

RESOLUTION NO. 27-2024
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 6 December 2024, from **South Central Pennsylvania Restoration LLC** with its office located at 1400 Karen Drive, Harrisburg, PA, 17109 for the purchase of 1257 Walnut (PID 09-009-011) and 1259 Walnut Street (PID 09-09-012) (collectively the "Property"); and

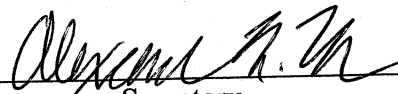
WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property, and

WHEREAS, the Authority is willing to permit **South Central Pennsylvania Restoration LLC** to continue with its planning and negotiations for a definite period, contingent upon completion of certain performance requirements as set forth below.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg as follows:

1. **South Central Pennsylvania Restoration LLC** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **South Central Pennsylvania Restoration LLC** is required to submit written progress reports by the 5th of each month to the Authority including, but not necessarily limited to, information on the status of financing and development (design) plans and approval for applicable local regulations i.e., the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
2. **South Central Pennsylvania Restoration LLC** is required to present a final proposal acceptable to the Authority for the redevelopment of the Property including, but not limited to, development (design) plans, development schedule, evidence of financial capability, approvals for applicable local regulations, and such other matters that within the discretion of the Authority are deemed reasonable and necessary, so that the Authority may determine whether or not the Potential Developer has made satisfactory progress to undertake the proposed development.
3. Consideration for the Property shall be \$6,000, plus developer shall pay all Authority's closing costs, including but not limited to the 2% transfer tax.
4. The Property shall remain subject to all real estate tax in perpetuity, regardless of whether the use qualifies for an exemption from the same under any applicable law.

12/17/24
Date


Secretary

Application for 1257-1259 Walnut Street

1. Description of Proposed Use. A brief description of the project and intended use of the land/building.

New Construction will support three 1-Bedroom apartments and three 2-Bedroom Apartments.

Subject properties are located on the south side of Walnut Street. Properties will be combined. Neighboring properties do not have party walls adjacent to the property, so side setbacks are in force. Typical properties in the neighborhood are zero-setback from the sidewalk. Thus, properties yield a buildable area of approximately 50'x40' or 2,000 sf per level.

2. Obtain a "Plan Consistency Letter". Letter from Harrisburg City's Planning Bureau that provides details of conformance with zoning codes.

We are waiting approval from Zoning

3. Evidence of Past Experience. Demonstrate experience with similar development projects, including responsible compliance with all applicable codes. (Statement of Past Participation can be used or similar document with pertinent information.)

See attachment

4. Preliminary Site Plan. Plan that shows the parcel map; setbacks of building; parking, landscaping, signage, drainage, trash storage/pickup, and traffic flow plans.

See Attached

5. Preliminary Elevations & Floor Plans for proposed new construction.

6. Preliminary Estimate of development & construction costs.

1.3 Million (See Attached C)

7. Preliminary Financing Plan, including letters of interest or commitment letters, if available.

Community First Fund (350,000)

PHARE Grant (\$350,000)

Cornerstone (\$200,000)

Members 1st (500,000)

8. Preliminary Construction Schedule.

See Attached

9. Offer of Purchase.

SCPAR will offer \$3,000 for each parcel payable at closing of permanent financing

10. Financial Interests Disclosure Statement (required).

See Attached

11. Financial and Credit Statement (HUD Form 92417 can be used). To demonstrate financial viability of developer. ('Financial Privacy Notice' required)

See Attached

South Central PA Restoration Overview

Project Overview: Our project, Walnut Street, aims to address the critical need for affordable housing in Harrisburg, PA. The development will consist of 6 units designed to provide safe, decent, and affordable homes for low-income families, seniors, and veterans.

Project Goals:

1. **Increase Affordable Housing Stock:** By adding 6 units, we aim to alleviate the housing shortage and provide more affordable options for the community.
2. **Promote Sustainability:** The project will incorporate energy-efficient designs and sustainable building practices to reduce environmental impact.
3. **Enhance Community Well-being:** The development will include access to essential services such as public transportation, healthcare, and educational opportunities, improving the overall quality of life for residents.

Site and Design: The site is located at 1257-1249 Walnut Street, a central area with easy access to public amenities. The design includes [number] one-, two-, and three-bedroom units, with common areas and green spaces to foster a sense of community.

Construction Plan: Our general contractor, SCPAR, will oversee the construction process, ensuring that the project is completed on time and within budget. The construction will be carried out in phases, starting with site preparation and foundation work, followed by structural framing, exterior work, and interior finishes.

Community Impact: This project will have a significant positive impact on the community by providing much-needed affordable housing. It will help reduce homelessness, improve living conditions, and support economic stability for low-income families.

Conclusion: With your support, we can make this vision a reality and contribute to the well-being of our community. We look forward to working together to create a brighter future for all residents.

CONSTRUCTION BUDGET

1259 Walnut St

	Details/Notes	Sq. Ft. /	Rate	Budget
Soft Costs				
Architectural, MEP and CIVIL Drawings				
Architectural Plans		2,862	34.94	99,998
Soil Study				30,000
Civil Drawings	Includes site visits and consulting	2,862	10.48	29,994
MEP Drawings		2,862	1	2,862
Structural		2,862	1	2,862
3rd Party Inspection	If you're hiring 3rd parties for inspections rather than county. Otherwise remove.			12,000
				177,716
Pre-Permit Consulting				
Zoning Consultant fees	Delete if doesn't apply			5,000
				5,000
Permits				
Building Permit		2,862	0.75	2,146
Resubmittal Fees				500
Electrical Permit	FYI - trades often include permits on their bids so delete here if needed			
Plumbing Permit	FYI - trades often include permits on their bids so delete here if needed			
Mechanical Permit	FYI - trades often include permits on their bids so delete here if needed			
Storm and E&S	Included with building (?)			2,000
Printing Drawings				1,000
				5,646
Survey and Engineering Fees				
Initial Survey work				2,000
Survey work during Construction	Initial staking, brickpoints, identifying steel locations			10,000
As-Built Survey				3,500
				15,500
Holding Costs				
Real Estate taxes				1,000
Builders Risk Insurance		2,862	3.01	8,615
Liability Insurance Policy		2,862	0.5	1,431
Utility Payments (Water/Electric)				2,000
Landscaping Maintenance				1,000
				14,046
Hard Costs				
Demo Existing Structure				
Labor				10,000
Hauling, Dumping, Supplies				7,000
Tree removal				10,000
				27,000

1259 Walnut St

	Details/Notes	Sq. Ft. /	Rate	Budget
Dumpsters and Fencing				
Dumpsters	30 yard	12	800	9,600
Toilets		12	80	960
Periodic Jobsite cleanup		2,862	3.57	10,217
Fence Rental				5,000
				25,777
Utilities				
Sewer connection fees	1" Connection (Differs by county and project. Research your own scenario)			10,010
Water connection fees	1" Connection (Differs by county and project. Research your own scenario)			12,000
Firewater line connection fees	3" Fireline (Differs by county and project. Research your own scenario)	2,862	5	14,310
Labor to dig/connect water and fire lines				25,000
				61,320
Site work and Foundation (inc Footers Concrete)				
Scraping lot and prepping site	Inc Silt Fence	2,862	10.71	30,652
Digging and pouring footers		200	75	15,000
Footer material inc concrete		200	15	3,000
Foundation Material		200	20	4,000
Foundation Labor		200	25	5,000
Termite Treatment				600
				58,252
Concrete (Slab, walkways)				
Slab (57 stone)	For now assumes foundation and slab	2,862	3.88	11,105
Slab (concrete)		2,862	4.07	11,648
Slab (poly and wire mesh)		2,862	2.86	8,185
Slab Labor to Pour and finish	Labor to Pour and Finish	2,862	7.14	20,435
Insulation for slab		2,862	1	2,862
ADA ramp and walkways (Material)				5,000
ADA ramp and walkways (Labor)				5,000
				64,235
Stormwater Retention Facility				
Materials				5,000
Labor				5,000
				10,000
Framing				
Lumber Main Structure		2,862	10	28,620
Trusses (floor and roof)		2,862	5	14,310
Lumber Decks and Accessory Structures		250	10	2,500
Labor (Structure)	Includes all framing	2,862	10	28,620
PVC Decking	For balconies, walkways.	250	15	3,750
Labor balconies, porches		250	5	1,250

1259 Walnut St

	Details/Notes	Sq. Ft. /	Rate	Budget
Wooden Staircases	Pine	4	1,500	6,000
Crane / other equipment rental				7,000
				92,050

Metal (Storefront, Columns, Stairs, Railings)

Storefront Steel	galvanized, supplied and installed.			
Brick shelf angle	For cantilevered balconies. Furnished Only			
Other Structural Steel	galvanized and installed			
Exterior Stair & Rails	For balconies, walkways, etc		180	10,800
				10,800

Storefront

Masonry / Brickmason

Labor	Veneer only. Doesn't include foundation	8,000	2	16,000
Bricks		8,000	1.25	10,000
Mortar	Roanoke Straw	8,000	0.38	3,000
Wall ties				
Anchor Bolts				
Lintils				
Sand				
Flashing	PVC			
Other				
				29,000

Plumbing

Backflow preventer	Should be included in main plumbing quote			
Tubs and diverters		6	600	3,600
Water heaters		6	500	3,000
Labor		2,862	7	20,034
Trim out materials	Inc dishwasher or hot water heater.	6	1,500	9,000
Shower Doors	2 glass doors for 2 stand up showers	6	700	4,200
				39,834

Siding

Siding Material	Assumes hardiplank prefinished	50	190	9,500
Exterior Trim Materials		50	170	8,500
Labor to Install		50	280	14,000
				32,000

Electrical

Parking lights	Labor and materials. 2 poles in ground, including digging, concrete, etc			4,000
Labor and wire	Includes meter bases, mast	2,862	11	31,482
Light fixtures	Inc egress lights (may be conservative)	2,862	1.25	3,578
Digging conduit				3,000
Low Voltage / Security / Smarthome wiring	Usually done via separate provider than electrician	2,862	1.5	4,293
				46,352

1259 Walnut St

	Details/Notes	Sq. Ft. /	Rate	Budget
HVAC				
Labor and materials	Traditional heat pump or ducted mini splits or ductless?	2,862	10	28,620
				28,620
Sprinkler				
Labor and Materials	Inc permits	2,862	5	14,310
Alarm System Install	Can be done by electrical contractor or separate sub			5,500
				19,810
Windows and Exterior Doors				
Windows	Heavily depends on type. Vinyl? Clad? Painted? This assumes vinyl black double hung. Make adjustments if not.	69	400	27,600
Exterior Doors	Fiberglass, transom above. This includes any fire doors (entry doors) to individual apartments and patio doors	34	1,500	51,000
				78,600
Roof				
Main roof materials	.60mil TPO, white, terminated with 90 degree drip edge on front and rear, gravel stop drip edge on the sides, sealed with cover tap	23	304.35	7,000
Main roof labor	Assume 30 sq of actual material to be laid	23	434.78	10,000
				17,000
Insulation				
Materials and Labor		2,862	4.19	11,992
				11,992
Drywall and Paint				
Drywall Materials		2,862	3.5	10,017
Drywall Labor	includes any prerocking and fire rating.	2,862	6.99	20,005
Painting (interior)		2,862	3.14	8,987
Painting (staining stairs)		2	1,700	3,400
Painting (exterior)	Heavily varies by project and scope	2,862	1.9	5,438
				47,847
Kitchen/Appliances/Vanities				
Cabinets	Assumes \$5k per kitchen	6	5,000	30,000
Granite	Level 1 \$2.5k per kitchen inc vanities	6	2,500	15,000
Vanities			600	
Appliances	inc washer/dryer	6	3,300	19,800
Kitchen Backsplash materials		6	650	3,900
Kitchen Backsplash labor		6	1,400	8,400
				77,100
Interior Doors and Trim				
Interior Doors		6	100	600
Trim		2,862	1	2,862
Door Hardware (interior and exterior)		6	70	420

1259 Walnut St

Details/Notes	Sq. Ft. /	Rate	Budget	
Install Labor	6	700	4,200	
			8,082	
Flooring				
3/4 " Floors (materials)	Includes sound mat	3,000	2.4	7,200
Engineered Floors (materials)		1,760	3	5,280
3/4" Labor		3,000	7	21,000
Eng Labor		1,760	5	8,800
Adhesive		1,760	1	1,760
Underlayment, Shoe, and accessories		2,862	0.5	1,431
LVP (materials)		500	3	1,500
LVP (labor)		500	5	2,500
				49,471
Accessories				
Shelving, blinds, etc		6	1,500	9,000
Labor		6	1,000	6,000
				15,000
Grading and Landscaping				
Finish grading				3,500
Paving parking lot				15,000
Landscaping				7,000
Post-Project Cleanup interior				5,000
Pouring patios				4,000
Pouring walkways/sidewalks				
Courtyard				5,000
Fencing (Labor)	6' wood panel privacy fencing	2,862	4	11,448
Fencing (Materials)	6' wood panel privacy fencing	2,862	1.75	5,008
Gutters/Downspouts: Main Structure	Main Structure			6,000
				61,956
Other:				
Contingency				37,213
GC Fee				74,427
Cleanup				5,000
Developers fee				62,638
				179,278
TOTAL				1,309,285.1

CONSTRUCTION BUDGET

1259 Walnut St

	Details/Notes	Sq.	Rate	Bid 1	Bid 2	Bid 3	Budget
Soft Costs							
Architectural, MEP and Civil Drawings							
Architectural Plans		2,862	35	30,000			99,998.3
Soil Study							30,000.0
Civil Drawings	Includes site visits and consulting	2,862	10				29,993.8
MEP Drawings		2,862	1	11,800			2,862.0
Structural		2,862	1				2,862.0
3rd Party Inspection	If you're hiring 3rd parties for inspections rather than county. Otherwise remove.						12,000.0
							177,716.0
Pre-Permit Consulting							
Zoning Consultant fees	Delete if doesn't apply						5,000.0
							5,000.0
Permits							
Building Permit		2,862	1				2,146.5
Resubmittal Fees							500.0
Electrical Permit	FYI - trades often include permits on their bids so delete here if needed						
Plumbing Permit	FYI - trades often include permits on their bids so delete here if needed						
Mechanical Permit	FYI - trades often include permits on their bids so delete here if needed						
Storm and E&S	Included with building (?)						2,000.0
Printing Drawings							1,000.0
							5,646.5
Survey and Engineering Fees							
Initial Survey work							2,000.0
Survey work during Construction	Initial staking, brickpoints, identifying steel locations						10,000.0
As-Built Survey							3,500.0
							15,500.0
Holding Costs							
Real Estate taxes							1,000.0
Builders Risk Insurance		2,862	3				8,614.6
Liability Insurance Policy		2,862	0				1,431.0
Utility Payments (Water/Electric)							2,000.0
Landscaping Maintenance							1,000.0
							14,045.6
Hard Costs							

1259 Walnut St

	Details/Notes	Sq.	Rate	Bid 1	Bid 2	Bid 3	Budget
Demo Existing Structure							
Labor							10,000.0
Hauling, Dumping, Supplies							7,000.0
Tree removal							10,000.0
							27,000.0
Dumpsters and Fencing							
Dumpsters	30 yard	12	800				9,600.0
Toilets		12	80				960.0
Periodic Jobsite cleanup		2,862	4				10,217.3
Fence Rental				3,600			5,000.0
							25,777.3
Utilities							
Sewer connection fees	1" Connection (Differs by county and project. Research your own scenario)						10,010.0
Water connection fees	1" Connection (Differs by county and project. Research your own scenario)						12,000.0
Firewater line connection fees	3" Fireline (Differs by county and project. Research your own scenario)	2,862	5				14,310.0
Labor to dig/connect water and fire lines							25,000.0
							61,320.0
Site work and Foundation (inc Footers Concrete)							
Scraping lot and prepping site	Inc Silt Fence	2,862	11				30,652.0
Digging and pouring footers		200	75				15,000.0
Footer material inc concrete		200	15				3,000.0
Foundation Material		200	20				4,000.0
Foundation Labor		200	25				5,000.0
Termite Treatment							600.0
							58,252.0
Concrete (Slab, walkways)							
Slab (57 stone)	For now assumes foundation and slab	2,862	4				11,104.6
Slab (concrete)		2,862	4				11,648.3
Slab (poly and wire mesh)		2,862	3				8,185.3
Slab Labor to Pour and finish	Labor to Pour and Finish	2,862	7				20,434.7
Insulation for slab		2,862	1				2,862.0
ADA ramp and walkways (Material)							5,000.0
ADA ramp and walkways (Labor)							5,000.0
							64,234.9

1259 Walnut St

	Details/Notes	Sq.	Rate	Bid 1	Bid 2	Bid 3	Budget
Stormwater Retention Facility							
Materials							5,000.0
Labor							5,000.0
							10,000.0

Framing							
Lumber Main Structure		2,862	10				28,620.0
Trusses (floor and roof)		2,862	5				14,310.0
Lumber Decks and Accessory Structures		250	10				2,500.0
Labor (Structure)	Includes all framing	2,862	10	50,000			28,620.0
PVC Decking	For balconies, walkways.	250	15				3,750.0
Labor balconies, porches		250	5				1,250.0
Wooden Staircases	Pine	4	1,500	3,400			6,000.0
Crane / other equipment rental							7,000.0
							92,050.0

Metal (Storefront, Columns, Stairs, Railings)							
Storefront Steel	galvanized, supplied and installed.						
Brick shelf angle	For cantilevered balconies. Furnished Only						
Other Structural Steel	galvanized and installed						
Exterior Stair & Rails	For balconies, walkways, etc		180				10,800.0
							10,800.0

Storefront

Masonry / Brickmason							
Labor	Veneer only. Doesn't include foundation	8,000	2	10,400			16,000.0
Bricks		8,000	1				10,000.0
Mortar	Roanoke Straw	8,000	0				3,000.0
Wall ties							
Anchor Bolts							
Lintils							
Sand							
Flashing	PVC						
Other							
							29,000.0

Plumbing							
Backflow preventer	Should be included in main plumbing quote						
Tubs and diverters		6	600				3,600.0
Water heaters		6	500				3,000.0
Labor		2,862	7	63,000			20,034.0
Trim out materials	Inc dishwasher or hot water heater.	6	1,500				9,000.0

1259 Walnut St

Details/Notes		Sq.	Rate	Bid 1	Bid 2	Bid 3	Budget
Shower Doors	2 glass doors for 2 stand up showers	6	700				4,200.0
							39,834.0
Siding							
Siding Material	Assumes hardiplank prefinished	50	190				9,500.0
Exterior Trim Materials		50	170				8,500.0
Labor to Install		50	280	21,575			14,000.0
							32,000.0
Electrical							
Parking lights	Labor and materials. 2 poles in ground, including digging, concrete, etc						4,000.0
Labor and wire	Includes meter bases, mast	2,862	11	89,000	110,502	94,995	31,482.0
Light fixtures	Inc egress lights (may be conservative)	2,862	1				3,577.5
Digging conduit							3,000.0
Low Voltage / Security / Smarthome wiring	Usually done via separate provider than electrician	2,862	2	7,334			4,293.0
							46,362.5
HVAC							
Labor and materials	Traditional heat pump or ducted mini splits or ductless?	2,862	10	109,000	65,000		28,620.0
							28,620.0
Sprinkler							
Labor and Materials	Inc permits	2,862	5	23,700			14,310.0
Alarm System Install	Can be done by electrical contractor or separate sub			5,500			5,500.0
							19,810.0
Windows and Exterior Doors							
Windows	Heavily depends on type. Vinyl? Clad? Painted? This assumes vinyl black double hung. Make adjustments if not.	69	400	17,341			27,600.0
Exterior Doors	Fiberglass, transom above. This includes any fire doors (entry doors) to individual apartments and patio doors	34	1,500	23,482			51,000.0
							78,600.0
Roof							
Main roof materials	60mil TPO, white, terminated with 90 degree drip edge on front and rear, gravel stop drip edge on the sides, sealed with cover tap	23	304				7,000.0
Main roof labor	Assume 30 sq of actual material to be laid	23	435				10,000.0
							17,000.0
Insulation							
Materials and Labor		2,862	4				11,991.8
							11,991.8

1259 Walnut St

Details/Notes		Sq.	Rate	Bid 1	Bid 2	Bid 3	Budget
Drywall and Paint							
Drywall Materials		2,862	4				10,017.0
Drywall Labor	includes any prerocking and fire rating.	2,862	7				20,005.4
Painting (interior)		2,862	3				8,986.7
Painting (staining stairs)		2	1,700				3,400.0
Painting (exterior)	Heavily varies by project and scope	2,862	2				5,437.8
							47,846.9
Kitchen/Appliances/Vanities							
Cabinets	Assumes \$5k per kitchen	6	5,000	33,114			30,000.0
Granite	Level 1 \$2.5k per kitchen inc vanities	6	2,500				15,000.0
Vanities			600	600			
Appliances	inc washer/dryer	6	3,300				19,800.0
Kitchen Backsplash materials		6	650				3,900.0
Kitchen Backsplash labor		6	1,400				8,400.0
							77,100.0
Interior Doors and Trim							
Interior Doors		6	100				600.0
Trim		2,862	1				2,862.0
Door Hardware (interior and exterior)		6	70				420.0
Install Labor		6	700				4,200.0
							8,082.0
Flooring							
3/4 " Floors (materials)	Includes sound mat	3,000	2	10,000			7,200.0
Engineered Floors (materials)		1,760	3				5,280.0
3/4" Labor		3,000	7	10,000			21,000.0
Eng Labor		1,760	5				8,800.0
Adhesive		1,760	1				1,760.0
Underlayment, Shoe, and accessories		2,862	0				1,431.0
LVP (materials)		500	3				1,500.0
LVP (labor)		500	5				2,500.0
							49,471.0
Accessories							
Shelving, blinds, etc		6	1,500				9,000.0
Labor		6	1,000				6,000.0
							15,000.0
Grading and Landscaping							
Finish grading							3,500.0
Paving parking lot							15,000.0
Landscaping							7,000.0
Post-Project Cleanup							5,000.0

1259 Walnut St

	Details/Notes	Sq.	Rate	Bid 1	Bid 2	Bid 3	Budget
interior							
Pouring patios							4,000.0
Pouring walkways/sidewalks							
Courtyard							5,000.0
Fencing (Labor)	6' wood panel privacy fencing	2,862	4				11,448.0
Fencing (Materials)	6' wood panel privacy fencing	2,862	2				5,008.5
Gutters/Downspouts: Main Structure	Main Structure						6,000.0
							61,956.5
Other:							
Contingency							37,213.0
GC Fee							74,427.0
Cleanup							5,000.0
Developers fee							62,638.0
							179,278.0
TOTAL				0	0	0	1,309,285.1

SCOPE OF WORK

1259 Walnut St

	Details/Notes	Sq.ft/Qty	Rate	Bid
Soft Costs				
Architectural, MEP and Civil Drawings				
Architectural Plans				
Soil Study				
Civil Drawings	Includes site visits and consulting			
MEP Drawings				
Structural				
3rd Party Inspection	If you're hiring 3rd parties for inspections rather than county. Otherwise remove.			
Pre-Permit Consulting				
Zoning Consultant fees	Delete if doesn't apply			
Permits				
Building Permit				
Resubmittal Fees				
Electrical Permit	FYI - trades often include permits on their bids so delete here if needed			
Plumbing Permit	FYI - trades often include permits on their bids so delete here if needed			
Mechanical Permit	FYI - trades often include permits on their bids so delete here if needed			
Storm and E&S	Included with building (?)			
Printing Drawings				
Survey and Engineering Fees				
Initial Survey work				
Survey work during Construction	Initial staking, brickpoints, identifying steel locations			
As-Built Survey				
Holding Costs				
Real Estate taxes				
Builders Risk Insurance				
Liability Insurance Policy				
Utility Payments (Water/Electric)				
Landscaping Maintenance				
Hard Costs				
Demo Existing Structure				
Labor				
Hauling, Dumping, Supplies				
Tree removal				
Dumpsters and Fencing				
Dumpsters	30 yard			
Toilets				

1259 Walnut St

	Details/Notes	Sq.ft/Qty	Rate	Bid
Periodic Jobsite cleanup				
Fence Rental				
Utilities				
Sewer connection fees	1" Connection (Differs by county and project. Research your own scenario)			
Water connection fees	1" Connection (Differs by county and project. Research your own scenario)			
Firewater line connection fees	3" Fireline (Differs by county and project. Research your own scenario)			
Labor to dig/connect water and fire lines				
Site work and Foundation (inc Footers Concrete)				
Scraping lot and prepping site	Inc Silt Fence			
Digging and pouring footers				
Footer material inc concrete				
Foundation Material				
Foundation Labor				
Termite Treatment				
Concrete (Slab, walkways)				
Slab (57 stone)	For now assumes foundation and slab			
Slab (concrete)				
Slab (poly and wire mesh)				
Slab Labor to Pour and finish	Labor to Pour and Finish			
Insulation for slab				
ADA ramp and walkways (Material)				
ADA ramp and walkways (Labor)				
Stormwater Retention Facility				
Materials				
Labor				
Framing				
Lumber Main Structure				
Trusses (floor and roof)				
Lumber Decks and Accessory Structures				
Labor (Structure)	Includes all framing			
PVC Decking	For balconies, walkways.			
Labor balconies, porches				
Wooden Staircases	Pine			
Crane / other equipment rental				

1259 Walnut St

	Details/Notes	Sq.ft/Qty	Rate	Bid
Metal (Storefront, Columns, Stairs, Railings)				
Storefront Steel	galvanized, supplied and installed.			
Brick shelf angle	For cantilevered balconies. Furnished Only			
Other Structural Steel	galvanized and installed			
Exterior Stair & Rails	For balconies, walkways, etc			
Storefront				
Masonry / Brickmason				
Labor	Veneer only. Doesn't include foundation			
Bricks				
Mortar	Roanoke Straw			
Wall ties				
Anchor Bolts				
Lintils				
Sand				
Flashing	PVC			
Other				
Plumbing				
Backflow preventer	Should be included in main plumbing quote			
Tubs and diverters				
Water heaters				
Labor				
Trim out materials	Inc dishwasher or hot water heater.			
Shower Doors	2 glass doors for 2 stand up showers			
Siding				
Siding Material	Assumes hardiplank prefinished			
Exterior Trim Materials				
Labor to Install				
Electrical				
Parking lights	Labor and materials. 2 poles in ground, including digging, concrete, etc			
Labor and wire	Includes meter bases, mast			
Light fixtures	Inc egress lights (may be conservative)			
Digging conduit				
Low Voltage / Security / Smarthome wiring	Usually done via separate provider than electrician			
HVAC				
Labor and materials	Traditional heat pump or ducted mini splits or ductless?			
Sprinkler				
Labor and Materials	Inc permits			
Alarm System Install	Can be done by electrical contractor or separate sub			

1259 Walnut St

	Details/Notes	Sq.ft/Qty	Rate	Bid
Windows and Exterior Doors				
Windows	Heavily depends on type. Vinyl? Clad? Painted? This assumes vinyl black double hung. Make adjustments if not.			
Exterior Doors	Fiberglass, transom above. This includes any fire doors (entry doors) to individual apartments and patio doors			
Roof				
Main roof materials	.60mil TPO, white, terminated with 90 degree drip edge on front and rear, gravel stop drip edge on the sides, sealed with cover tap			
Main roof labor	Assume 30 sq of actual material to be laid			
Insulation				
Materials and Labor				
Drywall and Paint				
Drywall Materials				
Drywall Labor	includes any prerocking and fire rating.			
Painting (interior)				
Painting (staining stairs)				
Painting (exterior)	Heavily varies by project and scope			
Kitchen/Appliances/Vanities				
Cabinets	Assumes \$5k per kitchen			
Granite	Level 1 \$2.5k per kitchen inc vanities			
Vanities				
Appliances	inc washer/dryer			
Kitchen Backsplash materials				
Kitchen Backsplash labor				
Interior Doors and Trim				
Interior Doors				
Trim				
Door Hardware (interior and exterior)				
Install Labor				
Flooring				
3/4 " Floors (materials)	Includes sound mat			
Engineered Floors (materials)				
3/4" Labor				
Eng Labor				
Adhesive				
Underlayment, Shoe, and accessories				
LVP (materials)				
LVP (labor)				

1259 Walnut St

	Details/Notes	Sq.ft/Qty	Rate	Bid
Accessories				
Shelving, blinds, etc				
Labor				
Grading and Landscaping				
Finish grading				
Paving parking lot				
Landscaping				
Post-Project Cleanup interior				
Pouring patios				
Pouring walkways/sidewalks				
Courtyard				
Fencing (Labor)	6' wood panel privacy fencing			
Fencing (Materials)	6' wood panel privacy fencing			
Gutters/Downspouts: Main Structure	Main Structure			
Other:				
Contingency				
GC Fee				
Cleanup				
Developers fee				
TOTAL				

Potential Developer Application - 1257 & 1259 Walnut Street

Developer must provide to the Authority a written preliminary proposal that includes the following:

1. Description of Proposed Use. A brief description of the project and intended use of the land/building.

New construction will support three 1-bedroom (co-op?) apartments and three 2-bedroom (co-op?) apartment.

Subject properties are located on the south side of Walnut Street. Properties will be combined. Neighboring properties do not have party walls adjacent to the property, so side setbacks are in force. Typical properties in the neighborhood are zero-setback from the sidewalk. Thus, properties yield a buildable area of approximately 50' x 40' or 2000SF per level:

- 1257 – 61' x 18' - 1098 SF - Sideyard to 1261
- 1259 – 60 x 30 (36' rear) – 1920 SF – Sideyard to ashcan alley

Typical structures in the neighborhood at three stories; new development of 1257/9 will conform to this standard, yielding six new units in approximately 6000 SF of new construction. The developer requests a parking waiver for the project.

2. Obtain a "Plan Consistency Letter". Letter from Harrisburg City's Planning Bureau that provides details of conformance with zoning codes.

Residential Medium Density

Zoning Districts	Minimum Lot Area and Density	Minimum Lot Width at Lot Frontage	Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Lot Coverage	Principal Building Height and Width
Medium Density Residential (RM)	1,500 square feet per dwelling unit or 1,000 square feet for non-residential uses 3-20 Dwelling Units Per Acre	20 feet	Shall conform to the existing prevailing building setback within the block, or minimum of 5 feet where no such setback is prevailing.	10 feet	4 feet each except 0 feet at the shared lot line of lawfully attached dwellings	70%	45 feet Maximum Height Width no greater than 20% of prevailing width on block.

The proposed development conforms to existing zoning.

3. Evidence of Past Experience. Demonstrate experience with similar development projects, including responsible compliance with all applicable codes. (Statement of Past Participation can be used or similar document with pertinent information.)

See resume below for Project Development Manager Bruce Quigley. Mr. Quigley has served as Executive Director of Union County Housing Authority for ten years and is active directing affordable housing development entities in Central Pennsylvania.

4. Preliminary Site Plan. Plan that shows the parcel map; setbacks of building; parking, landscaping, signage, drainage, trash storage/pickup, and traffic flow plans.

Attached.

5. Preliminary Elevations & Floor Plans for proposed new construction.

Attached.

6. Preliminary Estimate of development & construction costs.

\$1.8M

7. Preliminary Financing Plan, including letters of interest or commitment letters, if available. (Per Bank)

Predevelopment Tenfold (need letter of support from City)

Option 1: PHARE (\$750,000/July 2025) + Cornerstone \$550,000 + PACE Equity \$500,000

Option 2: Permanent Financing LIHTC + 30% PACE Equity (FHCB)

Options: Bank Finance + PACE

8. Preliminary Construction Schedule.

By SCPRC

9. Offer of Purchase. Must be fair market price. A minimum \$1,000 non-refundable good-faith deposit must accompany the submission.

\$1,000 per parcel payable at closing of permanent financing

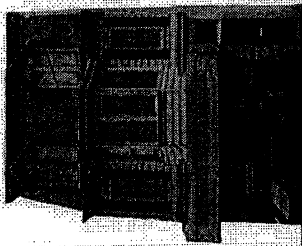
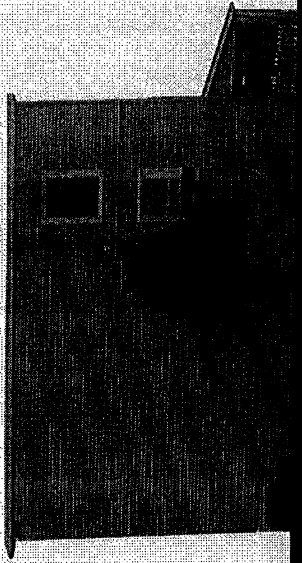
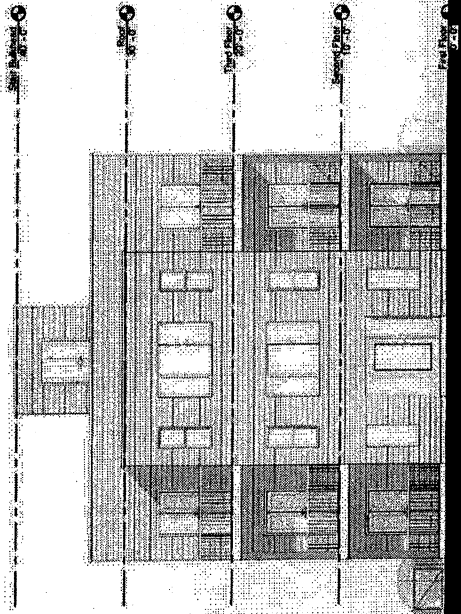
10. Financial Interests Disclosure Statement (required).

By SCPRC – Powell Law assist?


11. Financial and Credit Statement (HUD Form 92417 can be used). To demonstrate financial viability of developer. (Financial Privacy Notice required)

By SCPRC – Powell Law assist?

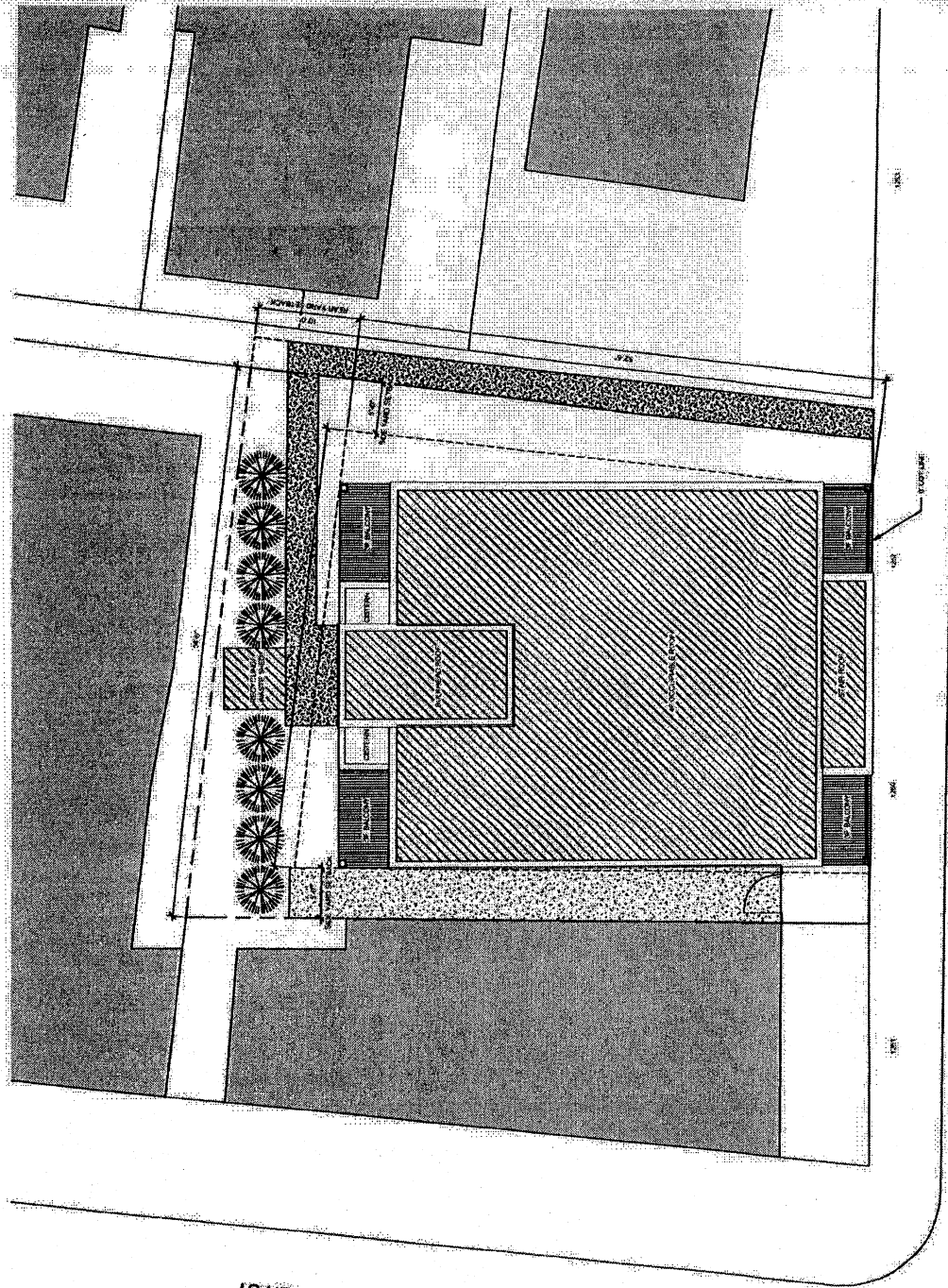
First Resolution. Upon review of these submissions, and at a regular monthly meeting (third Tuesday each month), the Authority Board will consider the **First Resolution** to approve '*Potential Developer*' status, remove the property from the "market", and set a time period for Developer to finalize the items above-listed.



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Walnut St
Architecture
125126 Walnut St
Baltimore, MD

Sheet
A201



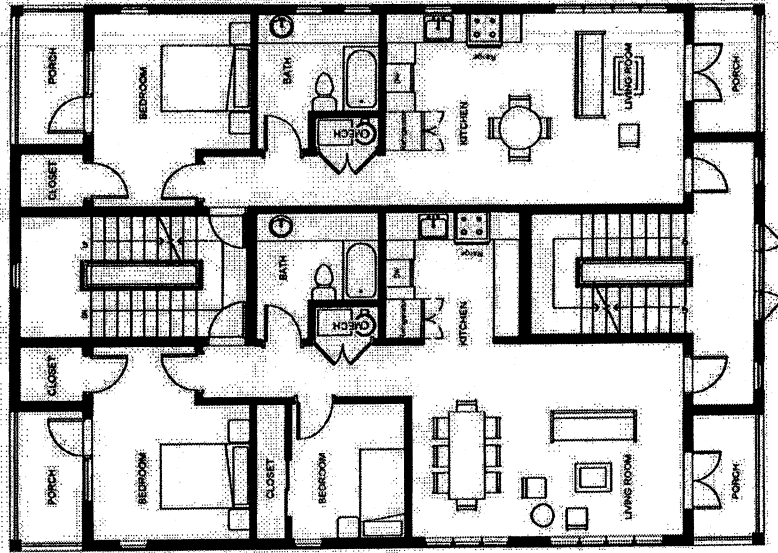
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WALNUT ST

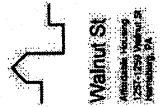
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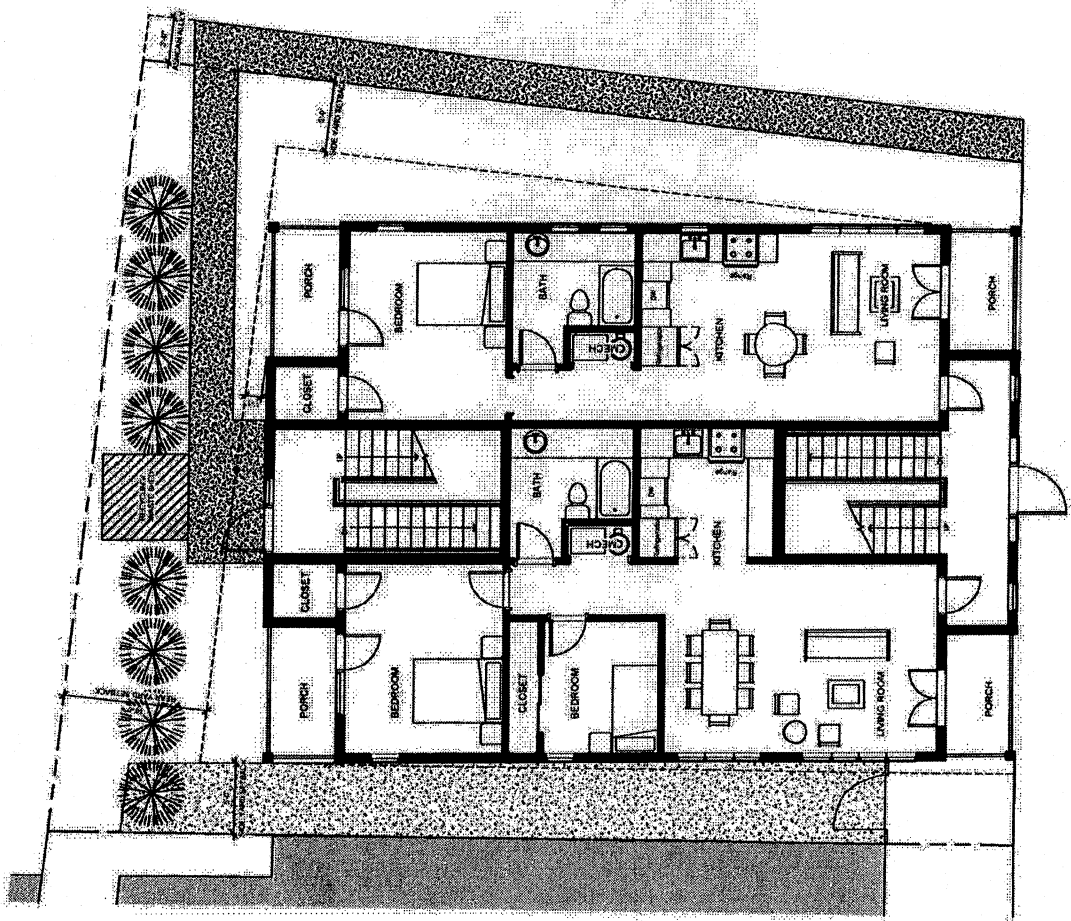
Site Plan



© 2014 The Home Depot Inc. 1/24/14



© 2014 The Home Depot Inc.



© First Floor Plan
1/14/14

DAUPHIN COUNTY, PENNSYLVANIA

OFFICE OF COUNTY COMMISSIONER

HONORABLE GEORGE P. HARTWICK, III
COUNTY COMMISSIONER



(OFFICE) (717) 780-6329
E-mail: ghartwick@dauphincounty.gov

2 SOUTH SECOND STREET
HARRISBURG, PA 17101

Building Up Communities
152 Manada Street
Harrisburg, PA 17104

November 6, 2024

To Whom This May Concern:

I am writing to support Building Up Communities with the affordable housing project, Walnut Street Housing, located at 1257 Walnut Street, Harrisburg, PA 17104. This initiative aims to address the critical need for affordable housing in our community, providing safe, decent, and affordable homes for low-income families, veterans and seniors. The project will deliver six units, designed to the highest standards of sustainability and efficiency. They are committed to ensuring access to essential services such as public transportation, healthcare, and recreational opportunities.

I support Building Up Communities initiative to help secure the necessary funding and approvals to move forward. This is a step towards alleviating the housing crisis in our community.

Sincerely,

A handwritten signature in cursive script, appearing to read "George P. Hartwick, III".

George P. Hartwick, III
Chairman, Board of Commissioners



Harrisburg City Council

To whom it may concern,

On behalf of the City of Harrisburg, I am pleased to express our general support for initiatives aimed at addressing the critical need for affordable housing in our community. Harrisburg, like many cities across the nation, faces significant challenges in ensuring that all residents have access to safe, affordable, and modern housing options.

Affordable housing projects, such as the one your organization is proposing, play a vital role in meeting these challenges. The need is particularly pressing in neighborhoods like Allison Hill, where housing costs are rising rapidly and many families struggle to find stable housing within their means. Your vision of creating 110 affordable housing units designed for low- to moderate-income families, seniors, veterans, and individuals with disabilities aligns with the city's goals to foster inclusivity and support our community's most vulnerable populations.

Key features of your proposed development, such as its proximity to public transit hubs, energy-efficient and sustainable design, and integration of community-centered amenities like secure entrances, co-working spaces, and a fitness center, demonstrate a forward-thinking approach to housing that addresses both accessibility and modern living standards. These elements are crucial to fostering a vibrant, inclusive community where residents can thrive.

Thank you for your commitment to addressing the housing shortage in our city. We encourage continued collaboration with public and private stakeholders to bring this vision to life and stand ready to support efforts that align with our shared goals of improving quality of life for all Harrisburg residents.

Sincerely,

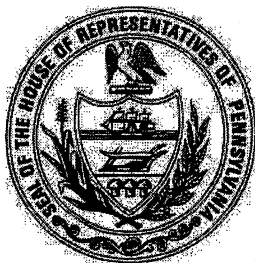
Lamont Jones
Public Safety Chair
Harrisburg City Council

DAVID A. MADSEN, MEMBER
104TH LEGISLATIVE DISTRICT

102B EAST WING
P.O. BOX 202104
HARRISBURG, PENNSYLVANIA 17120-2104
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REPMADSEN@PAHOUSE.NET



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

COMMITTEES
APPROPRIATIONS
LOCAL GOVERNMENT
GAMING AND OVERSIGHT
HOUSING & COMMUNITY DEVELOPMENT
HUMAN SERVICES
COMMITTEE ON COMMITTEES

November 4th, 2024

To Whom This May Concern:

I am writing to support Building Up Communities with their affordable housing project at Walnut Street Housing at 1257 Walnut Street, Harrisburg, PA 17104. This initiative aims to address the critical need for affordable housing in our community, providing safe, decent, and affordable homes for low-income families, veterans and seniors.

The project will deliver 6 units, designed to the highest standards of sustainability and efficiency. We are committed to ensuring access to essential services such as public transportation, healthcare, and recreational opportunities.

I fully endorse Building Up Communities in their efforts to help secure the necessary funding and approvals to move forward. We support the tackling of the housing crisis in our community and urge you to consider the application of Building Up Communities.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Madsen".

David A. Madsen
State Representative
104th Legislative District