following factors will be considered:
- Developer's ability to provide a responsible overall project cost

- Relationship of developer costs to available funding sources
- Purchase price of parcels (if applicable) or proposed rental range of units.
- Any other factor developer would like to include

D. Site and Housing

The following factors will be considered:

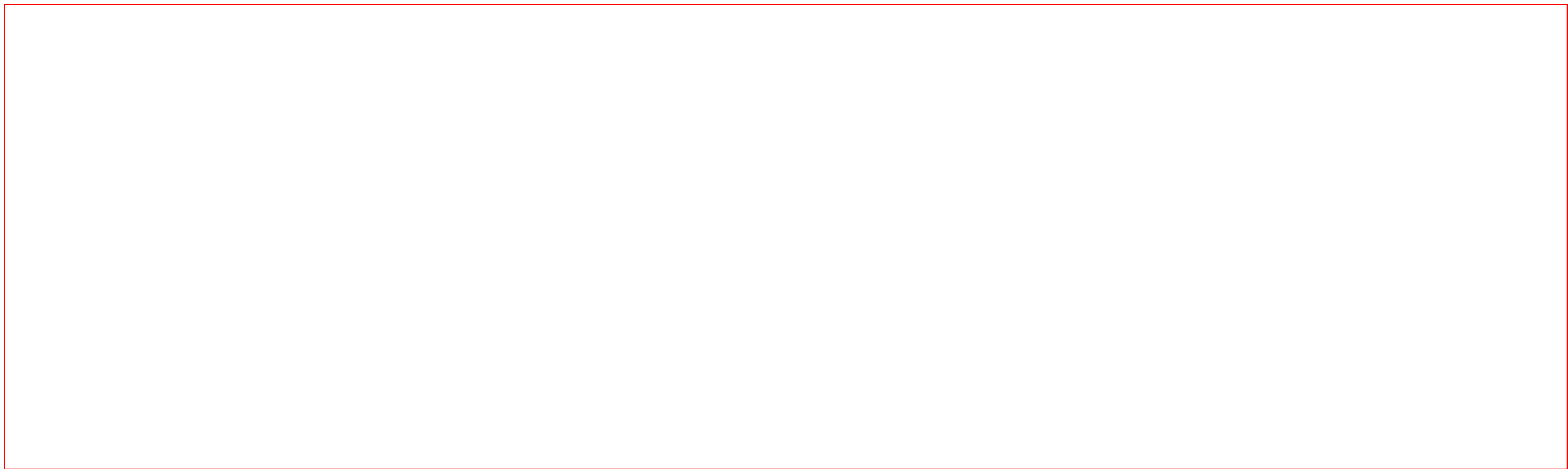
- Proposed units constructed
- Proposed sales or rental range of units
- Size/Shape/Aesthetics of site configuration
- Maintenance Plan (if applicable)
- Type of development (sale vs. rental)

Any or all firms submitting proposals may be invited to give an oral presentation of their proposal.

SECTION 7. Developers Agreement

A sample developer's agreement is included for review. The RAA will enter into the agreement with the successful developer. The RAA reserves the right to modify or negotiate the terms of an agreement.

SECTION 8. Preliminary Site Plan Sketch Plans (for information only)



Scale	
Date	

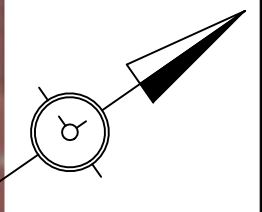
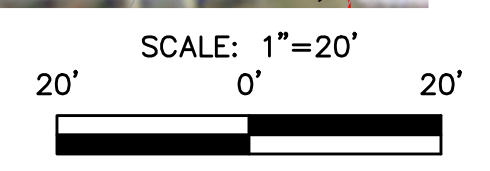
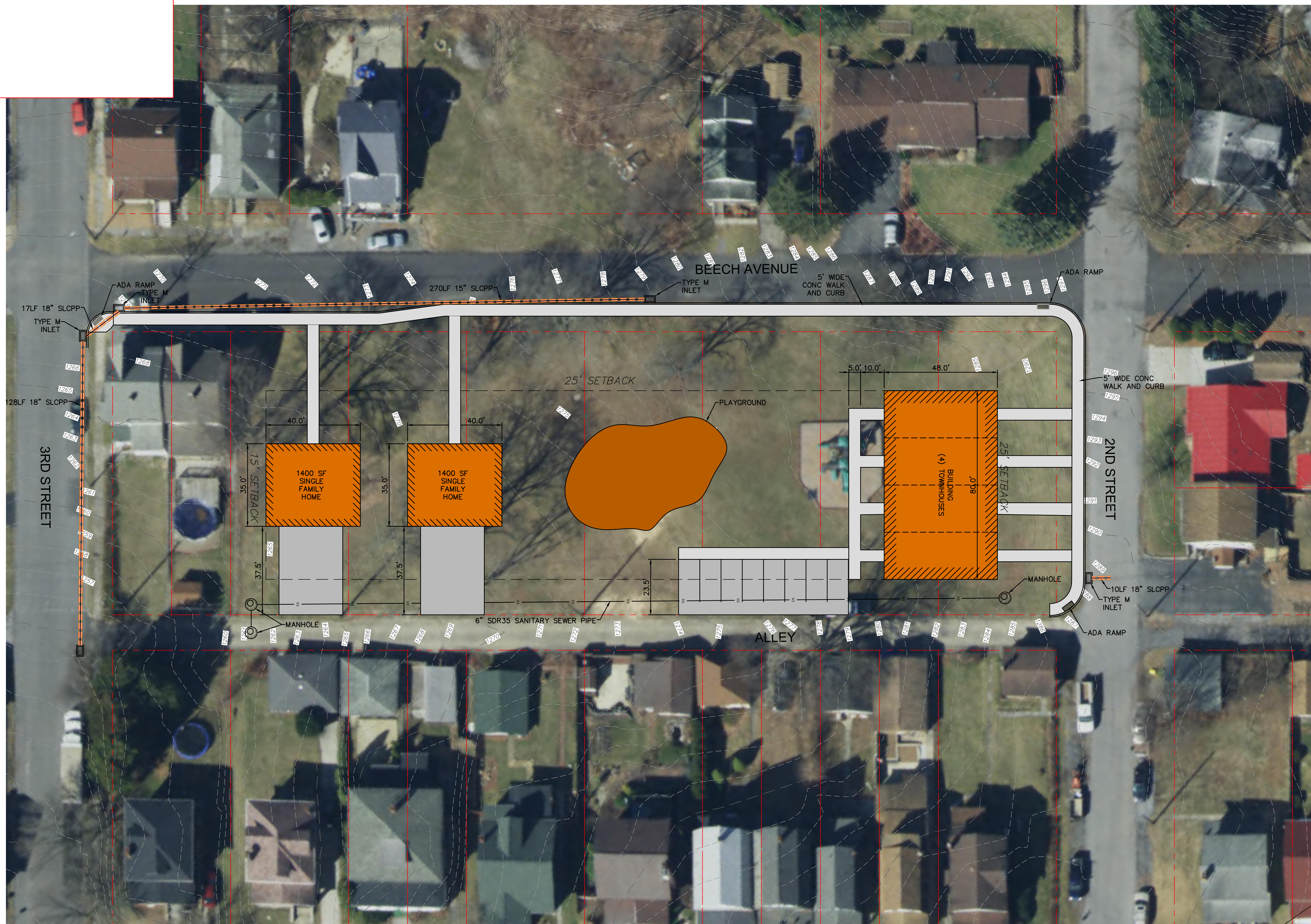
Sheet Revisions	No.	Date

Scale	AS NOTED
Date	MAY 2024
Drawn By	MD
Checked By	DJB
Project No.	XXXX
Client No.	XXXX

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 Phone: 814.944.5035 Fax: 814.944.4862
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**BEECH AVENUE HOUSING
 CONCEPT PLAN
 FOR THE
 CITY OF ALTOONA
 BLAIR COUNTY, PENNSYLVANIA
 CONCEPT PLAN -
 4 SINGLE FAMILY HOMES
 4 TOWNHOUSES**

**Drawing No.
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**BEECH AVENUE HOUSING
CONCEPT PLAN
FOR THE**

**CITY OF ALTOONA
BLAIR COUNTY, PENNSYLVANIA**

**CONCEPT PLAN - TOWNHOUSES
AND SINGLE FAMILY**

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Scale	AS NOTED
Date	MARCH 2024
Drawn By	MD
Checked By	DJB
Project No.	XXXX
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No.	Sheet Revisions	Date

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