

Single Application for Assistance

Web Application Id: 9998509

Single Application Id: 202312151929

Applicant: Square Roots Community Partnership, Inc.

Company: Square Roots Community Partnership, Inc.

Program Selected: Redevelopment Assistance Capital Program (RACP)

Applicant Information

Applicant Entity Type:	Non-Profit Corporation
Applicant Name:	Square Roots Community Partnership, Inc.
Charitable organization?	True
NAICS Code	6242
FEIN/SSN Number	XXXXXXXXXX
UEI Number:	
Top Official/Signing Authority:	Luke Zubrod
Title:	Board Secretary
SAP Vendor #:	XXXXXX
Contact Name:	Marie Holland
Contact Title:	Client Manager
Phone:	XXX-XXX-XXXX Ext. XXXX
Fax:	XXX-XXX-XXXX
E-mail:	XXX-XXX-XXXX
Mailing Address:	455 Birch St.
City:	Kennett Square
State:	PA
Zip Code:	19348

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Charitable organization?	True
NAICS Code	6242
FEIN:	XXXXXXXXXX
UEI Number:	
Top Official/Signing Authority:	Luke Zubrod
Title:	Board Secretary
SAP Vendor #:	XXXXXX
Contact Name:	Marie Holland
Contact Title:	Client Manager
Phone:	XXX-XXX-XXXX Ext. XXXX
Fax:	XXX-XXX-XXXX
E-mail:	XXX-XXX-XXXX
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Business Specifics

Current # of Full-time Employees:	
(In PA):	0
(World Wide:)	0
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 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 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

Social Services Provider,

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Project Overview

Project Name:

The Creamery of Kennett Square Restoration

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?

No

If yes, indicate who:

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Project Site Locations

Address:	401 Birch St.
City:	Kennett Square
State:	PA
Zip Code:	19348
County:	Chester
Municipality:	Kennett Square Borough
PA House:	Christina Sappey (158)
PA Senate:	John Kane (9)
Current Employees:	17 ♦
Jobs To Be Created:	24 ♦
Designated Areas:	

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Project Budget

	Redevelopment Assistance Capital Program (RACP)	Total Match Private	Total
Miscellaneous	\$2,000,000.00	\$2,381,658.00	
Total Project Cost	\$2,000,000.00	\$2,381,658.00	\$4,381,658.00
Total	\$2,000,000.00	\$2,381,658.00	
		Budget Total:	\$4,381,658.00

Basis of Cost

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

Engineer 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.

The RACP scope of work for the Project is estimated to cost \$4,381,658. SRCI is requesting \$2 million in RACP funding and is planning to use \$2 million in the Creamery's land and building value as match. SRCI will also provide \$381,658 in private funding to pay for the remaining construction costs, including the contingency. The total construction costs are as follows:

- General Conditions (e.g. mobilization, permits, shoring) - \$293,160
- Permits - \$31,688
- Concrete Repairs - \$1,403,916
- Masonry Repairs - \$21,400
- Steel Repairs - \$48,736
- Wood Repairs - \$149,900
- Water Management Repairs - \$51,200

- Contingency (10%) - \$196,840

The Creamery of Kennett Square is located at 401 Birch St., Kennett Square, PA 19348. It was historically used as a milk processing plant and mushroom cannery. It is owned by SRCI and the value will support the

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Project Budget

RACP matching requirement.

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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.

Square Roots Community Partnership, Inc., d.b.a Square Roots Community Initiative (SRCI), has identified a need to provide more historical, cultural learning and hospitality/entertainment services to the Kennett Square area, specifically with an emphasis on elevating the stories of the Underground Railroad. SRCI's Creamery of Kennett Square Restoration project (Project) will address these issues by restoring the structural integrity of a historic building, so that it can be returned to productive economic and community use and to create a sustainable revenue source that can be deployed for charitable uses to improve greater Kennett Square. Ultimately the space is to include a cocktail bar and lounge, commercial kitchen and event space that will all be designed to pay homage to the stories of the Underground Railroad. The Project is expected to create up to 43 temporary construction jobs and \$206K in 1-time tax revenue generation; and 24 permanent jobs and \$129K in yearly tax revenue.

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.

While the Creamery is operational and has realized tremendous success, approximately 19,000 square feet of space remains unusable. Redevelopment has been hampered by the lack of structural integrity in the remaining portions of the building. The structure consists of a concrete slab on grade, including concrete columns and beams supporting an elevated slab, and an additional level supported by wood framing. The Project involves the stabilization of the first floor, i.e. the elevated slab, of the rear section of the Creamery complex.

Specifically the RACP scope consists of improvements to the structure, including repairs to the concrete, masonry, wood, steel, and water management systems on the first floor of the building to restore the structural integrity.

How do you plan to use the funds?

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

Currently, the structural integrity of this portion of the Creamery building is compromised. As a result, an estimated additional \$2.4 million must be invested to stabilize the space before it can eventually be renovated, occupied, and used to its planned potential. This creates an immediate funding gap that directly hinders the financial feasibility of this project.

As such, SRCI is requesting \$2 million in RACP funding to restore the structural integrity of the Creamery building's first floor. As shown on the included RDA forms, SCRI will use the Creamery's land and building value as match, and also provide \$381,658 in construction investment to complete the Project. RACP and match funds will be used to repair the concrete, masonry, wood, steel, and water management systems on the first floor of the building.

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.

Design – July 2023 – February 2024

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Project Narrative

Construction Documents – March 2024

Permitting and Approvals – June 2024

Bidding – June 2024

Construction Start – August 2024

Construction Complete – August 2025

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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#

9190

Year/Act# - 2017-052

County - Chester

Municipality - Chester County Industrial Development Authority

Project Description - Acquisition, infrastructure, rehabilitation, construction and other related costs for an economic development project in Chester County

Act Amount - \$10,000,000.00

Available Amount - \$5,750,000.00

Alternative

Enter Item#

Year/Act# - N/A

County - N/A

Municipality - N/A

Project Description - N/A

Act Amount - 0.00

Available Amount - 0.00

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2. Financial Necessity.

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

SRCI was moving forward with renovation plans for the space in 2021 when it unexpectedly found evidence that the structure was unstable. SRCI employed the services of The Falcon Group — an engineering and architectural firm — to investigate the structural integrity of the Creamery. Once it was confirmed that significant structural repairs would need to be completed in order to eventually advance future renovation and fit-out, the extensive costs halted any forward progress. In order to ultimately return the space to productive economic use and create tangible benefits for local community non-profits, the cost prohibitive structural repairs must be resolved. The estimated costs of more than \$2 million for the structural repairs have been outlined in the budget narrative. SRCI does not have the funds to complete the structural restoration and is therefore requesting \$2 million in RACP funding to support this effort.

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)?

No

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

RDAs and CCB signed.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 Falcon Group — a professional engineering and architectural firm with locations along the East Coast, including Pennsylvania — prepared detailed estimated costs to repair the structural deficiencies of the Creamery building. Andrew Amorosi, P.E., R.S., MASCE, is a founder of the firm

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and is the principal engineer for the Project. He has successfully completed hundreds of projects over his extensive career. He is accompanied by Kendall Eberhardt, P.E., Senior Engineer, as the project lead. Eberhardt is The Falcon Group's Executive Vice President of Pennsylvania Structural/Commercial Division and has more than 10 years of experience with structural engineering.

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_Kennett Creamery Restoration.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.

No. SRCI will use direct email solicitations to bid the project. At least three contractors will be invited to bid on the project via email. Records of the emails sent, received, and replies will be kept on file.

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.

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

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.

N/A

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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

N/A

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

N/A

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

N/A

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 For_Kennett Creamery Restoration.pdf](#) View

17. Upload any available community or legislative support letters.

Uploaded Documents

[Creamery RACP_Chamber of Commerce Support Letter.pdf](#) View

[Creamery RACP_Chesco Tourism Support Letter.pdf](#) View

[Creamery RACP_Chester County History Center_Rep Sappey Support Letter.pdf](#) View

[Creamery RACP_Chester County History Center_Sen Kane Support Letter.pdf](#) View

[Creamery RACP_Chester County Support Letter.pdf](#) View

[Creamery RACP_Good Sam Support Letter.pdf](#) View

[Creamery RACP_Kennett Collaborative_Rep Sappey Support Letter.pdf](#) View

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- [Creamery RACP_Kennett Collaborative_Sen Kane Support Letter.pdf](#) View
- [Creamery RACP_Kennett Heritage Center Support Letter.pdf](#) View
- [Creamery RACP_Kennett Square Support Letter.pdf](#) View
- [Creamery RACP_KTA_Support Letter.pdf](#) View
- [Creamery RACP_Lincoln University Support Letter.pdf](#) View
- [Creamery RACP_Longwood Gardens Support Letter.pdf](#) View
- [Creamery RACP_United Way Support Letter.pdf](#) View
- [Creamery RACP_Voices Underground_Support Letter.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 # 202312151929 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: Troy Okum

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.