

# 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 556 N. 4<sup>th</sup> Street into a single-family home to be resold to an income-qualified homebuyer. The property is a 1,830 square foot, 2 ½ story, single-family row home. 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  
City Hall, Suite 330  
435 Hamilton Street  
Allentown, PA 18101-1699  
610-437-7739 (work)  
610-737-8504 (cell)  
610-437-7570 (fax)

[beck-pooley@allentowncity.org](mailto: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. Proposal packages must be delivered to the offices of the Redevelopment Authority by 4pm on Monday, March 1<sup>st</sup>.
3. It will be possible to tour the property at 9am on Monday, February 15<sup>th</sup>.
4. Be certain to include the signed statement appearing on page 24.
5. All submissions, including attachments, must be on 8 ½ by 11 paper (excluding maps, plans, sketches, or pre-existing brochures).
6. Respondents must submit 10 copies of the proposal, including attachments.
7. 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.
8. 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**

1. 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.

Interior

Main Structure

Single Family

ROOF

MAIN - A

1 0070010001 600 SF 5 Improvement \$

Tear Off Existing Roof and Install New

Remove existing roofing coverings down to bare wood, and pile neatly and haul away immediately. Replace any damaged or rotten roof sheathing. Replace all flashing at chimney and install 15# felt paper, aluminum drip edge, new valley metal, vent boots, and new 225 lb. composition 20-year fiberglass shingles with vent-a ridge style ventilation system. Install ice / water barrier. Use Celogaurd shingle underlayment, Globe; Eave and valley shield or equivalent. Install ice / water barrier at all eaves, valleys, and flashed areas. (PMI)

NOTE: IF EXISTING SHEATHING OR STRUCTURAL MEMBERS ARE DETERIORATED, ROTTED, DAMAGED, NON- EXISTING, THE CONTRACTOR MUST CONTACT THIS AGENCY TO EXECUTE A CHANGE ORDER PRIOR TO ANY SHEATHING WORK BEING DONE THAT IS NOT DIRECTLY SPECIFIED IN THE WORK WRITE-UP.

-Roof Options: Price per sheathing replacement allowance, materials and labor: \$1.85 per sq. ft.

2 0070030020 25 LF 5 Improvement \$

Reline Box gutters

Remove existing tin/ rubber in box gutter. Install rubber roofing in complete box gutter area. Install new drain tube.

2ND FL. - REAR FLAT

3 0070010018 600 5 Improvement \$

Tear off Existing & Install New Rubber-roof

Remove existing roofing coverings down to bare wood, and pile neatly and haul away immediately. Replace any damaged or rotten roof sheathing. (INSTALL RUBBER ROOF AS PER MANUFACTURERS SPECS.)Screw down one layer of 1/2 inch High Density Recovery Board, then glue down .060 "CARLISLE" EPDM RUBBER (AS PER MANUFACTURERS SPECS). Replace all flashings at chimneys and eaves and install all New Aluminium drip edges, New Valley Metal, Vent Boots. (seal all flashings, drip edges with uncured elastic form rubber)

NOTE: WHERE CHIMNEYS, DORMERS, PARAPIT WALLS ARE, THE RUBBER SHOULD RUN UPWARDS AT LEAST 6-8" AND ENDED WITH TERMINATION BAR(S) AND FINISHED WITH A LAP SEALANT. (IN THE EVENT OF MANSORD HAVING SIDING ON IT, THE BOTTOM TWO ROWS SHALL BE CAREFULLY REMOVED TO ALLOW FOR THE 6-8" OF RUBBER TO RUN UPWARD ONTO MANSORD, TERMINATED AND SEALED. REPLACE EXISTING SIDING BE TO ORGINAL STATE)

FRONT PORCH

4 0070010001 150 SF 5 Improvement \$

Tear Off Existing Roof and Install New

Remove existing roofing coverings down to bare wood, and pile neatly and haul away immediately. Replace any damaged or rotten roof sheathing. Replace all flashing at chimney and install 15# felt paper, aluminum drip edge, new valley metal, vent boots, and new 225 lb. composition 20-year fiberglass shingles with vent-a ridge style ventilation system. Install ice / water barrier. Use Celogaurd

shingle underlayment, Globe; Eave and valley shield or equivalent. Install ice / water barrier at all eaves, valleys, and flashed areas. (PMI)

NOTE: IF EXISTING SHEATHING OR STRUCTURAL MEMBERS ARE DETERIORATED, ROTTED, DAMAGED, NON- EXISTING, THE CONTRACTOR MUST CONTACT THIS AGENCY TO EXECUTE A CHANGE ORDER PRIOR TO ANY SHEATHING WORK BEING DONE THAT IS NOT DIRECTLY SPECIFIED IN THE WORK WRITE-UP.

-Roof Options: Price per sheathing replacement allowance, materials and labor: \$1.85 per sq. ft.

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**SIDE PORCH**

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5      0070010001      150 SF      5 Improvement      \$ \_\_\_\_\_

**Tear Off Existing Roof and Install New**

Remove existing roofing coverings down to bare wood, and pile neatly and haul away immediately. Replace any damaged or rotten roof sheathing. Replace all flashing at chimney and install 15# felt paper, aluminum drip edge, new valley metal, vent boots, and new 225 lb. composition 20-year fiberglass shingles with vent-a ridge style ventilation system. Install ice / water barrier. Use Celogaurd shingle underlayment, Globe; Eave and valley shield or equivalent. Install ice / water barrier at all eaves, valleys, and flashed areas. (PMI)

NOTE: IF EXISTING SHEATHING OR STRUCTURAL MEMBERS ARE DETERIORATED, ROTTED, DAMAGED, NON- EXISTING, THE CONTRACTOR MUST CONTACT THIS AGENCY TO EXECUTE A CHANGE ORDER PRIOR TO ANY SHEATHING WORK BEING DONE THAT IS NOT DIRECTLY SPECIFIED IN THE WORK WRITE-UP.

-Roof Options: Price per sheathing replacement allowance, materials and labor: \$1.85 per sq. ft.

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**Total for: ROOF**      \$ \_\_\_\_\_

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**Total for: Interior**      \$ \_\_\_\_\_

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**Job Total Cost:**      \$ \_\_\_\_\_

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**Interior**

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**Main Structure**

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**Single Family**

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**FACADE**

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**POWERWASH**

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1	0100020016	2675 SF	5 Improvement	\$ _____
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**Power Wash**

Power wash surfaces with a dilute solution of bleach and detergent to remove mildew and dirt, chalking and loose paint. Surfaces to be painted, include Brick, soffits, gutters, downspouts and clad windows. **TO INCLUDE ALL SURFACES ON HOUSE. FRONT REAR, AND BOTH SIDES.**

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**PAINT**

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2	0100020001	2675 SF	5 Improvement	\$ _____
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**Paint House Complete**

Scrape all peeling and loose paint free from surface and apply one (1) coat of breathable oil-based primer to all bare wood. Allow to dry, and apply one (1) finish coat of exterior latex, MAB or approved equal. Include all trim in complete house painting. **TO INCLUDE FRONT, SIDES, AND REAR.**

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**DOORS**

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3	0010090002	1 NO	5 Improvement	\$ _____
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**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.

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**CURB PACKAGE**

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4	0010120004	1 EA.	5 Improvement	\$ _____
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**CURB-APPEAL PACKAGE**

INSTALL ONE HAMPTON-BAY POLISHED BRASS FINISHED WALL-MOUNTED LIGHT FIXTURE #475616-\$29.97,INSTALL ONE DELEGANCE POLISHED BRASS FINISHED HORIZONTAL-MOUNTED MAILBOX #483-748-\$26.97 AND INSTALL ALL NEW HILLMAN-GROUP POLISHED BRASS FINISHED 4" ADDRESS NUMBERS \$6.58 EACH ,IN PLAIN VIEW FROM STREET. ( ALL ITEMS LISTED, FOUND AT HOME-DEPOT)- COMPLETED PACKAGE SHOULD CONTAIN 1-LIGHT FIXTURE,1-MAILBOX, AND ALL NEW ADDRESS NUMBERS WHEN FINISHED.

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**RAILINGS**

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5	0050010006	3 NO	5 Improvement	\$ _____
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**Install Metal Porch Posts**

Install structural posts, plumb and firmly attach at top and bottom. All metal will be primed black with rust retardant paint if not preprimed.

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6	0050010007	20 LF	5 Improvement	\$ _____
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**Install Metal Porch Railing**

Install minimum 1" square balusters and rails. All metal will be primed with rust retardant paint if not

preprimed. Balusters shall be set no more than 4" apart O.C. max.

Total for: FACADE \$ \_\_\_\_\_

**SIDE**

**PORCH**

7 0010090002 1 NO 5 Improvement \$ \_\_\_\_\_

**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.

**BILCO DOOR**

8 0010090018 1 NO 5 Improvement \$ \_\_\_\_\_

**Install Basement Access Door**

Remove existing basement hatchway door. Install metal hatchway "BILCO" door. Provide all necessary masonry work for installation and seal entire system watertight. Caulk to finish. Paint with (2) two coats Rustoleum paint. Color to compliment color of house.

Total for: SIDE \$ \_\_\_\_\_

**BASEMENT STAIRS**

**STAIRS**

9 0010040005 1 NO 5 Improvement \$ \_\_\_\_\_

**Replace Basement Steps**

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

**WALLS**

10 0040030001 240 SF 5 Improvement \$ \_\_\_\_\_

**Stucco**

Install lath and two coats of stucco to a minimum of 5/8". **WALLS GOING DOWN STEPS**

Total for: BASEMENT STAIRS \$ \_\_\_\_\_

**BASEMENT**

**WALLS**

11 0040030004 800 SF 5 Improvement \$ \_\_\_\_\_

**Parge Basement Walls**

Install wire mesh on basement walls. Cover wire mesh with total of two (2) coats of 1/2" mixture of Portland cement and sand. Color to complement color of home. Finish to be smooth.

**BOILER**

12 0120010012 1 NO 6 Energy conservation \$ \_\_\_\_\_

**Install Gas 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 TEMPURTURE.  
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.\*\*\*\*\***

**WATER HEATER**

13      0130060002      1 NO      5 Improvement      \$ \_\_\_\_\_

**Replace Hot Water Heater**

Remove and dispose of old unit and install new 40 gallon energy-efficient unit to code.

- 1) Include new shut off valve.
- 2) install using solid black gas line and dispose of old flex supply.( if a gas unit)
- 3) Install copper drip line from the pop-off valve.
- 4) install flu liner sized for the unit (PMI) (if a gas unit)
- 5) install to include dielectric unions
- 6) install on an approved water heater floor pan, if other than unfinished basement location.

**Electric Repairs-**

14      0110010006      1 Each      5 Improvement      \$ \_\_\_\_\_

**Upgrade Electric to (100/150/200 ) Amp Service**

Disconnect existing service. Install new (100/150/200) amp 3 wire service and panel, complete with a main breaker, and breaker style circuits, with all circuits labeled and balanced. Square D, Cutler-Hammer, Westinghouse or approved equal. Upgrade to meet **City ordinance and NEC.**

15      0110040016      4 EA      1 Code violation      \$ \_\_\_\_\_

**Install Interconnected Smoke Alarms**

Install a hard wired smoke alarm with battery back up. Unit shall be first alert, AIM, Night Hawk, or approved equal. **INSTALL ONE IN BASEMENT, ONE ON FIRST FLOOR, ONE ON SECOND FLOOR, AND ONE ON THE THIRD FLOOR ALL TO BE INTERCONNECTED.**

**Total for: BASEMENT      \$ \_\_\_\_\_**

**LIVINGROOM**

**WALLS AND CEILING**

16      0090010001      1050 SF      5 Improvement      \$ \_\_\_\_\_

**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.

**PAINT**

17      0100010018      1050 SF      5 Improvement      \$ \_\_\_\_\_

**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.

**WINDOWS**

18      0010100000      3      5 Improvement      \$ \_\_\_\_\_

**Install Vinyl Replacement Window**

Install 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.

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**DOORS**

19      0010090005      2 NO      5 Improvement      \$ \_\_\_\_\_

**Install Prehung Interior Door**

Provide and install factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL door complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint.

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**RADIATOR**

20      0120010013      1 NO      6 Energy conservation      \$ \_\_\_\_\_

**Replace Radiator**

Remove and properly dispose of existing radiator and replace with new cast iron baseboard type to provide for heating requirements as set forth in Performance Manual - Heating & Cooling section.

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**Electric Repairs-**

21      0110040001      1 EA      5 Improvement      \$ \_\_\_\_\_

**Install Interior Light Fixture**

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

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**FLOORING**

22      0070010018      60 sf      1 Code violation      \$ \_\_\_\_\_

**Tear off Existing & Install New Rubber-roof**

Remove existing roofing coverings down to bare wood, and pile neatly and haul away immediately. Replace any damaged or rotten roof sheathing. (INSTALL RUBBER ROOF AS PER MANUFACTURERS SPECS.) Screw down one layer of 1/2 inch High Density Recovery Board, then glue down .060 "CARLISLE" EPDM RUBBER (AS PER MANUFACTURERS SPECS). Replace all flashings at chimneys and eaves and install all New Aluminium drip edges, New Valley Metal, Vent Boots. (seal all flashings, drip edges with uncurred elastic form rubber)

23      0030010008      375 SF      5 Improvement      \$ \_\_\_\_\_

**Replace Carpet**

Remove and properly dispose of existing carpeting; prepare surface and install new carpet with backing and cushioning as per manufacturer's recommendation. Include needed chrome threshold strips, (Material allowance of \$18.99 a square yard including padding.) Floor must be sealed with polyurethane or 1/4" luan with all seams sealed prior to installation of carpet. Clearance testing must be done prior to any installation of flooring.

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Total for: LIVINGROOM      \$ \_\_\_\_\_

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**DININGROOM**

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**WALLS AND CEILING**

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24      0090010001      780 SF      5 Improvement      \$ \_\_\_\_\_

**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.

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**PAINTING**

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25      0100010018      780 SF      5 Improvement      \$ \_\_\_\_\_

**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.

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**WINDOWS**

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26      0010100000      5      6 Energy conservation      \$ \_\_\_\_\_

**Install Vinyl Replacement Window**

Install 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.

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**DOOR**

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27      0010090005      1 NO      5 Improvement      \$ \_\_\_\_\_

**Install Prehung Interior Door**

Provide and install factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL door complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint.

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**RADIATOR**

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28      0120010013      1 NO      6 Energy conservation      \$ \_\_\_\_\_

**Replace Radiator**

Remove and properly dispose of existing radiator and replace with new cast iron baseboard type to provide for heating requirements as set forth in Performance Manual - Heating & Cooling section.

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**Electric Repairs-**

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29      0110040001      1 EA      5 Improvement      \$ \_\_\_\_\_

**Install Interior Light Fixture**

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

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**FLOORING**

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30 0030010007 220 SF 5 Improvement \$ \_\_\_\_\_

**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.)

**Total for: DININGROOM** \$ \_\_\_\_\_

**KITCHEN**

**WALLS AND CEILING**

31 0090010001 700 SF 5 Improvement \$ \_\_\_\_\_

**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.

**PAINTING**

32 0100010018 700 SF 5 Improvement \$ \_\_\_\_\_

**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.

**WINDOWS**

33 0010100000 2 6 Energy conservation \$ \_\_\_\_\_

**Install Vinyl Replacement Window**

Instal 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.

**DOOR**

34 0010090005 1 NO 5 Improvement \$ \_\_\_\_\_

**Install Prehung Interior Door**

Provide and install factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL door complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint.

**CABINETS**

35 0010030001 1 5 Improvement \$ \_\_\_\_\_

**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 CABINETRY 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

**RADIATOR**

36      0120010013      1 NO      6 Energy conservation      \$ \_\_\_\_\_

**Replace Radiator**

Remove and properly dispose of existing radiator and replace with new cast iron baseboard type to provide for heating requirements as set forth in Performance Manual - Heating & Cooling section.

**Electric Repairs-**

37      0110030003      2 NO      1 Code violation      \$ \_\_\_\_\_

**Install GFCI**

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

38      0110040001      1 EA      5 Improvement      \$ \_\_\_\_\_

**Install Interior Light Fixture**

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

39      0110040010      1 NO      5 Improvement      \$ \_\_\_\_\_

**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.

40      0110040013      1 EA      5 Improvement      \$ \_\_\_\_\_

**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-up range and install new outlet behind range.

**FLOOR**

41      0030010005      196 SF      5 Improvement      \$ \_\_\_\_\_

**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

**Total for: KITCHEN** \$ \_\_\_\_\_

**Stairway to 2nd. Floor**

**WALLS AND CEILING**

42 0090010001 294 SF 5 Improvement \$ \_\_\_\_\_

**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.

**PAINT**

43 0100010018 294 SF 5 Improvement \$ \_\_\_\_\_

**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.

**STEPS**

44 0030010007 90 SF 5 Improvement \$ \_\_\_\_\_

**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.)

**Total for: Stairway to 2nd. Floor** \$ \_\_\_\_\_

**HALLWAY - 2ND FL.**

**WALLS AND CEILING**

45 0090010001 630 SF 5 Improvement \$ \_\_\_\_\_

**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.

**PAINT**

46 0100010018 630 SF 5 Improvement \$ \_\_\_\_\_

**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.

**Electric Repairs-**

47 0110040001 1 EA 5 Improvement \$ \_\_\_\_\_

**Install Interior Light Fixture**

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

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**FLOOR**

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48      0030010008      90 SF      5 Improvement      \$ \_\_\_\_\_

**Replace Carpet**

Remove and properly dispose of existing carpeting; prepare surface and install new carpet with backing and cushioning as per manufacturer's recommendation. Include needed chrome threshold strips. (Material allowance of \$18.99 a square yard including padding.) Floor must be sealed with polyurethane or 1/4" luan with all seams sealed prior to installation of carpet. Clearance testing must be done prior to any installation of flooring.

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Total for: HALLWAY - 2ND FL.      \$ \_\_\_\_\_

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**FRONT ROOM - 2ND FL.**

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**WALLS AND CEILING**

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49      0090010001      832 SF      5 Improvement      \$ \_\_\_\_\_

**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.

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**PAINT**

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50      0100010018      832 SF      5 Improvement      \$ \_\_\_\_\_

**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.

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**WINDOWS**

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51      0010100000      5      5 Improvement      \$ \_\_\_\_\_

**Install Vinyl Replacement Window**

Install 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.

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**DOORS**

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52      0010090005      2 NO      5 Improvement      \$ \_\_\_\_\_

**Install Prehung Interior Door**

Provide and install factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL door complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing

with two (2) coats MAB or equal interior wall and trim paint.

**RADIATOR**

53      0120010013      1 NO      6 Energy conservation      \$ \_\_\_\_\_

**Replace Radiator**

Remove and properly dispose of existing radiator and replace with new cast iron baseboard type to provide for heating requirements as set forth in Performance Manual - Heating & Cooling section.

**Electric Repairs-**

54      0110040001      1 EA      5 Improvement      \$ \_\_\_\_\_

**Install Interior Light Fixture**

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

55      012003      1 ea      1 Code violation      \$ \_\_\_\_\_

**Install battery operated smoke detector**

Install battery operated smoke detector on 1st floor.

**FLOOR**

56      0030010008      256 SF      5 Improvement      \$ \_\_\_\_\_

**Replace Carpet**

Remove and properly dispose of existing carpeting; prepare surface and install new carpet with backing and cushioning as per manufacturer's recommendation. Include needed chrome threshold strips, (Material allowance of \$18.99 a square yard including padding.) Floor must be sealed with polyurethane or 1/4" luan with all seams sealed prior to installation of carpet. Clearance testing must be done prior to any installation of flooring.

**Total for: FRONT ROOM - 2ND FL.      \$ \_\_\_\_\_**

**MIDDLE ROOM - 2ND FL.**

**WALLS AND CEILING**

57      0090010001      441 SF      5 Improvement      \$ \_\_\_\_\_

**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.

**PAINT**

58      0100010018      441 SF      5 Improvement      \$ \_\_\_\_\_

**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.

**WINDOW**

59      0010100000      1      6 Energy conservation      \$ \_\_\_\_\_

**Install Vinyl Replacement Window**

Install 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.

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**DOORS**

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60      0010090005      2 NO      5 Improvement      \$ \_\_\_\_\_

**Install Prehung Interior Door**

Provide and install factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL door complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint.

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**RADIATOR**

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61      0120010013      1 NO      5 Improvement      \$ \_\_\_\_\_

**Replace Radiator**

Remove and properly dispose of existing radiator and replace with new cast iron baseboard type to provide for heating requirements as set forth in Performance Manual - Heating & Cooling section.

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**Electric Repairs-**

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62      0110040001      1 EA      5 Improvement      \$ \_\_\_\_\_

**Install Interior Light Fixture**

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

63      012003      1 ea      1 Code violation      \$ \_\_\_\_\_

**Install battery operated smoke detector**

Install battery operated smoke detector on 1st floor.

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**FLOOR**

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64      0030010007      441 SF      5 Improvement      \$ \_\_\_\_\_

**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.)

**Total for: MIDDLE ROOM - 2ND FL.      \$ \_\_\_\_\_**

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**BATHROOM - 2ND FL.**

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**WALLS AND CEILING**

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65      0090010001      500 SF      5 Improvement      \$ \_\_\_\_\_

**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.

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**PAINT**

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66	0100010018	500 SF	5 Improvement	\$ _____
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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.

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**WINDOW**

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67	0010100000	1	6 Energy conservation	\$ _____
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**Install Vinyl Replacement Window**

Install 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.

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**DOOR**

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68	0010090005	3 NO	5 Improvement	\$ _____
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**Install Prehung Interior Door**

Provide and install factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL door complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint.

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**RADIATOR**

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69	0120010013	1 NO	6 Energy conservation	\$ _____
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**Replace Radiator**

Remove and properly dispose of existing radiator and replace with new cast iron baseboard type to provide for heating requirements as set forth in Performance Manual - Heating & Cooling section.

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**Electric Repairs-**

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70	0110040004	1 NO	5 Improvement	\$ _____
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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 countinuous. Duct fan to exterior per 2003 IRC section M1506.

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71	0110040001	1 EA	5 Improvement	\$ _____
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**Install Interior Light Fixture**

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

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72	0110030003	1 NO	1 Code violation	\$ _____
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**Install GFCI**

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

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<b>PLUMBING</b>				
73	0130040014	1 NO	5 Improvement	\$ _____
<b>Install Tub/Shower Surround Combination</b>				
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 imput 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.)				
74	0130040024	1 NO	5 Improvement	\$ _____
<b>Replace Toilet</b>				
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.				
75	0130040007	1 NO	5 Improvement	\$ _____
<b>Install Vanity w/Sink</b>				
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.Faucet must be of water conserving type with max. flow rate of 2.2 GPM at 60 psi.				
76	0130050006	1 NO	5 Improvement	\$ _____
<b>Replace Shower Rod</b>				
Remove old assembly and replace complete with new brackets.				
77	0130050012	1 NO	5 Improvement	\$ _____
<b>Replace or Install Medicine Cabinet and Accessorie</b>				
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.				
78	0130050019	1 NO	5 Improvement	\$ _____
<b>Install Paper Holder</b>				
Install new spring loaded paper holder.				
<b>FLOOR</b>				
79	0030010005	100 SF	5 Improvement	\$ _____
<b>Install Sheetgoods and Wood Base trim</b>				
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 imput.				
<b>Total for: BATHROOM - 2ND FL.</b>				\$ _____
<b>REAR ROOM - 2ND FL.</b>				
<b>WALLS AND CEILING</b>				
80	0090010001	606 SF	5 Improvement	\$ _____

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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.

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**PAINTING**

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81	0100010018	606 SF	5 Improvement	\$ _____
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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.

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**WINDOWS**

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82	0010100000	3	6 Energy conservation	\$ _____
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**Install Vinyl Replacement Window**

Install 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.

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**DOORS**

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83	0010090005	1 NO	5 Improvement	\$ _____
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**Install Prehung Interior Door**

Provide and install factory hung 1-3/8" prehung SOLID-PINE core 6-RAISED PANEL door complete with lockset, trim both sides, make all necessary wall repairs and finish to match existing with two (2) coats MAB or equal interior wall and trim paint.

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**RADIATOR**

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84	0120010013	1 NO	6 Energy conservation	\$ _____
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**Replace Radiator**

Remove and properly dispose of existing radiator and replace with new cast iron baseboard type to provide for heating requirements as set forth in Performance Manual - Heating & Cooling section.

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**Electric Repairs-**

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85	0110040001	1 EA	5 Improvement	\$ _____
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**Install Interior Light Fixture**

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

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86	012003	1 ea	1 Code violation	\$ _____
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**Install battery operated smoke detector**

Install battery operated smoke detector on 1st floor.

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**FLOOR**

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87	0030010007	606 SF	5 Improvement	\$ _____
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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.)

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<b>Total for: REAR ROOM - 2ND FL.</b>			\$ _____
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**Stairway to 3rd Floor**

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**STAIRS**

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88	0030010007	75 SF	5 Improvement	\$ _____
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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.)

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<b>Total for: Stairway to 3rd Floor</b>			\$ _____
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**ATTIC - 3RD FL.**

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**WINDOWS**

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89	0010100000	5	6 Energy conservation	\$ _____
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**Install Vinyl Replacement Window**

Instal 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 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.

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**Electric Repairs-**

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90	0110040001	1 EA	5 Improvement	\$ _____
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**Install Interior Light Fixture**

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

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<b>Total for: ATTIC - 3RD FL.</b>			\$ _____
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**OFFICE-USE ONLY**

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**DATE OF COMPLETION**

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91	0080020023	1 EA.	0	\$ _____
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**DATE OF COMPLETION(office-use)**

**DATE OF COMPLETION ON ALL WORK LISTED 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!!!**

Total for: OFFICE-USE ONLY

\$

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