City of Philadelphia

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

RESOLUTION NO. 250892

Introduced October 16, 2025

Councilmember Phillips for Council President Johnson

RESOLUTION

Approving the Rebuild Project Statement for Fiscal Year 2026 pursuant to Bill No. 170206.

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

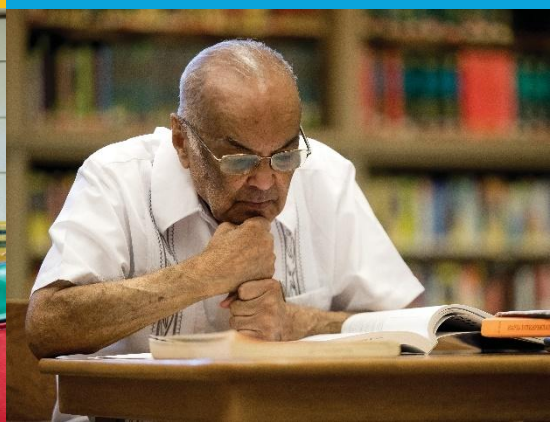
WHEREAS, Council wishes to approve the Rebuild Project Statement for Fiscal Year 2026; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the Rebuild Project Statement for Fiscal Year 2026, attached hereto as "Exhibit A," is hereby approved.

Rebuild PHILADELPHIA

Project Statement

FY2026



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

REBUILD
Project Statement
FY2026

Per Executive Order Number 6-24 the Capital Program Office was established with responsibility for overseeing the Rebuild program authorized by Bill No. 170206.

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. Projected Rebuild Revenues and Expenditures, FY2026
II. Site Selections FY2026

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

Background
Rebuilding Community Infrastructure (Rebuild) is investing hundreds of million dollars in Philadelphia's parks, recreation centers, playgrounds, and libraries. Rebuild is revitalizing shared public spaces, engaging communities, and promoting economic opportunity through diversity and inclusion.

- Physical Improvements - Following decades of under-investment and deferred maintenance because of competing budget priorities, only 10% of more than 400 neighborhood Free Library of Philadelphia (FLP) and Philadelphia Parks and Recreation (PPR) facilities are considered to be in excellent condition. The remaining 90% of facilities need improvements ranging from small-scale renovations to complete overhauls. Improvements are being completed on approved Rebuild sites.
- Community Engagement - Rebuild is engaging community residents and other stakeholders who live near and use recreation centers, parks, or library sites in the planning process. This engagement provides opportunities that will inform improvements and future programming at facilities.
- Diversity and Inclusion - Rebuild is serving as a model for diversity and economic inclusion in the design and construction industries by connecting minority- and women-owned businesses with contracting opportunities through outreach and technical support. Rebuild's goal is to connect Philadelphians to family-sustaining employment in the construction industry. Rebuild's Rebuild Ready and Emerging Vendors business support programs provide high-touch and technical assistance to women and minority owned businesses. The programs provide in depth assistance to build business capacity to increase their ability to bid on Rebuild and other public work projects. Additionally, these efforts reduce barriers for minority and women owned enterprises to obtain minority and women business enterprise certification (MWBE).

Projected Rebuild Revenues and Expenditures FY2026

Projected Rebuild Revenues

Rebuild is funded by both public and private revenue sources and is made possible by the Philadelphia Beverage Tax. Dedicated funding for Rebuild includes bond proceeds, City of Philadelphia (City) capital funding, and grants. These sources are summarized in Table 1 below.

Table 1
Current and Anticipated Rebuild Funding Sources ($M)

Source	Current Funding (FY17 – FY26)	Anticipated Future Funding	Total
Rebuild Bonds (Issued by PAID)	$190	$110	$300
City GO Capital Funds	$105	$10	$115
William Penn Foundation Grant	$53	$47	$100
Other Awarded Grants	$62	$0	$62
TOTAL	$410	$167	$577

Adjustments to projected revenue have been made based on several factors including:

- First bond amount was adjusted to reflect lower Beverage Tax proceeds
- The Philadelphia Beverage Tax litigation resulted in a 24-month delay to launching the program and therefore limited the ability to fundraise from private donors.
- Awarded grants exceed original goal
- Additional Capital funds added to program above originally budgeted $48M

Rebuild Bonds - The single largest source of funding for Rebuild will be bonds issued by PAID, authorized by Bill No. 170206. The first tranche was issued in November 2018 (FY19), following a favorable resolution of the Philadelphia Beverage Tax litigation. The second tranche of $100M was issued in June 2024, and the third tranche is expected by October 2025. The final amounts of future issuances will depend on market conditions at the time of issuance and the pace of current spending.

City GO Capital Funds - Rebuild funding sources include $48 million in City of Philadelphia capital funds. FY2017 through FY2025 amounts were in the approved Capital Budgets for those years. An additional $40 million was added through the FY24 mid-year transfer ordinance. Additional capital funds of $27M were added for specific sites in FY25 and FY26.

Grant Funds - Rebuild has a grant commitment of up to $100 million from the William Penn Foundation, including $4.8 million to launch the program. To date, Rebuild has been awarded $62 million of grant funding; this will leverage an additional $20 million of William Penn Foundation funds. The $190 million in Bond funds and $115 million in Capital funds provided by the City has leveraged an additional $75 million from the William Penn Foundation.

Projected Rebuild Expenditures

Table 2 shows projected expenditures by budget category and by each funding source. As shown in the table, the costs of community engagement and most of Rebuild's diversity and inclusion work are not expected to be eligible uses for Rebuild bond proceeds or GO capital. These efforts, along with Rebuild's administrative costs, will be funded by grant funds.

Table 2
Rebuild Projected Expenditures by Source, FY2026 ($M)

Budget Category	Rebuild Bonds	GO Capital	Grants	FY26 Total
Design and Pre-Construction	$4.3	$0.8	$0.7	$5.8
Construction	$65.5	$19.4	$35.6	$120.5
Project Management	$5.8	$0.3	$4.0	$10.1
Diversity & Inclusion - EOP Monitoring*	$2.4	$0.1	$0.0	$2.5
Diversity & Inclusion - Workforce Development, Business Supports*	$0.0	$0.0	$1.6	$1.6
Community Engagement **	$0.0	$0.0	$0.9	$0.9
Administrative Costs **	$0.0	$0.0	$3.2	$3.2
TOTAL	**$78.0**	**$20.6**	**$46.0**	**$144.6**

**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.*

***Rebuild community engagement and administrative costs are generally not expected to be capital eligible.*

Intended Uses of Rebuild Bond Proceeds

Bonds for Rebuild will be issued by PAID, as authorized by Bill No. 170206. The first tranche of $86.5 million was issued in November 2018, following a favorable resolution of the Philadelphia Beverage Tax litigation. The second tranche of $100 million was issued in June 2024. The final amounts and timing of future issuances will depend on market conditions at the time of issuance but will not exceed the total of $300 million approved by Bill No. 170206.

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 guidelines.[1]. Table 3 below shows projected uses of Rebuild bond proceeds for the period of July 2025 to June 2026. Council's prior approval of the FY24 Project Statement authorized the use of $273M of the bond proceeds. This Project Statement does not request authorization of additional bond funds. Each of the budget categories is described after the table.

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

Table 3
Projected Use of Rebuild Bond Proceeds, FY2026 ($M)

Budget Category	Previously Approved Rebuild Bonds	Rebuild Bonds Subject to Council Approval	FY 2026 Total
Design and Pre-Construction	$33.6	$0.0	$33.6
Construction	$212.7	$0.0	$212.7
Project Management	$21.4	$0.0	$21.4
Diversity & Inclusion*	$5.3	$0.0	$5.3
TOTAL	**$273.0**	**$0.0**	**$273.0**

**EOP Monitoring is the only type of Diversity and Inclusion expenditure that is bond funded. Other Diversity and Inclusion expenditures such as Workforce Development and Business Supports are grant funded. Refer to Table 2 for the full category budget, inclusive of grant funds.*

BOND FUNDED BUDGET CATEGORIES

- Design and Pre-Construction - This budget line will accommodate all design services.

- Construction - Construction expenditures will be spent on Rebuild projects at approved sites. Most projects will be managed by Project Users, the Philadelphia Redevelopment Authority (PRA), or by the City's capital project management contracts. 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. The construction budget includes an industry standard 10% contingency.

- Project Management - This line includes the oversight of Rebuild projects to ensure high quality design and construction projects. It is inclusive of such program/project management services as project status tracking and reporting; review of construction documents for consistency with PPR or FLP requirements; and construction inspection.

- Diversity & Inclusion. This category includes Economic Opportunity Plan (EOP) monitoring, which is the only bond eligible task in this category. (See Table 2 on page 6 for the full budget across all funding categories.)

GRANT FUNDED BUDGET CATEGORIES

- Diversity & Inclusion - This category includes costs related to providing pathways for more minorities and women and other underserved communities 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 apprentice tests. This category also includes the costs of professional training to support small, emerging, minority-owned and women-owned businesses to secure Rebuild contracts and build their capacity and sustainability.

- Community Engagement - This category includes costs associated with developing and implementing community engagement through community meetings, awareness building and capacity building.

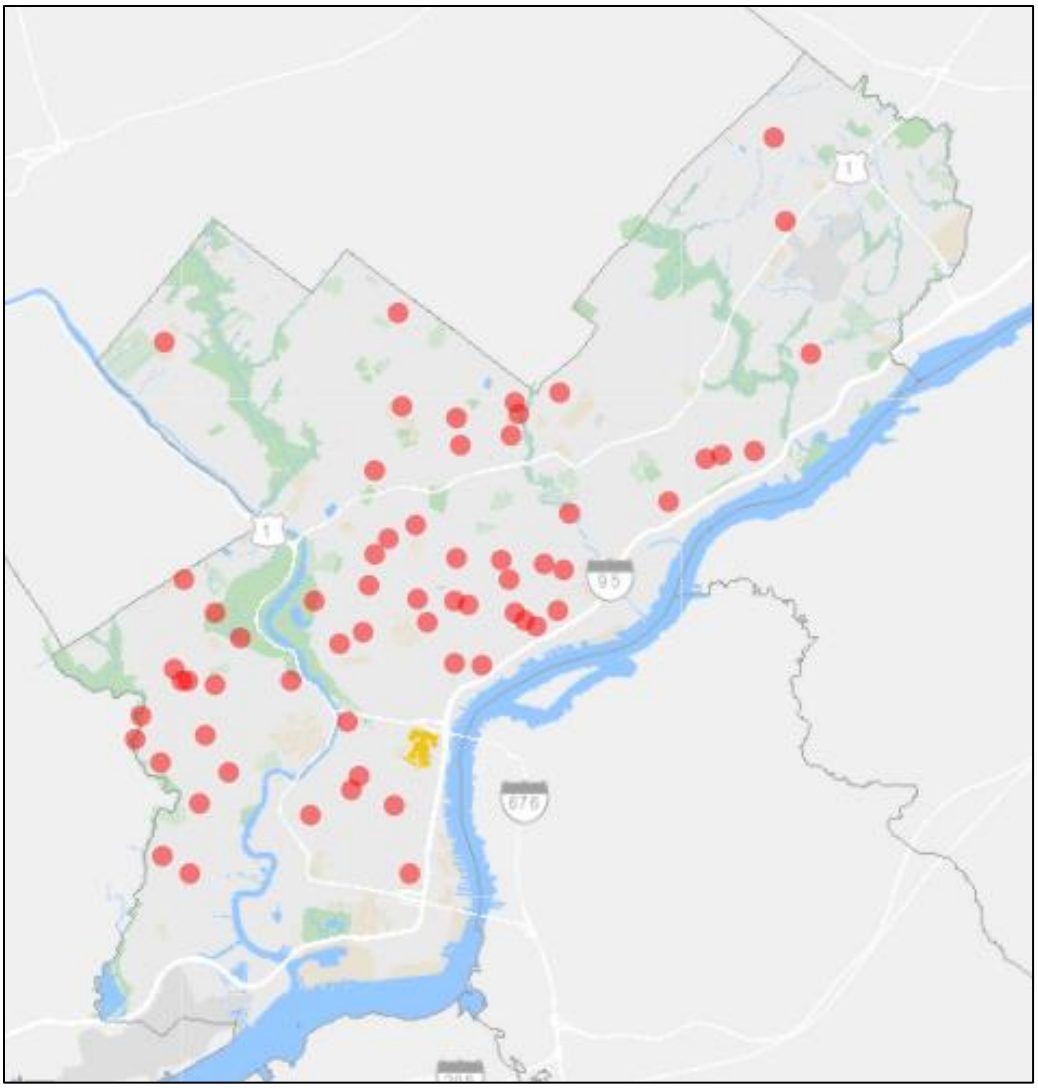
- Administrative Costs - Administrative costs include staffing, overall program coordination, reporting and financial management.

Site Selections FY2020 – FY2026

II. Site Selections - FY2020 – FY2026

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
- Information gathered from City data US Census Data and The Reinvestment Fund's Market Value Analysis data 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

Tables 4 below list the Philadelphia Parks & Recreation and Free Library of Philadelphia sites that will be eligible for Rebuild funding in FY2026 and may be leased to PAID for implementation. The sites in Table 4 are the 72 sites that were approved in the FY18-FY19 Project Statement and will continue to be implemented in FY2026. No new sites are proposed to be added at this time.

Table 4: 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
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

CD	Site Name	Address
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
7	Library Branch - McPherson	601 E Indiana Avenue
8	Library Branch – Nicetown-Tioga	3720 N Broad Street
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

CD	Site Name	Address
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 Games	West Fairmount Park
4	Parkside Practice	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
7	Waterloo Playground	2502-12 N Howard Street
3	West Mill Creek Playground	5100 Westminster Avenue
9	Ziehler Playground	200-64 E Olney Avenue