



Oversight Board Updates



April 24, 2018

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



Updates: Projects and Physical Improvements

Recap

- The first cohort of 21 “Project Users,” non-profit entities that will deliver Rebuild capital projects, was announced in November, 2017.
- A draft Project Statement outlining a proposed budget and site list for Rebuild was submitted to City Council in late September, and the document was formally submitted in late November. Rebuild staff coordinated with Council members and staff on the content of the Project Statement throughout the fall and winter. Proposed sites are shown on maps on the Rebuild website at <http://rebuild.phila.gov/rebuild-map>.
- Parks and Recreation Department design standards are under development and are expected to be complete when the first Rebuild projects begin.

Rulebook and Resource Guide

A Rulebook and Resource Guide for Project Users is nearing completion. This resource is being developed by Rebuild in cooperation with the Chief Integrity Officer and the Office of the Inspector General. It will cover information about economic opportunity plans, design standards, reporting requirements, community engagement guidelines, contracting and invoicing requirements, and other information Project Users need to know in order to apply for grants and successfully implement Rebuild projects.

Call for Interest

As one of Rebuild’s efforts to facilitate connections between Project Users and diverse service providers, we launched a call for interest for design, construction, and community engagement. It is a request for information from any entity that may be interested in working with a Project User on a Rebuild project. Anyone who fills out a form will have their information entered into a searchable directory that will be shared with Project Users and updated regularly. Project Users can use the directory to find potential partners to contract with when working on Rebuild projects, including contractors, architects, engineers, suppliers, community organizations and artists.

There are two call for interest forms now on the website:

- [Community engagement professionals](#) (e.g., community based organizations, artists, consultants, etc.)
- [Design and construction professionals](#) (e.g., architects, landscape architects, engineers, contractors, suppliers, etc.)



Program Manager RFP

Rebuild issued a RFP for a Program Management services. This consultant will help Rebuild staff review grant applications, design documents, construction progress, and invoices.

Timeline

A small first group of Rebuild projects will begin as soon as City Council approves the Project Statement, using funds currently available in the City's capital budget. City Council held a hearing on March 22, and another is scheduled on April 26. This is the planned sequence of events once the Project Statement is approved:

- First sites announced
- All contract opportunities get posted on Rebuild website
- Project Users form teams and develop grant applications
- Grant applications reviewed by City Council and the administration
- When grants are approved, Project Users begin work.

Any projects being implemented by PRA or PPR could begin as well. Our goal is to have 10-11 projects started in calendar year 2018.



Updates: Diversity and Inclusion

Recap

Efforts to ensure a high level of participation of minority-owned businesses (MBEs) and women-owned businesses (WBEs) in Rebuild projects include:

- Communicating with business owners to let them know how Rebuild will work and how to access contract opportunities (e.g., holding and attending meetings; connecting with business owners at events such as technical assistance workshops)
- Creating a portal on the Rebuild website where all contract opportunities will be posted
- Designing an invoice process with a goal of payment to service providers in 30 days or less
- Developing requirements for fair, open and transparent processes for Project Users to select service providers
- Developing supports for M/WBEs seeking assistance in accessing bonding, insurance, or capital to be competitive and build their business.

On the workforce side, planning continues in collaboration with Philadelphia Works, the Philadelphia Area Labor Management (PALM) and General Building Contractors Association (GBCA), and the Philadelphia Redevelopment Authority. Rebuild's workforce development programs – called PHL Pipeline and the PRA Talent Development Pipeline – will not launch until Philadelphia Beverage Tax litigation is successfully resolved and Rebuild bonds are issued.

Emerging Vendors Program

Rebuild and the Office of Economic Opportunity are preparing to launch the Emerging Vendors Program (EVP) later this spring. Rebuild projects will serve as pilots for this program intended to provide an incentive for businesses to become certified as M/WBEs and for Project Users to partner with diverse businesses. Approved participants will be eligible to be counted toward Project Users' contract participation goals while going through the certification process. They may be counted toward contract participation goals on one or more contracts with an aggregate value of no more than \$150,000 over the course of one year. EVP businesses will have 18-months to become certified.

Rebuild EOP Oversight Committee

The Rebuild EOP Oversight Committee, which will be created pursuant to the Rebuild ordinance (Bill No. 170206), is expected to be named and begin work later this spring. This Committee will provide oversight over all the diversity and inclusion efforts of Rebuild, including business development efforts, PHL Pipeline, the PRA Talent Development Pipeline, EOP compliance, and contract and workforce participation.



Updates: Community Engagement

Recap

- Once City Council approves the Project Statement, Rebuild will conduct outreach across Philadelphia to inform residents near selected sites about Rebuild, what to expect, and how to get involved.
- In the interim, Rebuild will continue to provide updates to community stakeholders through standing meetings (e.g., Parks and Recreation Commission, Philadelphia Recreation Advisory Council, etc.), email, and social media.
- Before applying to work on projects, Project Users will receive a full resource guide on how to operate within Rebuild. This guide will include guidelines for community engagement. This will help ensure that community engagement efforts on Rebuild projects are inclusive and provide residents with an accessible and meaningful opportunity to shape the improvements to their community facility.

Call for Interest

As noted previously, Rebuild launched a call for interest for community engagement – respondents could include community organizations, other nonprofits, artists, or other consultants/ firms interested in supporting engagement efforts for Rebuild projects. The call for interest is intended to help Project Users identify entities with experience in project management, meeting facilitation, surveys, and arts based engagement. It also allows organizations to attach information or examples of their work, and provide links to more information. There is no deadline – organizations can submit their information any time, and Project Users will receive regular updates.

Capacity Building

Rebuild is working closely with the Department of Parks and Recreation and the Free Library of Philadelphia to develop resources that will help support the work of local community groups supporting their neighborhood facilities. This includes parks friends groups, library friends groups, and recreation advisory councils.

Similarly, Rebuild is working with both departments to identify opportunities to provide professional development opportunities for City staff working at parks, recreation centers, and libraries.



Updates: Finance and Administration

Recap

- The PA Supreme Court has issued an expeditious schedule for the appeal of the Philadelphia Beverage Tax (PBT) case and will be hearing oral arguments in May.
- In this year's proposed budget, revenue from the PBT is projected at \$79M, 85% of original projections. This is not surprising, since it's difficult to project revenues for a new tax. We are planning for lower debt service for Rebuild bonds as a result of the revenue projections, but the impact on borrowing amounts will depend on market conditions at the time of the borrowing.
- The Office of the City Controller will provide independent fiscal oversight of Rebuild. The Office of the City Controller and Rebuild are in the process of establishing oversight procedures to ensure accurate financial reporting and that all Rebuild funds are spent properly and as intended.
- Rebuild has raised a total of \$875,000 in the past year. This is in addition to the historic commitment of up to \$100M from the William Penn Foundation. Rebuild will continue efforts to raise additional resources for the program through grants.

Updates

- Total spending for Rebuild from inception (September 2016) to the end of February, 2018 is \$1,047,575. Of this amount, 87% has been spent on personnel costs for Rebuild staff; 0.5% has been spent on supplies and equipment; and the remainder has been spent on contracts. These costs and activities have supported the planning process for Rebuild in preparation to launch the program.
- 95% of all contract expenditures have been to MBEs.
- Of the contract expenditures, 73% was spent on Rebuild's consultant for M/WBE support; 22% was spent on accountant services for Project User RFQ review; and the remaining 5% covered small contract and equipment lease expenses.
- The financial system for Rebuild, which is being developed by the Philadelphia Authority for Industrial Development (PAID), will be operational later this spring. The system will give Rebuild, the Controller's Office, the Finance Director's staff, the Inspector General, and the Chief Integrity Officer access to comprehensive up-to-date financial information at any time.



Tentative Timeline

June 2017	<ul style="list-style-type: none"> ▪ City Council passes the Rebuild Ordinance, allowing bonds to be issued for Rebuild and establishing conditions for the expenditure of bond proceeds and for the implementation of Rebuild projects.
July 2017	<ul style="list-style-type: none"> ▪ RFQ for Project Users issued (based on qualifications established in the Rebuild Ordinance).
September 2017	<ul style="list-style-type: none"> ▪ Responses to Project User RFQ received. ▪ City Council received draft project statement, budget, and list of sites to be leased.
October 2017	<ul style="list-style-type: none"> ▪ Rebuild Oversight Board members announced.
November 2017	<ul style="list-style-type: none"> ▪ First meeting of Rebuild Oversight Board held. ▪ First cohort of Project Users announced.
January 2018	<ul style="list-style-type: none"> ▪ Second quarterly meeting of Rebuild Oversight Board held.
Spring 2018	<ul style="list-style-type: none"> ▪ Potential City Council approval of project statement, budget, and list of sites to be leased for FY18-FY19.
Spring/ Summer 2018	<ul style="list-style-type: none"> ▪ *First round of Project User grant applications open. ▪ *Prepare to launch any projects to be implemented by the Philadelphia Redevelopment Authority or by the City of Philadelphia.
Summer/ Fall 2018	<ul style="list-style-type: none"> ▪ *First Project User grant applications approved; Project Users begin to implement projects. ▪ Second round of Project User grant applications open.
Spring 2019	<ul style="list-style-type: none"> ▪ Second project statement, budget, and list of sites to be leased introduced in City Council (to be an annual process going forward).

**Timing is dependent on approval of Project Statement and Lease Ordinance by City Council.*

Note: All future dates are tentative and subject to change. Rebuild planning and funding is dependent on the Philadelphia Beverage Tax being upheld by the Pennsylvania State Supreme Court.



Frequently Asked Questions

Project FAQs

- What does it mean if my site is on the list?
 - Sites have only been proposed to City Council.
 - Proposed sites aren't guaranteed to be included in Rebuild until they have been approved by City Council.
- What if my site is not on the list?
 - Every year, Rebuild will propose a new group of sites.
 - Sites not selected in Year 1 can still be selected in future years.
- When will projects start?
 - Projects will start in phases.
 - After City Council approval, a small number of projects can begin using money from the City's capital budget.
 - Most projects will have to wait until the Beverage Tax is upheld by the courts.
- Who decides what happens at our site?
 - The types of improvements for each site will depend on:
 - Physical needs of the facility
 - Input from the community
 - Availability of funds

Rebuild Funding FAQs

- How will the adjusted PBT revenue projections impact bond borrowing amounts for Rebuild?
 - We are planning for lower debt service as a result of the revenue projections, but the impact on borrowing amounts will depend on market conditions at the time of the borrowing.
- Does this mean that sites selected for Rebuild will receive more modest improvements?
 - Not necessarily. When we work on a Rebuild site, we want to make sure we are addressing the physical needs of the facility. For example, if we have a site that has a leaking roof and a heating system that doesn't work, we would still address both of those issues.