


Welcome to the William H. Gray III 30th Street Station Redevelopment Virtual Public Meeting

The meeting will begin at
6:05 p.m. to allow the public
to log-on to the Zoom platform.



William H. Gray III 30th Street Station
Redevelopment Virtual Public Meeting

October 28, 2021

A wide-angle photograph of a modern airport terminal. The scene is filled with people engaged in various activities: some are at check-in counters with staff, others are walking through the terminal, and a person in a wheelchair is visible in the foreground. The architecture features high ceilings with decorative lighting and large windows. A prominent white text overlay reads 'SAFETY BRIEFING' across the center of the image, with a horizontal orange line passing through it.

SAFETY BRIEFING

WEBINAR SAFETY

- 1 Be aware of your surroundings.
- 2 Push your chair in if you get up.
- 3 Use covered containers for beverages.



✘ Don't



✔ Do

Monitor distance – Should be 18” to 24” from your eyes.

Monitor height – Top of the monitor should be eye-level and slightly tilted.

Arms – Relax shoulders; forearms parallel to the floor; minimal bend at the wrist.

Chair – Should have a backrest and armrests; adjust height.

Legs – Thighs parallel to the floor.

Feet – Parallel to the floor; use a footrest if necessary.



USING ZOOM

RED CAP

TICKETS BAGGAGE CHECKIN

HOW TO USE ZOOM

This meeting is
being recorded.



Attendee video is turned off for this meeting. Only presenters will have their video turned on when they are speaking.



Attendee microphone is muted for this meeting. Only presenters will have their microphone unmuted while they are speaking.



Closed captions is available (English only).



Attendee questions should only be submitted within the Zoom Q&A window. Attendees can submit more than one question. However, questions covering different topics should be submitted separately.



AGENDA

RED CAP

AMTR

CHECKS BAGGAGE CHECK-IN

AGENDA

- 1. Project History**
- 2. Project Overview & Need**
- 3. Construction**
- 4. Concessions**
- 5. Operations & Maintenance**
- 6. Economic Inclusion & Community Awareness**

PROJECT HISTORY



30TH STREET STATION DISTRICT PLAN

Project Principals



Coordinating & Technical Committees





30TH STREET STATION DISTRICT PLAN

THE DISTRICT PLAN ENVISIONS:

- Expansion of 30th St Station passenger facilities to handle double the volume of trips (± 11 million annually in FY14)
- 18 million SF of new private development
- 40 acres of new parks and civic spaces
- New roads and bridges

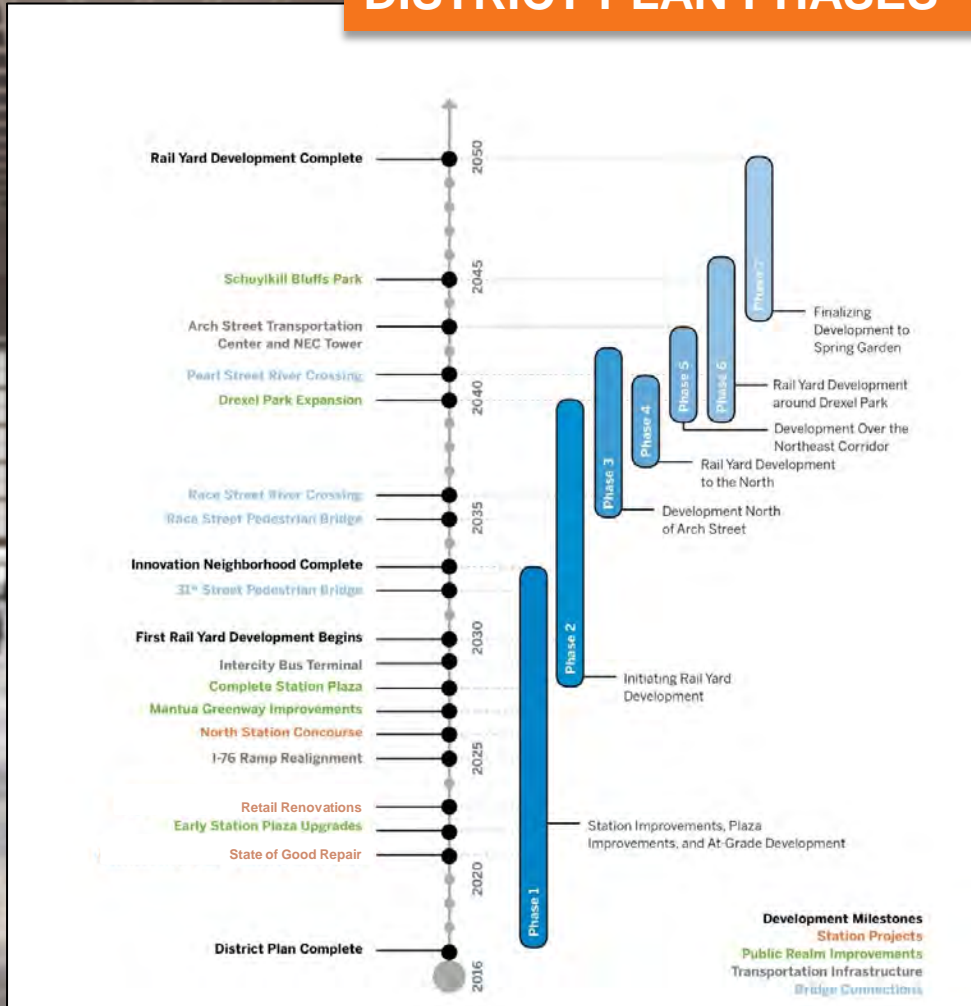
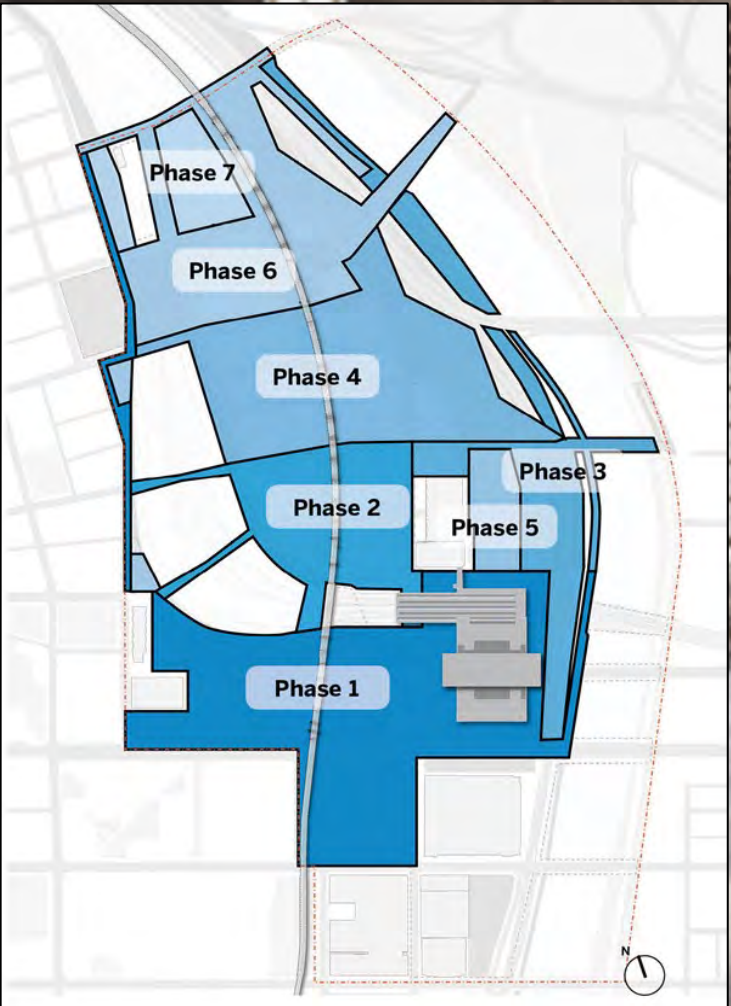
THE DISTRICT PLAN REQUIRES:

- \$2 billion in infrastructure cost
- \$4.5 billion in associated private investment activity

THE DISTRICT PLAN PRODUCES:

- \$3.8 billion in city and state fiscal benefits
- 40,000 new jobs at full build

DISTRICT PLAN PHASES





PROJECT HISTORY

- Plenary Infrastructure Philadelphia (PIP) was selected through a competitive RFQ/RFP process starting in May 2018.
- PIP contracted to Design, Build, Finance, Operate, and Maintain non-rail aspects of the station.
- Reached Financial Close on August 31, 2021.
- 50-year performance-based contract.

PROJECT OVERVIEW

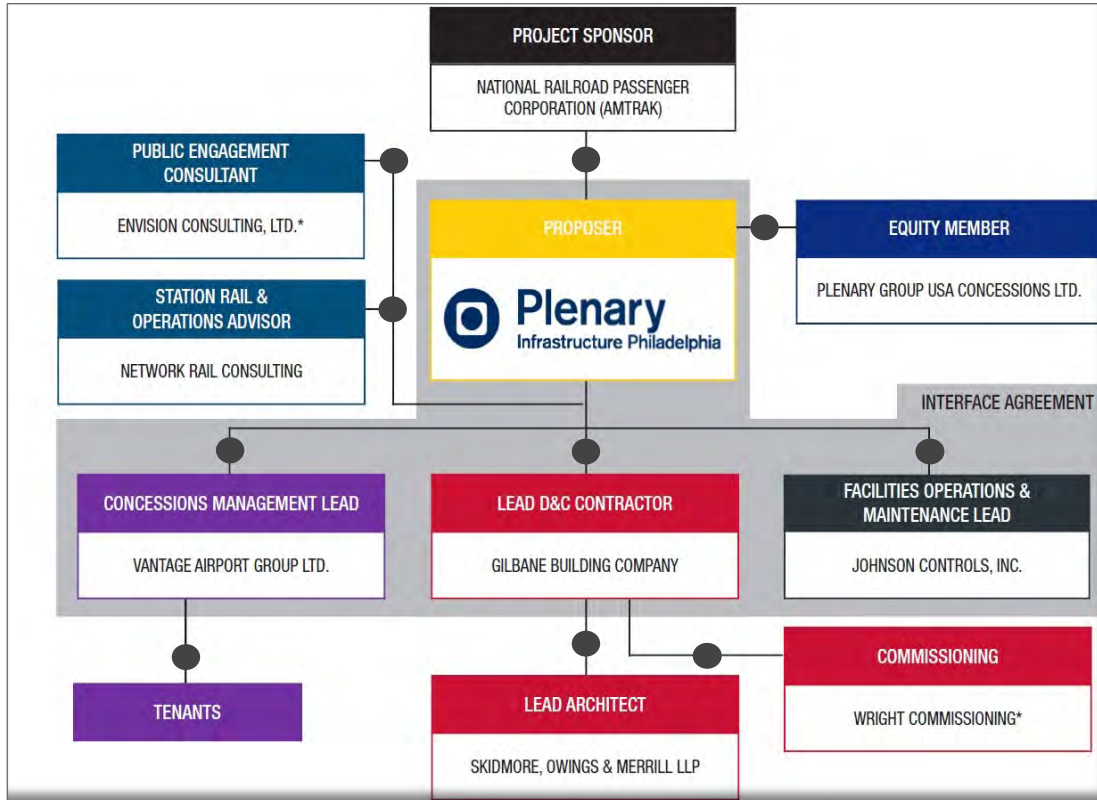


PROJECT PURPOSE AND NEED



- Modernize and preserve the William H. Gray III 30th Street Station.
- Address the backlog of deferred maintenance.
- Enhance customer experience for current customers and anticipated future growth in ridership.
- Revive historic station as a customer-oriented gateway and civic destination.
- Improve operations and retail opportunities.
- Restore historic fabric of Station.

PIP TEAM STRUCTURE



PUBLIC-PRIVATE PARTNERSHIP (P3)

PIP will invest its own capital and raise any additional financing necessary to redevelop the Gray 30th Street Station and maintain the property over the next 50 years

BENEFITS OF THE P3 DELIVERY MODEL

- 1** Risks transferred to the private sector and assesses penalties for performance standards that are not met by the private sector during the contract.
- 2** Solid track record of on-time, on-budget delivery due to an integrated approach to design, construction, operations, and maintenance.
- 3** Can lower cost of infrastructure to the public entity by reducing both construction costs and overall life-cycle costs.

PROJECT OVERVIEW

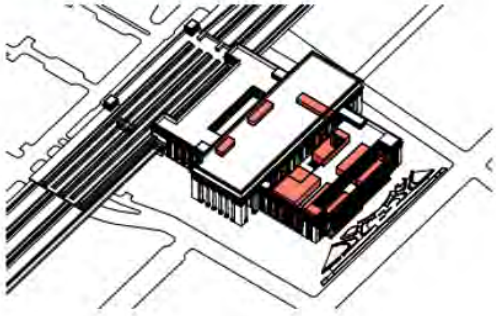


Plenary Infrastructure Philadelphia (PIP) will design, build, finance, operate and maintain station improvements for the next 50 years including:

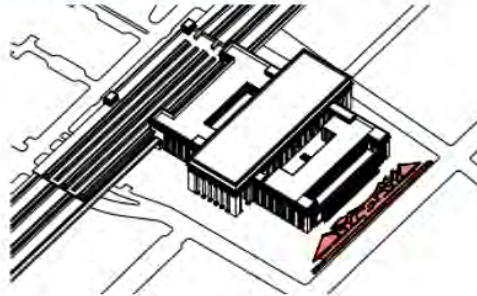
- Station Rebranding
- State of Good Repair
- Station Operations Consolidation
- Amtrak Corporate Office
- Station Retail
- Market Street Plaza Expansion
- Ongoing non-rail operations
- Lifecycle replacement and maintenance

RENOVATIONS

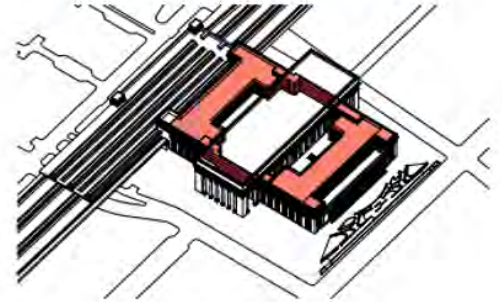
STATION RETAIL RENOVATION



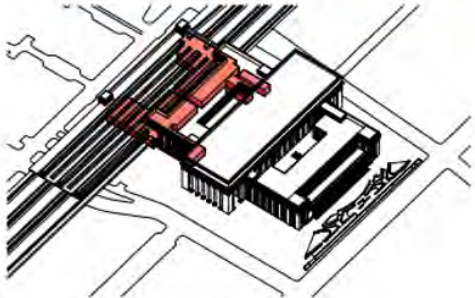
MARKET STREET PLAZA



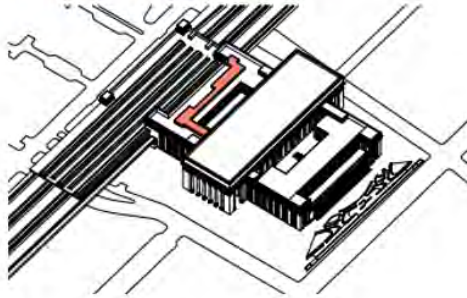
CORPORATE OFFICE RENOVATIONS



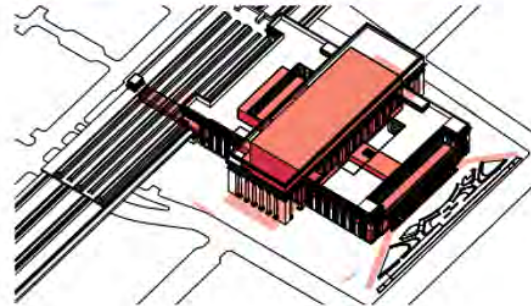
STATION FACILITIES & BOH OPERATIONS CONSOLIDATION



METROPOLITAN LOUNGE



SIGNAGE, WAYFINDING AND BRANDING



STATION OPERATIONS & IMPROVED PASSENGER EXPERIENCE



- Modernizing Amtrak's operations, back of house, and customer-facing facilities that will allow Amtrak to maintain operations continuous train operations throughout construction.
- Improved baggage claim process.
- Refreshed Metropolitan Lounge and other customer-facing amenities.
- Refreshed and restored historic fabric to capture the grandeur of the Main Concourse.
- Revised flow and traffic patterns for anticipated increase in ridership.

BAGGAGE CLAIM



*Existing
Conditions*

BAGGAGE CLAIM



Proposed

METROPOLITAN LOUNGE



*Existing
Conditions*

METROPOLITAN LOUNGE



Proposed

PASSENGER EXPERIENCE SURVEY

1

While waiting at the station for your train, which of the following is most important?

- Comfortable seating that is near the track entrances
- Highly visible information and service kiosks
- Visually appealing and well-lit interior space
- New architectural pieces that do not distract from the beauty of the station

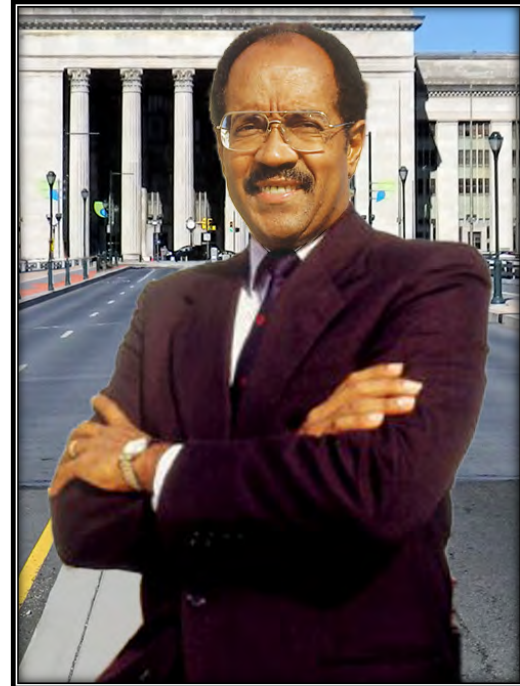
2

When entering the station after a long journey, which of the following is most important?

- A grand entry into a voluminous historic space
- Clear signage and wayfinding to key locations
- A concise and easily accessible baggage retrieval system
- Ability to quickly exit the station to your final destination

STATION REBRANDING

- 2014 Act of Congress requiring Amtrak station to be renamed after Congressman Gray in honor of his service to the City of Philadelphia, our nation, and the world.
- Additional signage and memorial to be developed in partnership with the William H. Gray III Memorial Foundation.



MARKET STREET PLAZA



- Repurpose Little Market Street to become a pedestrian-friendly outdoor space.
- Blend of hardscape and planted areas to create outdoor rooms of various sizes.
- Improved circulation with areas designated for flexible programming.
- Potential programming to include: Farmer's Market, outdoor events and other gatherings.

MARKET STREET PLAZA



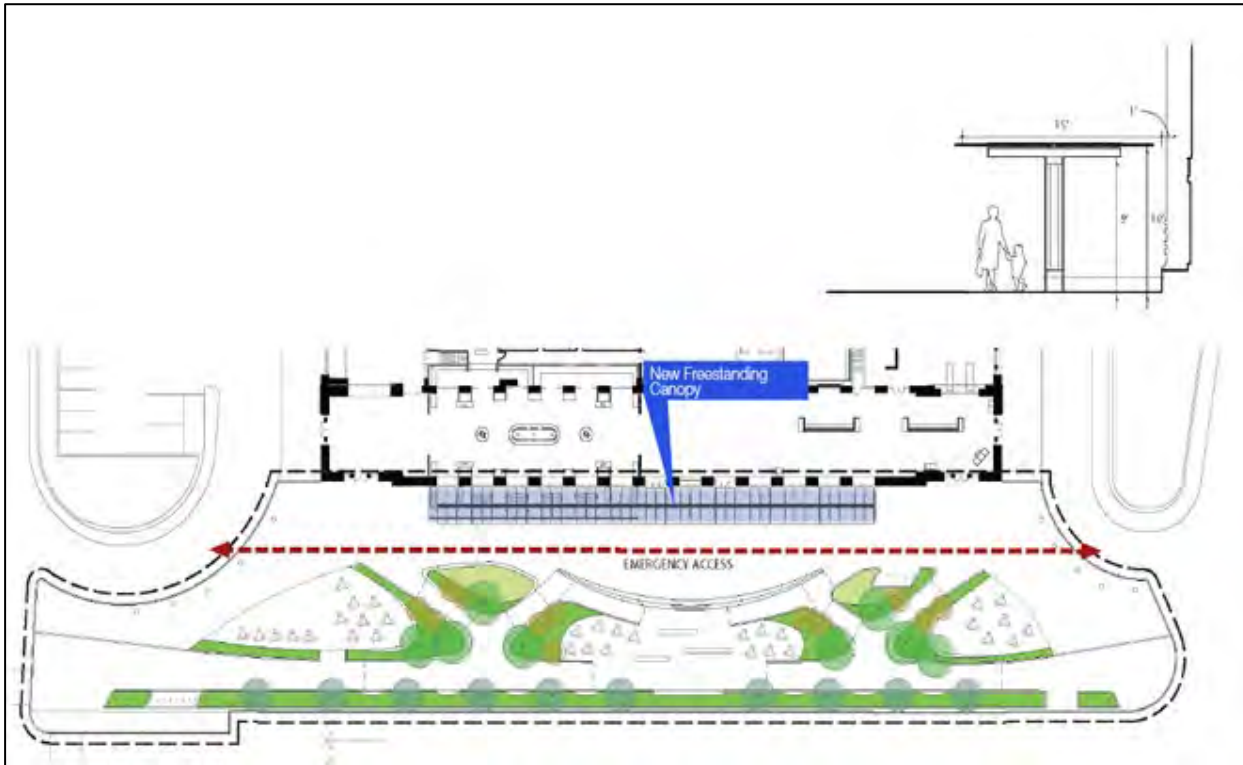
*Existing
Conditions*

MARKET STREET PLAZA



Proposed

MARKET STREET PLAZA



Proposed

(South Plaza)

MARKET STREET PLAZA



Proposed

(South Plaza)

MARKET STREET PLAZA SURVEY

1

What would you prefer for a public plaza?

- A variety of open and covered spaces
- A mix of planted and paved surfaces
- Overhead cover outside of the station entrances
- Seating arrangements for a variety of sizes of groups

2

What elements would improve your experience of the market street plaza?

- Farmer's market place
- Concert/music performance area
- Small gathering spaces
- Extensive planting areas

STATION RETAIL



- Refresh and renovate existing retail areas to fit with design aesthetic of the Station.
- Create seating spaces to occupy the vibrant, historic space.
- Upgrade retail and food & beverage offerings with mix of local and national concepts.
- Complement concession offerings for rail passengers with options for local workers and residents.

CENTRAL ARCADE



*Existing
Conditions*

CENTRAL ARCADE



Proposed

MAIN CONCOURSE



*Existing
Conditions*

MAIN CONCOURSE



Proposed

STATION SPACES SURVEY



1

Which following qualities of space would improve your experience of the main concourse level?

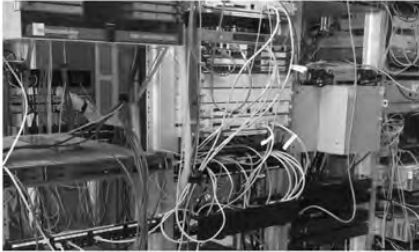
- Restored historic fabric
- Clear wayfinding and signage
- Modern and comfortable seating options
- Crisp architectural details

CORPORATE OFFICE



- First major update of Amtrak's Philadelphia corporate headquarters in over 30 years.
- Renovating 5 floors of office space to create a modern and efficient workplace for over 1,300 Amtrak employees.

STATE OF GOOD REPAIR



Perform current needed repairs, including:

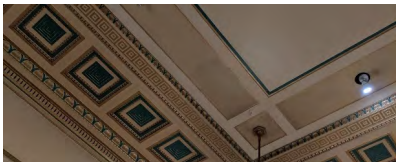
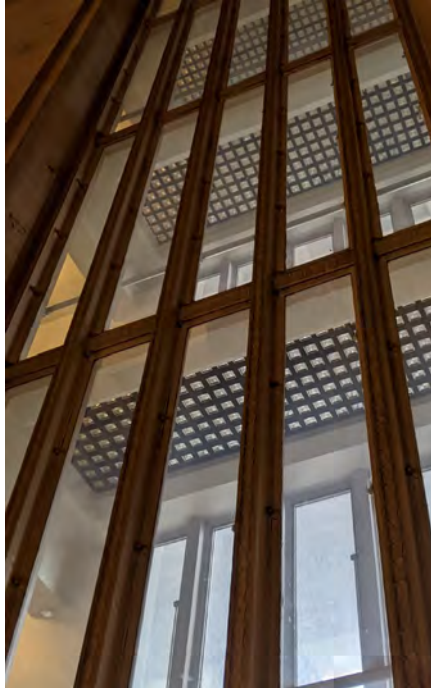
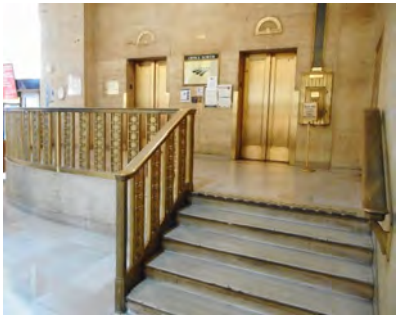
- Install more efficient HVAC systems
- New electrical infrastructure
- Modernize IT infrastructure
- Upgrade lighting
- Replace roof, elevators, and escalators
- Hand-back the Station to Amtrak in a State of Good Repair at end of contract

A wide-angle photograph of a grand, historic train station interior. The space is filled with people, some walking and others using self-service ticket machines. The architecture features high ceilings with decorative panels and large, rectangular pendant lights. In the background, a sign for 'TICKETS & BAGGAGE CHECK-IN' is visible. The overall atmosphere is one of a busy, well-maintained public space.

HISTORIC SIGNIFICANCE

HISTORIC SIGNIFICANCE

- The Station is significant in the context of ***urban planning*** as a monumental rail station
- The Station is significant in the context of ***architectural design*** with the use of Neoclassical, Art Deco, and Art Moderne design elements



APPROACH TO HISTORIC FABRIC

- Follow the Secretary of the Interior's Standards for Rehabilitation
- Interventions in historic areas are reversible and will be purposefully differentiated from the historic massing and material
- New elements are designed to highlight and not obscure character defining features





HISTORIC RESTORATION

Key items in station that will be restored include:

- Finishes (travertine, plaster, marble)
- Storefronts
- Bronze doors
- Lighting
- Wood benches

Key design features retained include:

- *Spirit of Transportation* bas relief
- *Pennsylvania Railroad War Memorial*

CONSTRUCTION OVERVIEW

A photograph of a busy airport terminal. The scene is filled with people, some walking, some standing near baggage claim carousels. In the foreground, a man in a wheelchair is seen from behind, and another man with a backpack is looking at a screen. The background shows a 'RED CAP' sign and an 'AMT' sign. The ceiling is high with a grid pattern and several large, modern light fixtures. A large, white text overlay with a blue border reads 'CONSTRUCTION OVERVIEW'. A thick orange horizontal line is positioned below the text.



Gilbane Building Company

GILBANE BUILDING COMPANY

KEYS TO SUCCESS

Values – The company's core values are integrity, toughmindedness, teamwork, dedication to excellence, loyalty, discipline, caring and entrepreneurship.

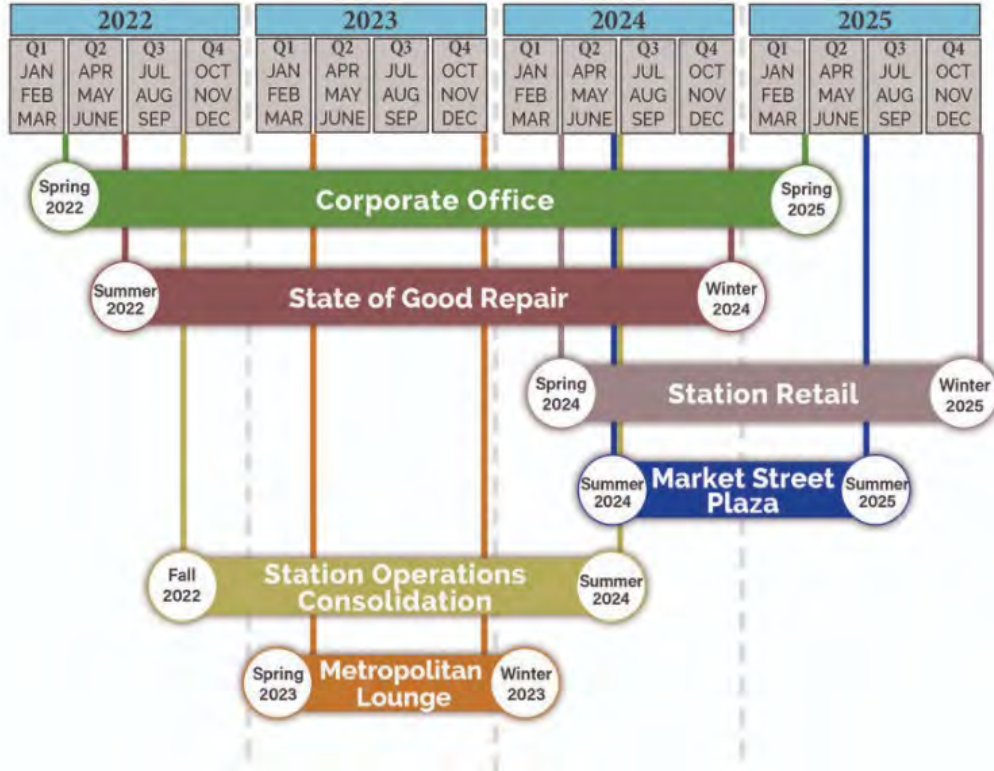
Commitment to Family Governance – The family has been involved in the business for six generations.

Innovation – Gilbane uses technology to help its customers and employees, and to make its work both safer and more efficient.

Adaptability – The company continually examines global political and business shifts to see what types of buildings will be needed.

- Gilbane is one of the oldest continuously operating family-owned business in the United States. We just celebrated our 150th Anniversary in business.
- Ranked Top 10 Local Contractor by the Philadelphia Business Journal 2020 , Ranked 10th on ENR's Top 400 Contractors for 2020, GBCA Excellence in Safety Award Winner 2020.
- 3,000 employees in more than 45 offices worldwide.
- Gilbane has been building Philadelphia for more than 35 years and have established relationships with contractors and vendors, local and state authorities and top industry professional.
- Recent Local Projects: Live Casino & Hotel Stadium District, Northeast Community Propel Academy K-8 School (P3 Project).

CONSTRUCTION SCHEDULE



- Phase approach to construction to support maintenance train operations
- Currently at 40% design
- Anticipate early-stage onsite construction to begin in Spring 2022



CONCESSIONS

The image shows a spacious, high-ceilinged train station concourse. The architecture features a grid of decorative ceiling panels and several large, white, geometric pendant lights. In the background, a sign for 'RED CROSS' is visible. People are seen walking through the concourse, some using self-service kiosks. A person in a wheelchair is visible in the foreground, and another person is using a wheelchair in the middle ground. The overall atmosphere is busy and functional.

VANTAGE AIRPORT GROUP



- Vantage Airport Group is a global investor, developer, and manager of airports and transportation infrastructure
- 30-plus projects in 26-year history
- Locations serve 58M + guests /year
- Creating and managing leading commercial programs at new LaGuardia Terminal B, Chicago Midway, Kansas City International

RETAIL / FOOD AND BEVERAGE PROGRAM



- Create a sense of place by balancing a mix of Local and National Retail and Food & Beverage offerings.
- The concessions program will serve the current customer base including passengers, employees of Amtrak and other Station visitors.
- Concession program scheduled to begin in 2025.

Which retailers would you suggest?

RETAIL / FOOD AND BEVERAGE SURVEY

1 Which *CUISINE-TYPES* would you like to see more of at 30th Street Station?

- Sandwiches / Deli
- Cheesesteak
- BBQ / Burgers / Chicken
- Fresh Salads / Vegan
- Italian (Pasta / Pizza)
- Mexican
- Stir Fry
- Sushi
- Bakery / Desserts / Snacks

2 Which *FOOD/BEVERAGE* store-types would you like to see more of at 30th Street Station?

- More Coffee
- More Bars
- More pre-packed food to-go
- More fast food
- More restaurants with table service
- More lounges

RETAIL / FOOD AND BEVERAGE SURVEY

3

What types of **RETAIL STORES** would you like to see more of at 30th Street Station?

- News & Convenience (health, beauty, drinks, newspaper, snacks)
- Gifts (souvenirs, confectionary, homeware)
- Travel Accessories (luggage, handbags, umbrellas)
- Electronics (headphones, chargers)
- Fashions – Accessories (jewelry, sunglasses, watches, ties)
- Books
- Perfume & Cosmetics

4

What type of **SERVICES** would you like to see at 30th Street Station?

- Spa
- Nails/Hair salon/Barbershop
- Work/productivity areas
- Private Lounge
- Fitness
- Sleep/relaxation



OPERATIONS & MAINTENANCE

A wide-angle photograph of a busy airport terminal. The scene is captured from a low angle, looking down a long, brightly lit corridor. The ceiling is high and features a complex grid of recessed lighting and decorative architectural elements. In the foreground, a man in a tan jacket and blue jeans is walking away from the camera, pulling a black suitcase. To his right, a man in a wheelchair is also walking away. Further down the corridor, several people are standing at a security checkpoint. There are several large, grey, rectangular machines with blue screens, likely for bag screening. In the background, a sign for 'RED CROSS' is visible on the left, and a sign for 'TAXI & PASSENGER CHECKPOINT' is visible on the right. The overall atmosphere is one of a busy, modern public space.

JOHNSON CONTROLS



- Johnson Controls is a building technology conglomerate
- Employ more than 2,000 employees throughout the Commonwealth
- Operates 3 manufacturing plants in Pennsylvania
- Employs more than 170,000 people across the world
- Partners with Local 420, Energy Coordination Lab, and Community Colleges to develop new HVAC vocational talent

OPERATIONS & MAINTENANCE OVERVIEW

Long-term life-cycle considerations to maintain the Station in State of Good Repair:

- Asphalt Resurfacing
- Automatic Doors
- Building Automation System Lighting Control System
- Electrical Switches and Parts
- Emergency Power Generator
- Fire Alarm Systems
- Fire Protection System
- Landscaping Services
- Lighting
- Paint
- Roofing
- Security Services
- Security Systems
- Telecommunication Systems

Ongoing non-rail operations and maintenance responsibilities:

- Landscaping
- Lighting, HVAC, other building systems
- Janitorial
- Pest control
- Waste management
- Snow removal

A photograph of a busy airport terminal. The scene is captured from a low angle, showing the high ceiling with ornate architectural details and large, modern light fixtures. In the foreground, a man in a tan jacket and blue pants is walking away from the camera, pulling a black suitcase. To his right, a man in a wheelchair is also walking away. In the middle ground, several people are walking through the terminal, some carrying backpacks. A man in a wheelchair is visible in the center. To the left, there is a counter labeled "RED CAP" with a staff member. In the background, there are more people and a sign that says "TICKETS & BAGGAGE CHECK-IN". The overall atmosphere is one of a busy, modern transportation hub. A large, white, sans-serif text overlay reads "ECONOMIC INCLUSION". A thick orange horizontal line is positioned below the text, extending across the width of the image. The entire image is framed by a dark blue border.

ECONOMIC INCLUSION

ECONOMIC INCLUSION



Rising Contractor Program (Gilbane)

SUPPLIER DIVERSITY PROGRAM:

- Amtrak has over 3,000 firms in database
- National supply chain diversity initiatives

35% DBE SUBCONTRACTING GOAL:

- Gilbane has track record of success
- Contractor education and enhancement programs
- Tailored bid packages

WORKFORCE DEVELOPMENT:

- Pre-apprenticeship training program
- Dedicated Job Fairs

BUSINESS INCUBATOR PROGRAM:

- Pop-up and in-line retail opportunities
- Local product preferences

HIRE 30TH STREET



- African American Chamber of Commerce
- Asian American Chamber of Commerce
- Bright Hope Baptist Church
- City of Philadelphia Office of Community Empowerment and Opportunity
- Conference of Minority Transportation Officials
- Drexel University
- Eastern Minority Supplier Development Council
- Goldman Sach's 10,000 Small Business Program and Community College of Philadelphia
- Greater Philadelphia Chamber of Commerce
- Lancaster Avenue 21st
- PennDOT DBE/SBE Supportive Services Center
- People's Emergency Center
- SCORE Philadelphia
- Small Business Development Center at Temple University Fox School of Business
- The Enterprise Center
- Tiny WPA
- University City District
- Urban League of Philadelphia
- West Philadelphia Corridor Collaborative
- West Philadelphia Promise Neighborhood
- Women Business Enterprise Council (WBEC) East
- Women Transportation Seminar

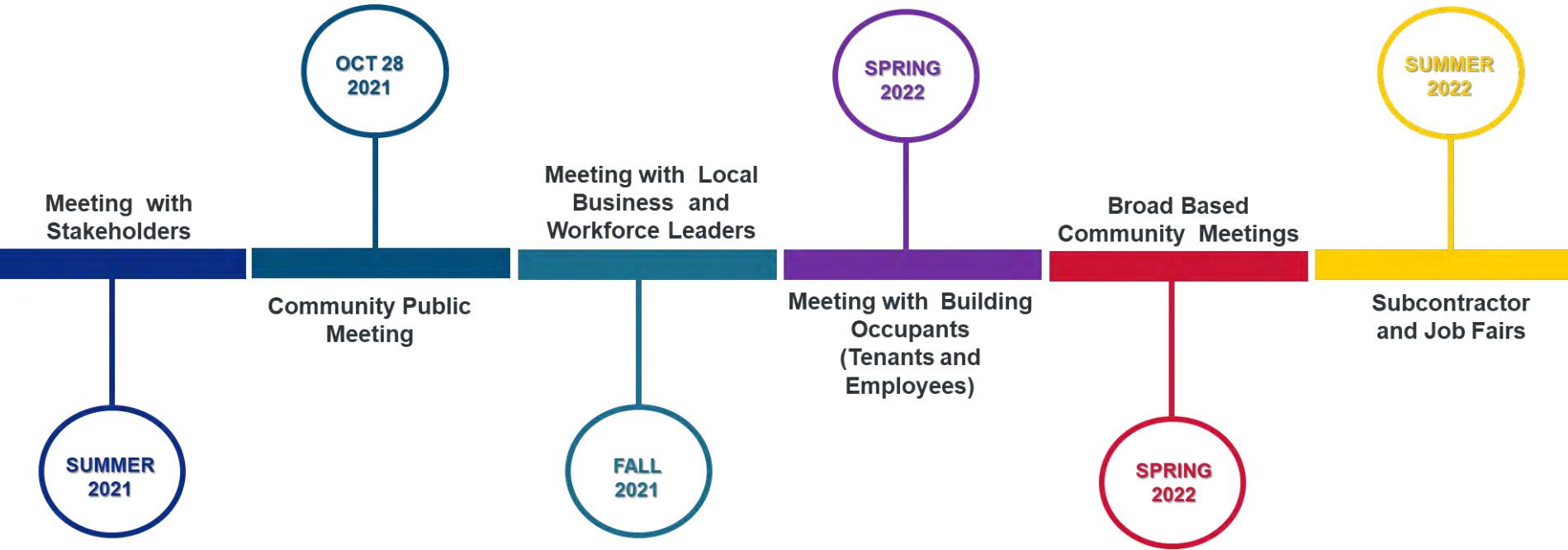


COMMUNITY ENGAGEMENT

RED CA

TICKETS BAGGAGE CHECK IN

ANTICIPATED TIMELINE FOR FUTURE OUTREACH EVENTS



QUESTIONS?

QUESTIONS CAN BE SUBMITTED:

- 1. Within Zoom:** Attendees may submit their question during the meeting by manually typing their question into Zoom's Q&A window.
- 2. Via Phone Text:** Attendees can text their question to the public meeting's comment number, at (445) 895-1610.

STAY IN TOUCH!



Project Email

info@Gray30thStreetStation.com



Project Hotline

(267) 202-5270

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