

**Pennsylvania Intergovernmental
Cooperation Authority**

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At its Annual Meeting on July 1, 2008, the Board of the Pennsylvania Intergovernmental Cooperation Authority approved the use of \$27.5 million in existing PICA Capital Projects Funds for Fire, Library, and Police capital projects. The request was consistent with the recently approved City Capital Program, and included the required signatures of the Finance Director, City Controller, and City Council President.

The funds for these projects comes from interest monies earned on proceeds from the original PICA Bond issues in 1992, 1993, and 1994. No new bonds will be issued to fund these projects. Additional information about the PICA funded Facilities Assessment Project can be found on the PICA website at www.picapa.org

A description of the approved projects appears below. Please contact PICA Staff at 215-561-9160 if you have any questions about these project approvals.

Project #1: Fire Facilities Critical Capital Needs

Requested amount: \$5 million

The City is requesting \$5 million in funds for renovations to various Philadelphia Fire Department facilities. All funding will be utilized to correct conditions noted in the Pennsylvania Intergovernmental Cooperation Authority’s Assessment Report on facility conditions at Fire Department facilities.

The Philadelphia Fire Department occupies 68 facilities, including 60 fire stations, 6 facilities for special operations and administrative support functions, the Fire Administration Building/Emergency Response Center, and the Fire Training Academy. Most facilities provide critical public safety services 24 hours per day, seven days per week.

The City agrees with the PICA report’s findings that 30 facilities do not have fire detection systems. In this funding request, 16 facilities have been selected for installation of fire alarm systems. (Funding for fire alarms at the other 14 facilities will be requested in upcoming capital budgets.) The request also includes various electrical improvements in these same facilities, which appear appropriate and pre-requisite (in some cases) to the proper installation of the alarms. Potential life safety electrical corrections, such as ground fault interrupt, emergency lighting, exit signage, and circuit overload were included with each facility as identified in the report. The specific facilities were selected in collaboration with DPP, considering general facility maintenance demands.

In addition, the report identifies 15 roofs that are in need of substantial replacement as priority 2 corrections, and this request includes seven roof replacements. Facilities were selected in collaboration with DPP and identified as having the greatest need of the 15 identified. Facilities recommended for roof replacement include:

1. Engine 2/Ladder 3
2. Engine 12
3. Engine 16
4. Engine 19/Ladder 8
5. Engine 35/Ladder 25
6. Engine 53
7. Engine 59/Ladder 18

RECOMMENDED FIRE PROJECTS - PICA FUNDING

Facility	PICA Assessment Correction Cost	Cost with 20% Contingency MEP
Engine 2/Ladder 3	\$390,809	\$468,971
Engine 6/Ladder 16	\$105,324	\$126,389
Engine 7/Ladder 10	\$317,213	\$380,656
Engine 9/Ladder 21	\$82,445	\$98,934
Engine 12	\$239,020	\$286,824
Engine 14/Ladder 15	\$303,717	\$364,460
Engine 16	\$102,999	\$123,599
Engine 19/Ladder 8	\$295,605	\$354,726
Engine 27	\$132,355	\$158,826
Engine 28	\$77,082	\$92,498
Engine 34	\$81,758	\$98,110
Engine 35/Ladder 25	\$167,120	\$200,544
Engine 36 Ladder 20	\$73,245	\$87,894
Engine 39/Ladder 30	\$127,943	\$153,532
Engine 53	\$133,615	\$160,338
Engine 56	\$351,508	\$421,810
Engine 58	\$52,714	\$63,257
Engine 59/Ladder 18	\$304,155	\$364,986
Engine 61	\$130,100	\$156,120
Engine 63	\$115,847	\$139,016
Engine 71/Ladder 28	\$605,154	\$726,185
Total	\$4,189,728	\$5,027,674

Project #2: Free Library of Philadelphia - Central Library Renovations

Requested amount: \$9 million

The City is requesting \$9 million in funds for renovations to the Central Branch of the Free Library of Philadelphia. Of the \$9 million, \$2.44 million is being requested as reimbursement for the re-roofing of the existing building, which was completed in June 2008. The remaining \$6.56 million would be used to address the Beaux Arts Building's most dire infrastructure issues, as identified in the Library's most recent construction assessment. Other renovations and improvements to the original historic building would include masonry and pointing, new chiller plant to serve both buildings, new electrical service, upgrades to steam service, window replacement, main public elevator upgrade, environmental remediation, and an additional generator to absorb loads that the existing generator cannot handle. The corrections will enhance the safety of the building's occupants.

The City has committed \$30 million to the \$175 million expansion project. Of the \$30 million commitment, the Library already has received \$10 million and will receive the remaining \$20 million once fund-raising has been completed. It is hoped that PICA funding for renovations to the Beaux Arts Building will help to leverage additional private funds for the expansion project.

Originally opened in 1927 and built to accommodate 1.5 million items, the 368,000 square foot Beaux Arts Building now houses 7 million items. The expansion project will add 160,000 square feet to relieve desperately cramped and inadequate conditions for housing the Library's unique, research-quality collections.

Component	Cost
Roof: The existing roof was leaking, causing the ceilings to crumble and large sections of plaster crown molding to fall, endangering occupants. If not corrected, water infiltration would have caused further deterioration of the building. Reimbursement is being requested for the \$2.44 million project. The reimbursement amount includes \$440,000 of costs associated general/administrative/project management, and permitting fees.)	\$2,440,000
Main public elevators: The public elevators frequently break down and require service. In addition, the replacement will bring the elevators into compliance with Americans with Disabilities Act requirements.	\$552,000
Electrical generator: An additional electrical generator and associated tie-backs are required to correct electrical failures and shorts, which endanger building occupants. The existing generator is not sufficiently sized to provide electrical generation for components of the Library's electrical system, including exit and egress hallway lighting and the telephone system.	\$984,926

HVAC: Improvements will include upgrades to steam service as well as chiller and temperature controls. Proper conditioning will not only help preserve the Library's collection and prevent library closures but also will enhance comfort as well as health and safety of occupants by maintaining appropriate temperatures in the building. In recent years, inadequate heating and cooling have necessitated relocation of staff and prevented public access to certain areas of the Library. Much of the main HVAC system, including the chiller plant and primary steam connections, is beyond its useful life, and, should the chiller fail, the failure will necessitate the closing of the Library during the warmer months. Additionally, constructing a new chiller plant and tying into the existing air-handling and plumbing systems is far more cost-effective than repairing the existing chillers.	\$2,415,045
Exterior envelope: Improvements will include restoration of masonry walls, window replacement, and sealing of exterior surfaces to prevent water infiltration, one of the leading causes of structural failure.	\$1,308,000
Environmental remediation: Asbestos removal will be required in order to access and renovate the HVAC and electrical systems of the existing facility.	\$120,000
General/Administrative/Project Management, Permitting & Project Contingency for Other than Roofing Project	\$1,180,029
Total	\$9,000,000

Project #3: Police Facilities Critical Capital Needs

Requested amount: \$5 million

The City is requesting \$5 million in funds for renovations to various Philadelphia Police Department facilities. All funding will be utilized to correct conditions noted in the Pennsylvania Intergovernmental Cooperation Authority’s Assessment Report on facility conditions at Police Department facilities.

The Philadelphia Police Department occupies 46 facilities, including 20 facilities accommodating 24 district operations, the Police Administration Building, the Police Academy, and a number of facilities housing special operations and administrative support functions. Most facilities provide critical public safety services 24 hours per day, seven days per week.

A review of the PICA report indicates an acute need to restore/upgrade mechanical, electrical, and plumbing (MEP) systems in the facilities assessed. In this funding request, six facilities have been recommended for MEP systems improvements. Where appropriate, potential life safety concerns, such as ground fault interrupt, emergency lighting, exit signage, circuit overload, and ventilation concerns, were included with each facility as identified in the report. The specific facilities were chosen in collaboration with DPP, considering general facility maintenance demands.

In addition, the PICA report identifies four roofs that are in need of substantial replacement as priority 2 corrections, and this request includes funding necessary for replacement of the roof at the 22nd/23rd Police District. This roof was selected in collaboration with DPP on the basis of relative size and magnitude of deterioration. Of the other three, the 6th District roof will be replaced using FY08 funds, the Canine Building roof replacement is on hold pending final determination of the future of the building, and the portion of the Police Headquarters roof requiring replacement will be included in an upcoming capital budget request.

Since nearly all capital Priority 1 issues either have been or are being resolved, the requests are primarily for Priority 2 corrections:

RECOMMENDED POLICE PROJECTS		
	PICA Assessment Correction Cost	Cost with 20% Contingency
3rd/4th District	\$562,806	\$677,056
7th District/Engine 62	\$77,403	\$93,116
18th District	\$791,246	\$951,869
19th District/Engine41	\$401,493	\$482,996
22nd/23rd District	\$1,414,641	\$1,701,813
Police Headquarters	\$908,688	\$1,093,152
Total	\$4,156,277	\$5,000,002

Project #4: Police Department - New Police SWAT/Bomb Squad Facility

Requested amount: \$5 million

The total project cost is \$7.5 million, including \$2.5 million of Homeland Security funds anticipated for fit-out.

The City is requesting \$5 million in funds to construct a new Police SWAT/Bomb Squad Facility. The need for an appropriate bomb squad facility was cited in the Emergency Preparedness Review Committee report, dated June 30, 2006. Both the Police SWAT facility at 660 East Erie Avenue and the Bomb Squad Facility at the Police Academy require substantial renovations to correct code violations and life-safety issues. The missions of both units require joint operations on a regular basis, and officers spend many hours traveling between the two facilities. Due to these issues, a new combined SWAT/Bomb Squad facility, with the capacity for in-house training for county, state, and federal agencies, is proposed for construction on Police Academy grounds.

The new complex would include: 9,000 s.f. of offices, operation areas, shop, supply, and utility spaces; approximately 7,000 s.f. for a classroom, conference/briefing area, and combined locker/gymnasium areas for local and regional training; and an enclosed, detached 8,000 s.f. climate-controlled parking facility to secure SWAT vehicles, which contain weapons and ammunitions.

Project #5: Police – 660 E. Erie Warehouse, Evidence Storage and Tactical Facility

Requested amount: \$3.5 million

The City is requesting \$3.5 million in funds to renovate the 660 E. Erie Warehouse, Evidence Storage and Tactical Facility to meet building codes and standards. The requested \$3.5 million capital investment in this facility represents approximately \$66 per square foot and compares favorably to a replacement value of approximately \$11.7 million at \$220 per square foot.

The PICA facility assessment conducted in 2007 identified \$2,853,594 in costs (\$2,430,813 capital and \$422,781 operating) associated with restoration of this facility. It should be noted that the PICA assessment was a noninvasive visual assessment of conditions and did not include service capacities/adequacy/functional capabilities or code compliance issues, including those listed in Attachment C, which will be corrected upon PICA approval of this request.

The 660 E. Erie Avenue Police Facility is a 53,000 square foot (s.f.), two-story brick structure with a full basement. It is currently used to accommodate the following police functions:

- Evidence Storage – Basement 12,000 s.f.
- SWAT/Highway Motor Pool – Basement 13,000 s.f.
- Warehouse Operations – First Floor 14,000 s.f.
- Highway Unit Operations – First Floor 11,000 s.f.
- SWAT Operations – Second Floor 3,000 s.f.

The following building renovations are necessary to correct current building codes and standards violations:

1. Construction of new egress pathways to meet emergency exit length of travel requirements.
2. Restoration of existing egress pathways for required fire rating.
3. Construction of new and restoration of existing fire separation barriers as required by the International Building Code and the International Fire Code.
4. Construction of mechanical room enclosures for fire separation.
5. Remediation of site conditions currently causing infiltration of exterior drainage and unsanitary conditions.
6. Construction and restoration of toilet facilities to meet handicapped accessibility and minimum fixture requirements.
7. Construction of plumbing improvements to meet code sanitary requirements.
8. Installation of ventilation upgrades and vehicle exhaust systems to meet air quality requirements.
9. Installation of fire alarm and sprinkler systems to meet life safety standards.
10. Improvements to electrical systems including service replacement, illumination levels, emergency and exit lighting, and security lighting to meet code requirements.
11. Installation of lighting and heating controls required to meet energy code requirements.