



Philadelphia Authority for
Industrial Development

AGENDA

TO: THE MEMBERS OF THE BOARD OF DIRECTORS OF THE PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT

FROM: ILENE BURAK, ESQ., SECRETARY

The following is the Agenda for the Meeting of the Board of Directors of the Philadelphia Authority for Industrial Development (PAID) and its affiliates, to be held on Tuesday, March 19, 2024, 5:00 p.m. via Zoom. <https://zoom.us/j/98677306381?pwd=Z3U4TTVrR21Ma2tuYVJ6RIY2M0lVQT09>

Meeting ID: 986 7730 6381
Passcode: 973395

- I. Approval of the Minutes of the Authority for the meeting held on Tuesday, March 5, 2024
- II. Public Comments
- III. Consider and Approve Resolutions authorizing PAID to:
 - A. authorize the Philadelphia Authority for Industrial Development (PAID) to submit Redevelopment Assistance Capital Program (RACP) Grant Applications to the Commonwealth of Pennsylvania's Office of the Budget for an aggregate amount not to exceed \$78,603,140; and to enter into Grant Agreements with the Office of the Budget on behalf of the grant recipients; and to enter into Sub-grant Agreements with the appropriate entities of the following individual projects.

RESOLUTION

Philadelphia Authority for Industrial Development

Redevelopment Assistance Grant Application

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to submit Redevelopment Assistance Capital Program (RACP) Grant Applications to the Commonwealth of Pennsylvania's Office of the Budget for an aggregate amount not to exceed \$78,603,140; and to enter into Grant Agreements with the Office of the Budget on behalf of the grant recipients; and to enter into Sub-grant Agreements with the appropriate entities of the following individual projects.

Beneficiary of Prospective Award**Grant Amount**

Albert Einstein Healthcare Network	\$4,000,000
Alliance For Progress Charter School	\$500,000
Arch Street United Methodist Church	\$1,000,000
Barracks Holding, LLC	\$2,000,000
Byberry North Owner, LLC	\$1,000,000
Calvary Center for Culture and Community	\$500,000
Carpenters Joint Apprentice Committee	\$1,200,000
Center City District - City Hall Façade and Tower Lighting	\$2,500,000
Center City District - Creating the Jewelers Row - Independence Hall District	\$500,000
Chestnut Hill Hospital	\$1,000,000
Esperanza Health Center	\$1,000,000
Fox Chase Cancer Center	\$2,000,000
Friends of Father Judge High School, Inc.	\$4,000,000
Friends of the Wissahickon	\$500,000
Independence Mission Schools	\$1,000,000
Iron Stone Real Estate	\$500,000
Islamic Cultural Preservation and Information Council	\$1,000,000
KIPP Whittier Development LLC	\$1,000,000
Laborers' District Council	\$4,000,000
Laurel Hill Cemetery	\$1,500,000
Moore College Of Art and Design	\$1,000,000
National Liberty Museum	\$1,000,000
New Kensington Community Development Corporation Affordable Homeownership – Martha St.	\$1,000,000
New Kensington Community Development Corporation Affordable Homeownership - Scattered Sites	\$1,000,000
New Kensington Community Development Corporation - Kensington Avenue Redevelopment	\$2,527,015

North Philadelphia Revitalization Initiative	\$6,000,000
Northwest Arch, LLC	\$2,500,000
Old City District	\$1,000,000
PA Ballet Dance Center	\$5,250,000
Please Touch Museum	\$2,426,125
SHARE Food Programs, Inc	\$3,300,000
Temple University	\$2,500,000
Temple University Hospital	\$1,000,000
The Big Sandbox	\$500,000
The Business Center	\$500,000
The Philadelphia Clef Club of Jazz and Performing Arts	\$600,000
Thomas Jefferson University – Jefferson Tower Renovation	\$5,000,000
Thomas Jefferson University – Labor and Delivery Renovations	\$1,250,000
Walnut Street Theatre	\$3,000,000
Wills Eye	\$1,500,000
William Way LGBT Community Center	\$1,000,000
Work To Ride, Inc.	\$1,300,000
WURD Radio, LLC	\$1,750,000
Zoological Society of Philadelphia	\$1,000,000
Total	\$78,603,140

All officers of PAID are hereby authorized and empowered to execute all necessary documents and agreements and to take such other actions upon such terms and conditions as they deem to be in the best interests of PAID.

BACKGROUND

PAID is qualified as a public authority to file applications to the Commonwealth of Pennsylvania for eligible approved RACP projects. The Commonwealth of Pennsylvania’s Office of the Budget requires that the applicant (PAID) provide a resolution authorizing the filing of the application and stating the amount requested.

PROJECT DESCRIPTIONS

Albert Einstein Healthcare Network

The planned renovation will create a dedicated trauma waiting room for families. This location will be away from the main Emergency Department waiting area, allowing for privacy and support. It can also decrease the potential for hospital-based violence through the separation patient families. The RACP Grant is for \$4,000,000 and the total project costs are approximately \$7,000,000.

RACP GRANT: \$4,000,000

Alliance For Progress Charter School

Located on 17th and Cecil B. Moore Ave, this project entails fitting out the fourth floor, currently in a shell condition, of the school building. The fit out will include partitions, flooring, ceiling, finished for electric, plumbing, and HVAC. The RACP Grant is for \$500,000 and the total project costs are approximately \$1,600,000.

RACP GRANT: \$500,000

Arch Street United Methodist Church

Located on 55 N Broad St across from City Hall, the building renovations and improvements will include masonry repairs and restoration to the interior and exterior of the building's 215-foot steeple; replacement of the church's slate roof; replacement of the HVAC cooling tower; installation of new bathrooms, showers, and laundry facilities; and the installation of a hydraulic lift. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$5,000,000.

RACP GRANT: \$1,000,000

Barracks Holding, LLC

The RACP funds will be used for environmental (site contamination, mold asbestos, debris) and structural (roof and foundation) remediation of the building, as well as those costs associated with maintaining the historic character of the building. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$4,000,000.

RACP GRANT: \$2,000,000

Byberry North Owner, LLC

Byberry North Business Center is located at 15000 Roosevelt. The sitework scope of work includes all clearing & grubbing of existing site features including all trees, existing asphalt and concrete surfaces; the installation of erosion and sediment control systems, earthwork and grading, new storm sewer systems, sanitary sewer systems, new domestic and fire water systems, retaining wall work, asphalt work, concrete curb and sidewalks, line striping & traffic control signage. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$10,000,000.

RACP GRANT: \$1,000,000

Calvary Center for Culture and Community

The Calvary Center building is a historic landmark, located south of Cedar Park in West Philadelphia. The structural repairs, enhancements and renovations enumerated in this project will make the building more flexible, safer, more comfortable, more ecologically sound, and will preserve and highlight the remarkable art and architecture, while sustaining the building and extending its life moving into the future. The RACP Grant is for \$500,000 and the total project costs are approximately \$1,100,000.

RACP GRANT: \$500,000

Carpenters Joint Apprentice Committee

The Philadelphia JAC Training Center Modernization Project, located at 10401 Decatur Road near the Northeast Philadelphia Airport, includes modernization and upgrades of roofing, HVAC for weld exhaust, electrical systems, plumbing/sanitary only, and fire protection. The RACP Grant is for \$1,200,000 and the total project costs are approximately \$2,500,000.

RACP GRANT: \$1,200,000

Center City District - City Hall Façade and Tower Lighting

CCD plans to use the RACP funds to reconstruct the lighting system by replacing all fixtures and related components, upgrading from metal halide lighting to efficient color-changing LED technology, as well as constructing a new network of program controls that allow remote access to program color coordination and changes. The work will include a significant improvement of lighting levels with reduced energy consumption and the addition of graze lighting of street-level portions of the building not currently illuminated.. The RACP Grant is for \$2,500,000 and the total project costs are approximately \$5,600,000.

RACP GRANT: \$2,500,000

Center City District - Creating the Jewelers Row - Independence Hall District

The project adds new pedestrian and animated architectural lighting and landscaping to create a safe and attractive environment for thousands of workers, residents and shoppers. It provides new gateway signage and lighting throughout Jewelers' Row. It will create a new connection between lab spaces at the Curtis Center and the life sciences research and commercialization efforts at Thomas Jefferson University, and will add new, unifying public

amenities to support the conversion of a vacant historic building. The RACP Grant is for \$500,000 and the total project costs are approximately \$1,200,000.

RACP GRANT: \$500,000

Chestnut Hill Hospital

Building enhancements will occur entirely on Chestnut Hill Hospital's main campus at 8835 Germantown Avenue. Funds will be used to renovate and construct approximately 7,700sqft of interior space that has been vacant since the relocation of CHH's emergency department over a decade ago. The newly renovated space will accommodate a state-of-the-art infusion center that will offer chemotherapy treatments, theragnostic therapy and clinical trials for a wide variety of cancers that are prevalent in our community with a significant focus on breast and prostate cancers. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,000,000.

RACP GRANT: \$1,000,000

Esperanza Health Center

Located at their North 5th Street Location, this project will allow Esperanza Health Center to: increase access to primary medical care; expand the medication-assisted treatment group medical model for those suffering from opioid-use disorder and substance use disorder; improve our capacity to respond to COVID with testing, vaccinations, treatment, and education; and add new services that address the results of social determinants of health (SDOH) screenings that are done with every patient. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,000,000.

RACP GRANT: \$1,000,000

Fox Chase Cancer Center

The renovations for this project will transform the Cheltenham FCCC Laboratory Facility into a cancer model production and analysis hub. It will renovate the central Laboratory Facility building by overhauling the air handling controls and replacing the lighting systems. The RACP Grant is for \$2,000,000 and the total project costs are approximately \$4,000,000.

RACP GRANT: \$2,000,000

Friends of Father Judge High School, Inc.

The Career Pathways Academy Building is a state-of-the-art 20,000sqft two story building built for the purpose of delivery high level vocational education & workforce development. The Oblate Faculty House will be knocked down to make room for the new structure. The structure would have a massive common area for multiple trade disciplines to be taught simultaneously while 3 classrooms and additional breakout spaces would be created on the 1st floor. The second floor will have additional workshop spaces, offices for instructors, and an observation deck for Administrators. The RACP Grant is for \$4,000,000 and the total project costs are approximately \$7,500,000.

RACP GRANT: \$4,000,000

Friends of the Wissahickon

The RACP project aims to enhance the Green Valley Run Area and construct new restrooms. The project consists of two main components: the construction of new restrooms and the improvement of the trails adjacent to Green Valley Run. Friends of Wissahickon (FOW) has been conserving and improving the Wissahickon Valley Park since 1924. As an organization, FOW is committed to diversity, equity, inclusion, justice, and belonging. By embedding these values in its strategic planning, FOW is executing projects to increase accessibility for all individuals to enjoy the natural wonder of the Wissahickon Valley Park. The Wissahickon is designated by the National Park Service as a National Natural Landmark that attracts 2 million visitors annually. The RACP Grant is for \$500,000 and the total project costs are approximately \$1,500,000.

RACP GRANT: \$500,000

Independence Mission Schools

Located on 10th and Thompson in Yorktown, the project will preserve a former church and renovate it into a preschool facility on one level, and a multi-use assembly/recreation/gym space on the first floor. Improvements include interior ceiling and wall repairs, exterior pointing and masonry repairs, roof repairs, heating and mechanical repairs. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,600,000.

RACP GRANT: \$1,000,000

Iron Stone Real Estate

This project will extensively renovate the iconic 900,000sqft New College Building. This will include repair and replacement in the building's foundation, exterior walls, and roof, followed by installation and repair of new lab equipment, repairs to mechanical, electrical, and HVAC systems throughout the building, and renovations to the lobby. Renovations to the Drexel Medical School portion of the building will ensure that the space will provide cutting edge laboratory, training, and medical care space for its students, faculty, practitioners, and patients. The RACP Grant is for \$500,000 and the total project costs are approximately \$1,000,000.

RACP GRANT: \$500,000

Islamic Cultural Preservation and Information Council

The New Africa Center, located in West Philadelphia on 40th and Lancaster Ave, will combine four vacant lots and construct a new, 5-story multi-use facility. The 3,400sqft first floor commercial space will be the expanded home to the New Africa Center/Muslim American Museum & Archive. The upper four floors will be developed into 39 residential units ranging from studios to 2-bedroom apartments. Four additional vacant lots will be assembled to construct a 4-story mix-used building. The 1st floor will consist of 3 commercial spaces and the upper floors will house 6 apartment units. The project will total of 4 commercial units and 45 apartment units. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,700,000.

RACP GRANT: \$1,000,000

KIPP Whittier Development LLC

The KIPP Whittier School project is the rehabilitation of the historic, former John G. Whittier elementary school at 2600 West Clearfield Street. The 78,000sqft renovated facility will initially serve as home to KIPP Philadelphia Preparatory Academy. Improvements include state of the art classrooms, a new cafeteria, a multi-purpose gym and auditorium space and multiple entrances to accommodate car and bus drop off and pick up as well as visitor and staff access. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$24,000,000.

RACP GRANT: \$1,000,000

Laborers' District Council

The new Laborers' Training School and Community Learning Center will enhance the landscape of North Broad Street and provide an opportunity for community engagement with skilled construction labor journeyman and apprentices. Both Temple University and the Laborers' welcome the chance to improve the community with first-class job training and first-class basic education and life skill training. It is anticipated that the collaboration between the Laborers and Temple University will become a template for future partnerships in cities across the nation. The RACP Grant is for \$4,000,000 and the total project costs are approximately \$26,000,000.

RACP GRANT: \$4,000,000

Laurel Hill Cemetery

This project will address repairs to the Gatehouse in Fairmount Park, including: masonry repairs and repointing the granite foundation and building base; restoration of stucco; wood restoration of columns, capitals and bases and decorative millwork; restoration of windows, doors, and trim; metal storefront restoration; repairs to the roof to prevent water infiltration; and painting the building. On the interior, funds will be used for public restroom improvements and to expand accessibility; electrical, mechanical and circulation systems improvements to foster a more productive work environment. The RACP Grant is for \$1,500,000 and the total project costs are approximately \$3,700,000.

RACP GRANT: \$1,500,000

Moore College Of Art and Design

Digital Design and Innovation Project includes existing renovations for classroom improvements, as well as construction of an Interdisciplinary Center and Creative Concourse. These projects are intended to attract students, improve space efficiency, support new programs, foster robust collaboration and illustrate artistic excellence with innovative spaces. The Digital Design and Innovation project includes renovation of underused spaces to updated

computer labs, a home base for the Animation & Game Arts program and Fine Arts program swing space. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$4,300,000.

RACP GRANT: \$1,000,000

National Liberty Museum

The National Liberty Museum, located in the heart of historic Philadelphia, is a museum & learning center dedicated to preserving America's heritage of freedom by fostering good character, civic responsibility, and respect for all. The project entails significant upgrades and renovations: our historic facade will be repaired per inspectors' recommendations; a new three-phase electrical service will be installed, including switchgear, transformer, and electrical room renovation; our fire systems will be upgraded to ensure code compliance; three of our main galleries will be completely renovated to improve visitor flow/traffic patterns and exhibition capabilities. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,000,000.

RACP GRANT: \$1,000,000

New Kensington Community Development Corporation - Affordable Homeownership – Martha St.

This project will construct new homes in the Kensington section of Philadelphia. They will be energy efficient; visitable (i.e., wheelchair accessible on the first floor); and will have a small rear yard. Construction costs include concrete foundation and basement; quality doors, windows, finishes and kitchen appliances; heating, air conditioning, and sprinkler system. Also included is soil remediation, new sidewalks, fenced-in yards, street trees and landscaping. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,000,000.

RACP GRANT: \$1,000,000

New Kensington Community Development Corporation - Affordable Homeownership - Scattered Sites

Consisting of three RACP projects, the aim is to build new homes in the Kensington section of Philadelphia. Construction includes concrete foundation and basement; quality doors, windows, finishes and kitchen appliances; heating, air conditioning, sprinkler system, and new sidewalks and landscaping. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,000,000.

RACP GRANT: \$1,000,000

New Kensington Community Development Corporation - Kensington Avenue Redevelopment

This project will transform multiple properties in a concentrated geographic area, close to the headquarters of New Kensington Community Development Corporation and neighboring CDC Impact Services. It is a significant component of their joint "Health and Wellness Corridors" plan, which includes real estate development and programmatic investments that are driven by existing plans and responsive to a community-driven, comprehensive, and trauma-informed community currently underway. The RACP Grant is for \$2,527,015 and the total project costs are approximately \$5,000,000.

RACP GRANT: \$2,527,015

North Philadelphia Revitalization Initiative

The specific use of the funds is to 1) demolish existing blighted structures at 3256-58, 3246R-54, 3254, and 3226 Germantown Avenue and replace this neighborhood eyesore with a new mixed use building to include community-serving organizations and businesses and 2) to renovate a series of spaces within the Lenfest Center. The RACP Grant is for \$6,000,000 and the total project costs are approximately \$12,000,000.

RACP GRANT: \$6,000,000

Northwest Arch, LLC

This project will entail a complete renovation of the exterior and interior of the Trocadero building. The end product will be a fully updated first-class concert venue, entertainment space and full-service restaurant. Renovations will include woodwork, painting, flooring, doors and windows, roofing, lighting, signage, staging, bathrooms, dome ceiling, elevator, electric, plumbing and HVAC upgrades. Special attention will be given to preserving the historic

features and unique architectural elements of the building, notably the original gallery benches, the double garland plaster work that frames the proscenium, the plaster lions flanking the stage, and the cast iron ornamental columns in the auditorium. The RACP Grant is for \$2,500,000 and the total project costs are approximately \$6,000,000.

RACP GRANT: \$2,500,000

Old City District

The project will connect Philadelphia's historic district to the city's waterfront, as well as recognize and educate the 4 million plus visitors who travel to the historic district about the Lenni Lenape nation, the first people who lived on the land before the arrival of William Penn. The goal is to restore the Walkway as a high-functioning amenity, a key transit route, and a safe and aesthetically pleasing space with two enhancements: Relocation of the statue of Lenni Lenape Chief Tamanend and upgrades to the pedestrian environment and open spaces, and connect the historic district to the city's waterfront. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$11,000,000.

RACP GRANT: \$1,000,000

PA Ballet Dance Center

Pennsylvania Ballet (PAB) project seeks to complete its Louise Reed Center for Dance, an 18,000 sq. ft. facility on N. Broad Street. Opened in 2013, the Center was the first phase of construction envisioned to encompass 35,000 sq. ft. of dance studios, offices and support spaces. PAB's programs have outgrown phase one and the following upgrades are needed: a) studio space for rehearsals for the 42-member professional company and the 12-member apprentice company; b) space for the School of PAB to hold classes for our pre-professional students, children's and adult divisions; c) Office space for the administration; and d) space for Community Engagement, offering dance education programs for 10,000 Philadelphia-area schoolchildren annually, as well as the disabled and the elderly. The RACP Grant is for \$5,250,000 and the total project costs are approximately \$20,000,000.

RACP GRANT: \$5,250,000

Please Touch Museum

This project will focus on repointing the exterior wall on the north side of the Please Touch Museum's Memorial Hall. This will mitigate further damage from water infiltration on the entire north side of the building. Once that is complete, renovations will include: repairing and repainting the walls of the Northwest Pavilion, which houses a permanent exhibit, the Rocket Room; repairing and repainting the walls of the Meeting Room West; carpeting the Meeting Room West; upgrading the electronics in Meeting Room West to better support remote meeting capabilities; purchasing new furniture for Meeting Room West to support community use; and repairing the window in the Northeast Pavilion. The RACP Grant is for \$2,426,125 and the total project costs are approximately \$5,000,000.

RACP GRANT: \$2,426,125

SHARE Food Programs, Inc

Project entails new roof sections on Share's warehouse at 2901 W. Hunting Park Ave, and a 330 kW solar energy system installed on a new roof portion. The solar system will provide an approximately 50% energy offset. This project will cover roof sections that were not improved in a previous RACP project, and will be suitable for a ballast mounted rooftop solar energy array. The RACP Grant is for \$3,300,000 and the total project costs are approximately \$7,400,000.

RACP GRANT: \$3,300,000

Temple University

The project involves the renovation of various buildings on both Temple University's Health Science Center (HSC) and Main campus for life safety, code, and ADA-related improvements. The scope includes upgrades to public areas, including entrance lobbies, common spaces corridors, elevator lower levels of access. The RACP Grant is for \$2,500,000 and the total project costs are approximately \$6,000,000.

RACP GRANT: \$2,500,000

Temple University Hospital

The Jeanes Campus Emergency Room Expansion project, located in Cheltenham, will expand the existing Emergency Department (ED) footprint by 3,500sqft adding 8 additional treatment rooms to accommodate closure of the Elkins Park ED located 1 mile away. The design will be scalable in the event additional treatment rooms are needed. This will be new construction built on land contiguous with the existing ED. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,200,000.

RACP GRANT: \$1,000,000

The Big Sandbox

The Big SandBox is working to renovate and build 10 green schoolyards in North Philadelphia. The RACP project will consist of the Tanner G. Duckrey school, located near Temple's main campus, the pilot schoolyard. New construction will include site improvements, construction of terraces walls, stormwater infrastructure improvements, and street enhancements. The RACP Grant is for \$500,000 and the total project costs are approximately \$1,000,000.

RACP GRANT: \$500,000

The Business Center

The Business Center for Entrepreneurship and Social Enterprise (TBC) is establishing the Innovation and Manufacturing Center (IaMC) which will entail A. The renovation of 6,340 sf of space at 4537 Wayne Avenue, that will include a wet lab, training space, and a workshop and B. Workforce and Entrepreneurial development Training. TBC desires to IaMC in northwest Philadelphia, as part of the effort to catalyze the development of a new advanced manufacturing ecosystem, one that is inclusive, and one that creates access to all key resources that businesses and residents need to start, grow, and generate lasting impact. The goal of this new ecosystem is to integrate women and communities of color and their innovators, workers and entrepreneurs into the regional advanced manufacturing economy and elevate them into the roles of being active participants and beneficiaries of a dynamic sector of the regional economy. The RACP Grant is for \$500,000 and the total project costs are approximately \$1,200,000.

RACP GRANT: \$500,000

The Philadelphia Clef Club of Jazz and Performing Arts

The Philadelphia Clef Club of Jazz & Performing Arts facility, located along the Avenue of the Arts in South Philadelphia, is an important asset for the organization. The PCC building is a critical resource that supports the organization's mission to "celebrate and preserve the legacy of jazz through accessible education for the Greater Philadelphia region, and to support the evolving art form through talent development, programming, and public performance." The Philadelphia Clef Club facility is 26 years old and requires a significant level of capital investment that is in excess of \$1.2Million. This forecasted capital expense is due to the current condition of the building's mechanical and electrical infrastructure and general "wear-and-tear" of the building, which is typical for a facility of this age and level of usage. A facility condition assessment and capital cost estimate were prepared to document the current state and replacement costs of facility infrastructure elements in order to support the capital planning for the building. The RACP Grant is for \$600,000 and the total project costs are approximately \$1,600,000.

RACP GRANT: \$600,000

Thomas Jefferson University – Jefferson Tower Renovation

his project includes the total renovation of 237,000 square feet of office space spanning 16 floors of the 1101 Market Street Building, now known as the Aramark Tower. This year, Aramark will be completely vacating the building, and Jefferson will fill this void by relocating all of its corporate service employees to the Tower. The building, which will be renamed Jefferson Tower, will require significant infrastructure improvements, including electric, data, HVAC and plumbing. The public lobby and concourse connection will also be renovated to include a new connection directly from the building to the Fashion District (former Gallery) and to the SEPTA multimodal transportation hub. The RACP Grant is for \$5,000,000 and the total project costs are approximately \$11,400,000.

RACP GRANT: \$5,000,000

Thomas Jefferson University – Labor and Delivery Renovations

At Jefferson's Center City location, the project will renovate six 30-year-old delivery rooms into nine new, fully equipped rooms. When complete, the unit will consist of a new patient reception and waiting area, five new triage

rooms, full-sized labor and delivery rooms with dedicated patient toilet shower rooms, and improved staff support space. The project will upgrade maternal-fetal monitoring and add a cardiac monitoring system. An enhanced building engineering system will provide a new air handler unit to serve all delivery rooms and an electrical and medical system upgrade. The RACP Grant is for \$1,250,000 and the total project costs are approximately \$3,000,000.

RACP GRANT: \$1,250,000

Walnut Street Theatre

Walnut Street Theatre will construct an addition on the adjacent parking lot. The new facility will connect to the current theatre and add new seats to expand audience capacity, include a restaurant, public lobbies to serve both theatres, a new box office, and 2 rehearsal halls. The expansion will allow the Walnut Street Theatre to offer increased educational space and to diversify its work and its audiences. The RACP Grant is for \$3,000,000 and the total project costs are approximately \$6,000,000.

RACP GRANT: \$3,000,000

Wills Eye

The project will renovation both the 9th floor and the 15th floor of the Center City East building to accommodate the influx of patients in both the cornea wing and the neuro-ophthalmology wing. The project for both floors will include selective demolition, mill work, installation of new doors, windows and other openings, new drywall, ceramics, ceilings, flooring, wall covering, panels and paint. Updated fire suppression, HVAC, plumbing, electrical work and mechanical work will also be essential. The RACP Grant is for \$1,500,000 and the total project costs are approximately \$3,000,000.

RACP GRANT: \$1,500,000

William Way LGBT Community Center

The William Way LGBT Center is one of the only organizations in Philadelphia that meets the health, human service, social and cultural needs of the LGBT population. This project entails retaining and renovating the front portion of the existing building (1315 Spruce St.) while retaining its historic elements, as well as demolishing and replacing the rear wings. The project will add 9,800sqft of usable space, including 51% increase in rental space, and make the building fully ADA compliant. Components of the project include: renovation of the front façade to make the building more welcoming; glazing and opening the new rear of the building to provide a second inviting entrance; restoring the historic lobby; creating gender-neutral bathrooms with full height toilet partitions; replacing the elevator for increased handicap access; creating a 2 -story event space, central atrium, and offices; and replacing the elevator for increased handicap access. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$2,200,000.

RACP GRANT: \$1,000,000

Work To Ride, Inc.

Located in West Fairmount Park, the project will construct 45,000sqft indoor arena building, a 4,500sqft connector building, and renovate the existing Chamounix Equestrian Center. The indoor arena will contain a 250'x150' equestrian surface. The connector will contain baths and lockers for students and an indoor tack area. 80 solar panels will make the facility energy-neutral. Rainwater-harvesting tanks will irrigate the indoor riding surface and tie into the new bio-retention basin. The existing stables will be renovated, creating two classrooms and a student lounge with kitchenette. Lesson tack, polo tack and offices will be renovated. Building Systems will be upgraded. Lighting will be replaced with LED fixtures. The RACP Grant is for \$1,300,000 and the total project costs are approximately \$3,000,000.

RACP GRANT: \$1,300,000

WURD Radio, LLC

WURD Radio, LLC (“WURD”) is engaged in the business of original content creation, marketing and distribution across various communications platforms including radio, internet and special events. The scope of work entails the Tenant Improvements/Fit-out of the WURD Radio Station and offices space consisting of 6,000sqft at Project Site 1 (36th & Haverford). In addition, capital improvement to WURD Radio's infrastructure through the repairing of two

AM tower antennas located on a leased property located at Project Site 2 (6501 Essington Avenue). The RACP Grant is for \$1,750,000 and the total project costs are approximately \$3,500,000.

RACP GRANT: \$1,750,000

Zoological Society of Philadelphia

The Zoo will convert the existing Bird Lake to a large outdoor habitat for giraffes, ostrich and Ankole cattle. An existing artificial wetland will be incorporated into a scenic overlook, for close experiences with the giraffes. A pre-manufactured and pre-engineered tensile structure will be erected on a concrete foundation wall to create a new giraffe barn. The structure exceeds the energy code R-values for insulation and has a 25-year warranty with a much longer life span. The barn will have a visitor viewing area, storage and support spaces. Almost half of the indoor barn area will be roaming area for the giraffes in winter. The RACP Grant is for \$1,000,000 and the total project costs are approximately \$3,000,000.

RACP GRANT: \$1,000,000