

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 : 1008 Chestnut Avenue

Altoona, PA 16601

PROJECT: McAleer Building Redevelopment



The Redevelopment Authority of Altoona Land Bank (LB) has acquired the property located at 1008 Chestnut Avenue, Altoona, PA 16601 through property sale. The intent of the Authority is to solicit proposals from developers to rehabilitate the upstairs units for residential apartments and rehabilitate the first floor to allow for a merchandising business to utilize. The property is located in a Mixed-Use Center MX-C.

MINIMUM BID PRICE:

The LB will except no less than a minimum bid price of \$50,000.00. The successful bidder will be required to provide written proof of financial ability to rehabilitate the property as described in the following proposal. This proof may consist of verification of funds in a bank account, documentation of a line of credit availability, or bank issued construction loan or bond, or similar.

AVAILABLE USES AND SUBSIDIES:

This property is available for a developer to purchase, rehabilitate and market for residential apartment units, and a merchandising business. This strategic move aligns with broader goals of revitalizing the area while addressing the pressing need for affordable housing solutions.

TERMS AND CONDITIONS:

The LB. has cleared the title to the property. The title will not be transferred until the construction work is substantially complete. The successful bidder can begin work prior to the title transfer.

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

- a. Terms of the title transfer options as indicated in bidder's proposal
- b. Final inspection to provide verification that proposed project scope is completed and approved by the LB.
- c. Building permits and subsequent inspections will be required for all applicable work.
- d. The property scope of work must be completed within **180 days** of the signed Developer's Agreement.
- e. General Liability Insurance and, if applicable, workers compensation insurance, will be required as part of the executed Developer's Agreement on the property.
- f. Registered contractor license of the City of Altoona.

FOR ADDITIONAL INFORMATION CONTACT:

Eric Luchansky, Director
Community Development Department
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 Wednesday June 24th ,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, 17th, 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, final occupancy condition related to surrounding neighborhood, 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 Redevelopment Authority, 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 Proposals must contain the following items of work and shall be included in the schedule of values in the subsequent section:
 - a. **Install a new roof and repair any damaged roof rafters (if applicable)**
 - b. **Conform second floor into two (2) to three (3) residential apartment units that meet all building, electrical, mechanical and plumbing code requirements.**
 - c. **Provide adequate parking for residential apartment units.**
 - d. **Outfit the first-floor commercial building to allow for a merchandising business to operate. All commercial building, electrical, mechanical, and plumbing code requirements are to be met. All parking requirements apply.**
 - e. **Update and refresh the façade of the building. (Low interest loans may be made available to winning proposal)**

Buyer Specific Proposal:

2. Describe all work that is proposed in detail, including the above items, as part of this submission. (For example: Walls throughout will be demolished to the studs with new drywall and paint applied, kitchen will be demolished with builder grade cabinets to be reinstalled, electrical system is up to date and needs only minor repair, termite, or pest removal, etc.)

3. Describe the number of bedrooms, bathrooms, kitchen, living rooms/den, dining room, etc. that are proposed for the completed renovation. Describe your plan for the development for the first-floor commercial unit. Also, include the number of off-street parking spaces.
4. Provide a detailed cost breakdown of all major items of work. The use of a contingency item shall not exceed 5% of proposed project cost. Describe in detail specific activities with units of measure when appropriate. Below is an example of the format which should be used to satisfy this step. Please include a total of all proposed work. Failure to complete this step will constitute an automatic rejection of your proposal.

EXAMPLE:

Work Description	Material Amount	Installation/Labor Cost \$
First Floor Carpeting	111 square yards	\$
Kitchen Cabinets	1 lump sum	\$
Drywall (primed and painted)	2000 square Feet	\$
Furnace and Ductwork	1 Lump Sum	\$

5. Submit proposed interior floor plans with as much detail to articulate work scope.
6. Submit proposed landscape plans of exterior off-street parking spaces and walkways. (With as much detail to articulate work scope)
7. Provide an estimated detailed construction schedule including when the Developer’s Agreement (sample attached) will be executed and expected work completion date. Please include information on your ability to manage the property (i.e., paying all necessary expenses) until the property is sold and/or occupied.

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 \$50,000.00 dollar minimum
 - Buyer Specific Proposal including LB required items (scope of work)
 - Indicate if you have identified a merchandising business for the first-floor commercial space.
 - Prior experience and financial capacity
 - 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 D.A. 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. I/we fully understand that the property is being sold "as-is" and "where-is."*
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 agree to pay any and all real estate transfer taxes, reasonable attorney fees, costs of title insurance and recording fees that may be required pursuant to the transfer of this property from the R.A. to me and/or us.*
7. *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.*
8. *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 what the LB is requiring in order to select a qualified developer for this project, and submit this Proposal this _____ day of _____, 2026.

Signature

Title

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