

REDEVELOPMENT AUTHORITY OF THE CITY OF ALLENTOWN

City Hall, Suite 330
435 Hamilton Street
Allentown, PA 18101-1699
Phone: 610-437-7733 • Fax: 610-437-7570

PROPOSAL PACKAGE

PROJECT:

Acquisition and redevelopment of 615 N. 6th Street into a single-family home to be resold to an income-qualified homebuyer.

The property is a 2,300 square foot, 3 story, single-family row home that was previously converted into 2 living units. It is located in a residential (R-MH) zoning district.



MINIMUM SALE PRICE:

The property carries a minimum sale price of \$500. Selected developers will also be required to deposit \$1,000 into an escrow account to cover legal fees associated with the transfer of the property.

FOR ADDITIONAL INFORMATION CONTACT:

Karen Beck Pooley, Executive Director
Redevelopment Authority of the City of Allentown
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beck-pooley@allentowncity.org

INSTRUCTIONS TO DEVELOPERS

1. The Redevelopment Authority of the City of Allentown (RACA) is seeking proposals for the redevelopment of this site into a code-compliant single-family home that will subsequently be resold to an income-qualified homebuyer. The reuse of the parcel must meet any requirements attached to the Community Development Block Grant (CDBG) funding it has already received.
2. **Please note: This property is in a historic district. All work must conform with the Secretary of the Interior's Standards; exterior work must be approved by the Historic Architecture Review Board.**
3. Proposal packages must be delivered to the offices of the Redevelopment Authority by 4pm on Monday, March 1st.
4. It will be possible to tour the property at 9:30am on Monday, February 15th.
5. Be certain to include the signed statement appearing on page 22.
6. All submissions, including attachments, must be on 8 ½ by 11 paper (excluding maps, plans, sketches, or pre-existing brochures).
7. Respondents must submit 3 copies of the proposal, including attachments.
8. After a proposal is received by RACA, the results of the evaluation will be made public. RACA reserves the right to negotiate with developers for better terms, 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 RACA.
9. The selected redeveloper will be obligated to deposit \$1,000 into an escrow account, held by the Redevelopment Authority, to cover counsel fees and costs related to the transfer of the property.

Development Plan

- The following improvements are required to bring this property into code compliance as a single-family home. Please provide an estimated cost for each item on this list. (For those items you feel are unnecessary, please explain why they do not need to be addressed at this time.)

CODE/LEAD TREATMENT GUIDELINES

All work must be done in a workmanlike manor and comply with all applicable state, federal and local laws, rules, regulations and guidelines.

These standard may include but are not limited to the following:

2003 IBC-Construction Industry Standards,
 2003 IRC-Residential Construction Standards,
 2003 IPC-International Plumbing Code,
 2003 NEC National Electric Code,
 29 CFR 1926.62-Construction Industry Lead Standard,
 29 CFR1910. 1200-Hazard Communication,
 40 CFR Part261-EPA Regulations,
 NCLSH-HUD Lead Paint Guidelines,
 Evaluation Protocols, (most recent draft)

All repairs per HUD Lead Safe Housing requirements with debris disposal per EPA requirements. Submit disposal manifest with final invoice as required. Please refer to the Lead Inspection report for further information on lead based paint test results and location. All repairs are to comply with local codes and Performance Manual guidelines. Install new materials as per manufacturer's recommendations with inspections and permits when applicable.

THIS IS A "NO-COST-SPEC-ITEM", TO REFLECT THE PROPER HANDLING OF LEAD/CODE WORK

Total for: CODE / LEAD GUIDELINES				\$ _____
FACADE				
DOORS				
2	0010090003	1 NO	3 Facade	\$ _____
REFINISH EXTERIOR DOOR				
Chemically strip the finish off the front exterior door. Properly sand to a smooth finish and apply a minimum of two(2) coats of polyurethane.				
WINDOWS				
3	0010100000	7 NO.	3 Facade	\$ _____

Install Vinyl Replacement Windows

Install seven (7) new vinyl, double pane 7/8" Thermo gap.double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation.

Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

PAINTING

4 0100020002 250 SF 3 Facade \$ _____

Paint House Trim Only

Scrape all peeling areas and prime. Let primer dry and apply two (2) coats oil-base paint, MAB or approved equal. Remove all dirt and grime before painting. **All colors used on the exterior shall be chosen from the Old Philadelphia Historic color chart.**

POWER WASH

5 0040020011 200 SF 3 Facade \$ _____

POWER WASHING

POWER-WASH SURFACE TO REMOVE ALL DIRT &STAINS FROM WALLS

Total for: **FACADE** \$ _____

1ST FLOOR

FRONT ROOM

6 0080020020 1 NO 1 Code violation \$ _____

Demolition

Remove and dispose of the interior walls in order to restore the living room to the original condition.

7 0100010018 750 SF 1 Code violation \$ _____

Prepare Walls and Paint Room Complete

Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish.

8 0030010007 336 SF 1 Code violation \$ _____

Install Carpet

Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.)

9 0110040001 5 EA 1 Code violation \$ _____

Install Interior Light Fixtures

Install five(5) new interior light fixtures, Progress or approved equal. \$35 fixture allowance.

10 0110020003 2 NO 1 Code violation \$ _____

Replace Switches

Remove existing switches and replace with two(2) new 15 amp UL listed ivory switches. Attach to existing wiring.

11 0110020008 4 NO 1 Code violation \$ _____

Replace Outlets

Remove existing outlets and replace with four(4) new duplex grounded receptacles in walls complete with wiring.

DINING ROOM

12 0010100000 1 NO. 1 Code violation \$ _____

Install Vinyl Replacement Window

Install one (1) new vinyl, double pane 7/8" Thermo gap.double hung window, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation. Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

13	0100010018	500 SF	1 Code violation	\$ _____
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Prepare Walls and Paint Room Complete

Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish.

14	0110040001	1 EA	1 Code violation	\$ _____
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Install Interior Light Fixture

Install new interior light fixture, Progress or approved equal. \$35 fixture allowance.

15	0030010007	143 SF	1 Code violation	\$ _____
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Install Carpet

Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.)

16	0110020003	2 NO	1 Code violation	\$ _____
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Replace Switch

Remove existing switches and replace with two(2) new 15 amp UL listed ivory switches. Attach to existing wiring.

17	0110020008	2 NO	1 Code violation	\$ _____
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Replace Outlets

Remove existing outlets and replace with two(2) new duplex grounded receptacles in walls complete with wiring.

KITCHEN

18	0010100000	1 NO.	1 Code violation	\$ _____
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Install Vinyl Replacement Window

Install one (1) new vinyl, double pane 7/8" Thermo gap.double hung window, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation.

Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

19	0100010018	350 SF	1 Code violation	\$ _____
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Prepare Walls and Paint Room Complete

Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish.

20	0110030003	2 NO	1 Code violation	\$ _____
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Install GFCI's

Install two(2) new GFI receptacle in kitchen area walls complete with any needed wiring. Must meet NEC codes.

21	0110040001	1 EA	1 Code violation	\$ _____
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Install Interior Light Fixture

Install new interior light fixture, Progress or approved equal. \$35 fixture allowance.

22	0010030001	10 LF	1 Code violation	\$ _____
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Install Base and Wall Cabinets / Countertop

REMOVE EXISTING AND Provide and install new midline series "CONTRACTORS CHOICE SELECTION-STAFFORD;ALBANY;NEWBERRY;CLARKSON & BIRCH FAWN' OWNERS CHOICE,of Wall and Base Cabinetry FROM SHELLEYS KITCHEN AND BATH (Besty Fisher @ (610)432-4511 Designer)

Wall cabinets to be set at seven (7") feet from top of cabinets to finished floor. All work to be level, plumb,and true. Cabinets are to be attached to studs in the wall. Seal all holes and openings where pipes, wires and other materials may come through cabinets with removable material such as "Thumb Gum" to keep out any rodents. (Cabinet fronts are to be made of the flat panel/rail design vs. the raised panel type, and wood fronts.)**ALLOWANCE OF \$2500.00**

"KNOCK-DOWN CABINERY IS UN ACCEPTABLE & WILL NOT BE PAID FOR"

Install formica or Wilsonart laminated countertops, securely attached to cabinets. All work to be level, plumb, and true. Seal all holes and openings where pipes, wires and other materials may come through cabinets with removable material such as "Thumb Gum" to keep out any rodents. Also attach cabinets to studs in walls. Caulk all seams where countertop meets walls

23	0130040001	1 NO	1 Code violation	\$ _____
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Install Faucet

Install new washerless faucets to code. Faucet must be water conserving type, with max. flow rate of 2.2 GPM at 60psi. Moen or equal. Client has input on style.

24	0130040011	1 NO	1 Code violation	\$ _____
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Install Kitchen Sink

Template and cut and install new stainless steel double bowl sink with faucet assembly, trap, shut off valve, basket, and caulk seal at countertop.

25	0110040013	1 EA	1 Code violation	\$ _____
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Install New Range

Remove existing range. Install a new 30" range with four(4) top burners and a oven light. Range to

be a General Electric or equal and not to exceed six hundred dollars (\$600.00). contractor to hook-

26	0110040010	1 NO	1 Code violation	\$ _____
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Install Range Hood

Install Range mounted exhaust fan, to be 2 speed fan and overhead light nutone or approved equal charcoal type. Color to be chosen by homeowner.

MUD ROOM

27	0090010001	350 SF	1 Code violation	\$ _____
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Install New Drywall

Provide and install 1/2" gypsum board nailed or screwed into studs or furring for the entire room. Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. MAB or approved equal.

28	0100010018	350 SF	1 Code violation	\$ _____
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Prepare Walls and Paint Room Complete

Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish.

29	0010100000	2 NO.	1 Code violation	\$ _____
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Install Vinyl Replacement Windows

Install two (2) new vinyl, double pane 7/8" Thermo gap.double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation.

Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

30	0010090001	1 NO	1 Code violation	\$ _____
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Install Interior Doors

Provide and install one(1) prefinished six panel texture 1-3/8" **SOLID PINE** core doors complete with privacy lockset and doorstop. Include any trim(if needed) and repair to walls to bring to original condition.

31	0110040001	1 EA	1 Code violation	\$ _____
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Install Interior Light Fixture

Install new interior light fixture, Progress or approved equal. \$35 fixture allowance.

32	0110020008	2 NO	1 Code violation	\$ _____
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Replace Outlet

Remove existing outlet and replace with new duplex grounded receptacle in wall complete with wiring.

33	0110020003	2 NO	1 Code violation	\$ _____
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Replace Switches

Remove existing switches and replace new 15 amp UL listed ivory switches. Attach to existing wiring.

34 0010090002 1 NO 1 Code violation \$ _____

Install Exterior Door including Storm

Provide and install white, preprimed steel insulated raised panel exterior 1-3/4" solid core door, (Pease, Thermatru, Stanley or approved equal). Set on 1-1/2 pair 3-1/2 x 3-1/2" butt hinges. Include keyed lockset, doorstop, deadbolt, and vinyl bubble weather-stripping. Owner to paint if desired. Provide and install white, prefinished alum. storm door with screen and storm window (Larson or approved equal). Swing to complement exterior door. Caulk where necessary.

POWDER ROOM

35 0080020022 1 NO 4 Incipient code violation \$ _____

REMOVE FIXTURES

Remove and dispose all bathroom fixtures and wall coverings.

36 0010090001 1 NO 1 Code violation \$ _____

Install Interior Door

Provide and install prefinished six panel texture 1-3/8" **SOLID PINE** core door complete with privacy lockset and doorstop. Include any trim(if needed) and repair to walls to bring to original condition.

37 0090010001 200 SF 1 Code violation \$ _____

Install New Drywall

Provide and install 1/2" gypsum board nailed or screwed into studs or furring. Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. MAB or approved equal.

38 0100010018 200 SF 1 Code violation \$ _____

Prepare Walls and Paint Room Complete

Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish.

39 0030020001 50 SF 1 Code violation \$ _____

Install Underlayment

Install 1/4" mahogany luan underlayment nailed in 4" square pattern with ringshank nails. Fill all seams and nail dimples flush with floor leveler. Floor must be sealed with polyurethane prior to installation of carpet. If floor boards have gaps 1/4" luan must be used to seal floors, all seams must be sealed using caulk or construction adhesive. Clearance testing must be done prior to any installation of flooring.

40 0030010005 50 SF 1 Code violation \$ _____

Install Sheetgoods and Wood Base trim

Remove and dispose of existing flooring; scrape and clean surface smooth; fill all cracks and holes with floor leveler. Install new vinyl sheetgoods Armstrong or equal, as per manufacturer's recommendations. Include needed chrome threshold strips. Include material allowance of \$1.88 square ft. (\$16.99 sq. yd), Customer to have choice of color and style. Repair damaged subfloor if necessary. Install prefinished wood base trim where floor meets wall, color to match existing or per

owners input.

41	0110020003	1 NO	1 Code violation	\$ _____
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Replace Switch

Remove existing switch and replace new 15 amp UL listed ivory switch. Attach to existing wiring.

42	0130050021	1 Each	1 Code violation	\$ _____
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Replace Medicine Cabinet

Replace medicine cabinet including light and mirror. (Material allowance on cabinet \$85.00 and \$25.00 on light.)

43	0130040001	1 NO	1 Code violation	\$ _____
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Install Faucets

Install new washerless faucets to code. Faucet must be water conserving type, with max. flow rate of 2.2 GPM at 60psi. Moen or equal. Client has input on style.

44	0130040023	1 NO	1 Code violation	\$ _____
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Install Toilet

Install new water saver 1.6 gpm toilet Gerber or equal with seat to code as per Performance Manual guidelines. (Manfield, Artisan, Kohler or approved equal) Water line and waste line are existing. Fixture not to exceed one hundred dollar (\$125.00).

45	0110040004	1 NO	1 Code violation	\$ _____
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Install Exhaust Fan

Install ceiling mounted exhaust fan, Nutone or approved equal. Fan shall move 50 cfm intermittent or 20 cfm continuous. Duct fan to exterior per 2003 IRC section M1506.

46	0110030003	1 NO	1 Code violation	\$ _____
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Install GFCI

Install a new GFI receptacle in bath area wall complete with any needed wiring. Must meet NEC codes.

47	0130040007	1 NO	1 Code violation	\$ _____
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Install Vanity w/Sink

Remove existing vanity, and sink, install new vanity, Vanity Flair or equal w/sink to code complete. (allowance of up to \$240.00 for vanity and top w/ 4" backsplash, Customer is to have a choice in style and color)

Include trap, faucets, shut off valve, pop-up drain, caulk, etc.

CLOSET TYPE ROOM

48	0010100000	3 NO.	1 Code violation	\$ _____
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Install Vinyl Replacement Windows

Install three (3) new vinyl, double pane 7/8" Thermo gap double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation.

Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

49	0010090001	1 NO	1 Code violation	\$ _____
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Install Interior Door

Provide and install prefinished six panel texture 1-3/8" **SOLID PINE** core door complete with privacy lockset and doorstop. Include any trim(if needed) and repair to walls to bring to original condition.

50	0090010001	350 SF	1 Code violation	\$ _____
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Install New Drywall

Provide and install 1/2" gypsum board nailed or screwed into studs or furring. Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. MAB or approved equal.

51	0100010018	350 SF	1 Code violation	\$ _____
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Prepare Walls and Paint Room Complete

Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish.

52	0030020001	75 SF	1 Code violation	\$ _____
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Install Underlayment

Install 1/4" mahogany luan underlayment nailed in 4" square pattern with ringshank nails. Fill all seams and nail dimples flush with floor leveler. Floor must be sealed with polyurethane prior to installation of carpet. If floor boards have gaps 1/4" luan must be used to seal floors, all seams must be sealed using caulk or construction adhesive. Clearance testing must be done prior to any installation of flooring.

53	0030010005	75 SF	1 Code violation	\$ _____
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Install Sheetgoods and Wood Base trim

Remove and dispose of existing flooring; scrape and clean surface smooth; fill all cracks and holes with floor leveler. Install new vinyl sheetgoods Armstrong or equal, as per manufacturer's recommendations. Include needed chrome threshold strips. Include material allowance of \$1.88 square ft. (\$16.99 sq. yd), Customer to have choice of color and style. Repair damaged subfloor if necessary. Install prefinished wood base trim where floor meets wall, color to match existing or per owners input.

54	0110040001	1 EA	1 Code violation	\$ _____
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Install Interior Light Fixture

Install new interior light fixture, Progress or approved equal. \$35 fixture allowance.

55	0110020003	1 NO	1 Code violation	\$ _____
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Replace Switch

Remove existing switch and replace new 15 amp UL listed ivory switch. Attach to existing wiring.

56	0110020008	2 NO	1 Code violation	\$ _____
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Replace Outlets

Remove existing outlets and replace with new duplex grounded receptacles in walls complete with wiring.

Total for: 1ST FLOOR				\$ _____
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2ND FLOOR

FRONT ROOM

57 0010100000 3 NO. 2 Lead Initiative \$ _____

Install Vinyl Replacement Windows

Install three(3)new vinyl, double pane 7/8" Thermo gap.double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation.

Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

58 0010090001 2 NO 1 Code violation \$ _____

Install Interior Doors

Provide and install two(2) prefinished six panel texture 1-3/8" **SOLID PINE** core doors complete with privacy lockset and doorstop. Include any trim(if needed) and repair to walls to bring to original condition.

59 0110020003 1 NO 1 Code violation \$ _____

Replace Switch

Remove existing switch and replace new 15 amp UL listed ivory switch. Attach to existing wiring.

60 0110020008 2 NO 1 Code violation \$ _____

Replace Outlets

Remove and relocate the two(2) outlets and replace with new duplex grounded receptacles in wall complete with wiring.

61 0110040001 1 EA 1 Code violation \$ _____

Install Interior Light Fixture

Install new interior light fixture, Progress or approved equal. \$35 fixture allowance.

62 0100010018 550 SF 1 Code violation \$ _____

Prepare Walls and Paint Room Complete

Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish.

63 0030010007 240 SF 1 Code violation \$ _____

Install Carpet

Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.)

MIDDLE ROOM

64 0010100000 1 NO. 1 Code violation \$ _____

Install Vinyl Replacement Window

Install one(1) new vinyl, double pane 7/8" Thermo gap.double hung window, unless otherwise

specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation.

Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

65	0090010001	144 SF	1 Code violation	\$ _____
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Install New Drywall

Remove and dispose of all ceiling coverings. Provide and install 1/2" gypsum board to the ceiling of the middle room nailed or screwed into studs or furring. Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. MAB or approved equal.

66	0110040001	1 EA	1 Code violation	\$ _____
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Install Interior Light Fixture

Install new interior light fixture, Progress or approved equal. \$35 fixture allowance.

67	0110020003	1 NO	1 Code violation	\$ _____
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Replace Switch

Remove existing switch and replace new 15 amp UL listed ivory switch. Attach to existing wiring.

68	0110020008	2 NO	1 Code violation	\$ _____
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Replace Outlets

Remove and relocate the two(2) outlets and replace with new duplex grounded receptacles in wall complete with wiring.

69	0030010007	145 SF	1 Code violation	\$ _____
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Install Carpet

Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.)

70	0100010018	450 SF	1 Code violation	\$ _____
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Prepare Walls and Paint Room Complete

Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish.

71	0010090001	2 NO	1 Code violation	\$ _____
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Install Interior Doors

Provide and install two(2) prefinished six panel texture 1-3/8" **SOLID PINE** core doors complete with privacy lockset and doorstop. Include any trim(if needed) and repair to walls to bring to original condition.

BATHROOM

72	0080020020	1 NO	1 Code violation	\$ _____
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Demolition

Remove and dispose of all bathroom materials to include wall coverings, flooring, vanity, etc.

73	0090010001	350 SF	1 Code violation	\$ _____
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Install New Drywall

Provide and install 1/2" gypsum board nailed or screwed into studs or furring. Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. MAB or approved equal.

74	0010100000	1 NO	1 Code violation	\$ _____
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Install Vinyl Replacement Window

Install one(1) new vinyl, double pane 7/8" Thermo gap.double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation.

Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

75	0010090001	1 NO	1 Code violation	\$ _____
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Install Interior Door

Provide and install a prefinished six panel texture 1-3/8" **SOLID PINE** core door complete with privacy lockset and doorstop. Include any trim(if needed) and repair to walls to bring to original condition.

76	0130010002	50 LF	1 Code violation	\$ _____
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Replace Water Lines

Remove and dispose of existing lines, replace with copper lines according to code. Install water lines on the opposite wall. Install an access panel on the outer wall.

77	0110040001	2 EA	1 Code violation	\$ _____
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Install Interior Light Fixtures

Install two(2)new interior light fixtures, Progress or approved equal. \$35 fixture allowance.

78	0130040014	1 NO	1 Code violation	\$ _____
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Install Tub/Shower Surround Combination

Install tub and surround wall unit 2,3 or 4 pice units (Lasco, Sterling or approved equal unit) as per Performance Manual guidelines and local code.

Owner to have input on style of unit.

Include an anti-scald valve on shower. (This line item is to include all fixtures, supply and waste lines normally associated with tub/shower installations.)

79	0130040008	1 NO	1 Code violation	\$ _____
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Replace Vanity w/Sink

Remove old vanity w/sink and replace with new to code.

Install new vanity w/sink to code complete. (allowance of up to \$240.00 for vanity and top, Customer is to have a choice in style and color)

Include trap, faucets, shut off valve, pop-up drain, caulk, etc.Faucet must be of water conserving type with max. flow rate of 2.2 GPM at 60 psi.

80	0130040024	1 NO	1 Code violation	\$ _____
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Replace Toilet

Remove and dispose of old toilet; Install a new mid-range 2-piece floor mounted vitreous china, white toilet with seat to code as per Performance Manual guidelines.(Manfield, Artisian,Kohler or approved equal)Toilet to be 1.6 gpm type.

81	0130050012	1 NO	1 Code violation	\$ _____
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Replace or Install Medicine Cabinet and Accessorie

Remove old cabinet and replace with new unit with mirror. Install new oak accesories, 5- piece set incl. tp holder, tb holder, towel hook, soap dish, towel bar.

82	0110030003	1 NO	1 Code violation	\$ _____
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Install GFCI

Install a new GFI receptacle in bath area wall complete with any needed wiring. Must meet NEC codes.

83	0110020003	1 NO	1 Code violation	\$ _____
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Replace Switch

Remove existing switch and replace new 15 amp UL listed ivory switch. Attach to existing wiring.

84	0100010018	350 SF	1 Code violation	\$ _____
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Prepare Walls and Paint Room Complete

Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish.

85	0030020001	60 SF	1 Code violation	\$ _____
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Install Underlayment

Install 1/4" mahogany luan underlayment nailed in 4" square pattern with ringshank nails. Fill all seams and nail dimples flush with floor leveler. Floor must be sealed with polyurethane prior to installation of carpet. If floor boards have gaps 1/4" luan must be used to seal floors, all seams must be sealed using caulk or construction adhesive. Clearance testing must be done prior to any installation of flooring.

86	0030010005	65 SF	1 Code violation	\$ _____
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Install Sheetgoods and Wood Base trim

Remove and dispose of existing flooring; scrape and clean surface smooth; fill all cracks and holes with floor leveler. Install new vinyl sheetgoods Armstrong or equal, as per manufacturer's recommendations. Include needed chrome threshold strips. Include material allowance of \$1.88 square ft. (\$16.99 sq. yd), Customer to have choice of color and style. Repair damaged subfloor if necessary. Install prefinished wood base trim where floor meets wall, color to match existing or per owners input.

REAR ROOM

87	0080020020	1 NO	1 Code violation	\$ _____
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Demolition

Remove and dispose of all materials in room. This includes all wall coverings, doors and

kitchen appliances.

88	0090010001	450 SF	1 Code violation	\$ _____
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Install New Drywall

Provide and install 1/2" gypsum board nailed or screwed into studs or furring. Finish with three (3) coat process. Tape all joints and use outside corner bead on all corners. Prepare surface with quality drywall prime coat ready for paint. MAB or approved equal.

89	0100010018	450 SF	1 Code violation	\$ _____
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Prepare Walls and Paint Room Complete

Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish.

90	0110040001	1 EA	1 Code violation	\$ _____
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Install Interior Light Fixture

Install new interior light fixture, Progress or approved equal. \$35 fixture allowance.

91	0110020003	1 NO	1 Code violation	\$ _____
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Replace Switch

Remove existing switch and replace new 15 amp UL listed ivory switch. Attach to existing wiring.

92	0110020008	2 NO	1 Code violation	\$ _____
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Replace Outlets

Remove and relocate outlets and replace with new duplex grounded receptacles in wall complete with wiring.

93	0030010007	110 SF	1 Code violation	\$ _____
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Install Carpet

Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.)

94	0010090001	1 NO	1 Code violation	\$ _____
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Install Interior Doors

Provide and install two(2) prefinished six panel texture 1-3/8" **SOLID PINE** core doors complete with privacy lockset and doorstop. Include any trim(if needed) and repair to walls to bring to original condition.

REAR "ADD-ON"

95	0010100000	4 NO.	1 Code violation	\$ _____
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Install Vinyl Replacement Window

Install four(4) new vinyl, double pane 7/8" Thermo gap.double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation.

Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

96	0100010018	350 SF	1 Code violation	\$ _____
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Prepare Walls and Paint Room Complete

Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish.

97	0010090001	1 NO	1 Code violation	\$ _____
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Install Interior Door

Provide and install prefinished six panel texture 1-3/8" **SOLID PINE** core door complete with privacy lockset and doorstop. Include any trim(if needed) and repair to walls to bring to original condition.

Total for: 2ND FLOOR				\$ _____
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STAIRWAY TO 3RD FLOOR

STAIRS

98	0010040007	15 LF	1 Code violation	\$ _____
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Install Handrail

Install stock 2" round hardwood handrail complete with brass plated hanging hardware spaced not more than 5' apart screwed to studs and turned in at ends ending at wall as per IRC. Finish or paint to homeowner's preference.

99	0030010007	250 SF	1 Code violation	\$ _____
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Install Carpet

Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.)

100	0100010019	200 ea	1 Code violation	\$ _____
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Paint Stairway Walls & Ceiling

Tape, spackle and sand all cracks and holes in stairway walls and ceiling. Cover stairway walls and ceiling with (2) two coats MAB or equal of Latex paint.

101	0110040001	2 EA	1 Code violation	\$ _____
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Install Interior Light Fixture

Install new interior light fixture and two(2) three-way switches, Progress or approved equal. \$35 fixture allowance.

Total for: STAIRWAY TO 3RD FLOOR				\$ _____
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3RD FLOOR

FRONT ROOM

102	0010090001	2 NO	1 Code violation	\$ _____
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Install Interior Doors

Provide and install two(2) prefinished six panel texture 1-3/8" **SOLID PINE** core doors complete with privacy lockset and doorstop. Include any trim(if needed) and repair to walls to bring to original condition.

103	0010100000	2 NO	1 Code violation	\$ _____
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Install Vinyl Replacement Windows

Install two(2) new vinyl, double pane 7/8" Thermo gap.double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation. Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

104	0100010018	400 SF	1 Code violation	\$ _____
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Prepare Walls and Paint Room Complete

Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over existing wall if required for smooth finish.

105	0030010007	195 SF	1 Code violation	\$ _____
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Install Carpet

Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.)

REAR ROOM

106	0010100000	2 NO	1 Code violation	\$ _____
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Install Vinyl Replacement Windows

Install two(2) new vinyl, double pane 7/8" Thermo gap.double hung windows, unless otherwise specified Crystal 200 series or equal quality. Make any repairs needed to insure the integrity of rough opening. Paint all raw wood with one (1) coat primer. Paint casings and all other exposed trim with (2) two coats MAB or equal interior trim paint. Include all hardware and trim. Exterior wood to be wrapped using .019 gauge aluminum. Include drip cap and vinyl/aluminum 1/2 screen. All interior and exterior wall repair to be included. Caulk as necessary. Fill in all voids created in window frames when window weights were removed with batt insulation. Windows must have Energy Star rating. Central Zone Energy star ratings are u-factor 0.32, solar heat gain 0.31 as of April 2005.

107	0030010007	165 SF	1 Code violation	\$ _____
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Install Carpet

Prepare floor to smooth and uniform surface; install new carpet with backing and 3/8" foam cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 per square yard.)

108	0100010018	450 SF	1 Code violation	\$ _____
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Prepare Walls and Paint Room Complete

Prepare and patch walls, ceiling, windows, doors and all trim for painting. Paint (and prime if required) entire room to a uniform consistency with a minimum of two (2) coats of quality MAB or equal paint in accordance with manufacturer's recommendations. Completed walls to be smooth and free of defects. Remove any wallpaper and patch all holes, nicks, etc. Drywall veneer over

existing wall if required for smooth finish.

Total for: 3RD FLOOR \$ _____

BASEMENT

BASEMENT

109 0010040005 10 NO 1 Code violation \$ _____

Replace Basement Steps

Remove existing stair system and replace with new stair system. Use 2"x 10" treads and 2"x 12" stringers.

110 0110010003 1 NO 1 Code violation \$ _____

Install Drop

Remove existing service drop. Install new service drop from weather-head to meter box and from meter box to basement panel box. Install as per current NEC.

111 0120010012 1 NO 1 Code violation \$ _____

Install Boiler

REMOVE EXISTING HEAT SYSTEM AND HAUL AWAY IMMEDIATELY.
INSTALL PEERLESS OR EQUAL QUALITY GAS FIRED CAST IRON BOILER.
HEATING SYSTEM WILL BE SIZED TO MAINTAIN A MINIMUM OF 70 DEGREES FAHRENHEIT AT ZERO DEGREES FAHRENHEIT OUTSIDE TEMPERATURE.
THE UNIT SHALL MEET ALL LOCAL CODES.

INSTALL A CHIMNEY LINER WHEN CHANGING FROM OIL TO GAS.*****

INSTALL A CHIMNEY LINER WHEN CHANGING FROM GAS TO OIL.*****

Total for: BASEMENT \$ _____

REAR EXTERIOR

SIDING

112 0010050006 50 SF 1 Code violation \$ _____

Install Vinyl Siding

Install Wolverine, Alcoa, T-LOK brand, or equal vinyl siding, as per manufacturer's recommendations. Siding to be minimum of .040 inches thick. All fascia, soffit, trim, and wrappable exterior components shall be wrapped with aluminum unless otherwise specified. Use J-Blocks at all new and removable fixtures i.e., light fixtures, dryer vent, etc. All other existing fixtures or protrusions through the siding must be sealed and or caulked using a good silicone base caulking as recommended by the manufacturer. (Installation of siding excludes replacement of existing shutters.)

MASONRY

113 002001 25 SF 1 Code violation \$ _____

Foundation - Parge and bond

Parge exposed section of foundation wall with 1/2" waterproof cement mortar. Finish smoothly, or to match as closely as possible.

114 0040020005 70 SF 1 Code violation \$ _____

Tuckpoint

Remove all loose mortar to a depth of 3/4", wet surface and point joints. Replace any deteriorated block or brick.

DEBRI				
115	0080020021	5 NO	1 Code violation	\$ _____
Remove And Dispose of Specified Items				
Remove and dispose of all debri in the back yard.				
LAWN				
116	0080020004	450 SF	1 Code violation	\$ _____
Seed Area				
Provide all necessary means to insure the rear lawn in pitched away from the house and is ready for seeding. Spread seed evenly at a rate of 4 lbs per 1000 sf.				
Total for: REAR EXTERIOR				\$ _____
ROOFS				
ROOFS				
117	0080020022	1 NO	1 Code violation	\$ _____
REPLACE ROOFS				
ALL ROOFS GUTTERS AND DOWNSPOUTS ARE IN NEED OF REPLACEMENT.				
118	0080020023	1 EA.	11 NO COST NOTE/SPEC	\$ _____
DATE OF COMPLETION(office-use)				
DATE OF COMPLETION ON ALL WORK LISTED <u>INCLUDING FINAL CLEARANCES AND PUNCH-LIST. "NO FINAL DRAWS WILL BE DISPERSED OF UNTIL ALL WORK LISTED AND PUNCH LIST-HAVE BEEN COMPLETED"--NO EXCEPTION TO THIS. THERE ARE TO BE "NO" PUNCH LIST AT THE TIME OF SUBMITTING FINAL DRAWS.(ALONG WITH FINAL CLEARANCES)NO EXCEPTIONS!!!</u>				
Total for: ROOFS				\$ _____
Total for: Interior				\$ _____
Job Total Cost:				\$ _____

2. Provide an estimated construction schedule including when you will be prepared to sign a redeveloper's contract with the Redevelopment Authority and when you expect to have all work completed. (Please be as detailed as possible.)

Developer Experience and Financial Capacity

3. Provide (as an attachment) verifiable evidence of your financial capability to complete the proposed rehabilitation, including exact sources of funds. (Examples include but are not limited to bank accounts, loan commitments, and irrevocable letters of credit.) **Please note: Proposals will not be considered complete without proof of financial capacity.**

4. State your experience (list and describe prior and current projects) and provide contact information for at least two references. If other than an individual, describe your organization in detail.

STATEMENT OF PROPOSED DEVELOPER

1. Upon selection by the Redevelopment Authority, I/we agree to enter into negotiations with RACA to conclude in a Redeveloper’s Contract (“Contract”) in form and content satisfactory to RACA. Such Contract, among other terms and conditions, shall provide for revestment of title to the land and any improvements thereon to RACA in case of failure of developer to satisfy any condition in said Contract with RACA. (Please note: Normally, Redeveloper’s Contracts are signed within 30 days of RACA approval of redeveloper.)
2. I/we agree not to seek any variances from the zoning, building, or housing codes of the City of Allentown without the expressed written permission of RACA.
3. I/we understand that after selection of the developer, RACA reserves the right to cancel its relationship with the proposed developer and not issue a Redeveloper’s Contract 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 project site. I/we may not at any time after the execution of the Redeveloper’s Contract make any claim against RACA 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 RACA 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 RACA to me/us.

Developer Information

Organization: _____ Phone: _____
 Address: _____ Fax: _____
 _____ Email: _____

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

I/we have read this Instruction Package and understand what is required by RACA in order to select a qualified developer for this project, and submit this Proposal this ____ day of _____.

 Signature Title

 Signature Title