

RESOLUTION NO. 22-2025
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 13 June 2025, from **South Central Pennsylvania Restoration LLC** with its office located at 1400 Karen Drive, Harrisburg, PA, 17109 for the purchase of 1148 Market (PID 09-007-049) and 1150 Market Street (PID 09-007-050) (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 the 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.

8/19/2025
Date

Alexander T. Th
Secretary

Potential Developer Application - 1148 & 1150 Market 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 eight 1-bedroom apartments and one retail space.

Subject properties are located on the north side of Market Street. Properties will be combined. Neighboring property 1146 does not have a party wall adjacent to the property, so a side setback is in force on west Sideyard. Neighborhood property 1152 has a 3-story party wall adjacent to the property, so a side setback is not in force on east Sideyard. Typical properties in the neighborhood are zero-setback from the sidewalk. Thus, properties yield a buildable area of approximately 77' x 27' or 2079 SF per level; however, due to the significant grade at the rear of the site, the enclosed building area will be limited to 50' x 27' = 1350SF:

- 1148 – 90.5' x 16.5 – 1495 SF- side: empty lot (1138 Market - Ambrose Martin)
- 1150 – 87' x 14.5 – 1263 SF – side: hard party wall

Typical structures in the neighborhood at three stories; new development of 1148-50 is in a unique situation at the bottom of a 100' embankment. The new building will rise to nine stories and still be below the sight lines of the houses on adjacent rear lots 1181 and 1183 Bailey Street. The new construction will set back from the 1152 party wall for the upper stories to allow fenestration east and west on the building.

The tall, slender building profile will yield six flats and one double height unit over a retail base, together occupying approximately 12150 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.

The project is within CN Zoning: **Commercial Neighborhood Zoning CN** - *To encourage and preserve corridors with a mix of medium- and high-density residential and neighborhood retail activities. To encourage pedestrian-oriented uses, while avoiding auto-related uses.*

Minimum Lot Area and Density -	1,200 square feet per dwelling unit or 2,000 square feet for nonresidential
Minimum Lot Width at Lot Frontage -	20 feet
Front Yard Setback -	Shall conform to the existing prevailing setback within the block, except a maximum of 5 feet where no such setback is prevailing.

Minimum Rear Yard Setback -	5 feet
Minimum Side Yard Setback -	4 feet each except 0 feet at the shared lot line of lawfully attached structures
Maximum Impervious Lot Coverage -	95%
Principal Building Height and Width Height -	75 feet maximum (100' if affordable housing)

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. See Attached A

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 B

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

See Attached B

6. Preliminary Estimate of development & construction costs.

See Attached C

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

8. Preliminary Construction Schedule. See Attached D

9. Offer of Purchase. Must be fair market price. A minimum \$3,000 non-refundable good-faith deposit must accompany the submission per parcel.

10. Financial Interests Disclosure Statement (*required*). See Attached E

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

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.

CONSTRUCTION BUDGET

1148 Market St Harrisburg

	Details/Notes	Sq.Ft./Qty	Rate	Current Budget
Soft Costs				
Architectural, MEP and Civil Drawings				
Architectural Plans		17,226	10	172,260
Soil Study				5,000
Civil Drawings	Includes site visits and consulting	17,226	2	34,452
MEP Drawings		17,226	2	34,452
Structural		17,226	8	137,808
3rd Party Inspection	If you're hiring 3rd parties for inspections rather than county. Otherwise remove.			5,000
				388,972
Pre-Permit Consulting				
Zoning Consultant fees	Delete if doesn't apply			5,000
				5,000
Permits				
Building Permit		17,226	0.75	12,920
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 (?)			500
Printing Drawings				2,000
				15,920
Survey and Engineering Fees				
Initial Survey work				5,000
Survey work during Construction	Initial staking, brickpoints, identifying steel locations	17,226	0.5	8,613
As-Built Survey		17,226	1.5	25,839
				39,452
Holding Costs				
Real Estate taxes	Heavily depends on build time and assessment. This is just a placeholder			1,000
Builders Risk Insurance		17,226	11.61	200,000
Liability Insurance Policy		17,226	1.08	18,613
Utility Payments (Water/Electric)				1,500
Landscaping Maintenance				1,500
				222,613
Hard Costs				
Demo Existing Structure				
Labor				5,000
Hauling, Dumping, Supplies				3,000
Tree removal				12,000

1148 Market St Harrisburg

Details/Notes		Sq.Ft./Qty	Rate	Current Budget
				20,000
Dumpsters and Fencing				
Dumpsters	30 yard	12	20,833.33	250,000
Toilets		12	8,333.33	100,000
Periodic Jobsite cleanup				200,000
Fence Rental				45,000
				595,000
Utilities				
Sewer connection fees	1" Connection (Differs by county and project. Research your own scenario)			20,000
Water connection fees	1" Connection (Differs by county and project. Research your own scenario)			20,000
Firewater line connection fees	3" Fireline (Differs by county and project. Research your own scenario)			15,000
Labor to dig/connect water and fire lines				30,000
				85,000
Site work and Foundation (inc Footers Concrete)				
Scraping lot and prepping site	Inc Silt Fence	1,350	160.74	217,000
Digging and pouring footers		50	10,560	528,000
Footer material inc concrete		50		
Foundation Material	Highly depends on # of foundation course (courses of block)	50		
Foundation Labor	Highly depends on # of foundation course (courses of block)	50		
Termite Treatment				15,000
				760,000
Concrete (Slab, walkways)				
Slab (57 stone)	For now assumes foundation and slab	1,350	105.19	142,000
Slab (concrete)		1,350	354.81	479,000
Slab (poly and wire mesh)		1,350	182.22	246,000
Slab Labor to Pour and finish	Labor to Pour and Finish	1,350	188.69	254,725
Insulation for slab	Per Bryan	1,350	23.22	31,350
ADA ramp and walkways (Material)				20,000
ADA ramp and walkways (Labor)				75,000
				1,248,075
Stormwater Retention Facility				
Materials	Totally varies by project so left blank here			
Labor				
Framing				
Lumber Main Structure		17,226	18	310,068
Trusses (floor and roof)		17,226	5	86,130
Lumber Decks and Accessory Structures		250	370	92,500

1148 Market St Harrisburg

	Details/Notes	Sq.Ft./Qty	Rate	Current Budget
Labor (Structure)	Includes all framing	17,226	10	172,260
PVC Decking	For balconies, walkways.	250	15	3,750
Labor balconies, porches		250	5	1,250
Wooden Staircases	Pine	2	1,500	3,000
Crane / other equipment rental		17,226	3	51,678
				720,636

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	15,800
				15,800

Storefront

Materials and Labor to install	Only if commercial storefront is needed			
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Masonry / Brickmason

Labor	Veneer only. Doesn't include foundation	8,000	2	16,000
Bricks	Modular (oversize). Price per thousand bricks, quantity in thousands. Old Colony	8,000	0.5	4,000
Mortar	Roanoke Straw	8,000	0.25	2,000
Wall ties				
Anchor Bolts				
Lintils				
Sand	Includes \$500 Delivery charge. Price per ton			
Flashing	PVC			
Other				
				22,000

Plumbing

Backflow preventer	Should be included in main plumbing quote			
Tubs and diverters			600	
Water heaters			500	
Labor		17,226	7	120,582
Trim out materials	Not inc dishwasher or hot water heater.	9	1,000	9,000
Shower Doors	2 glass doors for 2 stand up showers		1,500	
				129,582

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			
Labor and wire	Includes meter bases, mast	17,226	11	189,486

1148 Market St Harrisburg

	Details/Notes	Sq.Ft./Qty	Rate	Current Budget
Light fixtures	Inc egress lights (may be conservative)	17,226	1.25	21,532
Digging conduit				1,000
Low Voltage / Security / Smarthome wiring	Usually done via separate provider than electrician	17,226	1.5	25,839
				237,858

HVAC

Labor and materials	Traditional heat pump or ducted mini splits or ductless?	17,226	10	172,260
				172,260

Sprinkler

Labor and Materials	Inc permits	17,226	5	86,130
Alarm System Install	Can be done by electrical contractor or separate sub			5,500
				91,630

Windows and Exterior Doors

Windows	Heavily depends on type. Vinyl? Clad? Painted? This assumes vinyl black double hung. Make adjustments if not.	15	400	6,000
Exterior Doors	Fiberglass, transom above. This includes any fire doors (entry doors) to individual apartments and patio doors	13	1,000	13,000
				19,000

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	200	4,600
Main roof labor	Assume 30 sq of actual material to be laid	23	90	2,070
				6,670

Insulation

Materials and Labor		17,226	1.25	21,532
				21,532

Drywall and Paint

Drywall Materials		17,226	3.5	60,291
Drywall Labor	Includes any prerocking and fire rating.	17,226	4	68,904
Painting (interior)		17,226	2	34,452
Painting (staining stairs)		2	700	1,400
Painting (exterior)	Heavily varies by project and scope	17,226	0.5	8,613
				173,660

Kitchen/Appliances/Vanities

Cabinets	Assumes \$5k per kitchen	9	5,000	45,000
Granite	Level 1 \$2.5k per kitchen inc vanities	9	2,500	22,500
Vanities			600	
Appliances	inc washer/dryer	9	3,300	29,700
Kitchen Backsplash materials		9	250	2,250
Kitchen Backsplash labor		9	600	5,400
				104,850

1148 Market St Harrisburg

Details/Notes		Sq.Ft./Qty	Rate	Current Budget
Interior Doors and Trim				
Interior Doors		17,226	1	17,226
Trim		17,226	1	17,226
Door Hardware (interior and exterior)				500
Install Labor		17,226	1.3	22,394
				57,346
Flooring				
3/4 " Floors (materials)	Includes sound mat		2.4	
Engineered Floors (materials)		2,160	3	6,480
3/4" Labor			1.7	
Eng Labor		2,160	2	4,320
Adhesive		2,160	1	2,160
Underlayment, Shoe, and accessories		17,226	0.5	8,613
LVP (materials)		1,300	3	3,900
LVP (labor)		1,300	1.5	1,950
				27,423
Accessories				
Shelving, blinds, etc		9	1,500	13,500
Labor		9	300	2,700
				16,200
Grading and Landscaping				
Finish grading				3,500
Paving parking lot				15,000
Landscaping				3,000
Post-Project Cleanup interior				3,000
Pouring patios				
Pouring walkways/sidewalks				
Courtyard				
Fencing (Labor)	6' wood panel privacy fencing		12	
Fencing (Materials)	6' wood panel privacy fencing		11	
Gutters/Downspouts: Main Structure	Main Structure			3,000
				27,500
Other:				
Contingency	Good rule of thumb is 5% of total project budget			
GC Fee	Left blank as each project is different			
Cleanup				
Other				
TOTAL				5,255,978.3

1148-1150 Market Street 8-Unit, 1-Bedroom Multifamily Construction Schedule

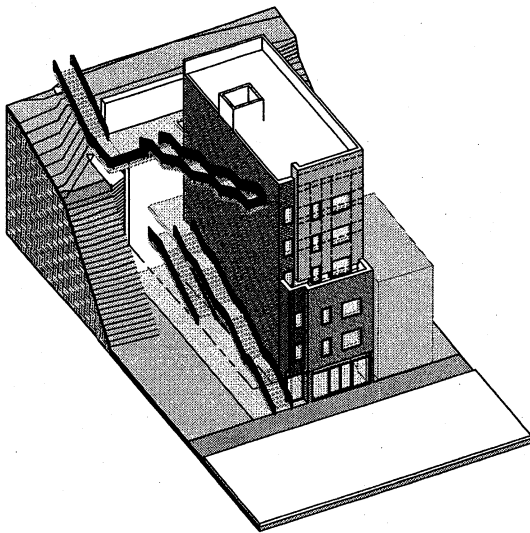
Pre-Construction (Jan – March 2026)

- Permitting & Approvals (Jan-Feb)
- Submit plans to the city
- Obtain permits
- Secure financing
- Site Preparation (Feb-Mar)
- Soil testing & environmental assessments
- Site clearance and leveling

Construction Phase (April 2026 – Sept 2027) 3. Foundation & Framing (Apr-Jun 2026)

- Excavate and pour foundations
- Erect framing
- Rough-ins (Jul-Sep 2026)
- Install plumbing, electrical, and HVAC systems
- Exterior Work (Oct 2026 – Jan 2027)
- Roofing and siding
- Windows and doors installation
- Interior Finishes (Feb-May 2027)
- Insulation and drywall
- Paint, flooring, and cabinetry
- Final Inspections & Landscaping (Jun-Aug 2027)
- Conduct final inspections
- Landscaping and paving
- Project Closeout (Sept 2027)
- Punch list and final touches

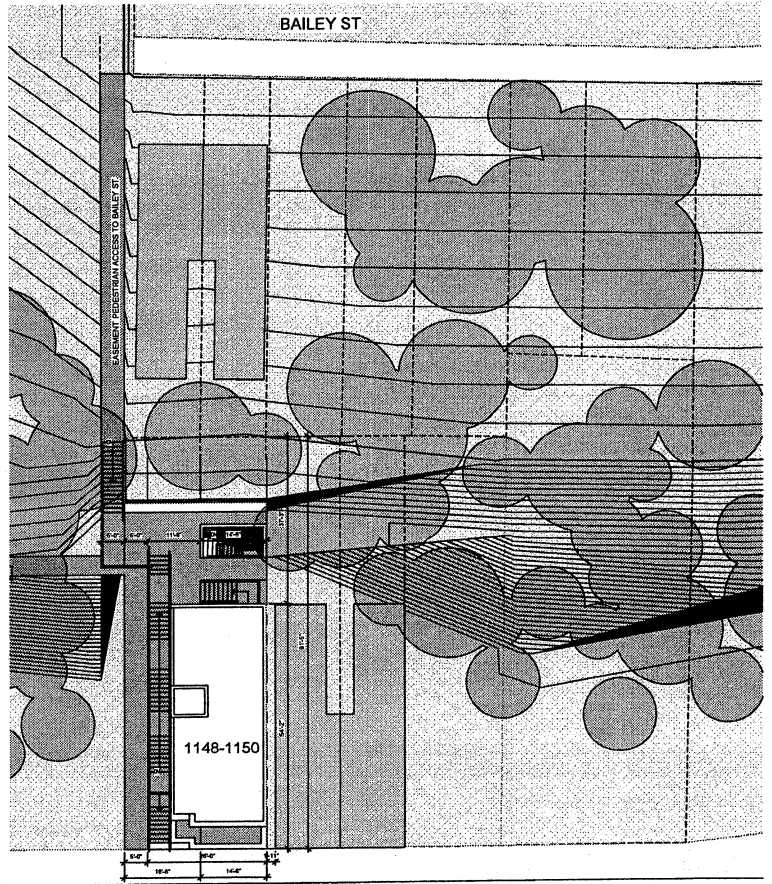
- Handover to the owners



3D AERIAL AXO



1161-1173 Market St
Affordable Housing
1148-1150 Market St
Harrisburg, PA

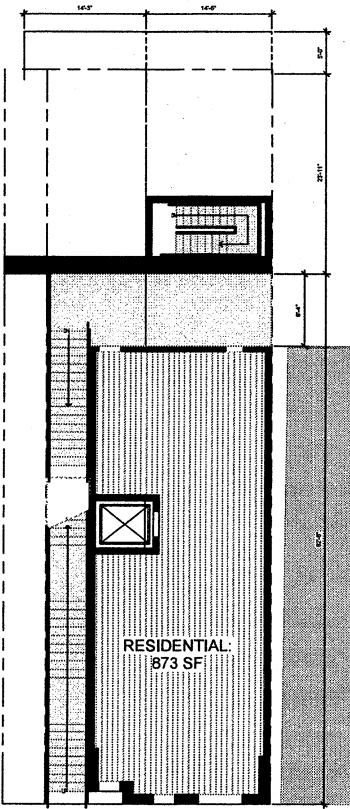


Site Plan
1" = 10'-0"

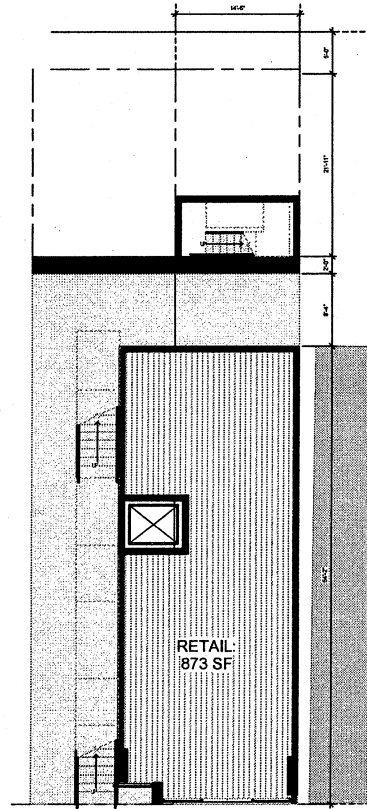
MARKET ST

DATE: 10/26/2024

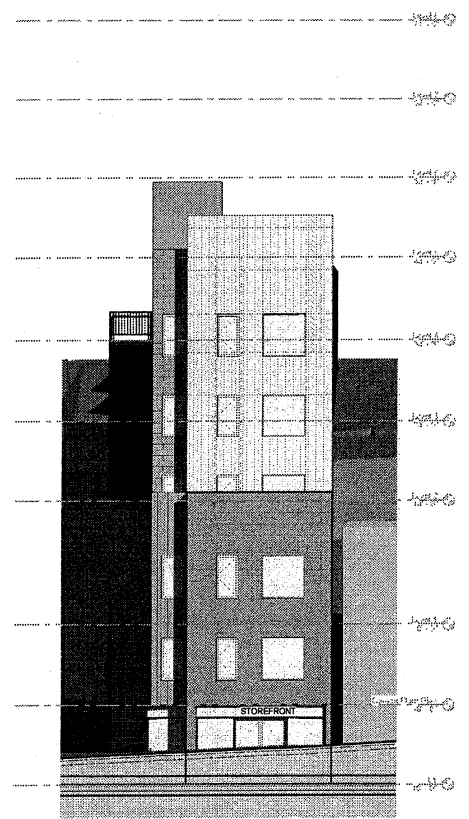
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② Second Floor Plan
3/16" = 1'-0"



① First Floor Plan
3/16" = 1'-0"



③ Elevation 2 - a
3/16" = 1'-0"

1161-1173 Market St
Affordable Housing
1168-1150 Market St
Harrisburg, PA

DATE: 10/26/2004
A101