



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, April 2, 2024, 5:00 p.m. via Zoom. <https://zoom.us/j/98677306381?pwd=Z3U4TTVrR21Ma2tuYVJ6RIY2M0IVQT09>

Meeting ID: 986 7730 6381

Passcode: 973395

- I. Approval of the Minutes of the Authority for the meeting held on Tuesday, March 19, 2024.
- II. Public Comments
- III. Consider and Approve Resolutions authorizing PAID to:
 - A. Amend a contract with C. Abbonizio Contractors Inc. to an amount not to exceed \$22,089,330 to provide construction services for the relocation of Tincum Island Road.
 - B. Amend a contract with Johnson, Mirmiran & Thompson, Inc. (JMT) for \$300,000 bringing the total contract amount to \$2,377,566 to provide engineering services for the Tincum Island Road Relocation Project at the Philadelphia International Airport.
 - C. Amend a contract with a Biohabitats for \$1,000,000 bringing the total contract amount of \$3,000,000 to provide engineering services for a Wetlands Restoration Project at Franklin Delano Roosevelt (FDR) Park in South Philadelphia.

April 2, 2024

RESOLUTION

Philadelphia Authority for Industrial Development

C. Abbonizio Contractors Inc.

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to amend a contract with C. Abbonizio Contractors Inc. to an amount not to exceed \$22,089,330 to provide construction services for the relocation of Tincum Island Road.

Any and 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 the Corporation.

BACKGROUND

The relocation of Tincum Island Road was identified as a critical step to allow for the future expansion of cargo facilities and operations at Philadelphia International Airport (PHL). The City of Philadelphia Division of Aviation recently acquired the Henderson Parcel, a 136-acre parcel located adjacent to the Cargo City area of PHL, consistent with the approved Airport Layout Plan on file with the Federal Aviation Administration for aviation-related development. The goal of the project is to relocate a one-mile portion of Tincum Island Road, currently owned and maintained by Tincum Township into a road anticipated to be owned by PHL in order to incorporate the new area into the airport's current operations area and accommodate expanded air cargo capacity.

The City, acting through its Department of Commerce, Division of Aviation (DOA), has entered into a professional service Provider Agreement with PAID to provide support services to the DOA to make identified DOA real property more suitable for use for cargo handling by users of Philadelphia International Airport. Under that Provider Agreement, PAID was requested to contract with a contractor for construction services for the Tincum Island Road Relocation project. The City has appropriated capital funding that will be allocated for City payment to PAID under the Provider Agreement and obtained a RACP grant that will also go towards funding the project.

C. Abbonizio was deemed the lowest responsible/responsive bid at \$18,801,444 by the selection committee, consisting of members of PIDC, PHL JMT (design engineer), and JBC (construction management consultant). They were also deemed responsive by OEO regarding meeting their goals for the project and entered into a contract with PAID in 2022. On October 3, 2023, the Board approved increasing the contract to an amount not to exceed \$21,431,451 to pay for unforeseen field conditions found during construction. This current amendment is funded by Buckeye Transportation for utility relocation work that will be performed on their behalf under C. Abbonizio's construction contract.

April 2, 2024

RESOLUTION

Philadelphia Authority for Industrial Development

Revision to prior authorization

Johnson, Mirmiran, & Thompson, Inc.

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a contract amendment with Johnson, Mirmiran & Thompson, Inc. (JMT) for \$300,000 bringing the total contract amount to \$2,377,566 to provide engineering services for the Tincum Island Road Relocation Project at the Philadelphia International Airport.

Any and 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 the Corporation.

BACKGROUND

On January 15, 2019, the PAID Board approved a \$1,016,000 contract with JMT to provide engineering services for the Tincum Island Road project on behalf of the City of Philadelphia Division of Aviation (DOA). The Board approved an additional \$592,299 on November 19, 2019, an additional \$200,000 on April 21, 2020, an additional \$177,739 on February 27, 2023, and an additional \$91,528 on September 5, 2023. This project will relocate a one-mile portion of Tincum Island Road currently owned and maintained by Tincum Township into a road to be owned by the DOA in order to incorporate the DOA's acquisition of the 136-acre Henderson Tract into the airport's current operations area and accommodate expanded air cargo capacity.

Since the original contract award, many unforeseen conditions including underground utilities, permitting changes, and soil conditions have increased the previously approved scope of work and have required amendments to the contract. As was the case for the original contract award and subsequent amendments, the funding source for this amendment is City capital funding that has been allocated for City payment to PAID under a Provider Agreement with DOA. MBE participation is 20% and WBE participation is 4%.

April 2, 2024

RESOLUTION

Philadelphia Authority for Industrial Development

Biohabitats

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a contract amendment with Biohabitats for \$1,000,000 bringing the total contract amount of \$3,000,000 to provide engineering services for a Wetlands Restoration Project at Franklin Delano Roosevelt (FDR) Park in South Philadelphia.

Any and 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 the Corporation.

BACKGROUND

On November 5, 2019, the PAID Board approved a \$2,000,000 contract with Biohabitats to provide engineering services for the FDR Park Wetlands project on behalf of the City of Philadelphia Division of Aviation (DOA).

In early 2018, the Philadelphia Division of Aviation (DOA) acquired the Henderson Tract, a 135-acre property in Tinicum Township immediately adjacent to the runway at the Philadelphia International Airport (PHL) for development into an air logistics hub. The property contains jurisdictional wetlands and waterways subject to federal and state regulation that need to be relocated to support the DOA's proposed development.

Since the original contract award, many unforeseen conditions encountered during construction increased the previously approved scope of work. As was the case for the original contract award, the funding source for this amendment is City capital funding that has been allocated for City payment to PAID under a Provider Agreement with DOA. MBE participation is 19% and WBE participation is 11%.