

THE PROJECT

With nearly 500,000 SF of renovation and modernization, the William H. Gray III 30th Street Station Redevelopment Project is a critical step towards fulfilling the Philadelphia 30th Street Station District Plan (District Plan). Major elements include:

- **Corporate Office** – renovation of Amtrak’s corporate headquarters, spanning 5 floors across 2 towers, the scope includes removal of existing conditions and rebuilding a modern and efficient workspace.
- **Station Retail** – expand and modernize the Station’s main level and SEPTA level with new food & beverage and retail options, including a new Food Hall.
- **Station Operations Consolidation** – phased approach to modernizing Amtrak’s operations, back of house, and customer-facing facilities that will allow Amtrak to maintain operations throughout construction.
- **State of Good Repair** – enhancements to various building infrastructure and overall repairs throughout the facility to achieve and maintain a ‘state of good repair’.
- **Market Street Plaza Expansion** – expansion of the Porch operations to include more public amenity space, ungraded landscaping, and amenities for community programming.

OUR TEAM

Plenary Infrastructure Philadelphia (PIP) is the Development Team selected by Amtrak to design, build, finance, and operate and maintain the Station for 50 years as part of a Public-Private Partnership (P3) agreement. We are comprised of leaders renowned for innovation, efficiency, and commitment to economic inclusion both in Philadelphia and nationwide.



Project Owner: Amtrak is America’s Railroad®, connecting America and transforming transportation by modernizing train travel, and building for the future. Amtrak, working in coordination with its state and commuter partners, plays an important role in the national transportation network by operating a safe, environmentally efficient and fiscally responsible business by providing travelers with an experience that sets a new standard.



Lead Developer: The largest dedicated P3 developer in North America bringing infrastructure to life for communities across the United States and Canada with 59 active projects valued at \$17 billion USD.



Design-Builder: Gilbane Building Company is a family-owned, global, comprehensive construction and facilities-related solutions firm. Building upon the success and proven track record of more than 150 years of experience, Gilbane is recognized as an industry leader that delivers innovative building solutions. Our Philadelphia office has been ‘Building Pennsylvania’ for more than 37 years and is dedicated to continuing the strong tradition of excellence and inclusion in the Pennsylvania construction industry.



Facility Operations and Maintenance Manager: In continuous operation since 1885 and with more than 2,000 locations worldwide including a local Horsham Pennsylvania location, Johnson Controls’ mission is optimizing building performance to improving safety and user comfort.



Retail Concessions Manager: With over 26 years of experience at 31 airports, developing and managing retail programs that reflect the local communities they serve, providing high-quality concessions to the traveling public, local residents, and employees.

PROJECT ELEMENTS



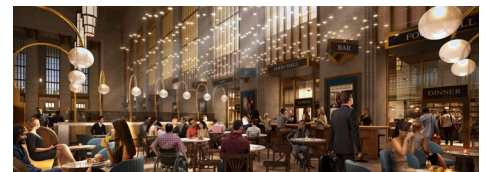
Corporate HQ Elevator Lobby



Central Arcade



Food Hall



Main Concourse Dining



Tickets and Red Cap Pavilions



Main Concourse Signage and Information Pavilion



Market Street Plaza Expansion



BUILDING ECONOMIC INCLUSION

As part of our commitment to local economic inclusion, PIP's overall Disadvantaged Business Enterprise (DBE) participation goal is 35% of the applicable redevelopment costs.

PIP is dedicated to local economic inclusion by providing subcontracting opportunities throughout the 50 years of the Project. Additionally, Gilbane is committed to providing mentorship and training through its Rising Contractor program.

35% >>

PIP's Commitment &
DBE Participation Goal

DESIGN & CONSTRUCTION (2021 - 2027)

ANTICIPATED TARGET TRADE PACKAGES FOR DBE INCLUSION			
· Demolition	· Hardscapes	· Acoustical	· Painting
· Concrete Rehabilitation	· Millwork	· Ceilings	· Electrical
· Cast-In-Place Concrete	· Roofing Systems	· Wood Flooring	· Misc. Specialties
· Landscaping	· Overhead Doors	· Site Utilities	· Signage
· Historic Restoration	· General Requirements	· Resilient Floor and Carpet	· Toilet Partitions and Access
· Structural Steel	· Glass & Glazing	· Resinous Flooring	· Tele/Data/AV/Low Voltage
· Misc. Metals	· Louvers and Vents	· Operational Fitouts	· Residential Equipment
	· Floor Leveling and Prep	· HVAC	· Fire Protection
	· Fire Alarm	· Wall Coverings	· Plumbing
	· Drywall and Framing	· Acoustical Wall Panels	

ECONOMIC INCLUSION FOR LONG TERM OPERATIONS, MAINTENANCE, AND CONCESSION MANAGEMENT

As part of our dedication to providing high quality Station experiences, PIP will also operate, maintain, and manage the Station and its concessions for 50 years with local diversity and inclusion at its core. Facility Manager, Johnson Controls, began managing the Station operations in 2021 and anticipate subcontracting both maintenance and life cycle replacement items.

OPERATIONS & MAINTENANCE (2021 - Ongoing)

· Custodial Work	· Snow Removal	· Window Cleaning	· Landscaping Services
------------------	----------------	-------------------	------------------------

LIFE CYCLE REPLACEMENTS (through 2071)

· Office Furniture & Supplies	· Elevator	· Asphalt Resurfacing	· Visual Information Systems
· Operations Equipment	· Landscaping Services	· Automatic Doors	· Emergency Power Generator
· Fire Alarm Systems	· Security Services	· Building Automation System	· Telecommunication Systems
· Fire Protection System	· Wi-Fi	· Lighting Control System	
· Security Systems	· Roofing	· Electrical Switches and Parts	
	· Paint		
	· Lighting		

The Station retail program will include a balanced mix of national and local concession concepts, many with locally sourced products for food & beverage (F&B) and retail items such as gifts and souvenirs. Concessions Manager, Vantage, will develop an Incubator Program that provides local businesses an opportunity to gain valuable experience operating in a high-traffic transit facility by offering designated incubator spaces for lease with low cost of entry as well as mentorship to guide participants to commercial success.