

Memorandum



To: Alex Smith, Director Art Commission
From: Valerie Bergman, Deputy Commissioner, DPP
Date: December 22, 2023
Re: Request for Administrative Approval

EB Feb...

We respectfully request administrative approval for roof renovation work at the Police District #24/25. The building is located at 3901 Whitaker Avenue, Philadelphia, PA. 19124.

The following description and attached graphics show the intended extent of work.

Goals/Intent of Project

The building was constructed in 2004. The existing roof and coping have failed, and water is actively entering the building in multiple locations and shall be replaced. Several parts of the masonry & parapet walls are in need of reconstruction. This renovation once completed will provide an improved energy-efficient, reliable, well-sealed system, better aesthetics, and performance.

General Description of Work Required

The scope of this project includes roof replacement, partial parapet re-built; concrete coping replacement by more durable metal to match appearance and installation of through wall flashing at the 2nd floor. There will be no change in the appearance of the building, please see the attached photos for a view of the building from different locations.

City of Philadelphia Capital Funding is being used to fund the entire project.

Thank you for your attention. Please inform me directly if we will require a formal Art Commission presentation for this project.

cc: Bridget Collins-Greenwald, Commissioner, DPP
Pedro Pinto, PE, Project Director DPP
Michael Sadowski, Project Manager

View 1 of Front of Building



View 2 of Front of Building



View 1 of PD24 Side of Building



View 2 of PD24 Side of Building



View 1 of PD25 Side of Building



View 2 of PD25 Side of Building



View 1 of Back of Building



View 2 of Back of Building





CITY OF PHILADELPHIA DEPARTMENT OF PUBLIC PROPERTY

MAYOR – JAMES F. KENNEY
MANAGING DIRECTOR – TUMAR ALEXANDER
COMMISSIONER OF PUBLIC PROPERTY– BRIDGET COLLINS-GREENWALD
COMMISSIONER OF POLICE – POLICE COMMISSIONER DANIELLE OUTLAW

24th/25th POLICE DISTRICT ROOF RENOVATIONS 3901 WHITAKER AVE. PHILADELPHIA PA 11-24-4506-01

Digitally signed by Robert
Zmijewski
Date: 2023.12.13 15:25:46
-05'00'

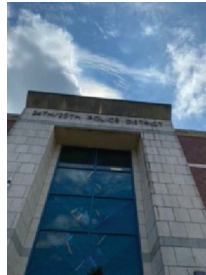
SYMBOLS ABBREVIATIONS Typ. Typical NTS Not To Scale SQ. FT. (FOOT)	LOCATION PLAN: 24th & 25th POLICE DISTRICT 8901 WHITAKER AVE. PHILADELPHIA, PA 19141 	AREA PLAN: 24TH AND 25TH POLICE DISTRICT 	COVER SHEET G100 NOTES, CONTRACT LIMIT, PHOTOS D103 EXISTING CONDITIONS: PHOTOS D104 EXISTING CONDITIONS: DEMOLITION A100 ROOF PLAN A102 DEMOLITION & ROOF PLAN NOTES A501 ROOF DETAILS	PROJECT APPROVED CHAIKINSON/DEPARTMENT OF PUBLIC PROPERTY REPORT ORIGINATOR/DEPARTMENT OF PUBLIC PROPERTY PROJECT DIRECTOR/CHAIKINSON, POLICE DISTRICT
DEMOLITION GENERAL NOTES Remove and dispose of existing roofing and insulation materials on all roof areas to expose existing metal deck. Contractor is required to dispose of all materials legally, including, but not limited to roofing, insulation, crickets, nailers, stack flashings, etc. All roofs are to be maintained in watertight condition from start of demolition until new work is completed Broom sweep existing metal decking, contractor required to make repairs to the metal deck as required for proper re-roofing installation.			REGISTERED ARCHITECT ROBERT J. ZMIJEWSKI, No. RA 002340 82 ARCHITECTURE, LLC 800 Hadden Ave., Suite 412 Collingswood, N.J. 08108 82 ARCHITECTURE, LLC HAS REVIEWED THIS PROJECT FOR GENERAL COMPLIANCE WITH INDUSTRY ACCEPTED STANDARDS AND APPLICABLE CODES.	CITY OF PHILADELPHIA DEPARTMENT OF PUBLIC PROPERTY 1400 John F. Kennedy Blvd PHILADELPHIA, PA 19107 COVER SHEET PROJECT NO. 11-24-4506-01 DATE 24 JULY 2023 SHEET AS NOTES CS1.0

General Notes

1. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE USING AGENCY'S OPERATION REQUIREMENTS. INTERRUPTION TO OPERATORS WILL NOT BE PERMITTED.
2. CONTRACTORS ARE SOLELY RESPONSIBLE FOR THE HEALTH AND SAFETY OF ITS WORKERS DURING THE EXECUTION OF THIS CONTRACT. CONTRACTOR SHALL COMPLY WITH THE MOST CURRENT CONSTRUCTION SAFETY REGULATIONS OF OSHA AND REQUIREMENTS OF THE GENERAL CONDITIONS TO THE CONSTRUCTION CONTRACT.
3. CONTRACTOR RESPONSIBLE FOR PROTECTING ALL ADJACENT NON-WORK AREAS FROM DAMAGE. PROTECTION METHODS AT THE CONTRACTOR'S DISCRETION. ALL EXISTING CONSTRUCTION, EQUIPMENT, FINISHES, ETC. TO REMAIN THAT ARE DAMAGED, DISTURBED OR REMOVED IN THE COURSE OF THE WORK SHALL BE REPAIRED OR RESTORED TO THEIR PRE-EXISTING CONDITION AT NO ADDITIONAL EXPENSE TO THE CITY. REPAIRS TO ANY DAMAGED ITEMS MUST BE MADE IN-KIND PER THE GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT.
4. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS (INCLUDING ROOF DECK) IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE PROFESSIONAL OF ANY CONFLICTS AND DISCREPANCIES IN THE PLANS AND SPECIFICATIONS RELATIVE TO SAID CONDITIONS.
5. UPON REMOVAL OF MATERIALS DURING ALL WORK, CONTRACTOR SHALL NOTIFY THE PROFESSIONAL FOR INSPECTION OF EXPOSED CONDITIONS FOR REVIEW OF EXISTING ELEMENTS THAT WERE CONCEALED DURING THE PROFESSIONAL DESIGN PHASE.
6. ALL CONSTRUCTION SHALL BE PERFORMED IN A GOOD, WORKMANLIKE MANNER FOLLOWING ACCEPTED CONSTRUCTION PRACTICES AND TOLERANCES. DEFECTIVE OR DAMAGED MATERIALS SHALL NOT BE USED AND SHALL BE REPLACED.
7. CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS ON-SITE AND WITHIN CLOSE PROXIMITY TO ANY WORK REQUIRING TORCHES OR SOLDERING EQUIPMENT.
8. FIRE WATCH MUST BE MAINTAINED FOR AT LEAST TWO HOURS AFTER COMPLETION OF ALL TORCH, SOLDERING OR OTHER OPERATIONS THAT MAY CREATE SMOLDERING FIRES.
9. CONTRACTOR SHALL PROVIDE AND INSTALL NIGHT SEALS TO TEMPORARILY PROTECT ANY EXPOSED ROOFING AREAS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED BY INADEQUATE PROTECTIONS.
10. STAGING AND STORING ANY CONSTRUCTION MATERIALS ON EXISTING ROOF AREAS IS NOT PERMITTED, UNLESS APPROVED BY DPP.
11. CONTRACTOR RESPONSIBLE FOR MAINTAINING A CLEAN AND ORDERLY JOB SITE AT ALL TIMES. CONTRACTOR SHALL CLEAN JOB SITE AT THE END OF EVERY WORK DAY.
12. MEANS AND METHODS FOR SCAFFOLDING, OVERHEAD PROTECTION, AND BARRIERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. STAGING AND CONSTRUCTION SEQUENCING PLAN SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.
13. CONTRACTOR SHALL MAINTAIN ALL EQUIPMENT, TOOLS, VEHICLES, AND TRAILERS IN DESIGNATED AREAS. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL RULES AND REGULATIONS AS SET FORTH BY USING AGENCY.
14. ANY DAMAGE CAUSED TO GROUNDS, TURF, LANDSCAPE FEATURES, AND ROADWAYS SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXTRA COST TO THE CITY PER THE GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT.
15. KEYNOTES PROVIDED IN THE DRAWINGS FOR NOTATION CONSIST OF A SPEC-DIVISION SECTION PREFIX AND A NUMBER FOR ORGANIZATION MEANS.
16. THE ORGANIZATION OF THE KEYNOTES OR THE DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN ORGANIZING THE DIVISION OF WORK AMONG HIS/HER SUBCONTRACTORS.
17. ALL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTIONS IN ACCORDANCE WITH THE SUPPLIER'S INSTRUCTIONS AND REQUIREMENTS.
18. GENERAL CONTRACTOR SHALL COORDINATE WORK OF ALL REQUIRED TRADES.



West Elevation (24th PD)



West Elevation Main Entrance

PD 24 & 25 Design Criteria

Local Jurisdiction: Philadelphia, Philadelphia County

Zoning:

Owner: City of Philadelphia

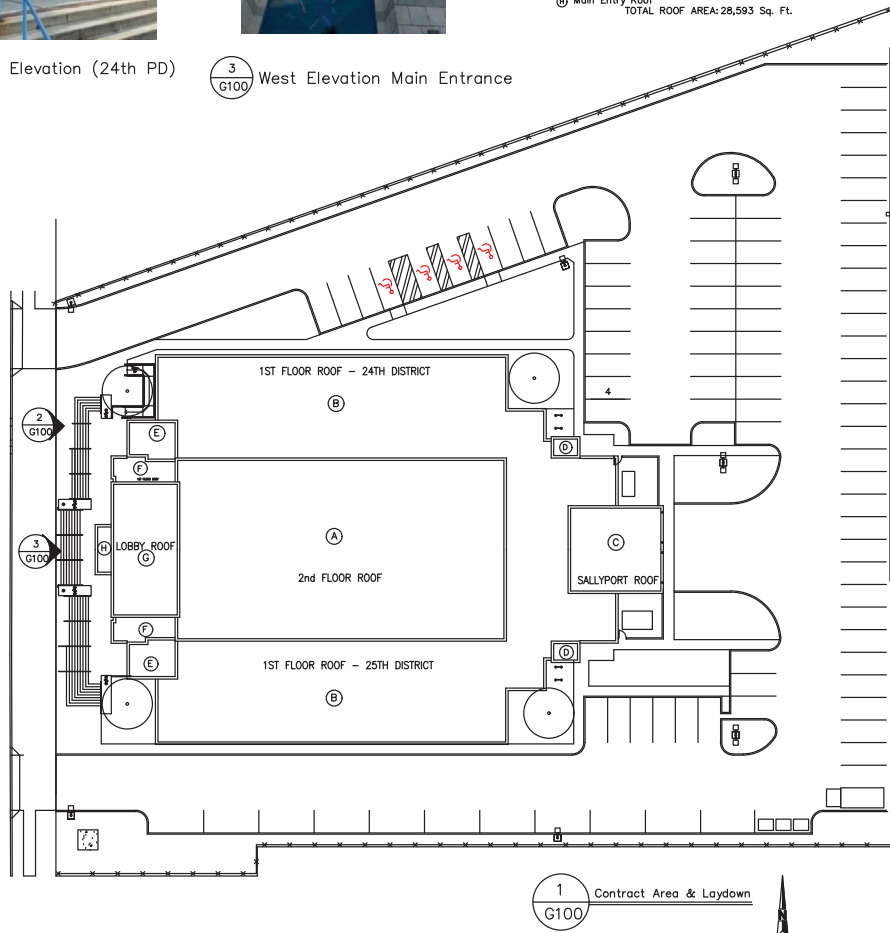
Using Agency: Police Departments

Construction Codes: PA UCC, IBC 2018, IECC 2018, IPC 2018, IEBC 2018, ASCE 7-2016

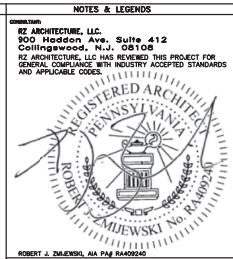
Local Jurisdiction: Philadelphia, Philadelphia County

- Roof Areas
- 2nd Floor Roof
 - 1st Floor Roof 24th and 25th PD
 - Sallyport Roof
 - Rear Vestibule Roof (2)
 - Front Vestibule Roof (2)
 - 1st Floor Roof (2)
 - Lobby Roof
 - Main Entry Roof
- TOTAL ROOF AREA: 28,593 Sq. Ft.

WHITAKER AVE



Contract Area & Laydown

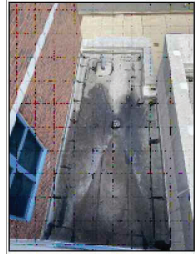


ROBERT J. DZIEWIEWSKI, AIA PPA 14400-00

Project Title
24th/25th District Police Station

Date	18 JULY 2023	Drawing No.
Scale		G100
Drawn By		
Checked By		Project No. 11-98-4320-01
File Name		

ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE BEFORE PROCEEDING WITH THE WORK.



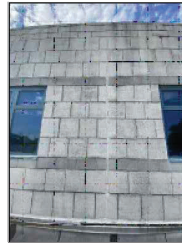
1
D103
ROOF F



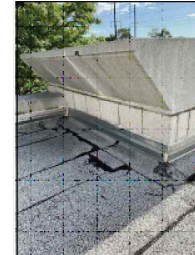
2
D103
SPACE BETWEEN ROOF F AND 1ST FLOOR ROOF



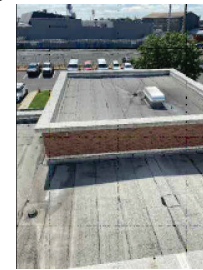
3
D103
OVERHANGING TREES



4
D103
WALL TRANSITION TO 2ND FLOOR ROOF



5
D103
ROOF D



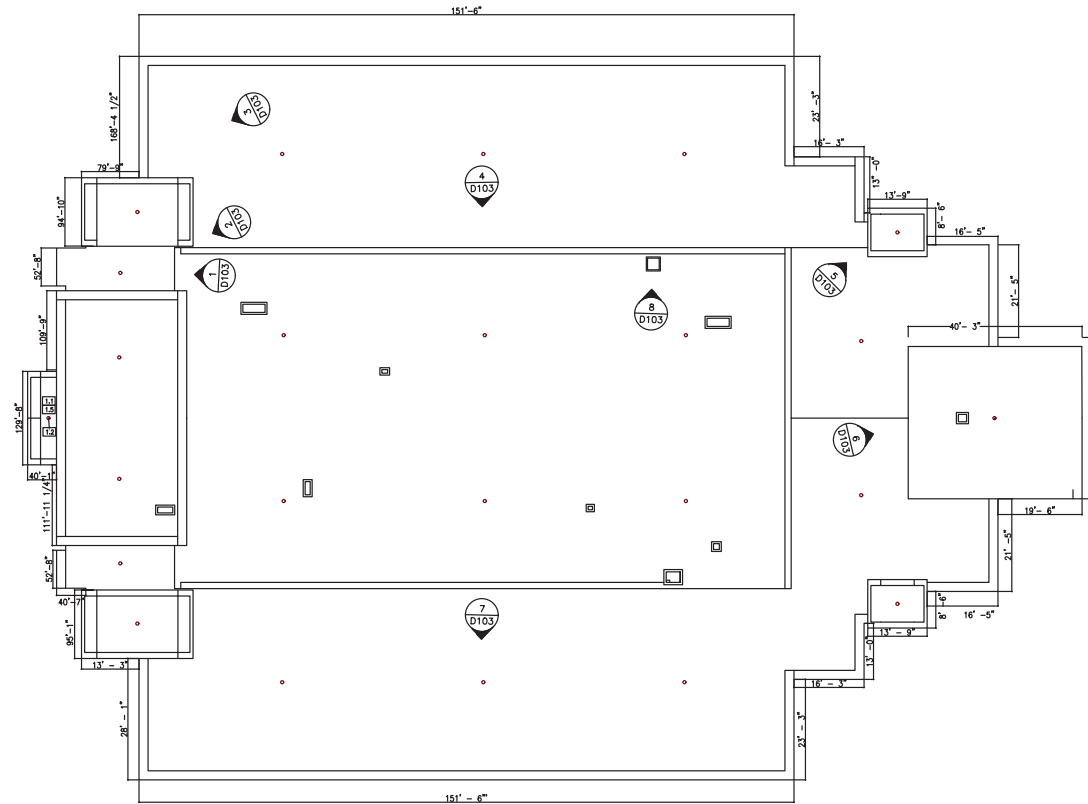
6
D103
SALLYPORT ROOF



7
D103
ROOF DRAIN



8
D103
ROOF HATCH



CONSULTOR
R2 ARCHITECTURE, LLC
800 Madison Ave., Suite 412
Collingswood, N.J. 08108
R2 ARCHITECTURE, LLC HAS REVIEWED THIS PROJECT FOR
GENERAL COMPLIANCE WITH INDUSTRY ACCEPTED STANDARDS
AND APPLICABLE CODES.

REGISTERED ARCHITECT
PENNSYLVANIA
ROBERT J. ZIMIEWSKI No. RA409240

ROBERT J. ZIMIEWSKI, RA PA# RA409240



CITY OF PHILADELPHIA
DEPARTMENT OF PUBLIC PROPERTY
1400 John F. Kennedy Blvd
7th Floor, City Hall


Project Title
24th/25th District Police Station Roof Renovations

Drawing Title
PD 24/25 Existing Conditions
Photos

Date 26 JULY 2023 Drawing No. D103
Drawn By Project No. 11-98-4520-01
Checked By File Name

ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE
CONSULTOR AT THE SITE BEFORE PROCEEDING WITH THE WORK.

DESIGNER
R2 ARCHITECTURE, LLC
800 Hamilton Ave., Suite 412
Cottingswood, N.J. 08108
R2 ARCHITECTURE, LLC HAS REVIEWED THIS PROJECT FOR
GENERAL COMPLIANCE WITH INDUSTRY ACCEPTED STANDARDS
AND APPLICABLE CODES.



ROBERT J. ZMIEWSKI, AIA PA# 84409240

- Demolition Keynotes**
- 1.1 Remove all drains from each roof. Demo ceiling directly below roof drain for drain assembly if required for work.
 - 1.2 Lift in place all fans, ventilators, and equipment remaining in service. Ensure HVAC is operational at all times.
 - 1.3 Remove overhanging branches from trees surrounding the roof.
 - 1.4 Remove capstone at arching areas of front and rear vestibule roofs. Install scuppers, wood blocking, and metal coping at height required by manufacturer
 - 1.5 Remove masonry to allow for the installation of overflow scuppers
 - 1.6 Remove Roof Hatch and install new



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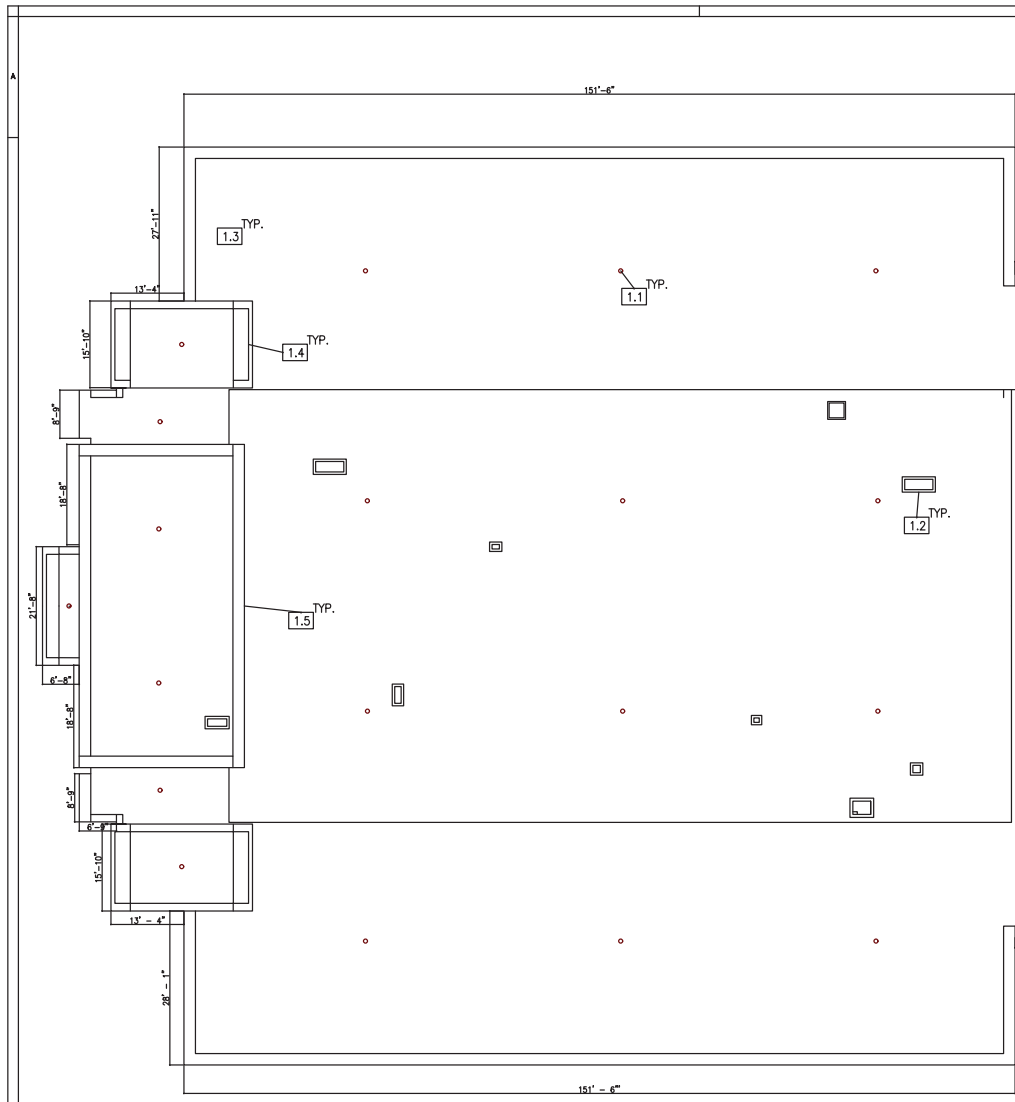
Project Title
24th/25th District Police Station Roof Renovations

Drawing Title
PD 24/25 Existing Conditions
Demolition Notes

Date	28 JULY 2023	Drawing No.	D104
Scale		Drawn By	
Checked By		Project No.	11-08-4520-01
File Name			

ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR OF THE SITE BEFORE PROCEEDING WITH THE WORK.

EX'G Roof Details (V.I.F.): SBS-Modified Bituminous Membrane Roofing
Three-ply hot mopped SBS Modified Bitumen roof
Two layers type 6 felt ASTM D 2178 type 6
SBS-Modified bitumen mineral surfaced cap sheet
Tapered polyisocyanurate insulation board ASTM C-1289
1/2" Perlite Insulation ASTM C728
Mechanical fastener per FM 190
Asphalt Primer ASTM D41
Perlite Cant Strip
White mineral granules embedded in Asphalt



Roof Plan General Notes

Add wood blocking and metal coping on top of all cast stone at all roof perimeters

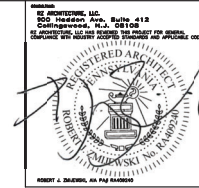
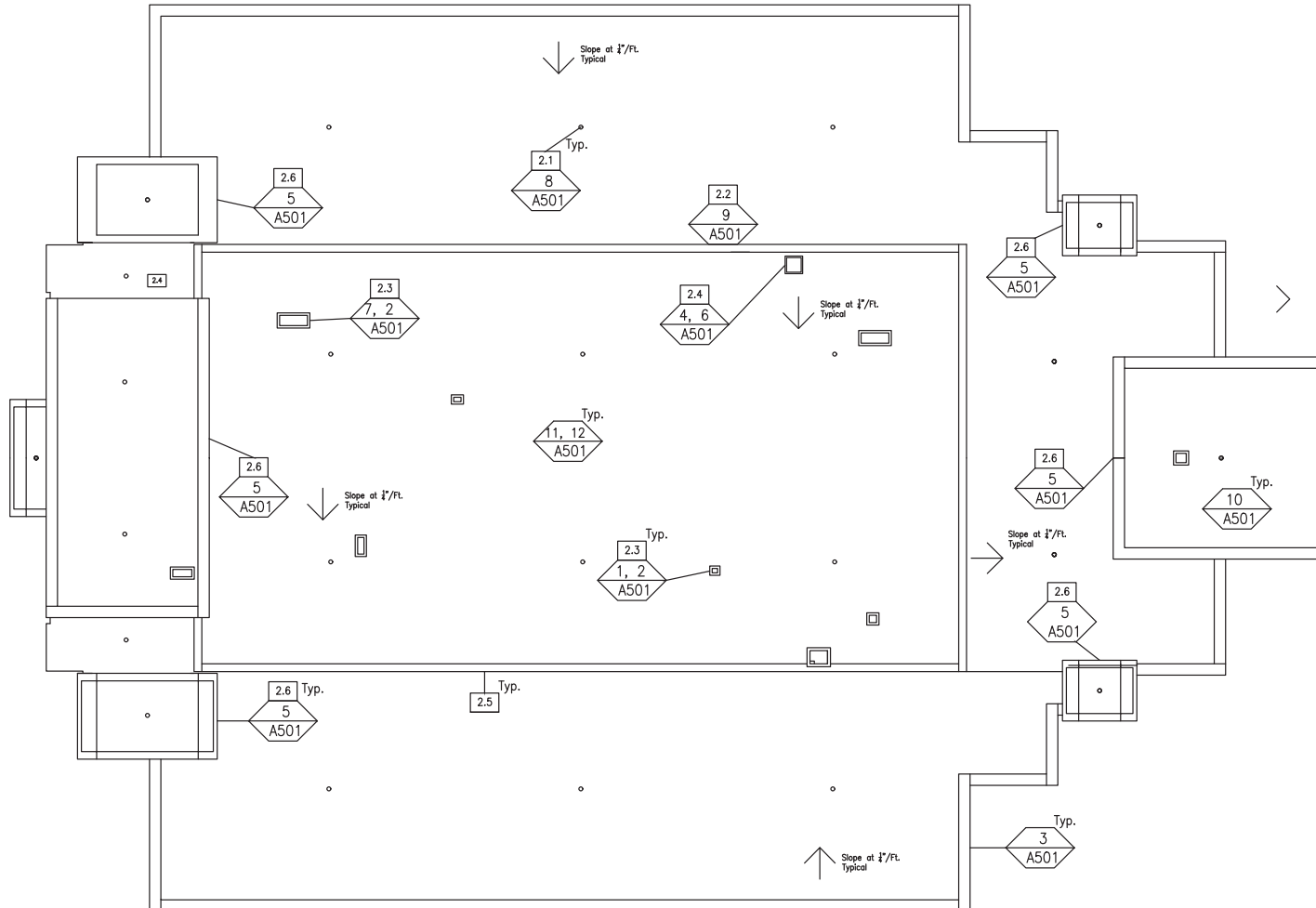
Install 3-Ply SBS Modified Bitumen roofing on all roofs (Torch Down) with white granulated cap sheet. Install a $\frac{1}{2}$ " coverboard and tapered polyisocyanurate insulation board ASTM C-1289. Repair existing roof deck holes, cracks, gaps, and spalls to receive new base sheet installation.

Contractor to present options on ways to close gap between Front Vestibule Roofs and 1st floor roof

Add flashing on all exhaust and plumbing vents throughout the roof.

Slope is $\frac{1}{4}$ " per foot to all drains

ALL NEW INSULATION SHALL BE SERVED OR ADHERED TO MEET DESIGN WIND SPEEDS FOR THIS GEOGRAPHIC LOCATIONS



Roof Plan Keynotes

2.1 Replace all drains. Replace roof drain domes with new drain domes. Replace clamping ring and drain bolts with new clamping ring and drain bolts. If required repair and patch ceiling after demo work.

2.2 Add in metal through wall flashing between transition from 1st floor roof to the 2nd floor roof and fill in the cavity with grout. Ensure the height of the through wall flashing rises at least 8" above the low point. Remove and install 1 course of masonry as required. DPP to approve masonry sample.

2.3 Reinstall all HVAC equipment and provide maintenance to the systems where needed. HVAC to be operational by the end of the day.

2.4 Install a new roof hatch

2.5 New caulking on all the vertical joints going from the 1st to 2nd floor roof

2.6 Install overflow scuppers on each roof



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DEPARTMENT OF PUBLIC PROPERTY
1400 John F. Kennedy Blvd
7th Floor, City Hall

Project Title
24th/25th District Police Station Roof Renovations

Drawing Title
PD 24/25 ROOF PLAN & NOTES

Date	18 JULY 2023	Drawing No.	A100
Drawn By		Project No.	11-98-4520-01
Checked By			
File Name			

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