



PHILADELPHIA OFFICE OF EMERGENCY MANAGEMENT  
Floors 8, 9 and 10  
Philadelphia Public Service Building, 400 N. Broad Street

## Philadelphia Art Commission Submission

9-22-2020

### Submission Contact

Paul Thompson AIA  
IEI Architects  
428 N. 2<sup>nd</sup> St. Philadelphia PA 19123  
215-413-3700  
[pthompson@ieigroup.com](mailto:pthompson@ieigroup.com)

### Project Description

We are requesting administrative review for the project described below:

This project is a tenant fit-out for City of Philadelphia Office of Emergency Management (OEM). The fit-out is on floors 8, 9 and 10 of the Philadelphia Public Services Building (PPSB). Each floor is approximately 9,765 GSF. Total tenant interior fit-out is 29,292 GSF. OEM is planned to achieve a LEED Commercial Interiors certification.

PPSB is a historically registered building and is a Historic Tax Credit project. The base building has been reviewed and approved by the Pennsylvania Historical and Museum Corporation and National Park Service. The OEM fit-out supports the Historic Tax Credit project and requires approval by these agencies.

The fit-out is primarily office use and includes Business Use Group B and Assembly Group A-3 spaces.

In addition to the interior fit-out, mechanical and electrical infrastructure additions to the PPSB base building are required for space conditioning and to comply with applicable building codes, including mission critical facilities.

New mechanical systems work includes a new DOAS (Dedicated Outdoor Air System) and smoke purge system with energy recovery, along with an expanded VRF HVAC system. Exterior equipment that might be visible from the public way will be painted to match the building exterior color.

1. The DOAS equipment will be located on the 14<sup>th</sup> floor east roof, with duct systems penetrating floors 13, 12, 11, 10 and 9. See Floor Plans.
  - The east roof location is required to provide a continuous vertical duct path from the 14<sup>th</sup> floor to the 9<sup>th</sup> floor. The west roof location does not provide a continuous path.
2. Exterior condensing units are proposed for the 12<sup>th</sup> floor north east roof, adjacent to units serving the base building. See Floor Plans.
  - The north west roof is filled with condensing units that serve the base building.
  - The south east and south west roofs are outdoor terraces to serve the 12<sup>th</sup> floor.

New electrical systems work extends the base building distribution systems and includes a backup generator with high-voltage connection to serve OEM.



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- The generator and oil tank will be located on the basement level near 15th Street, adjacent to generators and oil tanks serving the base building.

The project has been reviewed by the Philadelphia Historical Commission and received approval on September 10, 2020.

No exterior signage, artwork or exterior improvements other than the equipment noted above is proposed for this tenant fitout.

### **Project Budget**

The project budget is \$12.3 million, to be fully funded with capital funds. The Department of Public Property has coordinated directly with the Public Art Office, who determined that this project does not trigger the Percent for Art program.

### **Project Team**

#### Owner

400 North Broad Partner LP

Project Contact: Bart Blatstein c/o Beth Creelman, [bcreelman@teamwithcastle.com](mailto:bcreelman@teamwithcastle.com)

#### Architect

IEI Group [ieigroup.com](http://ieigroup.com)

Project Contact: Paul Thompson AIA, 215-413-3700, [pthompson@ieigroup.com](mailto:pthompson@ieigroup.com)

#### MEP / FP Engineers

Arora Engineers Inc. [aroraengineers.com](http://aroraengineers.com)

Project Contact: Mark Purcell AIA, [mpurcell@aroraengineers.com](mailto:mpurcell@aroraengineers.com)

### **Submission Contents**

1. Building Permit Application
2. Site Plan showing locations of Photographs, Perspectives and Exterior Elevations
3. Photographs
4. Perspective Drawings
5. Exterior Elevations
6. Floor Plans

# APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS  
MUNICIPAL SERVICES BUILDING – CONCOURSE  
1401 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19102

For more information visit us at [www.phila.gov/li](http://www.phila.gov/li)

APPLICATION # \_\_\_\_\_

(Please complete all information below and print clearly)

## ADDRESS OF PROPOSED CONSTRUCTION:

400 N. Broad St. Floors 8, 9 and 10

## APPLICANT:

Paul Thompson AIA

## COMPANY NAME

IEI Architects

PHONE # (215) 413-3700

FAX # (215) 413-3773

## APPLICANT'S ADDRESS:

428 N. 2nd St.

Philadelphia PA 19123

LICENSE # RA017149

E-MAIL: pthompson@ieigroup.com

## PROPERTY OWNER'S NAME:

400 North Broad Partners LP / Bart Blatstein / Beth Creelman bcreelman@teamwithcastle.com

## PROPERTY OWNER'S ADDRESS:

1719 Rittenhouse Square, Philadelphia PA 19103

PHONE # (215) 356-7749

FAX #

## ARCHITECT/ENGINEERING FIRM ADDRESS:

428 N. 2nd St.

Philadelphia PA 19123

LICENSE # RA017149

E-MAIL: pthompson@ieigroup.com

## ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Paul Thompson AIA

## ARCHITECT/ENGINEERING FIRM:

IEI Architects

PHONE # (215) 413-3700

FAX # 2155133773

## CONTRACTING COMPANY ADDRESS:

## CONTRACTOR:

## CONTRACTING COMPANY:

PHONE #

FAX #

LICENSE #

E-MAIL:

## USE OF BUILDING/SPACE

Office - Government

## ESTIMATED COST OF WORK

\$ 6,000,000.00

## BRIEF DESCRIPTION OF WORK:

Tenant interior fitout on floors 8, 9 and 10 of the Philadelphia Public Service Building (PPSB).

New exterior infrastructure elements to be added to support the interior tenant fitout include:

1. Emergency generator, located at basement level (below 15th Street level) at Callowhill and 15th Streets.
2. Dedicated Outdoor Air System (DOAS), located at the east 14th floor roof.
3. Outdoor condensing units for HVAC unit, located at northeast 12th floor roof.

TOTAL AREA UNDERGOING CONSTRUCTION: 29,292.00 square feet

## COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

# OF NEW SPRINKLER HEADS (suppression system permits only): \_\_\_\_\_ LOCATION OF SPRINKLERS: \_\_\_\_\_

# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): \_\_\_\_\_ LOCATION OF STANDPIPES: \_\_\_\_\_

IS THIS APPLICATION IN RESPONSE TO A VIOLATION?  NO  YES VIOLATION #: \_\_\_\_\_

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: Paul Thompson

DATE: 9 / 22 / 2020

**PRE-REQUISITE APPROVALS FOR:**

ADDRESS: \_\_\_\_\_

APPLICATION #: \_\_\_\_\_

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 <sup>TH</sup> FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 <sup>TH</sup> FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION <input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT			
	HISTORICAL COMMISSION ROOM 576 – CITY HALL			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2 <sup>ND</sup> FLOOR – 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

**EXAMINER'S APPROVAL (OFFICE USE ONLY)**

APPROVED USE OF BUILDING SPACE:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PERMIT TO READ:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT?  NO       YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # \_\_\_\_\_

OTHER BUILDING PERMITS REQUIRED:     FIRE SUPPRESSION       HVAC/DUCT       FUEL GAS

PLAN #	CONSTRUCTED AREA _____ SQ FT	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BLDG. PERMIT/C.O./L.O.	
CONSTRUCTION TYPE: _____	CO REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES	NEW DWG UNITS:	INSPECTION FEE	
			WATER METERS	
USE: _____	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE	CONSTRUCTION WATER	
			<b>TOTAL FEES</b>	

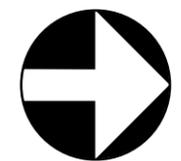
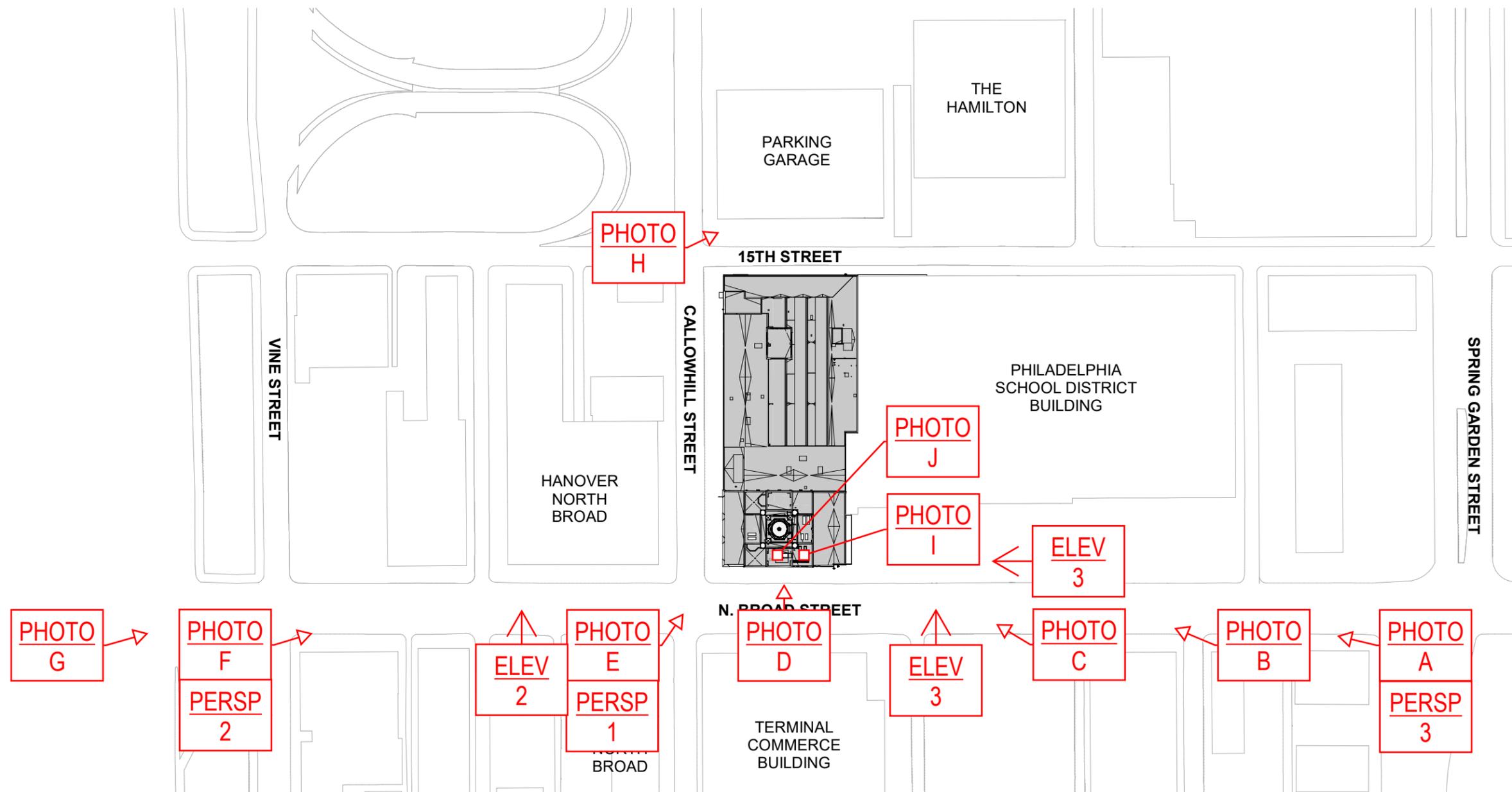
This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_

PERMIT # \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

CHECK # \_\_\_\_\_



PROJECT NORTH

	<p>SHEET TITLE: SITE PLAN</p>	<p>PROJECT NUMBER: 304103-120 SCALE: 1" = 160'-0" DATE: 9-22-20</p>	<p>SHEET NO:</p>
	<p>OFFICE OF EMERGENCY MANAGEMENT PHILADELPHIA PUBLIC SERVICES BUILDING 400 NORTH BROAD STREET, PHILADELPHIA, PA 19130 FLOORS 8, 9 AND 10</p>	<p>IEI GROUP 428 North 2nd Street Philadelphia, PA 19123 PH: 215.413.3700</p>	<p><b>SITE PLAN</b></p>



PHILADELPHIA OFFICE OF EMERGENCY MANAGEMENT  
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## Existing Condition Photographs

9-22-2020



A. View from Spring Garden Street, dated 9-4-20



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## Existing Condition Photographs

9-22-2020



B. View from Nectarine Street, dated 9-4-20



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## Existing Condition Photographs

9-22-2020



C. View from Hamilton Street, dated 9-4-20



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## Existing Condition Photographs

9-22-2020



D. View of Broad Street Façade, dated 9-4-20



PHILADELPHIA OFFICE OF EMERGENCY MANAGEMENT  
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## Existing Condition Photographs

9-22-2020



E. View from Callowhill Street, dated 9-4-20



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## Existing Condition Photographs

9-22-2020



F. View from Vine Street, dated 9-4-20



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## Existing Condition Photographs

9-22-2020



G. View from Race Street, dated 9-4-20



## Existing Condition Photographs

9-22-2020



H. Basement Level, 15<sup>th</sup> and Callowhill Streets, dated 7-16-20



## Existing Condition Photographs

9-22-2020



I. 12<sup>th</sup> Floor Roof, dated 6-17-20

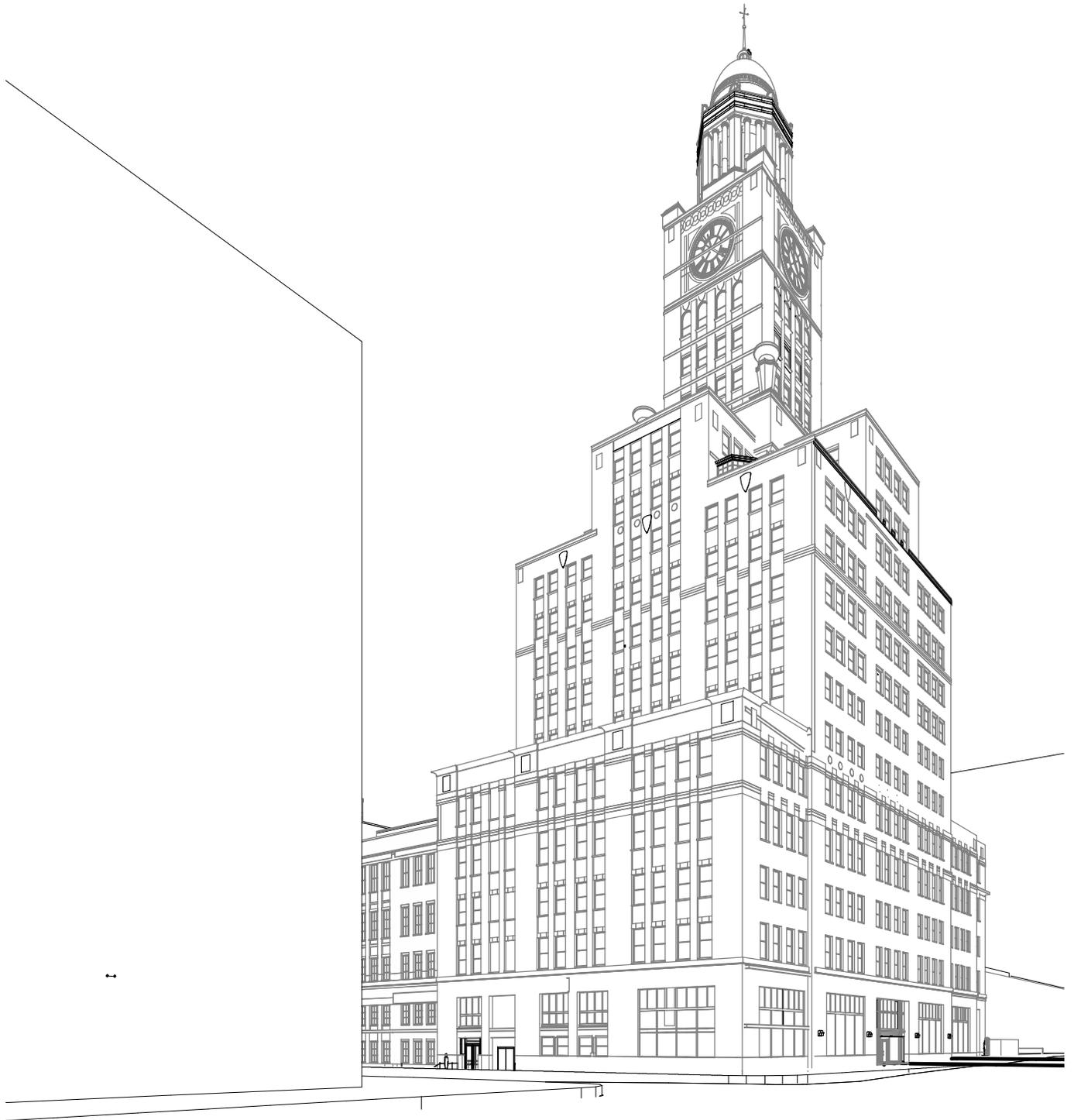


## Existing Condition Photographs

9-22-2020

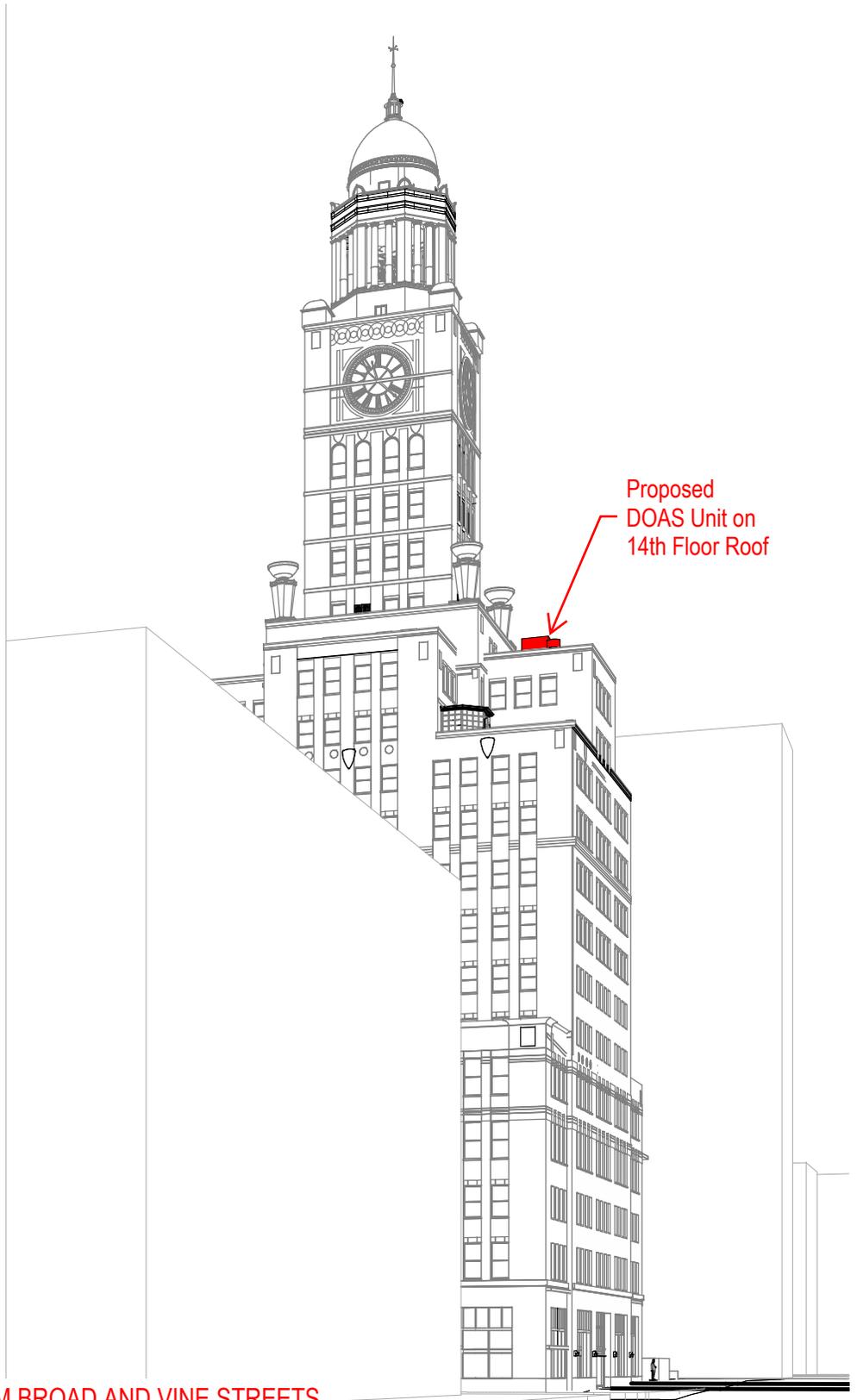


J. 14<sup>th</sup> Floor Roof, dated 8-25-20



**VIEW FROM BROAD AND CALLOWHILL STREETS**

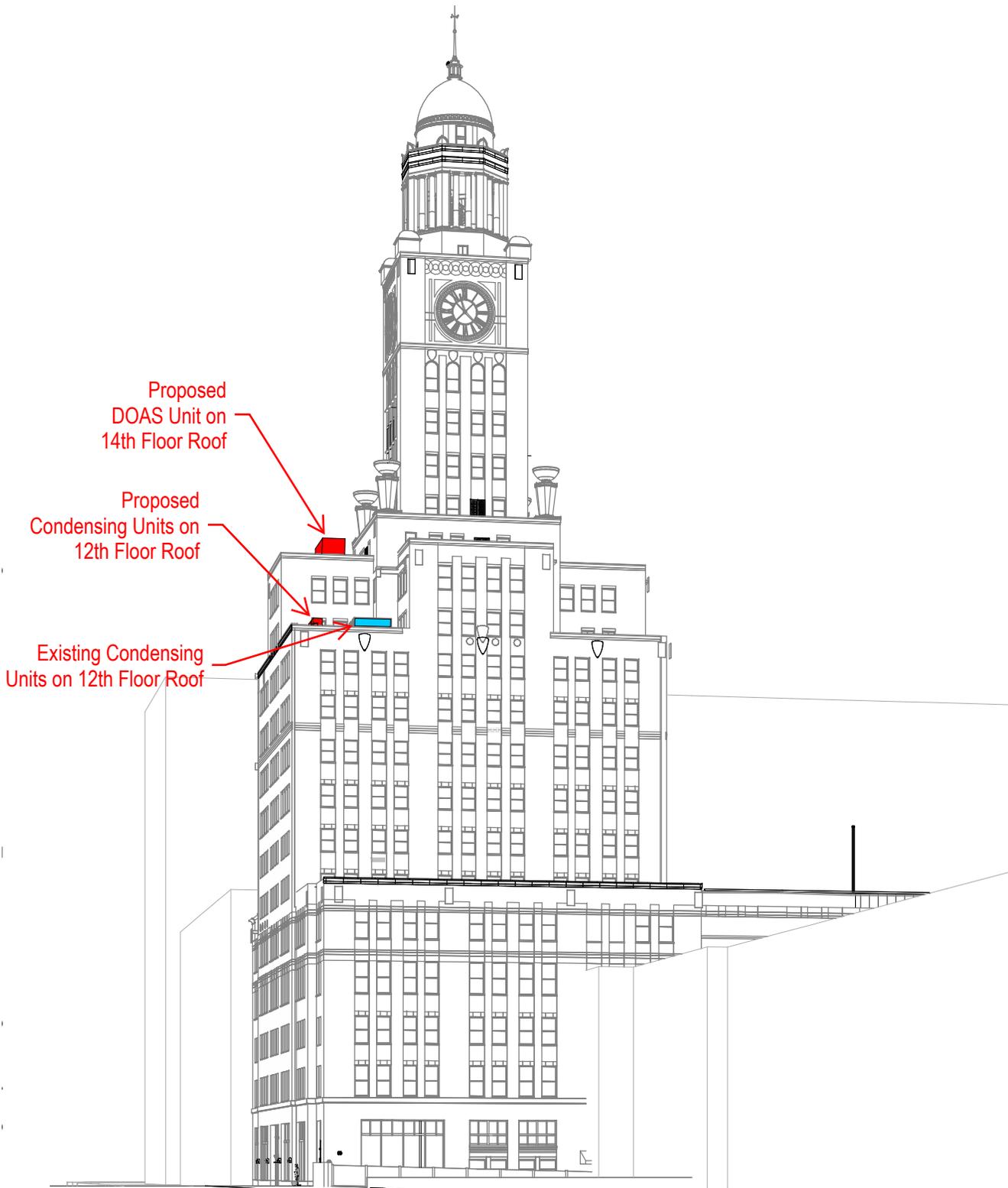
	<p>SHEET TITLE: DOAS VISIBILITY - BROAD &amp; CALLOWHILL</p>	<p>PROJECT NUMBER: 304103-120 SCALE: DATE: 9-22-20</p>	<p>SHEET NO: <b>PERSP</b> <b>1</b></p>
	<p>PROJECT TITLE: OFFICE OF EMERGENCY MANAGEMENT PHILADELPHIA PUBLIC SERVICES BUILDING 400 NORTH BROAD STREET, PHILADELPHIA, PA 19130 FLOORS 8, 9 AND 10</p>	<p><b>IEI GROUP, LTD.</b> 428 North 2nd Street Philadelphia, PA 19123 PH: 215.413.3700</p>	



Proposed  
DOAS Unit on  
14th Floor Roof

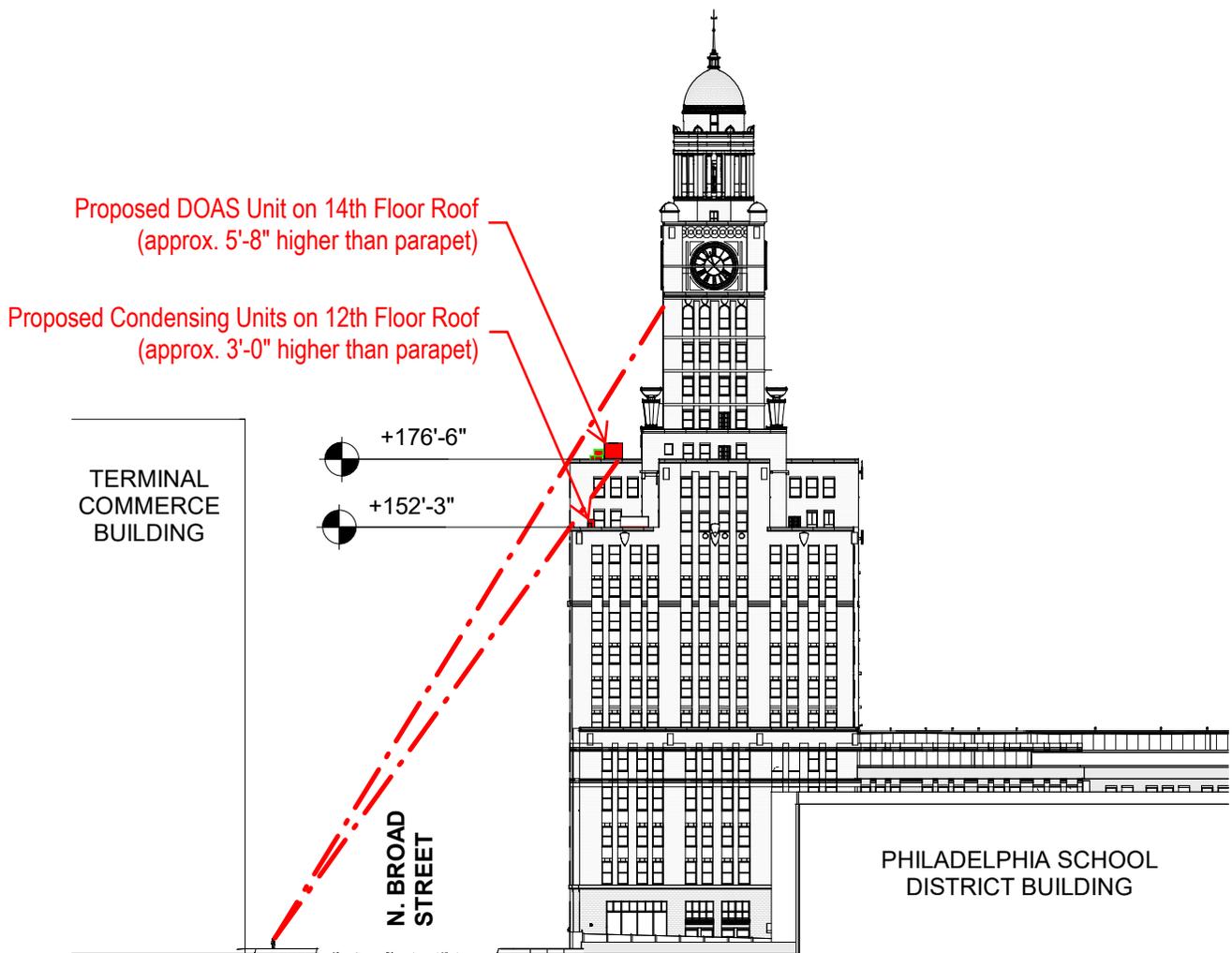
VIEW FROM BROAD AND VINE STREETS

	<p>SHEET TITLE: DOAS VISIBILITY - BROAD &amp; VINE</p>	<p>PROJECT NUMBER: 304103-120 SCALE: DATE: 9-22-20</p>	<p>SHEET NO: <b>PERSP 2</b></p>
	<p>PROJECT TITLE: OFFICE OF EMERGENCY MANAGEMENT PHILADELPHIA PUBLIC SERVICES BUILDING 400 NORTH BROAD STREET, PHILADELPHIA, PA 19130 FLOORS 8, 9 AND 10</p>	<p>IEI GROUP, LTD. 428 North 2nd Street Philadelphia, PA 19123 PH: 215.413.3700</p>	

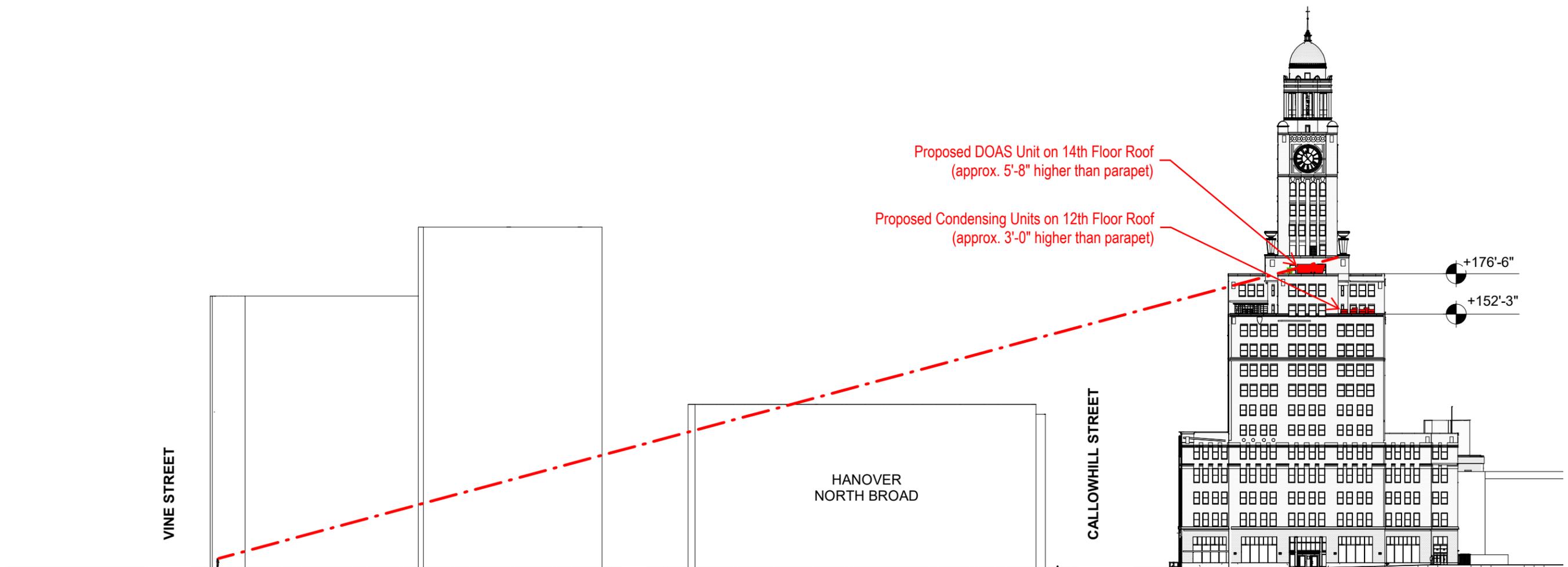


VIEW FROM BROAD STREET AND SPRING GARDEN STREETS

	<p>SHEET TITLE: DOAS VISIBILITY - BROAD &amp; SPRING GARDEN</p>	<p>PROJECT NUMBER: 304103-120 SCALE: DATE: 9-22-20</p>	<p>SHEET NO: <b>PERSP</b> <b>3</b></p>
	<p>PROJECT TITLE: OFFICE OF EMERGENCY MANAGEMENT PHILADELPHIA PUBLIC SERVICES BUILDING 400 NORTH BROAD STREET, PHILADELPHIA, PA 19130 FLOORS 8, 9 AND 10</p>	<p>IEI GROUP, LTD. 428 North 2nd Street Philadelphia, PA 19123 PH: 215.413.3700</p>	



	<p>SHEET TITLE: ROOFTOP EQUIPMENT VISIBILITY - NORTH ELEVATION</p>	<p>PROJECT NUMBER: 304103-120 SCALE: 1/64" = 1'-0" DATE: 9-8-20</p>	<p>SHEET NO:  <b>ELEV 1</b></p>
	<p>PROJECT TITLE: OFFICE OF EMERGENCY MANAGEMENT PHILADELPHIA PUBLIC SERVICES BUILDING 400 NORTH BROAD STREET, PHILADELPHIA, PA 19130 FLOORS 8, 9 AND 10</p>	<p><b>IEI GROUP, LTD.</b> 428 North 2nd Street Philadelphia, PA 19123 PH: 215.413.3700</p>	



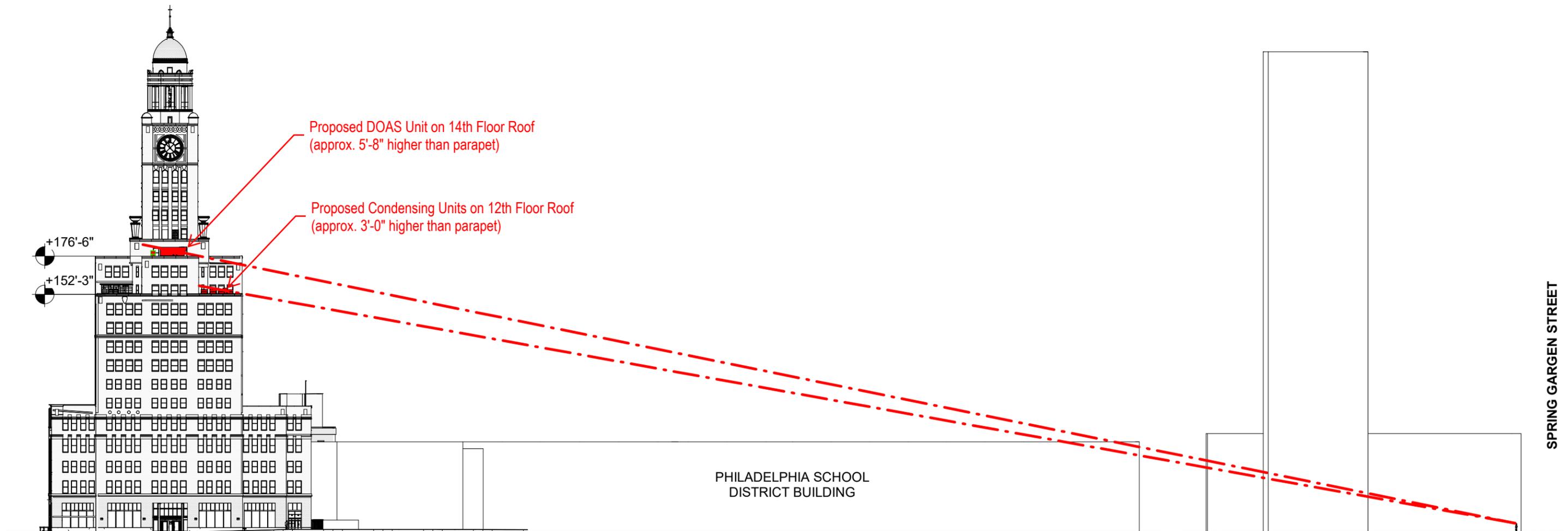
SHEET TITLE:  
**ROOFTOP EQUIPMENT VISIBILITY - EAST BROAD STREET ELEVATION FROM VINE STREET**

OFFICE OF EMERGENCY MANAGEMENT  
 PHILADELPHIA PUBLIC SERVICES BUILDING  
 400 NORTH BROAD STREET, PHILADELPHIA, PA 19130  
 FLOORS 8, 9 AND 10

PROJECT NUMBER: 304103-120  
 SCALE: 1/64" = 1'-0"  
 DATE: 9-8-20

**IEI GROUP**  
 428 North 2nd Street  
 Philadelphia, PA 19123  
 PH: 215.413.3700

SHEET NO:  
**ELEV  
 2**



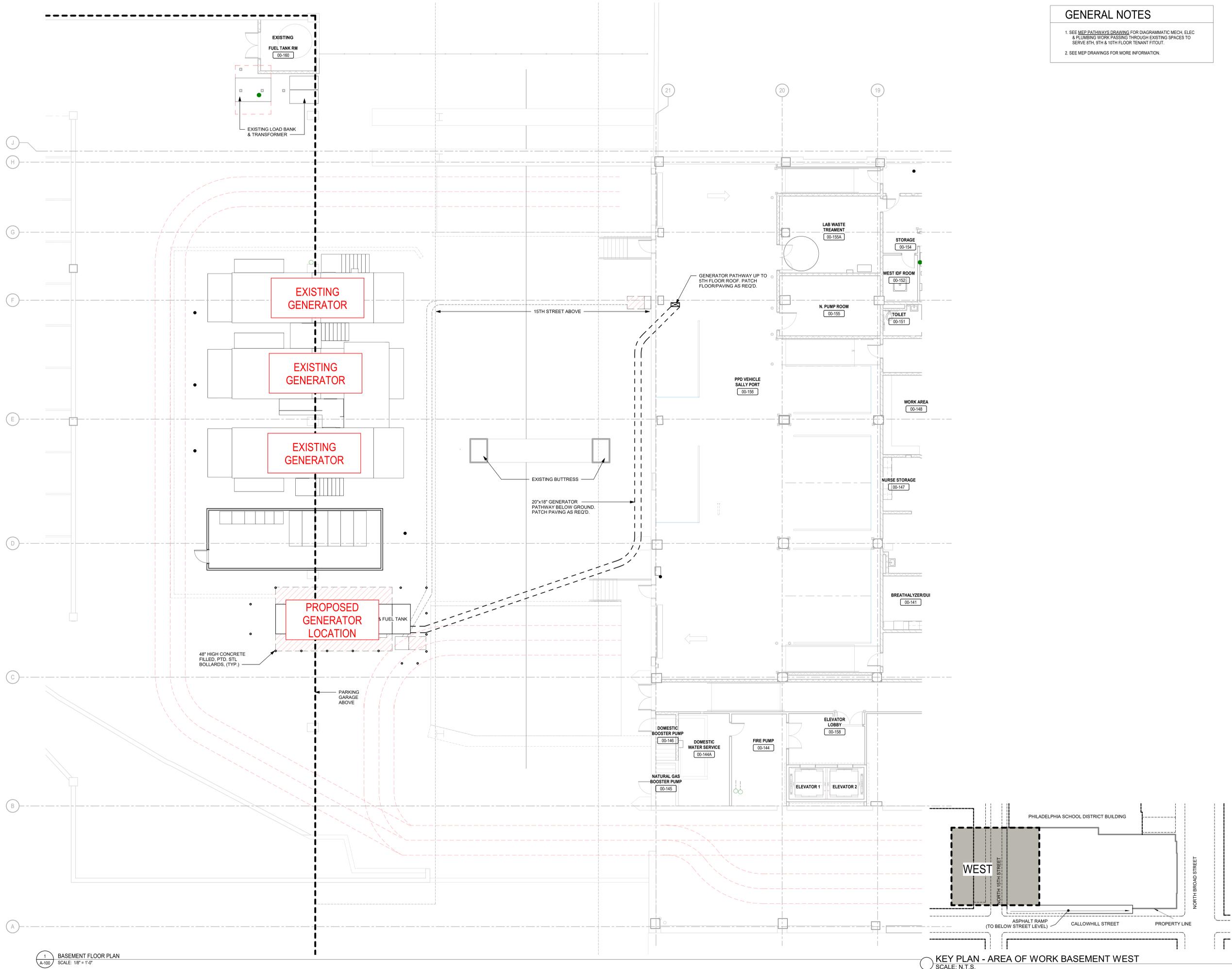
SHEET TITLE:  
**ROOFTOP EQUIPMENT VISIBILITY - EAST BROAD STREET ELEVATION FROM SPRING GARDEN STREET**

OFFICE OF EMERGENCY MANAGEMENT  
 PHILADELPHIA PUBLIC SERVICES BUILDING  
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 DATE: 9-8-20

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 Philadelphia, PA 19123  
 PH: 215.413.3700

SHEET NO:  
**ELEV  
 3**



**GENERAL NOTES**

- SEE MEP PATHWAYS DRAWING FOR DIAGRAMMATIC MECH. ELEC & PLUMBING WORK PASSING THROUGH EXISTING SPACES TO SERVE 8TH, 9TH & 10TH FLOOR TENANT FITOUT.
- SEE MEP DRAWINGS FOR MORE INFORMATION.



**IEI GROUP, LTD.**  
**IEI ARCHITECTS, INC.**  
 428 North 2nd Street  
 Philadelphia, PA 19123  
 Telephone: 215 413 3700

CONSULTANTS

**Arora Engineers, Inc.**  
 61 Wilmington-West Chester Pike  
 Chadds Ford, PA 19317  
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 F (610) 459-7950  
 aroraengineers.com

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PROJECT TITLE  
**THE CITY OF PHILADELPHIA  
 OFFICE OF EMERGENCY MANAGEMENT  
 PHILADELPHIA PUBLIC SERVICES BUILDING  
 400 NORTH BROAD STREET, PHILADELPHIA, PA 19130  
 FLOORS 8, 9 AND 10**

- PROGRESS SET
- CLIENT REVIEW
- BID SET
- CODE REVIEW SET
- ISSUED FOR CONSTRUCTION

**PAC  
 SUBMISSION  
 9-22-20**  
 (NOT FOR CONSTRUCTION)

ISSUES/REVISIONS:

PROJECT NUMBER: 304103-120  
 SCALE: As indicated  
 DATE: 09/03/2020  
 DRAWN BY: SM  
 CHECKED BY: PT

DRAWING TITLE  
**BASEMENT FLOOR  
 PLAN - WEST**

SHEET NO.  
**A-100**

B:\360\PPSSB - Office of Emergency Management\304103-120\_PPSSB\_OEM - ARCH-DOCUMENTATION - 08-10 - Eight-Tenth Floors.rvt

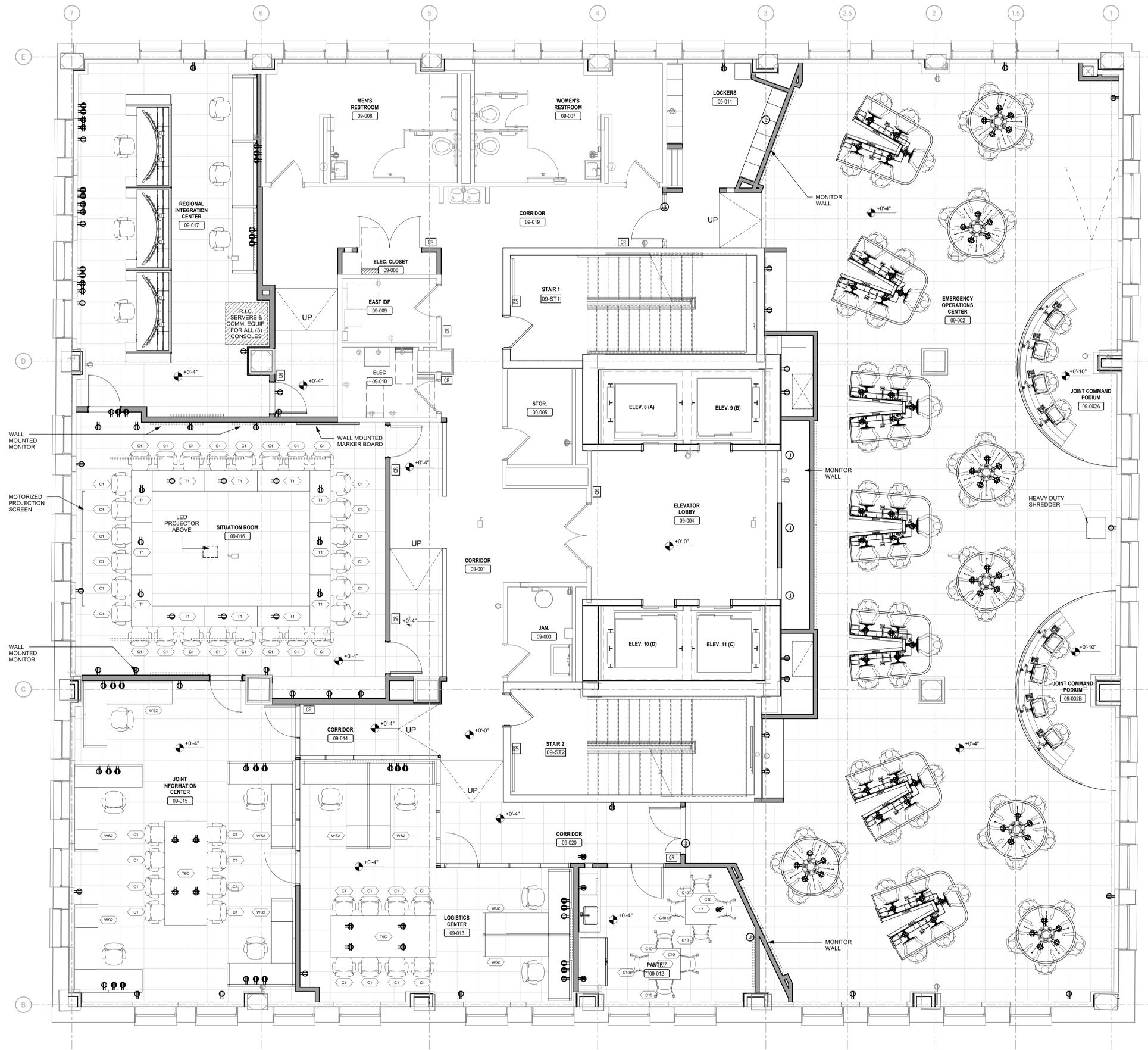
**1**  
**A-100**  
**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**KEY PLAN - AREA OF WORK BASEMENT WEST**  
 SCALE: N.T.S.



GENERAL NOTES - POWER

1. SEE A-808 FOR GENERAL NOTES - POWER.



1 9TH FLOOR FURNITURE & POWER PLAN  
SCALE: 1/4" = 1'-0"

Tenant Fit-out  
Floor 9



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ISSUES/REVISIONS:

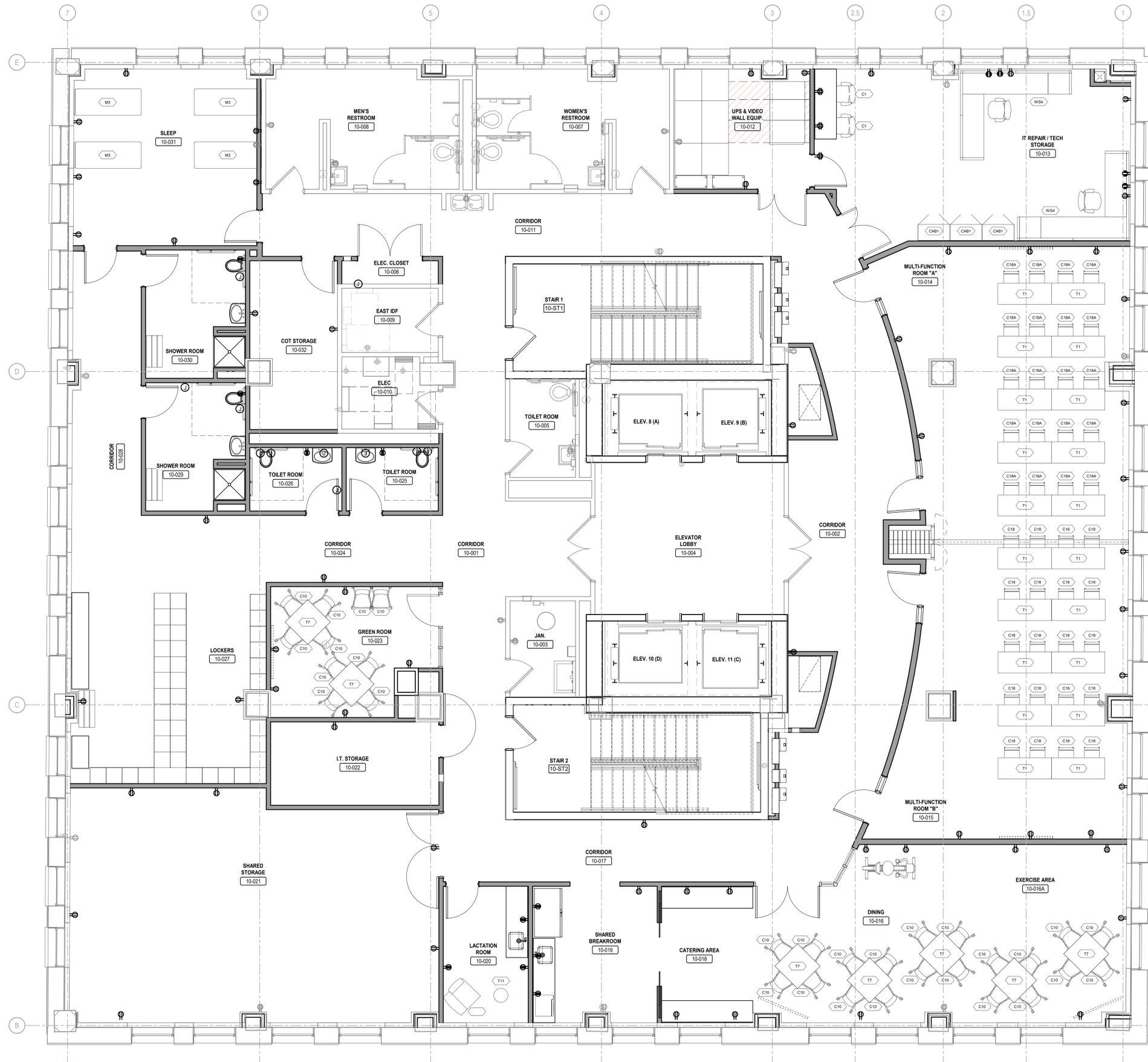
PROJECT NUMBER: 304103-120  
SCALE: As Indicated  
DATE: 09/03/2020  
DRAWN BY: SM  
CHECKED BY: PT

DRAWING TITLE:  
9TH FLOOR  
FURNITURE &  
POWER LOCATION  
PLAN

SHEET NO.:  
A-809

GENERAL NOTES - POWER

1. SEE A-808 FOR GENERAL NOTES - POWER.



1 10TH FLOOR FURNITURE & POWER PLAN  
A-810 SCALE: 1/4" = 1'-0"

Tenant Fit-out  
Floor 10



IEI GROUP, LTD.  
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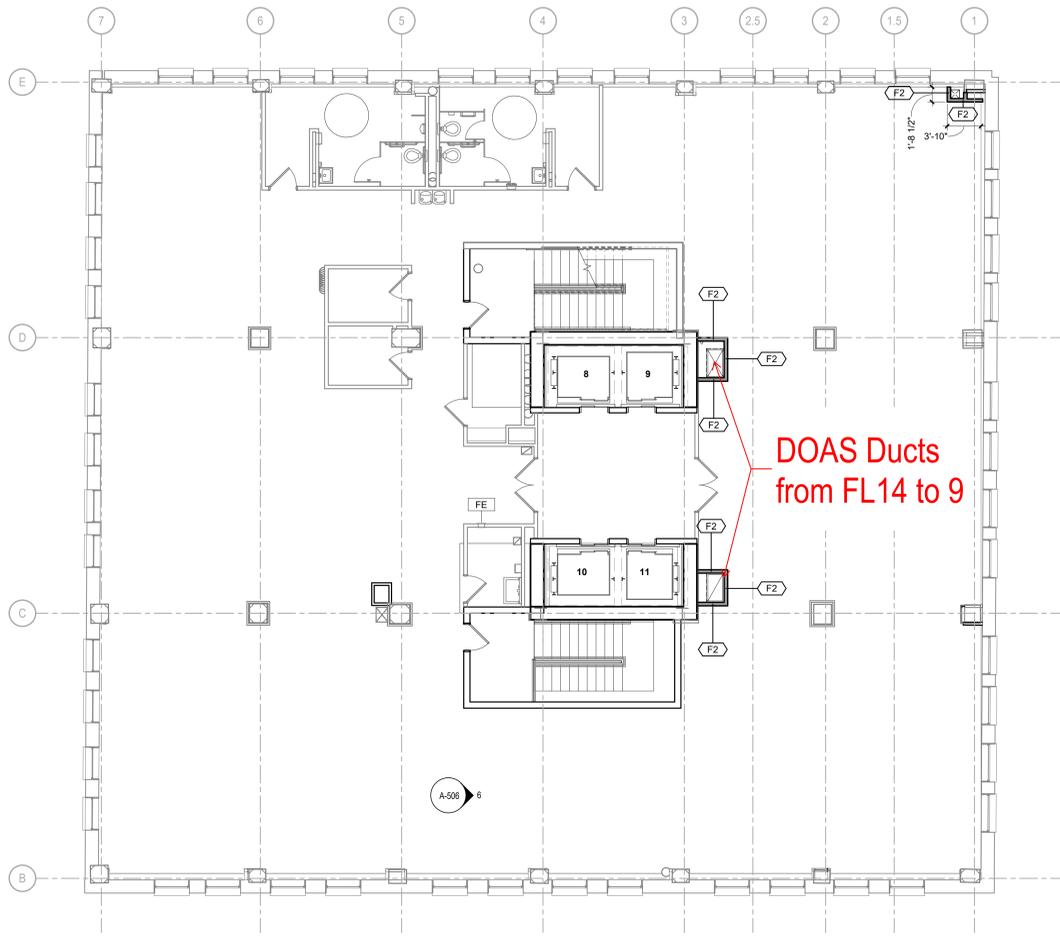
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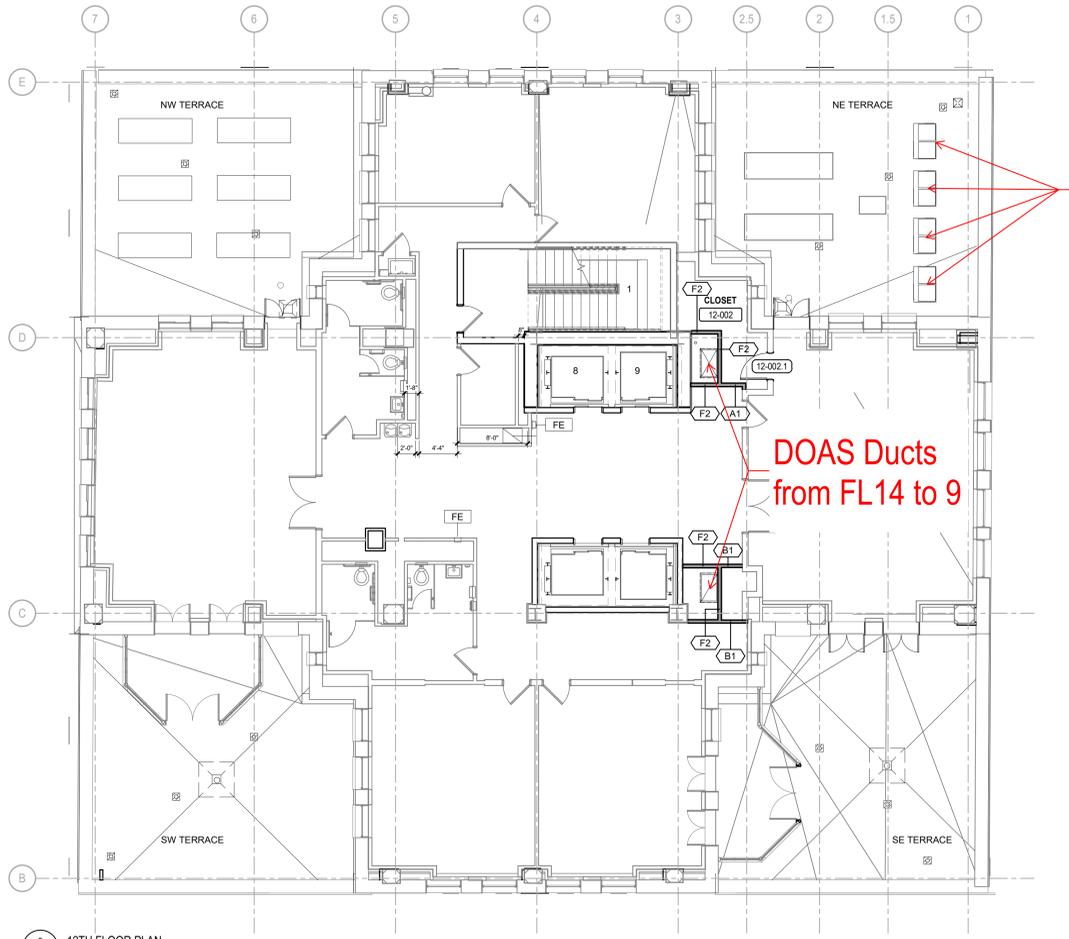
PROJECT NUMBER: 304103-120  
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CHECKED BY: PT

DRAWING TITLE  
10TH FLOOR  
FURNITURE &  
POWER LOCATION  
PLAN

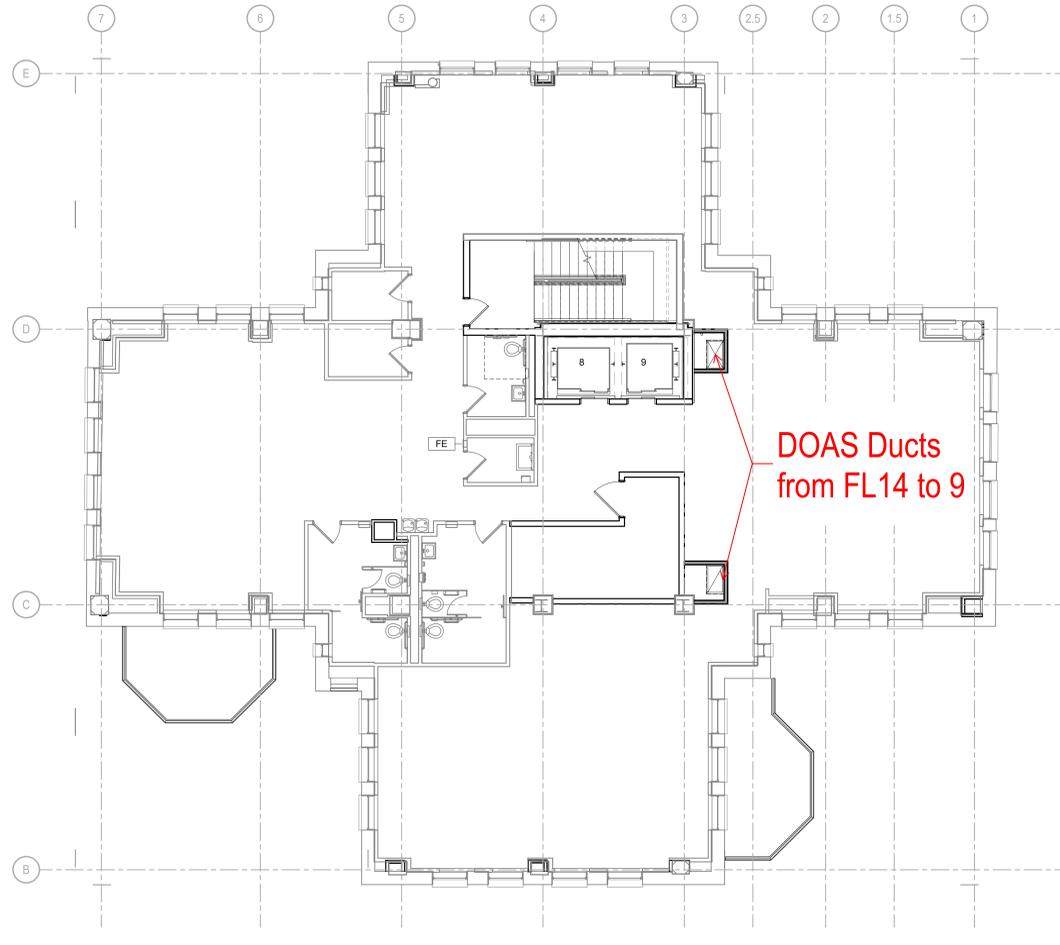
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A-810



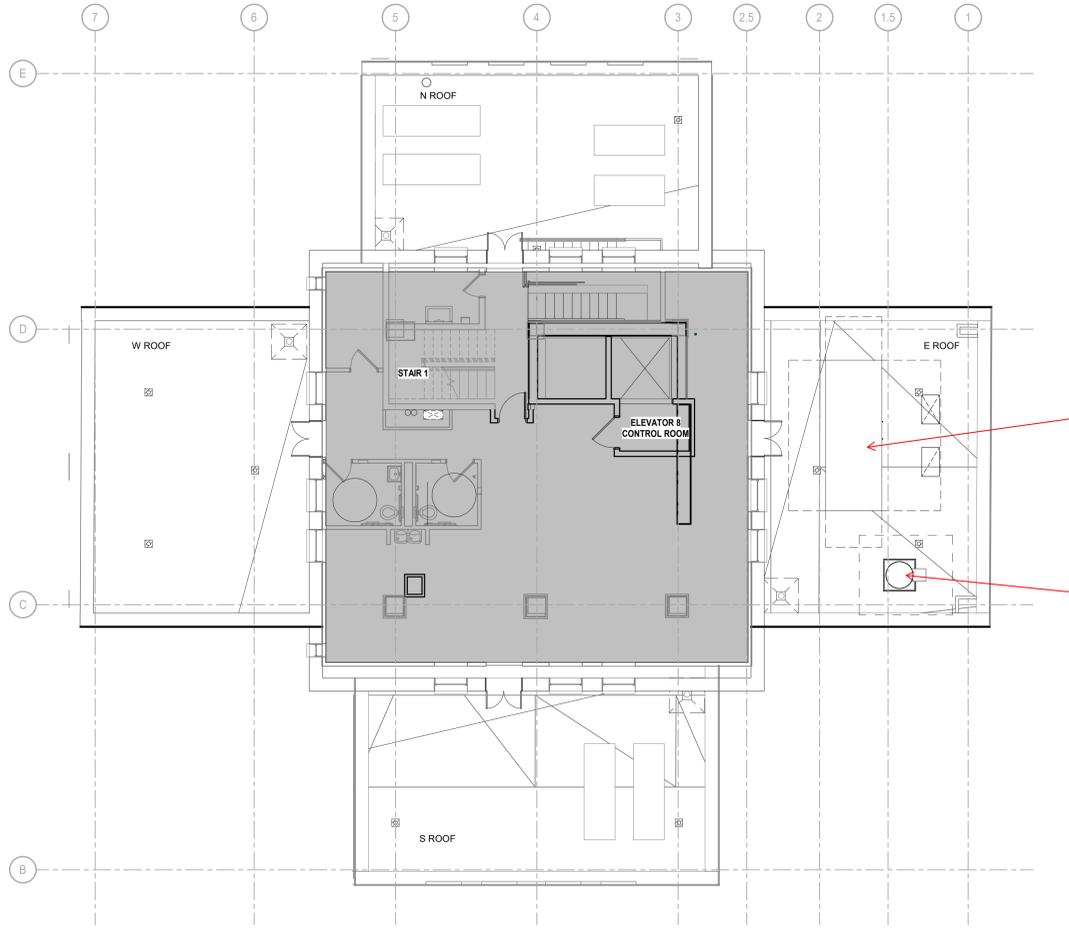
1 11TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 12TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



3 13TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



4 14TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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PROJECT TITLE  
THE CITY OF PHILADELPHIA  
OFFICE OF EMERGENCY MANAGEMENT  
PHILADELPHIA PUBLIC SERVICES BUILDING  
400 NORTH BROAD STREET, PHILADELPHIA, PA 19130  
FLOORS 8, 9 AND 10

- PROGRESS SET
- CLIENT REVIEW
- BID SET
- CODE REVIEW SET
- ISSUED FOR CONSTRUCTION

PAC  
SUBMISSION  
9-22-20  
(NOT FOR CONSTRUCTION)

ISSUES/REVISIONS:

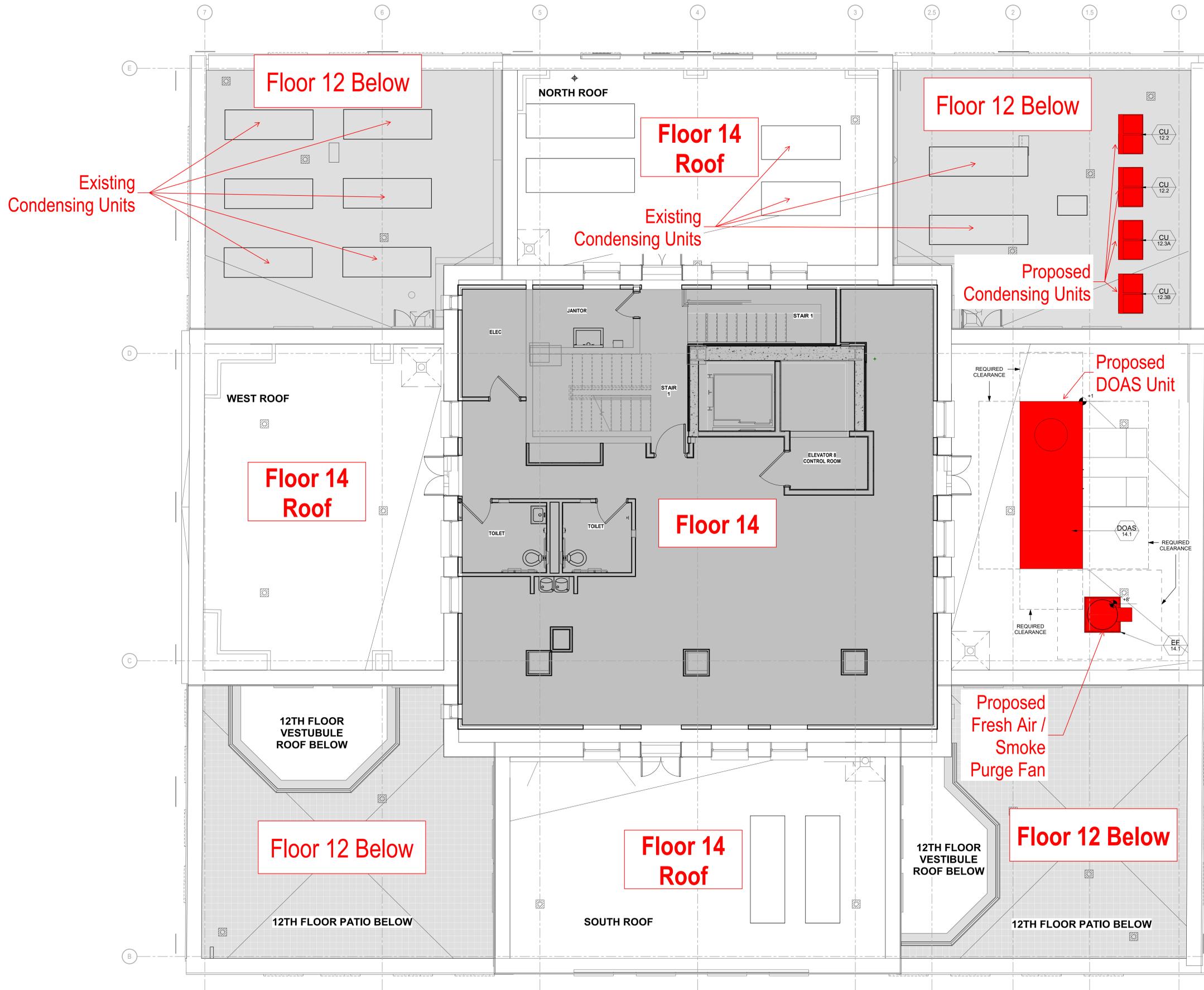
PROJECT NUMBER: 304103-120  
SCALE: 1/8" = 1'-0"  
DATE: 09/03/2020  
DRAWN BY: SM  
CHECKED BY: PT

DRAWING TITLE:  
11TH-13TH FLOOR  
PLAN & 14TH  
FLOOR ROOF PLAN

SHEET NO:  
**A-111**

B:\360\PPSSB - Office of Emergency Management\304103-120\_PPSSB\_OEM - ARCH-DOCUMENTATION - 08-10 - Eight-Tenth Floors.rvt

BIM 360://PPSB - Office of Emergency Management/304103-120\_PPSB.OEM\_ARCH - 08-10 - Eighth-Floor-Floors.rvt



2 14TH FLOOR ROOF PLAN  
SCALE: 1/4" = 1'-0"

Visible Mechanical Equipment to be Painted to Match Building



IEI GROUP, LTD.  
IEI ARCHITECTS, INC.  
428 North 2nd Street  
Philadelphia, PA 19123  
Telephone: 215 413 3700

CONSULTANTS  
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9-22-20  
(NOT FOR CONSTRUCTION)

ISSUES/REVISIONS:

PROJECT NUMBER: 304103-120  
SCALE: As indicated  
DATE: 08/21/2020  
DRAWN BY: SM  
CHECKED BY: MJ

DRAWING TITLE  
14TH FLOOR  
ROOF PLAN  
(PROPOSED)

SHEET NO:  
A-130

PRINTED ON: 8/21/2020 2:02:13 PM