



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

RESOLUTION NO. 190532

Introduced June 6, 2019

**Councilmember Bass
for
Council President Clarke**

**Referred to the
Committee of the Whole**

RESOLUTION

Approving the Fiscal Year 2020 Rebuild Project Statement pursuant to Bill No. 170206.

WHEREAS, Under Bill No. 170206, City Council must approve, by resolution, the Annual Rebuild Project Statement in order to authorize the expenditure of proceeds of Rebuild bonds; and

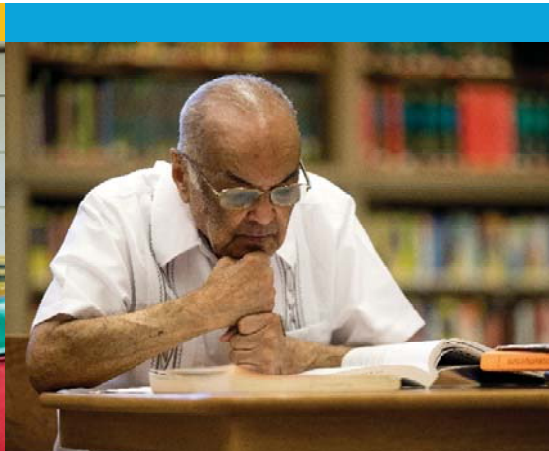
WHEREAS, Council now wishes to approve the Rebuild Project Statement for Fiscal Year 2020; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the Fiscal Year 2020 Project Statement, attached hereto as "Exhibit A", is hereby approved.



Project Statement

FY2020



Building stronger communities – one park, recreation center & library at a time.

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REBUILD Project Statement FY2020

In accordance with Bill No. 170206, this Rebuild Project Statement sets forth a proposed plan for disposition of Rebuild bond proceeds pursuant to that ordinance, as follows:

- I. Site Selections through FY2020;
- II. Plan for disposition of proceeds of bonds issued by the Philadelphia Authority for Industrial Development (“PAID”); and
- III. Projected Rebuild Revenues and Expenditures, FY2020.

Rebuild bond proceeds will be used exclusively for capital improvements at City of Philadelphia libraries, parks and recreation centers. Grant funds and City Capital funds will also be used for capital improvements. Community engagement work, workforce development programming, and supports for diverse, local businesses will be funded by grant funds.

This document covers the time period of July 2019 to June 2020 (FY2020). Rebuild Project Statements will continue to be proposed to Council on an annual cycle going forward.

Background

Rebuilding Community Infrastructure (Rebuild) is expected to invest hundreds of million dollars in Philadelphia’s parks, recreation centers, playgrounds and libraries. Rebuild seeks to revitalize shared public spaces, empower and engage communities, and promote economic opportunity through diversity and inclusion.

- Physical Improvements. Prior to Rebuild, following decades of under-investment and deferred maintenance due to competing budget priorities, only 10% of more than 400 neighborhood Free Library of Philadelphia (FLP) and Philadelphia Parks and Recreation (PPR) facilities were considered to be in excellent condition. The remaining 90% of facilities were in need of improvements, ranging from small scale renovations to complete overhauls. Preliminary construction cost estimates for potential Rebuild sites ranged from \$50,000 to more than \$13 million. Over the course of Rebuild, improvements will be completed at sites selected jointly by City Council and the Administration based on existing data and other information on physical conditions and community factors, as well as data and information gathered through Rebuild’s planning process.
- Community Engagement and Empowerment. Rebuild will engage individuals who use and live near selected sites in the planning process for major projects, thus creating opportunities for them to provide input that will inform improvements and eventual programming at the facility. Rebuild is also working with Parks and Recreation and the Free Library to provide resources and supports to groups that are committed to stewarding and programming their local recreation center, library, park, or playground (e.g., Friends Groups and Advisory Councils).
- Diversity and Economic Inclusion. Rebuild aims to serve as a model for diversity and economic inclusion in the design and construction industries by helping connect minority- and women-owned businesses with contracting opportunities through outreach and technical support. Additionally, Rebuild will be helping Philadelphians find family-sustaining employment in the construction

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industry through two workforce development programs. Efforts will focus on minorities and women and will include tracks for individuals who are new to the construction industry as well as experienced workers who have not previously gained membership in the trades.

Rebuild Funding

Rebuild will be funded by both public and private sources and is made possible by the Philadelphia Beverage Tax. Dedicated funding for Rebuild will include bond proceeds; City of Philadelphia (City) capital funding; and grants, more than \$113 million of which is already available. These sources are summarized in Table 1 below. Section III of this document indicates the portion of revenues expected to be received during the FY2020 time period covered by this Project Statement.

Table 1
Total Projected Rebuild Funding Sources (\$M)

Source	Current Available Funding	Potential Funding Range	Total
Rebuild Bonds (Issued by PAID)	\$87	\$153 - \$188	\$240 - \$275
City GO Capital Funds	\$17	\$31	\$48
Grants – (Philanthropic, State/Federal)	\$9	\$111 - \$141	\$120 - \$150
TOTAL	\$113	\$295 - \$360	\$408 - \$473

Site Selections through FY2020



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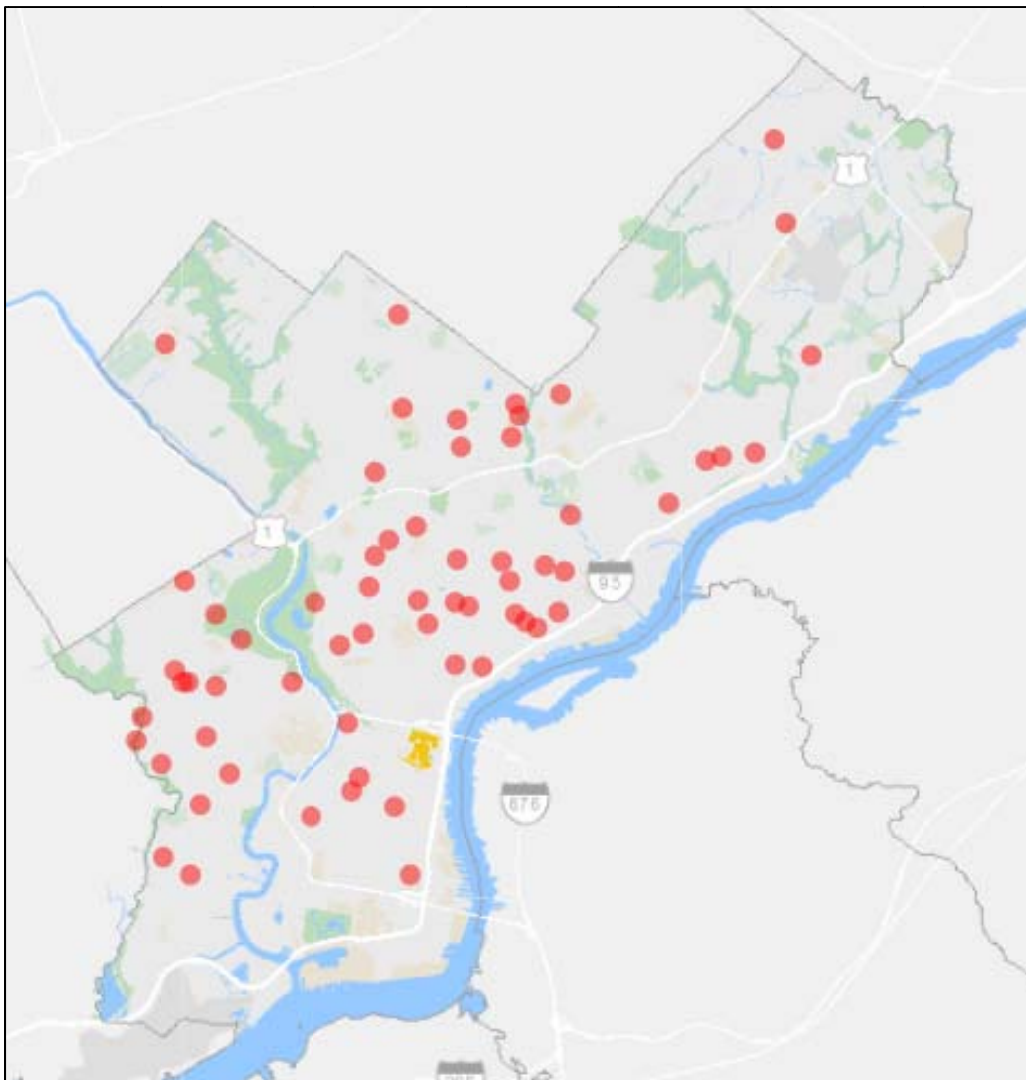
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I. Site Selections through FY2020

The Rebuild sites presented in this section have been selected based on the following:

- Information provided by members of City Council.
- Information about the physical conditions of sites;
- Information provided by staff of PPR and FLP; and
- Information about Philadelphia neighborhoods, indicating where investments can further the Administration's primary goal of working in areas with great needs, like poverty, drug offenses, and health risks, and the secondary goal of encouraging investment that could help stabilize or revitalize a community.

Locations of Approved Rebuild Sites



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Tables 2a and 2b below list the Philadelphia Parks and Recreation and Free Library of Philadelphia sites that will be eligible for Rebuild funding in FY2020 and may be leased to PAID for implementation by Project Users. The sites in Table 2a are new in FY2020; the sites in Table 2b are the 64 sites that were approved in the FY18-FY19 Project Statement and will continue to be implemented in FY2020.

Table 2a: FY2020 Sites Eligible for Rebuild Funding

CD	Site Name	Address
1	Mifflin Square	500 Wolf Street
2	Eastwick Park Playground	7401 Lindbergh Boulevard
3	Library – George Institute	1461 N. 52nd Street
4	Tustin Playground	5901-29 W. Columbia Avenue
5	Hartranft Recreation Center	800 W. Cumberland Street
6	Bridesburg Recreation Center	4625 Richmond Street
7	Towey Recreation Center	144 W. Berks Street
8	Morris Estate Recreation Center	1610 E. Chelton Avenue
9	Simons Recreation Center	1601-35 E. Walnut Lane
10	Picariello Playground	Red Lion & Calera Streets

Table 2b: FY2018-2019 Sites Eligible for Rebuild Funding

CD	Site Name	Address
5	8th & Diamond Playground	2032-62 N 8th Street
4	Al Pearlman Sports Complex	600 Port Royal Avenue
5	Athletic Recreation Center	1450 N 26th Street
8	Barrett Playground	641 Lindley Avenue
8	Belfield Recreation Center	2109 W Chew Avenue
1	Capitolo Playground	900 Federal Street
4	Carousel House	1701 Belmont Avenue
4	Carroll Park	5801 W Girard Avenue
5	Cecil B Moore Recreation Center	2020-50 W Lehigh Avenue
9	Cherashore Playground	851 W Olney Avenue
2	Chew Playground	1800 Washington Avenue

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CD	Site Name	Address
3	Cobbs Creek Environmental Center	700 Cobbs Creek Parkway
3	Cobbs Creek Park & Rec Center	280 Cobbs Creek Parkway
1	Cohocksink Recreation Center	2901 Cedar Street
6	Disston Recreation Center	4423 Longshore Avenue
5	East Poplar Playground	800 N 8th Street
5	Fishtown Recreation Center	1202-32 E Montgomery Avenue
5	Fotteral Square	2400 N 11th Street
10	Fox Chase Recreation Center	601 Borbeck Avenue
2	Francis J Meyers Recreation Center	5800 Chester Avenue
6	Frank Glavin Playground	3267-81 Almond Street
10	Gifford Playground	575 Tomlinson Road
5	Hancock Playground	147 Master Street
8	Happy Hollow Recreation Center	4740 Wayne Avenue
1	Harrowgate Park	3455 Kensington Avenue
10	Hayes Playground	9850 Roosevelt Boulevard
1	Heitzman Recreation Center	2136 Castor Avenue
2	James Finnegan Playground	6801 Grovers Avenue
8	Jerome Brown Playground	1919-41 W Ontario Street
4	John C. Anderson Cultural Center	5325 Overbrook Avenue
3	Kingsessing Recreation Center	4901 Kingsessing Avenue
9	Lawncrest Recreation Center	6000 Rising Sun Avenue
3	Library Branch – Blanche A. Nixon	5800 Cobbs Creek Parkway
5	Library Branch – Cecil B. Moore	2101-35 Cecil B. Moore Avenue
5	Library Branch – Fishtown	1202-32 E Montgomery Avenue
4	Library Branch – Haverford Avenue	5543 Haverford Avenue
3	Library Branch – Kingsessing	4901 Kingsessing Avenue
9	Library Branch – Lawncrest	6000 Rising Sun Avenue
8	Library Branch – Nicetown-Tioga	3720 N Broad Street

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CD	Site Name	Address
2	Library Branch – Paschalville	6942 Woodland Avenue
1	Library Branch – Richmond	2987 Almond Street
9	Library Branch – West Oak Lane	2000 Washington Lane
4	Library Branch – Wynnefield	5325 Overbrook Avenue
3	Malcolm X Memorial Park	5100 Pine Street
4	Mander Playground	33rd and Diamond Streets
2	Marian Anderson Recreation Center	740 S 17th Street
5	Martin Luther King Recreation Center	2101-35 Cecil B. Moore Avenue
7	McPherson Square	601 E Indiana Avenue
7	McVeigh Recreation Center	400-64 E Ontario Street
3	Miles Mack Playground	732-66 N 36th Street
6	Moss Playground	5700 Torresdale Avenue
1	Murphy Recreation Center	300 Shunk Street
7	Nelson Playground	2500-34 N 3rd Street
9	Olney Recreation Center / Hammond and Nedro	100 E Godfrey Avenue
8	Panati Recreation Center	3101-27 N 22nd Street
4	Parkside Fields	West Fairmount Park
10	Pelbano Recreation Center	8101 Bustleton Ave
7	Piccoli Playground	1501 E Bristol Street
6	Pleasant Hill Park	9201 N Delaware Avenue
1	Powers Park	2987 Almond Street
7	Rivera Recreation Center	3201 North 5th Street
6	Russo Park Playground	7301 Torresdale Avenue
4	Shepard Recreation Center	5700 Haverford Avenue
1	Trenton & Auburn Playground	2200 E Auburn Street
2	Vare Recreation Center	2600 Morris Street
8	Vernon Park	5710-18 Germantown Avenue
6	Vogt Recreation Center	4131 Unruh Avenue

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CD	Site Name	Address
7	Waterloo Playground	2502-12 N Howard Street
3	West Mill Creek Playground	5100 Westminster Avenue
9	Zeihler Playground	200-64 E Olney Avenue

Intended Uses of Rebuild Bond Proceeds



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II. Intended Uses of Rebuild Bond Proceeds

Bonds for Rebuild will be issued by PAID, as authorized by Bill no. 170206. The first tranche was issued in November 2018 in the amount of \$86.5 million, following a favorable resolution of the Philadelphia Beverage Tax litigation. The other two tranches are expected to be issued at two-year intervals, although timing will be subject to adjustment based on the rate of spending of proceeds. The final amounts of future issuances will depend on market conditions at the time of issuance, but are estimated to each be within range of \$77 to \$95 million.

Rebuild bonds may be used for purposes that are eligible under applicable bond covenants – generally, for construction and related design services. Proposed expenditures are subject to a review by the Office of the Director of Finance and the Office of the City Controller to verify capital eligibility under current guidelines¹. Table 3 below shows projected uses of Rebuild bond proceeds as well as other funding sources for the period July 2019 to June 2020. Each of the categories are described below.

Table 3
Projected Use of Rebuild Bond Proceeds, FY2020 (\$M)

Budget Category	Rebuild Bonds [1]	Other Sources (see Table 7)	Total
Design and Pre-Construction	\$9.0	\$1.2	\$10.2
Construction	\$56.7	\$11.0	\$67.7
Project Management & Project Review Team	\$4.6	\$0.0	\$4.6
Diversity & Inclusion[2]	\$0.5	\$5.2	\$5.7
Community Engagement[3]	\$0.0	\$1.3	\$1.3
Administrative Costs	\$0.0	\$2.3	\$2.3
Contingency	\$5.7	\$1.1	\$6.8
TOTAL	\$76.5	\$22.1	\$98.6

[1] Uses of Bond Proceeds are subject to Philadelphia City Council approval, pursuant to Bill no. 170206, Section 2.

[2] Rebuild diversity and inclusion expenditures (workforce development and small business supports) are not expected to be capital eligible. EOP Monitoring is expected to be capital eligible.

[3] Rebuild community engagement work is generally not expected to be capital eligible.

¹ Please refer to City of Philadelphia Capital Eligibility Guidelines Effective March 21, 2014.

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Design and Pre-Construction. This budget line will accommodate design services, including “on call” design services or services not related to a specific project (e.g., prototypes or standard details) and environmental testing.

Construction. Construction expenditures will be spent on the following:

- *Approved Sites.* Rebuild projects at approved sites will be managed by Project Users, the Philadelphia Redevelopment Authority (PRA), by PPR skilled trades staff, or by the City’s capital project management staff. Projects may be implemented individually or may be grouped and managed together to achieve economies of scale or to allow for a more predictable and continuous stream of work for small, local businesses and for workforce program participants and graduates.
- *Materials and equipment for PPR skilled trades projects.* PPR skilled trades staff are well qualified for projects of limited size, scope and complexity, for example plumbing, HVAC and roofing projects. PPR receives an additional \$2 million in operating funds per year for skilled trades staff for Rebuild projects; this budget line would fund the materials and equipment purchases.

Project Management & Project Review Team Services. Professional services may be required to fulfill the functions of the Project Review Team defined in the Rebuild Ordinance. This line also includes such program/ project management services as project status tracking and reporting; review of grant amendment requests; review of construction documents for consistency with PPR or FLP requirements; and construction inspection.

Diversity & Inclusion. This category includes costs related to providing pathways for more minorities and women into the building trades; specifically, costs associated with paid, on-the-job training for participants, and training, education, and supports provided while participants prepare to take an apprentice test. This category also includes the costs of consultant support in connecting minority- and women-owned businesses to Rebuild contract opportunities and providing them with supports to help build their capacity and sustainability. Finally, this category includes Economic Opportunity Plan (EOP) monitoring.

Community Engagement. The majority of this category includes costs incurred by Project Users in developing and implementing high-quality community engagement in concert with project scope development and design. It also includes the costs of working with Parks and Recreation and the Free Library to support friends groups and advisory councils, as well as developing the capacity of City employees to support the work of friends groups, recreation advisory councils, and other community groups. Expenditures in this category will be entirely grant funded.

Administrative Costs. Administrative costs include overall program coordination; development of reports for City Council, the Oversight Board, and the public; and financial management.

Contingency. Contingency will be used to fund unanticipated costs. The contingency amount is set at 10% of projected construction expenditures.

Projected Rebuild Revenues and Expenditures FY2020



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III. Projected Rebuild Revenues and Expenditures, FY2020

This section describes projected amounts and sources of funding and anticipated spending for the period of this Project Statement, including bond proceeds as described in the prior section as well as other funding sources. Table 4 below shows Rebuild funding sources for the period FY2017 to FY2020.

Table 4
Rebuild –Program Funding Sources, FY2017-FY2020 (\$M)

	Actual FY 2017	Actual FY 2018	Projected FY 2019	Projected FY 2020	Total
Rebuild Bonds	\$0.0	\$0.0	\$86.5	\$0.0	\$86.5
City GO Capital Funds	\$1.0	\$8.0	\$8.0	\$8.0	\$25.0
Grants	\$0.7	\$4.4	\$3.7	\$10.7	\$19.5
TOTAL	\$1.7	\$12.4	\$98.2	\$18.7	\$131.0

Rebuild Bonds. As described above, the single largest source of funding for Rebuild will be bonds to be issued by PAID, authorized by Bill no. 170206. The first tranche was issued in November 2018, following a favorable resolution of the Philadelphia Beverage Tax litigation. The other two tranches are expected to be issued at two-year intervals, although timing will be subject to adjustment based on the rate of spending of proceeds. The final amounts of future issuances will depend on market conditions at the time of issuance.

City GO Capital Funds. Planned Rebuild funding sources include \$48.0 million in City of Philadelphia capital funds. FY2017, FY2018 and FY2019 amounts were in the approved Capital Budgets for those years; amounts for future years were included in the Six Year Capital Program for Fiscal Years 2020-2023. These funds are designated for Rebuild in annual capital appropriations of Philadelphia Parks and Recreation and the Free Library of Philadelphia. FY2017-FY2020 capital budget amounts for Rebuild are itemized in Table 5 below.

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Table 5
City GO Capital for Rebuild, FY2017-2020 (\$M)

FY	Dept. Budget	Programmed Amt (M)	Encumbered (M)	Available (M)
FY 2017 ²	PPR	\$0.0	\$0.0	\$0.0
FY 2017	FLP	\$1.0	\$1.0	\$0.0
FY 2018	PPR	\$7.0	\$1.1	\$5.9
FY 2018	FLP	\$1.0	\$0.1	\$0.9
FY 2019	PPR	\$7.0	\$0.0	\$7.0
FY 2019	FLP	\$1.0	\$0.0	\$1.0
FY 2020	PPR	\$7.0	\$0.0	\$7.0
FY 2020	FLP	\$1.0	\$0.0	\$1.0
	Total	\$25.0	\$2.2	\$22.8

Grant Funds. To date, Rebuild has the following conditional grant commitments:

- Up to \$100 million from the William Penn Foundation, including \$4.8 million to launch the program. The actual amount will depend on the total amount of bonds issued for Rebuild and additional funds that Rebuild raises; and
- \$725,000 for community engagement, design, and construction.

Table 6 below shows grant funds for the period FY2017 to FY2020. The \$10.7 million of grant funds for July 2019 to June 2020 shown in Table 4 above is the amount anticipated to be received out of current grant commitments.

Table 6
Rebuild Grant Funds, FY2020 (\$M)

	Actual FY 2017	Actual FY 2018	Projected FY 2019	Projected FY 2020	FY17-FY20 Total
Start-up Grant	\$0.5	\$4.3	\$0.0	\$0.0	\$4.8
Contingent on Bonds	\$0.0	\$0.0	\$3.5	\$10.0	\$13.5
Contingent on Grants, 1:2 Match	\$0.0	\$0.0	\$0.1	\$0.3	\$0.4
Other Grants	\$0.2	\$0.1	\$0.2	\$0.4	\$0.8
Total	\$0.7	\$4.4	\$3.7	\$10.7	\$19.5

² Rebuild first appeared in the Capital Budget and Program in FY 17. At the time the legislation was introduced, Rebuild appropriations were placed under Parks and Recreation's "Buildings, Courts and Play areas" budget line. The Philadelphia Beverage Tax litigation began shortly after the introduction of the FY17 Capital Budget, thereby significantly delaying the start of the program. Given this delay, the Administration redirected the funds to address needs at existing Parks and Recreation facilities. The Administration added \$7M to FY 23 so that the total Capital Program commitment remains \$42M under Parks and Recreation and \$6M under Library for a total of \$48M for the Rebuild Program.

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Efforts are underway to obtain additional grant commitments for Rebuild. Every grant dollar raised will release a portion of the William Penn Foundation funding – \$1 of match for every \$2 commitment – as an incentive for donors.

Table 7
Rebuild Projected Expenditures by Source, FY2020 (\$M)

Budget Category	Rebuild Bonds [1]	GO Capital	Grants	Total
Design and Pre-Construction	\$9.0	\$1.2	\$0.0	\$10.2
Construction	\$56.7	\$10.2	\$0.8	\$67.7
Project Management & Project Review Team	\$4.6	\$0.0	\$0.0	\$4.6
Diversity & Inclusion[2]	\$0.5	\$0.0	\$5.2	\$5.7
Community Engagement[3]	\$0.0	\$0.0	\$1.3	\$1.3
Administrative Costs	\$0.0	\$0.0	\$2.3	\$2.3
Contingency	\$5.7	\$1.0	\$0.1	\$6.8
TOTAL	\$76.5	\$12.4	\$9.7	\$98.6

[1] Uses of Bond Proceeds are subject to Philadelphia City Council approval, pursuant to Bill no. 170206, Section 2.

[2] Rebuild diversity and inclusion expenditures (workforce development and small business supports) are not expected to be capital eligible. EOP Monitoring is expected to be capital eligible.

[3] Rebuild community engagement work is generally not expected to be capital eligible.

Table 7 above shows projected expenditures by funding source. It is similar to Table 3 in the previous section, except that it breaks out projected expenditures for each source of Rebuild funding. As shown in the table, the costs of community engagement and most of Rebuild’s diversity & inclusion work³ are not expected to be eligible uses for Rebuild bond proceeds or GO capital. These efforts will be funded from grant sources, as will Rebuild’s administrative costs.

Each of the categories in Table 7 are as defined in the previous section.

³ EOP monitoring is capital eligible. All other costs in the Diversity & Inclusion category are not capital eligible.

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