

REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK

1301 12th Street, Suite 400

Altoona, PA 16601

Phone: 814-949-2471 • eluchans@altoonapa.gov

REQUEST FOR PROPOSALS

LOCATION: 1928 Pine Avenue

Altoona, PA 16601

PROJECT: Sidewalks Project

The Redevelopment Authority of Altoona Land Bank (LB) has acquired the property located at 1928 Pine Avenue, Altoona, PA 16601 through sale. The intent of the Authority is to solicit proposals from developers to construct new sidewalks. The property is located in a Residential Neighborhood C (RN-C) Zoning District.

MINIMUM BID PRICE:

The LB will except no less than a minimum bid price of \$1.00. The successful bidder will be required to provide written proof of financial ability to construct the new sidewalks.

TERMS AND CONDITIONS:

The successful bidder will be required to enter into a Developer's Agreement with the LB for the following items:

- a. Final inspection to provide verification that proposed project scope is completed and approved by the LB and City Engineering
- b. Building permits and subsequent inspections will be required for all applicable work.
- c. The property scope of work must be completed within **40 days** of the signed Developer's Agreement.
- d. General Liability Insurance and, if applicable, workers compensation insurance, will be required as part of the executed Developer's Agreement on the property.
- e. Registered contractor license of the City of Altoona.

FOR ADDITIONAL INFORMATION CONTACT:

Eric Luchansky, Director
Community Development Department
Altoona Redevelopment Authority Land Bank
City of Altoona
1301 12th Street, Suite 400
814-949-2471
Eluchans@altoonapa.gov

PROPOSAL INSTRUCTIONS :

1. The property will be **open for inspection on Thursday, June 25, 2026 from 10:00 AM until 11:00 AM.**
2. Proposal packages must be delivered by mail or by hand to the Community Development Department no later than **12:00 PM on Tuesday, July 14th, 2026.** Electronic submissions will be accepted.
3. Must include the signed statement on page 6.
4. All submissions, including attachments, must be on 8 ½" x 11" paper.
5. Respondents must submit **3 copies** of the proposal, including attachments.
6. After a proposal is received and evaluated, the LB. reserves the right to discuss with an applicant, any and all items contained in their proposal, including but not limited to: scope of work, prior experience, financial concerns or clarifications, schedule of work or values, and missing items or work. Upon review and discovery, the applicant will have 5 business days to re-submit any required items needed for a complete proposal. **It is expected that the successful proposal will be selected at the July 17, 2026, RA LB board meeting. Proposals will be held for ninety (90) days.**

7. Evaluation criteria will include, but not be limited to purchase price (if applicable), prior work experience, financial commitment, construction schedule, adherence to scope of work, prior and pending codes violations from bidder within City of Altoona, compliance with the terms of this request for proposals, and information identified on the attached Certification submitted by the bidder.
8. The LB reserves the right to reject any or all proposals (in all or in part), to waive any technicalities or informalities, to advertise for new proposals, or to proceed with work when its completion is in the best interest of the LB.
9. The successful bidder will be obligated to deposit \$1,000.00 into an escrow account, held by the RA LB, to cover legal counsel fees and costs related to the Developer's Agreement and other transaction costs. The deposit will be credited upon completion of Developer's Agreement and will be forfeited if bidder fails to start or complete the project.

Scope of Work

1. All proposal must follow the provided construction details along with PennDOT RC Standards and specifications from PennDOT Pub 408. All concrete should be PennDOT Class A and sealed with an appropriate cure and seal such as Densicrete. Quantities are as follows: 5" Depth Concrete Monolithic Curb and Sidewalk w/ WWF - 105 SY, 6" Depth Concrete Driveway w/ WWF- 40 SY, Type 1 ADA Ramp w/ WWF & DWS- 1 EA, Concrete Retaining Wall - 14 LF, Trees -3 EA, Full depth Roadway Restoration - 45 SY, and Topsoil & Seeding - 35 SY.
2. Provide an estimated detailed construction schedule including when the Developer's Agreement (sample attached) will be executed and expected work completion date.

Prior Experience, Financial Capacity, and References:

1. Provide in detail past jobs you have completed or vocation trade experience that you possess that demonstrates your effectiveness to successfully complete this project.
2. Provide verifiable evidence of your financial capability to complete the proposed rehabilitation, including exact sources of funds. (Examples include but are not limited to verification of funds in a bank account, written proof of irrevocable letter of credit, bond, mortgage, etc. for the project, and/or documentation of line of credit availability.) **(Failure to complete this step will constitute an automatic rejection of your proposal)**
3. Provide at least three professional references that we may contact to verify the above information. If the applicant is an organization/agency or company, please describe your organization in detail.

Proposal submission:

1. Included in your proposal should be
 - Purchase price of \$1 dollar minimum
 - Scope of Work
 - Prior experience and financial capacity
 - Provide **40-day** project schedule
 - Professional References – Do not include R.A. board or City of Altoona staff members in this section

STATEMENT OF PROPOSED DEVELOPER:

1. *Upon selection by the LB, I/we agree to enter into a Developer's Agreement (D.A) in form and content satisfactory to the LB Such D.A., among other terms and conditions, shall provide for reinvestment of title to the land and any improvements thereon to LB in case of failure of developer to satisfy any condition in said Contract with LB. (Please note: Developer's Agreements usually are signed within 30 days of LB approval of proposal.)*
2. *I/we agree not to seek any variances from the Altoona City Code of Ordinances without the expressed written permission of the LB.*
3. *I/we understand that after selection of the developer, the LB reserves the right to cancel its relationship with the proposed developer and not issue a LB regardless of the amount of time, money, or energy the proposed developer has expended pursuant to this project.*
4. *I/we have examined the existing conditions at the project site and are fully informed as to the conditions and limitations of the property/project. I/we may not at any time after the execution of the D.A. make any claim against the LB based upon insufficient data or any incorrect assumptions on my/our part.*
5. *I/we understand that the LB. reserves the right to utilize a multitude of evaluation techniques so that, although the offered price will be a consideration, the selected developer may not necessarily be the "highest bidder."*
6. *I/we certify the following:*
 - 1) *I/we am/are not delinquent in paying real estate taxes on any property located within the City of Altoona or Blair County wherein I have an ownership interest.*
 - 2) *I/we have no outstanding violations of the property maintenance code or other codes regarding properties located within the City of Altoona or Blair County wherein I have an ownership interest.*
 - 3) *I/we have no outstanding municipal utility bills that are more than one year outstanding and owed to the City of Altoona or Blair County.*
 - 4) *If I/we am/are submitting this application on behalf of an entity, I/we make the above certifications on behalf of the entity and all Related Parties.*
 - 5) *To the best of my/our knowledge, all of the information in this application is true, correct, and complete.*
7. *I understand that I will have accepted the type of title delivery as stated in the proposal and are bound to the terms as such. If it is necessary to clear the title, it will be my/our responsibility to seek legal counsel to perform a review of the title and take whatever steps, if any, are necessary.*

CONTACT INFORMATION AND ACCEPTANCE OF STATEMENT OF PROPOSED DEVELOPER

Organization: _____ Phone: _____

Contact Person _____

Address: _____

_____ Email: _____

Developer is a(n) _____ individual, _____ partnership, _____ corporation

I/we have read this Proposal Package and understand the proposal requirements of the LB, and submit this Proposal this _____ day of _____, 2026.

Print

Signature

Title

Print

Signature

Title

LEGAL INFORMATION

APPLICANT NAME(S) (EXACTLY AS IT/THEY SHOULD APPEAR ON THE DEED):

APPLICANT STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

MARITAL STATUS: _____ SINGLE _____ MARRIED _____ N/A

OWNERSHIP (REGARDLESS OF MARITAL STATUS):

_____ INDIVIDUAL _____ JOINT _____ OTHER (DESCRIBE): _____

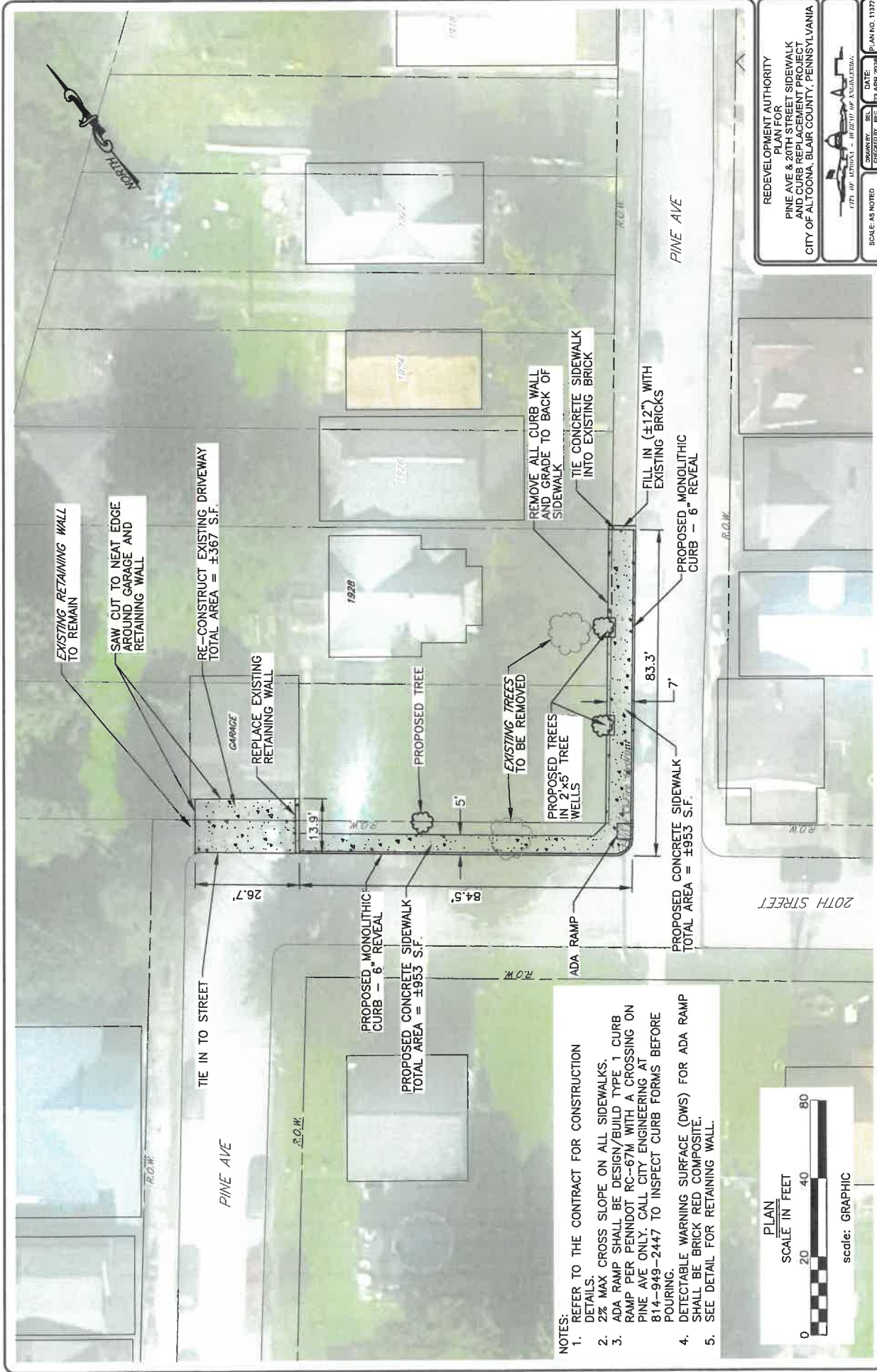
IF APPLICANT IS AN ENTITY, LIST ALL INDIVIDUALS AND ENTITIES THAT HAVE A DIRECT OWNERSHIP, CONTROLLING OR MANAGING INTEREST IN THE ENTITY (E.G., OFFICERS, DIRECTORS, PRINCIPALS, GENERAL AND LIMITED PARTNERS, MANAGING PARTNERS, MEMBERS, MANAGERS, AND STAKEHOLDERS) (COLLECTIVELY "RELATED PARTIES"):

DOES THE APPLICANT HAVE ANY OWNERSHIP INTERESTS IN ANY PROPERTIES LOCATED IN ALTOONA OR ANY OWNERSHIP, CONTROLLING, OR MANAGING INTEREST IN ANY BUSINESS ENTITY THAT OWNS PROPERTY LOCATED IN ALTOONA? _____ YES _____ NO
IF YES, LIST THE PROPERTY(IES) AND/OR ENTITY(IES) BELOW. INCLUDE THE PROPERTY ADDRESS AND ZIP CODE, OWNER/ENTITY NAME:

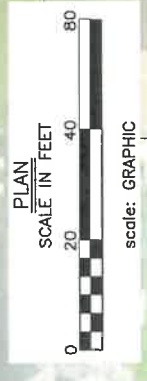
DO ANY RELATED PARTIES HAVE ANY OWNERSHIP INTEREST IN ANY PROPERTIES LOCATED IN ALTOONA OR ANY OWNERSHIP, CONTROLLING, OR MANAGING INTEREST IN ANY BUSINESS ENTITY THAT OWNS PROPERTY LOCATED IN ALTOONA? _____ YES _____ NO
IF YES, LIST THE PROPERTY(IES) AND/OR ENTITY(IES) BELOW. INCLUDE THE PROPERTY ADDRESS AND ZIP CODE, OWNER/ENTITY NAME:

IF THE APPLICANT IS AN ENTITY, INCLUDE A COPY OF THE CURRENT ORGANIZATIONAL DOCUMENTS. SUCH DOCUMENTS INCLUDE:

- A. ARTICLES OF INCORPORATION, ASSOCIATION, OR ORGANIZATION, INCLUDING AMENDMENTS (STAMPED AS ACCEPTED BY THE STATE)
- B. CERTIFICATE OF LIMITED PARTNERSHIP, INCLUDING ADMENDMENTS (STAMPS AS ACCEPTED BY THE STATE)
- C. LLC AGREEMENT, INCLUDING AMENDMENTS (SIGNED)
- D. PARTNERSHIP AGREEMENT, INCLUDING AMENDMENTS (SIGNED) IF THE APPLICANT IS A NONPROFIT ENTITY, INCLUDE A COPY OF A CURRENT IRS 501(C)(3) LETTER OF DETERMINATION



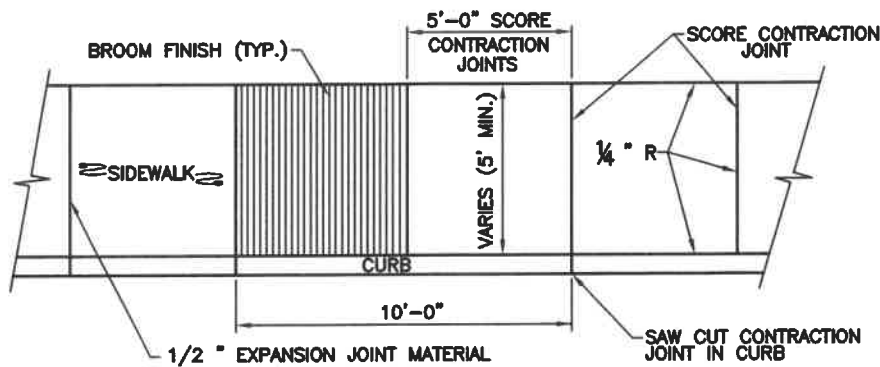
- NOTES:
1. REFER TO THE CONTRACT FOR CONSTRUCTION DETAILS.
 2. 2% MAX CROSS SLOPE ON ALL SIDEWALKS.
 3. ADA RAMP SHALL BE DESIGN/BUILD TYPE 1 CURB RAMP PER PENNDOT RC-67M WITH A CROSSING ON PINE AVE ONLY. CALL CITY ENGINEERING AT 814-949-2447 TO INSPECT CURB FORMS BEFORE POURING.
 4. DETECTABLE WARNING SURFACE (DWS) FOR ADA RAMP SHALL BE BRICK RED COMPOSITE.
 5. SEE DETAIL FOR RETAINING WALL.



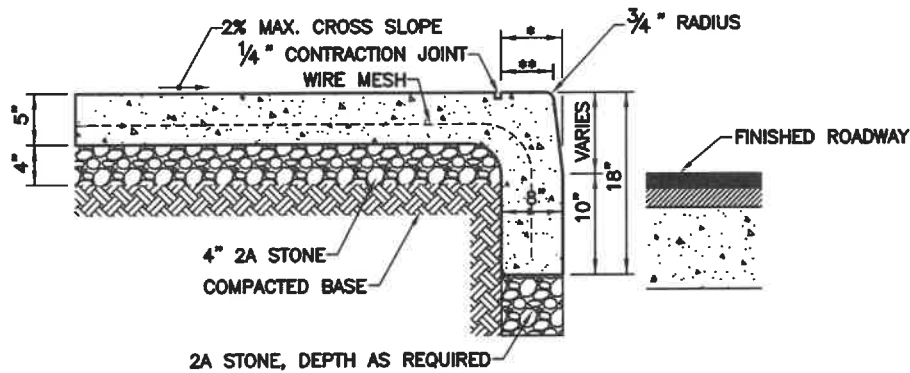
REDEVELOPMENT AUTHORITY
PLAN FOR
PINE AVE & 20TH STREET SIDEWALK
AND CURB REPLACEMENT PROJECT
CITY OF ALTOONA, BLAIR COUNTY, PENNSYLVANIA

DATE: 2 APR 2023
DRAWN BY: [Signature]
CHECKED BY: [Signature]

SCALE: AS NOTED
PI AN NO. 11377



PLAN



PROFILE

NOTES:

* - 6" TO 8" WIDTH, 6" PREFERRED.

** - 5" TO 7" WIDTH, 5" PREFERRED.

A LONGITUDINAL SCORE CONTRACTION JOINT IS REQUIRED ON SIDEWALKS GREATER THAN 8'-0" IN WIDTH.

SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.

PLACE 1/2" THICK EXPANSION JOINT MATERIAL AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO SIDEWALK AND CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF SIDEWALK AND CURB.

PLACE 1/4" FLEXIBLE EXPANSION JOINT MATERIAL AROUND EXISTING POLES, FIRE HYDRANTS, AND SIMILAR STRUCTURES FOR THE FULL DEPTH OF THE SIDEWALK AND SCORE CONCRETE IN A BLOCK 8" WIDER THAN THE STRUCTURE(S).

CONCRETE SIDEWALKS SHALL BE A MINIMUM OF 5" DEEP AND SHALL CONTAIN 6 X 6- W2.1 X W2.1 WIRE MESH. MESH JOINTS TO BE OVERLAPPED 6" MINIMUM EXCEPT AS NOTED.

SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2% AND SLOPE TOWARDS THE STREET.

COMPACT SUBGRADE AND 4" 2A SUBBASE TO THE APPROVAL OF THE PROJECT INSPECTOR.

SEAL THE LONGITUDINAL JOINT BETWEEN CURB AND SIDEWALK (WHERE APPLICABLE), ALL CURB JOINTS, AND SIDEWALK EXPANSION JOINTS WITH AN APPROVED SEALING MATERIAL.

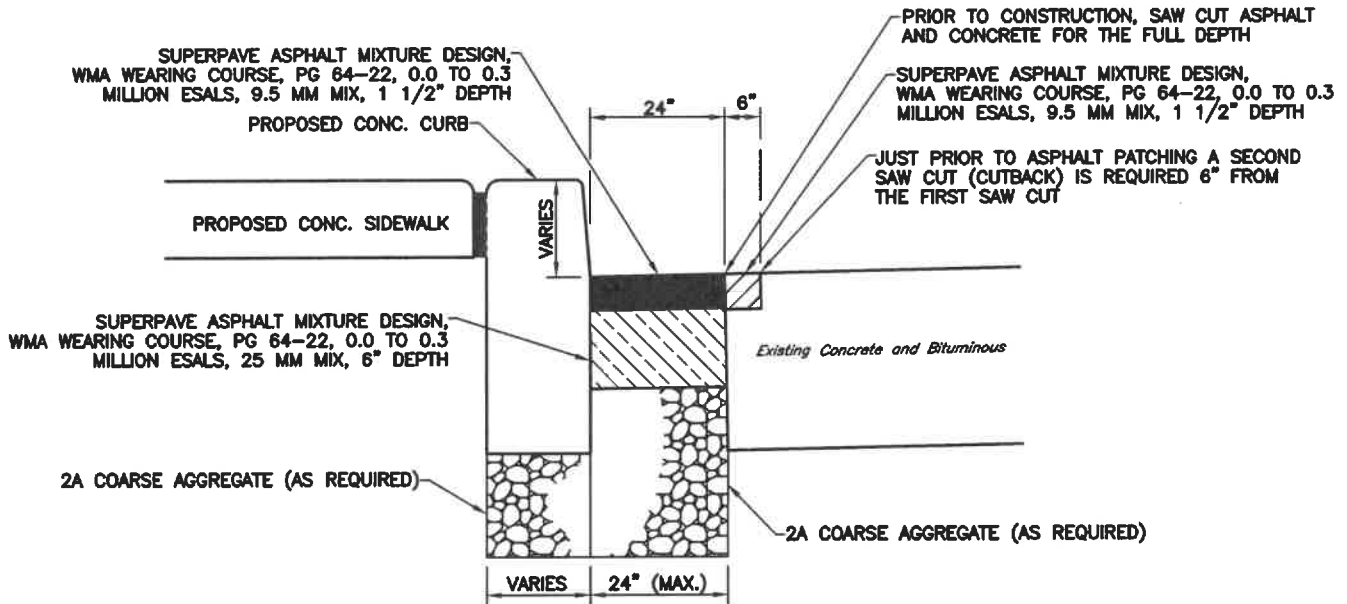
NO. 2A AGGREGATE IS INCIDENTAL TO THE SIDEWALK ITEM.

CONCRETE SIDEWALKS SHALL COMPLY WITH THE AMERICAN WITH DISABILITIES ACT, PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), AND THE ADA ACCESSIBILITY GUIDELINES (ADAAG), CURRENT EDITIONS.



CITY OF ALTOONA - DEPARTMENT OF PUBLIC WORKS

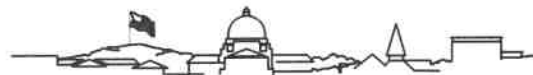
MONOLITHIC CONCRETE CURB & SIDEWALK



NOTES:
 STREET RESTORATION TO BE AS SHOWN ABOVE AND/OR SHALL MATCH EXISTING PAVEMENT DEPTHS IF DIFFERENT THAN SHOWN (WHICHEVER IS GREATER).

EXPOSED VERTICAL AND HORIZONTAL SURFACES SHALL BE PREPARED AS PER PENNDOT PUBLICATION 408, SECTION 413.3(g).

AFTER THE SECOND SAWCUT (CUTBACK), TACK THE VERTICAL EDGE OF THE CUT PRIOR TO PATCHING. AFTER PATCHING IS COMPLETE, HOT SEAL ALONG THE CURB AND THE PAVEMENT JOINT WITH A 24" WIDE STRIP OF PG 64-22.



CITY OF ALTOONA - DEPARTMENT OF PUBLIC WORKS

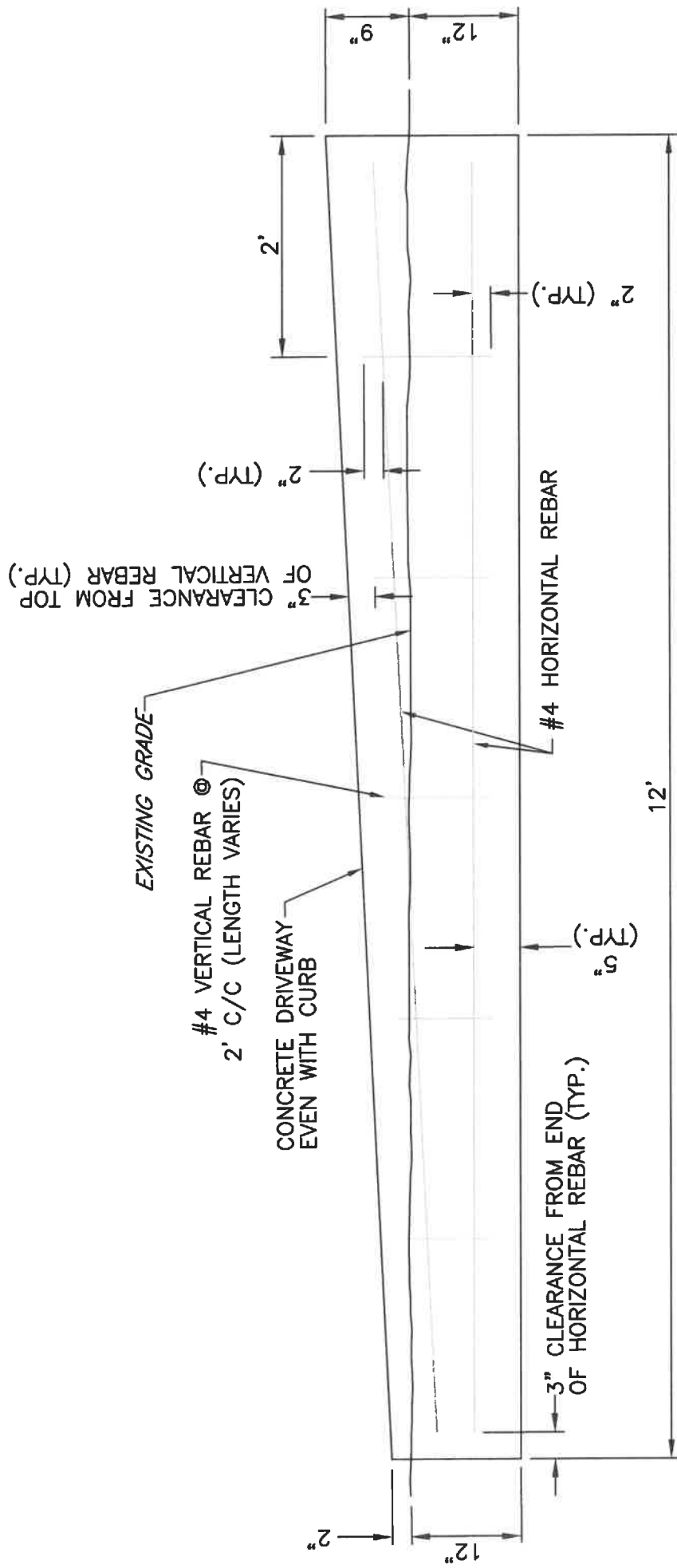
STANDARD ROADWAY RESTORATION DETAIL

SCALE: NONE

CHECKED BY: ***

APPROVED BY: ***

DATE: **/**/****



NOTE: PROVIDE A MINIMUM CLEARANCE OF 3" OF CONCRETE OVER AND AROUND REBAR

RETAINING WALL DETAIL
NO SCALE