

29th and Cambria Field Operations Headquarters

Facility Plan Overview

*Investing in our workforce
for a sustainable future.*

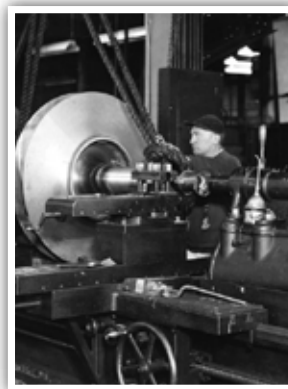
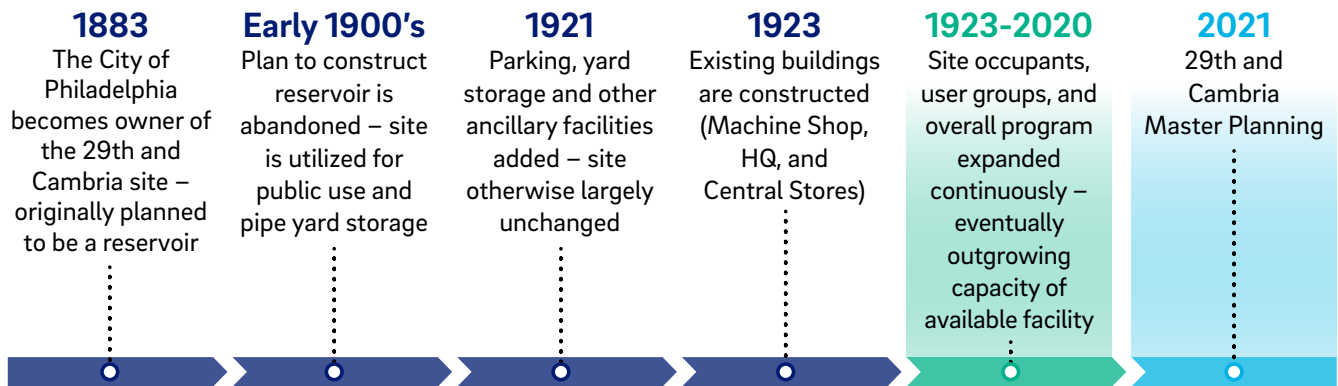
**PHILADELPHIA
WATER**
DEPARTMENT



April 2024



Continuity as a Field Operations Hub for 100 years

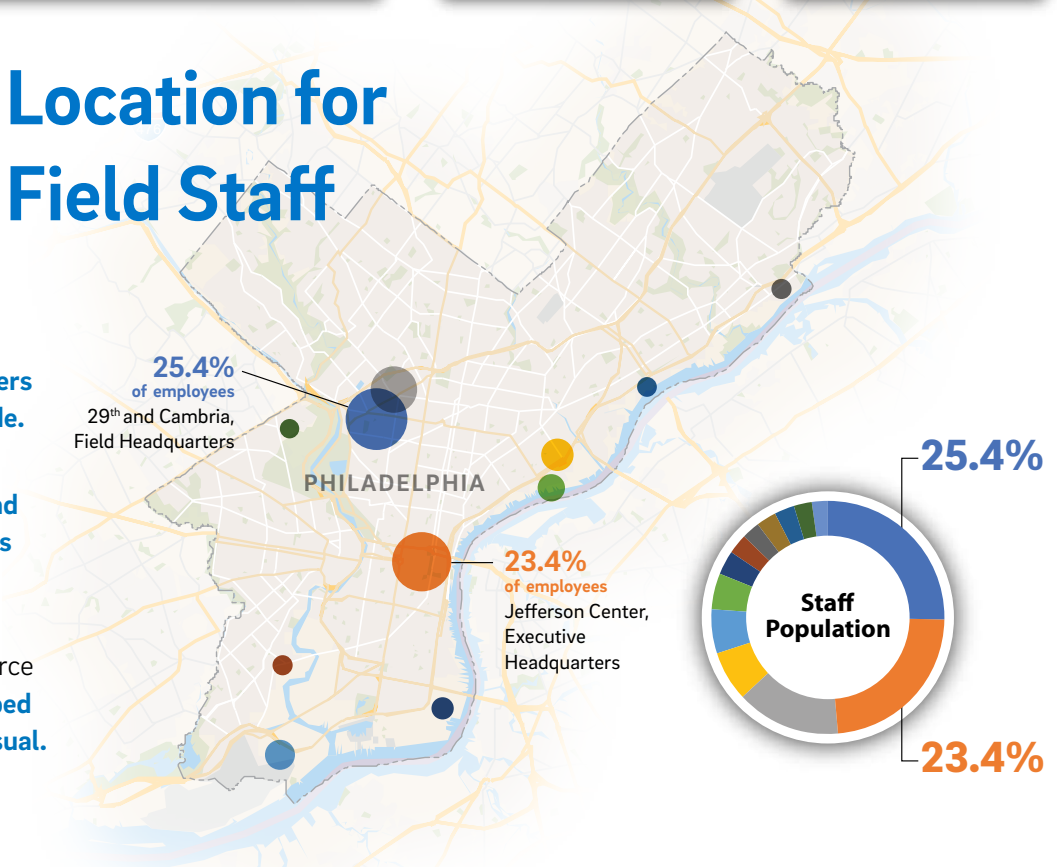


Essential Location for Essential Field Staff

Centrally located within the City means **minimal response time to customers street addresses City wide.**

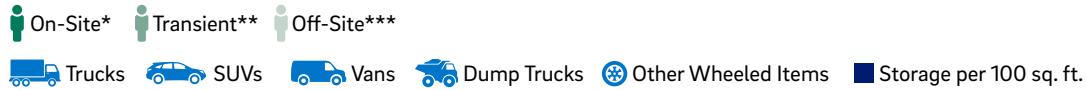
Proximity to major city roadways **reduces fuel and travel time to PWD plants and major facilities.**

Home to more than a quarter of PWD's workforce - **reporting to the revamped site will be business as usual.**



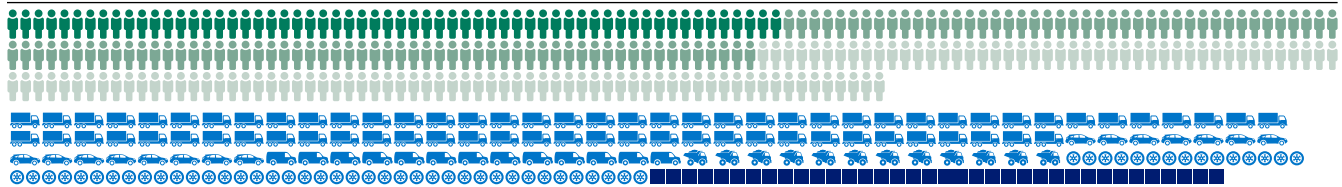
Field Personnel - Service Vehicles - Materials

Facility Supports 9 PWD User Groups in their over arching mission to maintain customer water service.



USER GROUPS

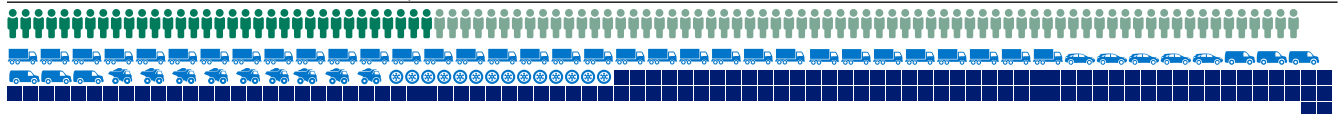
DISTRIBUTION



LOAD CONTROL (LC)



FACILITIES MANAGEMENT (FM)



SECURITY (SC)



METERING (MT)



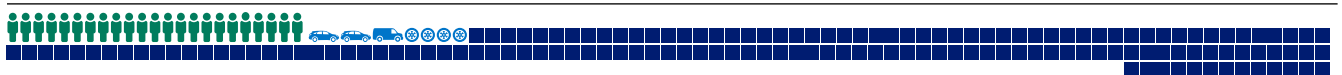
DELINQUENCY AND RESTORATION (DR) (NOT CURRENTLY ON-SITE)



CUSTOMER FIELD SERVICES (CFS)



MATERIAL MANAGEMENT (MM)



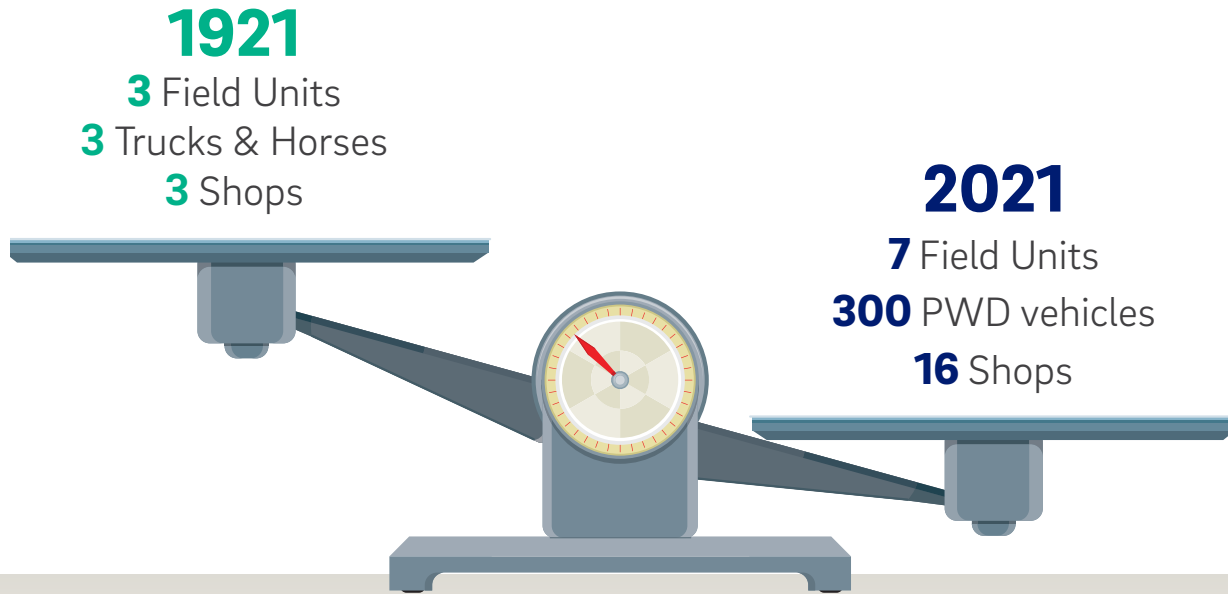
SURVEY (NOT CURRENTLY ON-SITE)



- * On-Site Employees: Remain at the 29th and Cambria Complex for the entirety of their shifts.
- ** Transient Employees: Report to the 29th and Cambria complex to meet with their managers, retrieve supplies and equipment, and receive their work assignments before mobilizing to different parts of the City to complete their tasks.
- *** Off-Site Employees: Do not come to the site daily but do receive: all materials and uniforms from site and visit the site for training, both on-boarding and safety.

Existing Site Stretched Beyond Capacity

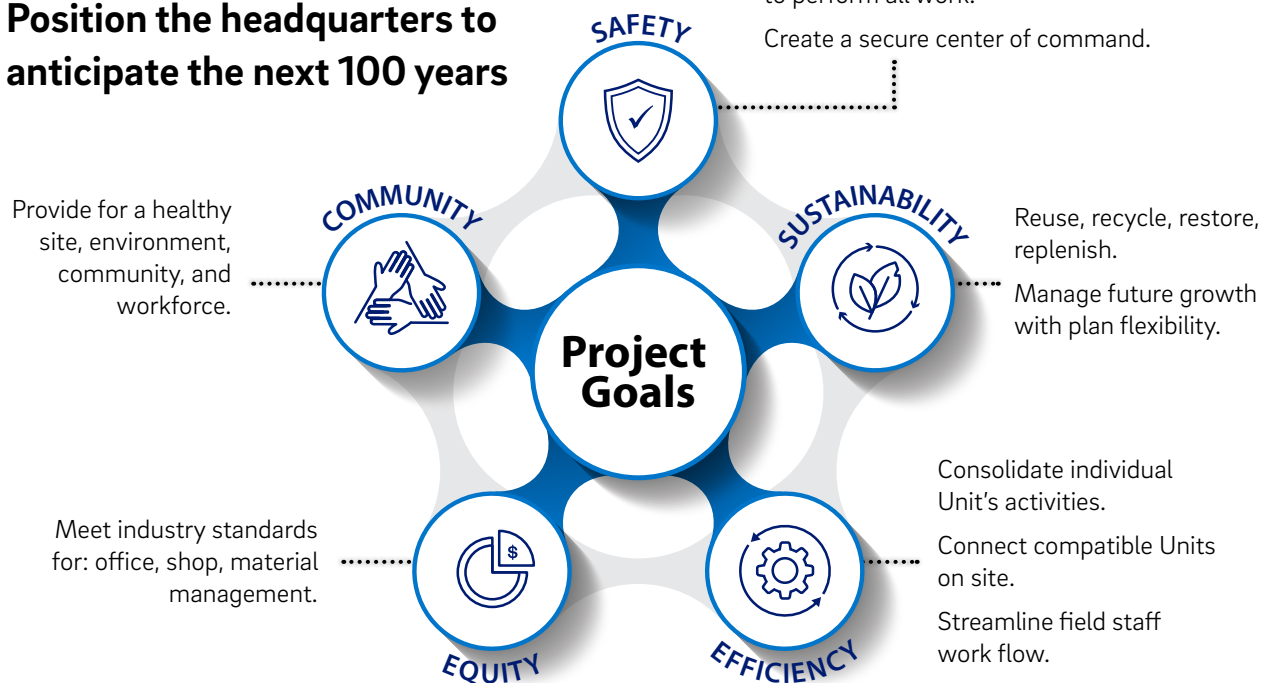
100-year-old Buildings Pushed Beyond Useful Lives



Project Goals

- ✓ Transform the facility to solve the immediate needs of PWD
- ✓ Position the headquarters to anticipate the next 100 years

- Separate PWD foot traffic from PWD vehicle traffic.
- Dedicated loading and unloading zones.
- Furnish appropriate means and methods to perform all work.
- Create a secure center of command.



Improvements to Support Our Essential Workers

Universal Driver: Creating an Environment that Sustains the Work Force



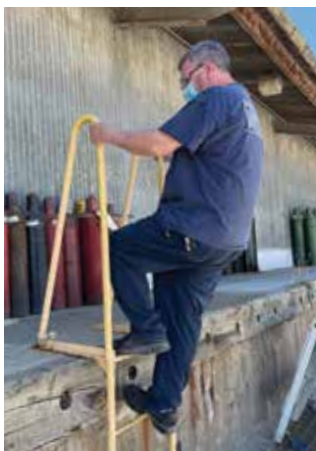
Field Worker

29th St. Field Operations Headquarters furnishes this essential worker with: uniforms, protective gear, vehicles, fuel, construction tools & materials

The new facility will:

- ✓ enhance efficiency & connectivity to Field Unit Office
- ✓ provide training facilities for onboarding, safety & employee development
- ✓ ensure inclusivity & equity in amenities: lockerspaces, showers, laundry

And for the staff that support them . . .



Stores Worker

Provide safe loading docks and adequate storage for hazardous materials



Office Worker

Meet office environment standards for accessibility, ventilation & sound isolation



Security Officer

Provide a Command Center for remote monitoring of off-site Departmental facilities.



Shop Worker

Provide a temperate work environment that meets OSHA safety standards

PWD Field Operations Headquarters Campus

■ Improved Vehicular & Pedestrian Safety

- Cambria St (between Chalmers and 29th St.)
 - Remains open to public pedestrian traffic but closed to vehicle through traffic.
 - Improves area vehicular safety by separating large PWD construction vehicles from local traffic.
 - Steps taken years ago to improve circulation through and around the site by striking this street segment from the city grid - an improvement that will be realized as part of this project.
- 29th St. and Cambria St. intersection
 - Realignment via coordination with Streets Department needed, this will benefit pedestrians crossing for bus stops, school, and parking.
 - Traffic light controls vehicle speed and allows City vehicles from the fueling station and PWD traffic to turn safely into this busy street.
- Elimination of 5-Point intersection at Chalmers Ave & Cambria St. improves pedestrian and vehicular safety.



■ Community Parking Improvements

- This shared public parking lot will be reconstructed. Finished lot will be accessible for community use during non-business hours, like it is today.
- Improvements will make it safer for PWD and the community, greener, and with edge opportunities to better mesh with the park.

■ Modern "Green" Features

- Designed to provide an enhanced environment for PWD site personnel and the surrounding community.
- Features to include: green roofs, rain gardens, tree shaded sidewalks.

Local Traffic Flow and Parking Improvements

First level, secure on-site parking will be included for a discrete number of PWD employee vehicles that would otherwise crowd on-street parking. This existing gated entrance will become a limited use gate for this feature.

- A controlled, limited use, PWD small vehicle exit will be re-established at 27th St. to alleviate traffic congestion at the E.W. Rhodes Elementary School intersection (29th & W. Clearfield Avenue) at school drop-off and pick-up times.



Minimizing Impact on the Surrounding Community

- Buildings and greenery buffer noise, light, and visual disturbance from neighborhood by placing transient activity at the center of the campus.

Site Perimeter

- Creates pedestrian friendly corridors that are active, green and well-lit at night, for improvements to neighborhood and PWD safety.

Modernized Facilities

- Field operations consolidation and site reorganization will ensure day to day functions are fully optimized with new facilities that are safe, equitable, and sustainable.
- Home to approximately 25% of PWD's workforce comprised of 9 unique user groups.



Community Center

A publicly accessible amenity is planned at the corner of 29th & W. Clearfield St., building on PWD's relationship with the community.



Improved Site Access And Security

The formal Main Gate will include a security station, and queue to ensure minimal traffic disruption from vehicles entering and exiting the complex.



Enhanced Campus Interior

Reorganization of the site increases efficiency by providing convenient access to fleet vehicles and materials all connected by safe employee walking routes. Outdoor staff amenities provide a pleasant place to meet or take a quick lunch.

Process Timeline & Program Cost



2017 to Present

Planning and Conceptual Campus Design

Activities completed:

- Preliminary site investigations
- Detailed asset and equipment inventories
- Stakeholder interviews establish site usage, workflow, needs and goals
- Campus concept plan development
- Preliminary phasing development with project costing

The Campus revitalization program will consist of carefully planned and sequenced activities to ensure dollars are spent intelligently and efficiently over the life of the project.



Next Steps

- Request for proposals (RFP) for architectural and engineering design services
- Schematic Campus Design
- Thorough Site investigation
- Public outreach



Discrete phases



Year schedule



Future

- Four overlapping phases each composed of the following:
 - Engineering/Architectural Design
 - Project Bidding
 - Construction

PHASE 1

PHASE 2

PHASE 3

PHASE 4

Campus Completion



Four Discrete Phases Expedite Overall Timeline

PWD Customers, Allegheny W. Neighborhood, and Department will reap the benefits of the site improvements upon the completion of each phase.



Leveraging Existing Site Features:

A phased approach makes the best use of available space on site to minimize disruption to PWD Units and adjacent community.

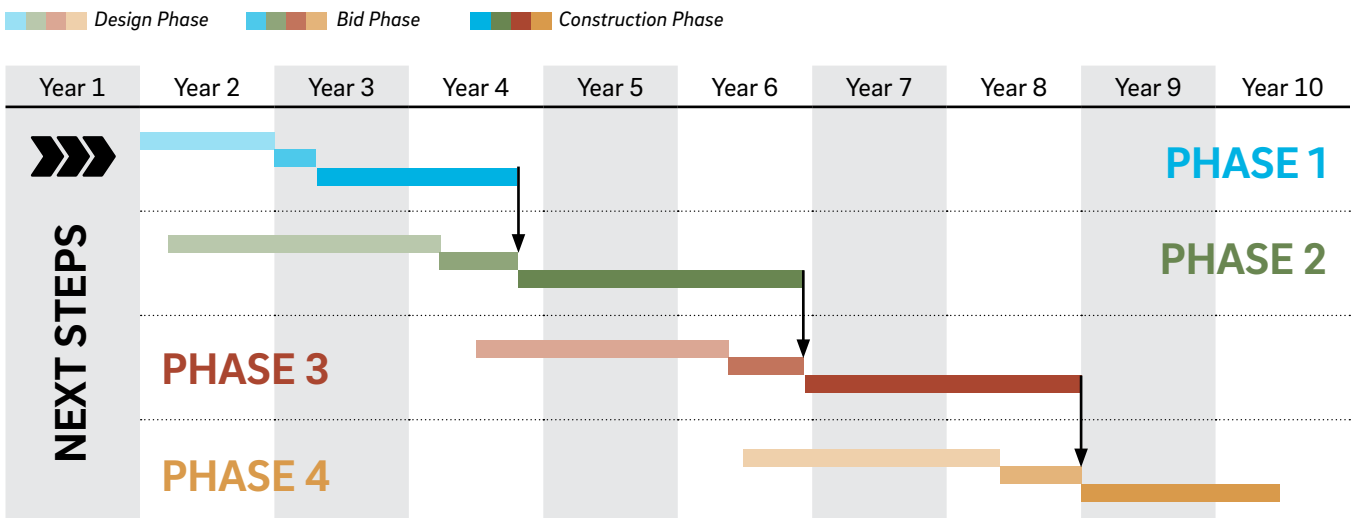
Maintenance of Facility Operations:

Construction phasing allows for maintenance of site access and operations throughout construction. Existing facilities are not demolished until new facilities are constructed, avoiding relocating personnel.

Capital Flexibility:

A full facility upgrade is realized in phases offering PWD flexibility in Capital planning.

Project Schedule





Randy E. Hayman
Commissioner

Stephen J. Furtek
General Manager of Engineering and Construction

Lawrence Yangalay
Deputy Commissioner of Finance

Benjamin Jewell
Deputy Commissioner and Director of Operations

Marc Cammarata
Deputy Commissioner of Planning and Environmental Services

Candi Jones
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