

Single Application for Assistance

Web Application Id: 9987779

Single Application Id: 202401126044

Applicant: Kennett Township

Company: Kennett Area Community Service

Program Selected: Redevelopment Assistance Capital Program (RACP)

Applicant Information

Applicant Entity Type:	Government
Applicant Name:	Kennett Township
NAICS Code	9211
FEIN/SSN Number	XXXXXXXXXX
UEI Number:	UXY3LB7E6QU6
Top Official/Signing Authority:	Eden Ratliff
Title:	Township Manager
SAP Vendor #:	XXXXXX
Contact Name:	Denise Serino
Contact Title:	Purchasing Specialist/Finance
Phone:	XXX-XXX-XXXX Ext. XXXX
Fax:	XXX-XXX-XXXX
E-mail:	XXX-XXX-XXXX
Mailing Address:	801 Burrows Run Road
City:	Chadds Ford
State:	PA
Zip Code:	19317-9219

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Company Information

Company Entity Type:	Non-Profit Corporation
Company Name:	Kennett Area Community Service
Charitable organization?	True
NAICS Code	6242
FEIN:	XXXXXXXXXX
UEI Number:	NL2EWM5BZH39
Top Official/Signing Authority:	Leah Reynolds
Title:	Executive Director
SAP Vendor #:	XXXXXX
Contact Name:	Wright Horne
Contact Title:	Nonprofit Consultant
Phone:	XXX-XXX-XXXX Ext. XXXX
Fax:	XXX-XXX-XXXX
E-mail:	XXX-XXX-XXXX
Mailing Address:	138 West Cedar Street
City:	Kennett Square
State:	PA
Zip Code:	19348

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Business Specifics

Current # of Full-time Employees:	
(In PA):	21
(World Wide:)	21
Minority Owned:	No
	Select
Woman Owned:	No
Total Sales \$:	0
Total Export Sales \$:	0
R&D Investment:	0 (% of Budget)
Employee Training Investment:	0 (% of Budget)

Enterprise Type

Indicate the types of enterprises that describe the organization listed above. You may select more than one type.

<input type="checkbox"/> Advanced Technology	<input type="checkbox"/> Agri-Processor	<input type="checkbox"/> Agri-Producer	<input type="checkbox"/> Authority	<input type="checkbox"/> Biotechnology / Life Sciences
<input type="checkbox"/> Business Financial Services	<input type="checkbox"/> Call Center	<input type="checkbox"/> Child Care Center	<input type="checkbox"/> Commercial	<input type="checkbox"/> Community Dev. Provider
<input type="checkbox"/> Computer & Clerical Operators	<input type="checkbox"/> Defense Related	<input type="checkbox"/> Economic Dev. Provider	<input type="checkbox"/> Educational Facility	<input type="checkbox"/> Emergency Responder
<input type="checkbox"/> Environment and Conservation	<input checked="" type="checkbox"/> Exempt Facility	<input type="checkbox"/> Export Manufacturing	<input type="checkbox"/> Export Service	<input type="checkbox"/> Food Processing
<input type="checkbox"/> Government	<input type="checkbox"/> Healthcare	<input type="checkbox"/> Hospitality	<input type="checkbox"/> Industrial	<input type="checkbox"/> Manufacturing
<input type="checkbox"/> Mining	<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Professional Services	<input type="checkbox"/> Recycling	<input type="checkbox"/> Regional & National Headquarters
<input type="checkbox"/> Research & Development	<input type="checkbox"/> Retail	<input checked="" type="checkbox"/> Social Services Provider	<input type="checkbox"/> Tourism Promotion	<input type="checkbox"/> Warehouse & Terminal

Exempt Facility, Other, Social Services Provider,

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Project Overview

Project Name:

New Facility for Kennett Area Community Service

Is this project related to another previously submitted project?

No

If yes, indicate previous project name:

Have you contacted anyone at DCED about your project?

Yes

If yes, indicate who:

Ryan Nornhold

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Project Site Locations

Address:	734 - 738 West Cypress Street
City:	Kennett Square
State:	PA
Zip Code:	19348
County:	Chester
Municipality:	Kennett Township
PA House:	Christina Sappey (158)
PA Senate:	John Kane (9)
Current Employees:	21 ♦
Jobs To Be Created:	4 ♦
Designated Areas:	

Address:	734-738 West Cypress Street
City:	Kennett Square
State:	PA
Zip Code:	19348
County:	Chester
Municipality:	New Garden Township
PA House:	Christina Sappey (158)
PA Senate:	John Kane (9)
Current Employees:	21 ♦
Jobs To Be Created:	4 ♦
Designated Areas:	

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Project Budget

	Redevelopment Assistance Capital Program (RACP)	Total Match Private	Total
Miscellaneous	\$7,000,000.00	\$4,190,200.00	
Total Project Cost	\$7,000,000.00	\$4,190,200.00	\$11,190,200.00
Total	\$7,000,000.00	\$4,190,200.00	
		Budget Total:	\$11,190,200.00

Basis of Cost

Provide the basis for calculating the costs that are identified in the Project Budget.

Contractor Estimates

Budget Narrative

The narrative must specifically address each of the cost items identified in the Project Budget section. If an amount is placed in any of the OTHER categories, you must specify what the money will be used for. **NOTE:** Some programs have specific guidelines regarding the narrative necessary to qualify for that particular resource. Please read the Program Guidelines for details.

If awarded, the \$7,000,000 RACP funds will be applied to construction costs. The match funds of \$4,190,200 will be added to the RACP funds for construction, totaling \$11,190,200. "Soft costs" and contingencies currently estimated to be an additional \$2,800,000 will be paid from additional private, non-Commonwealth, and local sources, bringing the total all-in project costs to app. \$14,000,000. Land has already been donated, and pre-construction activities have been mostly completed.

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Project Narrative

How does this project provide a benefit or improvement to a community?

Identify a problem or need in the community (cultural, recreational, historical, civic). Indicate how that will be rectified with this projects completion.

Kennett Area Community Service (KACS), a non-profit food cupboard and emergency services provider, needs to build a new consolidated facility. Their current facility has multiple system and infrastructure failures that prevent them from efficiently serving the community. These failures are a result of the increased number of participant visits due to economic conditions and the lingering effects of the pandemic. KACS has served the community for over 67 years providing emergency services for those experiencing homelessness, food instability, and housing instability in and around Kennett Square and southern Chester County. These life-sustaining services are provided to poor and vulnerable people in the community free of charge. In addition to their other primary functions, KACS has been asked to be a regional distribution hub for other food pantries. Their two small buildings cannot be economically adapted to serve current and future needs. KACS must find new operational space.

What will this project entail?

Give a complete project description. Indicate the construction, renovations or improvements that will take place. Indicate what properties will be used or purchased for use.

KACS will be building a new facility because rehabbing and enlarging their current two-building campus would not be financially or physically viable. Land has been donated, and engineering and architectural studies have been finished for a 24,000 sq. ft. building. A project management firm has been contracted to oversee the project. A timetable and budget have been drafted. A feasibility study to identify capital gift sources and their amounts has been completed and sufficient support had been identified. A capital campaign committee is soliciting individuals, companies, and foundations. Three additional staff have been onboarded to help with the campaign with the goal of retaining them after the project has been completed sometime in 2025. In addition to the space for their own programs designed to help families out of persistent poverty, flexible office space will be available for sister agencies who will help participants navigate to the proper supporting agencies.

How do you plan to use the funds?

Should include specific use of funds and reflect the budget provided with the application.

RACP funds, if awarded, will be used for construction costs. A full detail is in our RDA form 302. Land has already been donated. Soft costs and permits, etc., will be covered by other funding sources: local funds, federal funds, private funds.

Project Schedule and Key Milestones and Dates

A detailed schedule of activities, including key milestones and dates, must accompany this application if applicable to the project.

Since this is a major capital project, and because we are in its very early stages, we can offer a preliminary projected timeline, knowing that it will change as we raise funds for it, and as we develop more comprehensive plans.

Our Project Manager has offered this timetable:

Design Begun 11/2022

Design completed 8/2023

Construction documents finalized 1/2024

Bidding documents issued 3/2024

Bid due date 4/2024

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Project Narrative

Contracts executed 5/2024

Permits obtained 5/2024

Construction begins 9/2024

Completion anticipated 10/2025

Occupancy 11/2025

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Addenda

1. Fill in your Itemization information.

Click the below link for a list of available itemizations. Identify the appropriate itemization and enter the Item No. in the "primary" box below. The related information will then automatically populate. If an additional itemization is necessary, enter a second Item No. in the "alternative" box. Special note: Act 77 of 2013 imposed a 10-year sunset provision for itemizations between their enactment date and the date of the RACP grant award.

The Item No. can be found in Column B of this Excel spreadsheet link.

Primary

Enter Item#

12202**Year/Act# - 2022-027****County - Chester****Municipality - Kennett Township****Project Description - Construction, infrastructure and other related costs for a Kennett Area Community Service (KACS) facility****Act Amount - \$5,000,000.00****Available Amount - \$5,000,000.00**

Alternative

Enter Item#

12174**Year/Act# - 2022-027****County - Chester****Municipality - County projects****Project Description - Acquisition, construction, rehabilitation, infrastructure, demolition, site preparation, environmental remediation and other related costs for an economic development project****Act Amount - \$15,000,000.00****Available Amount - \$15,000,000.00**

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2. Financial Necessity.

What were the factors that the Candidate relied on to arrive at the requested amount?

As a non-profit with limited resources, KACS will need to fund this public improvement project through donations and grant funding. All contributed income goes directly to their programming for those experiencing homelessness, food instability, and housing instability in and around Kennett Square and southern Chester County. In 2021, they learned of the RACP program, and there seemed to be a good fit for their needs. As KACS sought to be itemized, they had projected the cost for the project at \$8.0M, and they were advised by Senator Kane's office to increase that estimate to \$10.0M. A new construction budget from September 2023 puts the project cost at app. \$14.0M. Even if they receive the \$7.0M RACP award, they will still need to raise an additional \$7.0M by the time of reimbursement sometime in 2025. As of the date of this submission, they have app. \$3.5M in gifts, grants, and pledges, with major foundations yet to be solicited.

3. Are you looking to apply more than 30% of the RACP funding to a combination of acquisition (land/property) and equipment costs?

No

4. Is at least 50% of the RACP total project cost to be paid by a non-state funding source(s)?

Yes

5. Does your project involve a housing component?

No

If yes, does the project generate economic activity and part of a revitalization plan?

6. Download and Complete RDAs & Construction Cost breakdown Document

Download RDA 300-301 and Construction Cost Breakdown Forms.xls

Uploaded Documents

RDA all signed ER.pdf [View](#)

7. Qualified Professional

The Capital Facilities Debt Act requires a RACP grant recipient to identify who produced the cost estimates for their project. It further requires that such project cost estimate must be prepared by a qualified professional.

Please identify who prepared the project's cost estimate, and give their title and/or professional qualifications below

The project's cost estimates were prepared by Richard Basilio, President of MOBAC, Inc. MOBAC INC is a General Contracting and Construction Management firm in Kennett Square, PA, specializing in

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commercial, light industrial and residential construction. Richard Basilio President MOBAC,INC 610-444-3490 Ext.2 610-842-5830 cell

8. Confirmation that the Funding Recipient understands the RACP Compliance Requirements by uploading a signed Statement of Compliance.

Download Statement of Compliance Acknowledgement for eApp.pdf

Uploaded Documents

Statement of Compliance Acknowledgement for eApp 1-10-2024 signed by ERdocx and LR.pdf [View](#)

9. Which of the following best describes your construction status?

b. Construction start date within 1 year

10. Has the bidding process started for your project?

No

Describe, in general, the bidding process the project utilized or intends to utilize to satisfy RACP bid solicitation requirements.

KACS will use a competitive bid process to solicit at least 3 bids at the "General Contractor (GC) Level". The bid package (instructions, bid form, construction documents) will be prepared by the Project Architect, Bernardon Associates. The bid process will be administered by KACS' Owner's Representative, Turner & Townsend Heery. Once the documents are issued to 3 or more GCs, a pre-bid meeting will be held to review the bid package with the bidders and a pre-bid RFI window will be opened for 2 weeks. The Architect and Owner's Representative will review any pre-bid RFIs, issue responses via Bid Addenda and require all bidders to acknowledge receipt and inclusion of any addenda issued during the bid period. The bid period will be open for app. one month. KACS' New Building Committee will open the bids in private, provide a recommendation for award to the KACS Board and proceed with award of the construction contract once approval to proceed is received from the KACS Board.

11. Is your project eligible for City Revitalization and Improvement Zone (CRIZ) benefits?

No

12. Additional Grantee / Applicant Information - Please include additional contacts including name, title, organization, mailing address, email address, and phone number. It is recommended to include at least 2 monitored email addresses.

This section may contain personal contact information; therefore, all information supplied has been withheld for personal privacy

13. Additional Sub-Grantee / Company Information - Please include additional contacts including name, title, organization, mailing address, email address, and phone number. It is recommended to include at least 2 monitored email addresses.

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14. Please identify prior RACP grants awarded to the entity applying for the grant.

Provide the grant ME number (XXXX-XX), name of the project, award amount, and funding round.

None.

15. Other commonwealth Assistance

A. Have you or a related company received an economic benefit in the form of a grant, loan or tax credit from a Commonwealth program within the last 2 years for this project?

No

If so, please provide details

B. Do you or a related company currently have an application for economic benefits in the form of a grant, loan or tax credit pending with a Commonwealth program for this project?

No

If so, please provide details

C. Have you been in contact with the Governor's Action Team (GAT) regarding this specific project?

No

If yes, please provide the name of the GAT staff member

16. Per Executive Order 2021-06, Worker Protection and Investment (October 21, 2021), all funding recipients must certify compliance with this order by signing and uploading the attached form for contracting purposes. Select yes stating you will comply with Executive Order 2021-06.

Yes

Please Download, complete and upload the Worker Protection Form. Use the link below:

[Download Worker Protection Form.pdf](#)

Uploaded Documents

[Worker Protection Form 12-11-2023 signed 1-4-2024.pdf](#) [View](#)

17. Upload any available community or legislative support letters.

Uploaded Documents

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[all 1-12-2024.pdf](#) [View](#)

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Requirements

e-RACP Application Submission Fee

The program requires a \$500 e-Application fee to be paid at the time of submission. Payment must be made online by credit card through a secure, third-party vendor. Only MasterCard, Visa, and Discover are accepted.

Applicants/Applicant Tab

Funding award notifications will be addressed to the entity identified under the Applicant Tab. Applicants should ensure that any prospective grantee entity listed in the Applicant Tab will fully endorse the proposed project and act as the eligible grantee. If this support is not available at the time of submission, the e-Application should be submitted without a prospective grantee entity being listed. Please refer to the step-by-step instructions on the RACP website when completing the Applicant and Company Tabs of the e-RACP application.

Please review the following program reminders and click the acknowledgement:

To be RACP eligible, a project MUST have:

An eligible itemization line item.

Total project costs of at least \$1 million which contains construction.

At least 50% of the RACP total project costs to be paid by a non-state funding source(s).

At least 50% of RACP eligible match expenses.

RACP Scope

If awarded, the RACP scope will be reviewed and possibly adjusted during the development of a grant agreement.

The RACP scope must include a construction component.

Combined Acquisition (Land/Property) and Equipment reimbursement cannot exceed 30% of the awarded amount and must meet itemization line item eligibility.

The RACP scope is not officially approved until RDA forms are executed by the Office of the Budget.

Grant compliance requirements include, but are **not limited to**:

Competitive bidding requirements (3 written solicitations).

Pennsylvania Prevailing Wage Act.

Steel Products Procurement Act.

Public Works Contractors' Bond Law (payment & performance bonds).

Insurance (worker's comp, general liability, & property).

By selecting yes, you are acknowledging the above. Then click continue.

Yes



Pennsylvania Department of Community and Economic Development

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This page must accompany all required supplemental information **Mail to:**

PLEASE NOTE:

RACP applicants do not need to print and mail hard copies of the e-Application.

I hereby certify that all information contained in the single application and supporting materials submitted to DCED via the Internet, Single Application # 202401126044 and its attachments are true and correct and accurately represent the status and economic condition of the Applicant, and I also certify that, if applying on behalf of the applicant, I have verified with an authorized representative of the Applicant that such information is true and correct and accurately represents the status and economic condition of the Applicant. I also understand that if I knowingly make a false statement or overvalue a security to obtain a grant and/or loan from the Commonwealth of Pennsylvania, I may be subject to criminal prosecution in accordance with 18 Pa.C.S. § 4904 (relating to unsworn falsification to authorities) and 31 U.S.C. §§ 3729 and 3802 (relating to false claims and statements).



Signature: Wright Horne

The Pennsylvania Department of Community and Economic Development reserves the right to accept or reject any or all applications submitted on the Single Application for Assistance contingent upon available funding sources and respective applicant eligibility.