



Germantown/Mount Airy Properties Physical Conditions and Needs Assessment (PCNA)

Executive Summary

Description

The Philadelphia Redevelopment Authority (PRA) commissioned BFW Group to conduct a Physical Conditions and Needs Assessment (PCNA) of an inventory of 25 scattered site premises in the Germantown and Mount Airy neighborhoods of Philadelphia, of which 14 premises and 21 units are occupied. This PCNA documents the existing conditions of the 114 total units to determine critical repair items, short- and long-term physical needs and cost estimates for the structures.

Process

After Contract Execution on July 22, 2020, the BFW/LAN team undertook the steps as outlined below to produce the final set of PCNA reports.

Planning and Setup occurred during the time between contract execution and site investigations. The team reviewed COVID protocols for occupied units, laid out logistics and site visit schedules to access each building/premises and developed data collection tools, and report format.

Tenant Interviews were attempted for all occupied units. A detailed written questionnaire captured tenant feedback regarding conditions, concerns and recent upgrades. In cases where tenants could not be reached questionnaires were not completed.

Site Visit Preparation included communication with residents of occupied units to ensure access as well as coordination with a Philadelphia Housing Authority (PHA) staff property manager to obtain access to vacant units.

Site Investigations included careful examination of each unit by at least three licensed professionals: architect, MEP engineer, and environmental engineer.

Data Collection was conducted during each site visit through the use of written and verbally recorded notes, hand-drawn sketches and detailed photographs. Lead-based paint, lead in water and asbestos samples were collected during site visits.

Environmental Samples were collected for lead-based paint, lead in water and asbestos. Lead in water testing was performed on all occupied properties and asbestos testing was performed only on vacant properties. According to inspections by PAPMC, occupied units do not have asbestos. Radon canisters were placed in all occupied units on September 22, 2020 and removed on September 24, 2020 after all other site visits were completed.

Remediation work was required after lab results revealed radon levels above EPA standards at 36 E. Wister Street and lead in water above EPA standards at 6526 Germantown Avenue.

A radon sub-slab ventilation system was installed at 36 E. Wister Street to mitigate the radon levels. The environmental firm engaged to complete work has noted that mitigation measures planned do not guarantee that levels will decrease to below actionable levels.

Remediation work was done at 6526 Germantown Avenue that included the replacement of two (2) plumbing fixtures (faucets) and the domestic water feeds (piping) below the sink location in the kitchen and bathroom. Samples were collected after the work was completed on January 5, 2021 to conduct a retest on the lead in water. The water retest samples collected from the kitchen and bathroom in Unit #6 indicated a lead concentration below the EPA Action Limit.

Analysis and Synthesis of data collected involved each team member analyzing and synthesizing their respective information to produce narrative and/or photographic documentation to be used for the creation of cost estimates and comprehensive reports for each premises.

Cost Estimates were developed for each property based on the data collected.

Draft Reports were then compiled using the collected data: architect notes, MEP notes, photos, environmental reports, tenant interviews and cost estimates. Due to the high volume of information collected, vendor reports were submitted later than anticipated, which lead to the delay of the submission of first draft reports.

PRA Review provided feedback for final reports.

Final Reports include revisions per PRA feedback and were submitted on March 12, 2021.

Timeline

The preliminary timeline called for inspections of the premises to occur 3 months after the contract effective date of July 22, 2020, draft reports to be submitted December 14, 2020 and the final reports submitted January 11, 2021 following PRA review and feedback. Due to the volume of data collected, along with COVID-19 delays, the timeline was pushed back overall.

- July 22, 2020 | Contract Execution
- July 23, 2020 – August 12, 2020 | Planning and Setup
- August 13, 2020 – September 17, 2020 | Site Investigation/ Environmental Testing
- August 20, 2020 – January 11, 2020 | Vendor Reporting
- September 22, 2020 – September 24, 2020 | Radon Testing
- December 18, 2020 | Execution of Amendment for Remediation Work
- January 5, 2021 | Completion of Lead-in-water Remediation Work
- January 11, 2021 | Environmental Testing Lab Results
- February 15, 2021 | Draft Reports Submitted
- February 25, 2021 | PRA Feedback
- March 2, 2021 | Completion of Radon Remediation Work
- March 12, 2021 | Final Reports Submitted

Team Members

The BFW/LAN Team's goal was to provide a high-quality comprehensive study that PRA will be able to utilize to plan capital repairs and annual maintenance of the Germantown/Mount Airy properties. The following team members contributed to this PCNA:

BFW Group, LLC – BFW staff managed the project team including the environmental and mechanical, electrical, plumbing (MEP) engineers to ensure a complete and coordinated investigation and reporting. Staff also performed portions of the site investigation, developed cost estimates, and created the draft and final reports.

LAN Associates – LAN staff lead the architectural investigations, coordinated comprehensive walkthroughs of each premise for the team and developed narrative and photographic reports for all building facilities, including facades, roofs, entrances, and ADA issues. Staff also assisted in creating the draft and final reports.

Mark Ulrick Engineers, Inc. (MU) – MU lead the mechanical, electrical, and plumbing (MEP) system evaluations which included on-site walkthroughs, analysis, and narrative and photographic reporting. Staff inspected building systems in all units and provided detailed documentation of status for future use.

The Maple Corporation and **Germantown Housing Justice (GHJ)** performed the community engagement piece and conducted interviews with tenants that asked questions to address the

physical conditions, operations, and management of the properties. This data was used in developing the draft and final reports.

Criterion Laboratories staff Professional Engineers, Industrial Hygienists, and licensed Asbestos and Lead Professionals. Staff attended on-site walkthroughs of each premise to collect samples of materials for the following testing: lead-based paint, lead in water, radon and asbestos containing materials (ACM).

Most Critical Needs to be Addressed

Occupied Buildings

Premises A – 6526-34 Germantown Avenue | Lead in Water (Occupied Building)

Downspouts missing on all buildings need inspection and resolution as soon as possible.

6526 Germantown Unit 1 - A soft spot at the closet of rear bedroom should be investigated and resolved immediately.

6526 Germantown Unit 6 - During the initial inspection for the presence of lead in water, samples taken indicated a lead concentration above the EPA Action Limit. Corrective action was taken (replacement of pipes and fixtures) and the water retest samples collected from the kitchen and bathroom in Unit #6 indicated a lead concentration of <2.5 ppb, which is below the EPA Action Level.

6534 Germantown Unit 1 - Excessive mold throughout is evidence of large-scale water intrusion not consistent with other units. Source should be determined and remedied.

Premises F – 36 E. Wister Street | Radon (Occupied Building)

A radon sample produced a level of 5.8 picocuries per liter (pCi/L) which is above the United States Environmental Protection Agency's (US EPA) recommended indoor residential level of 4 pCi/L.

Work was completed to address radon levels in the premises. The mitigation strategies included installing a radon sub-slab ventilation system.

Premises T – 4949 Germantown Avenue | Weak Bathroom Floor (Occupied Building)

Third floor bathroom floor is weak and in danger of collapse. Immediate investigation and resolution required.

Vacant Buildings

Premises B – 6657-59 Blakemore | Open to Elements

This building is open to the elements due to fire damage.

Premises E – 101 E. Collom | Demolished

The Philadelphia Department of License and Inspections identified this building as imminently dangerous. The building was demolished during the course of this work.

Premises H – 42 E. Wister Street | Subfloor Failure

There is a first-floor subfloor failure at stairs. This should be investigated and resolved as soon as possible.

Premises L – 45 E. Garfield Street | Structurally Unsound

This building has sustained fire damage; a posting from the Philadelphia Department of License and Inspections identifies this as an unsafe structure.

Premises M – 47 E. Garfield Street | Holes in Roof and Structurally Unsound

This building has sustained fire and water damage; a posting from the Philadelphia Department of License and Inspections identifies this as an unsafe structure. There are substantial holes in the main roof. Main roof and entry canopy roof shingles should be replaced in the immediate future to prevent additional structural damage.

Premises P – 83 E. Church Lane | Loose Cornice and Questionable Floor

The floor outside the bathroom on the first floor is soft and may collapse. This should be investigated and resolved as soon as possible. There is also a loose cornice piece at the roof level. This should be secured/anchored immediately to avoid falling and injuring passersby.

Premises U – 4951 Germantown Avenue | Structural Damage

Excessive mold was evidenced throughout the apartments, specifically concentrated around areas immediately adjacent to the exterior downspouts. Persistent moisture has led to structural damage. Roof drainage should be immediately addressed to avoid additional damage.

Premises W/X – 5513 and 5515 Lena Street | Sinkhole in Yard

Sinkhole in shared rear yard could cause potential injury. This should be addressed immediately.


























Additional Information

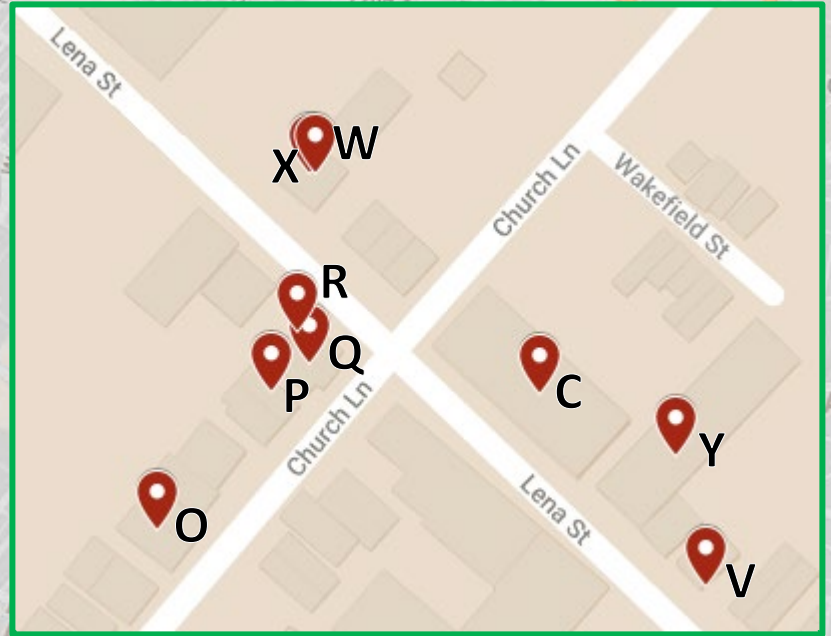
The following buildings were occupied by unauthorized residents at the time of assessment.

Premises H – 42 E. Wister Street | two, potentially more, unauthorized residents. Please note that unauthorized modifications have been made to this single family residence such that there are two or more units in the building.

Premises T – 4949 Germantown Avenue | one unauthorized resident

**Germantown/Mount Airy
Properties PCNA
Premises Legend**

-  A: 6526-34 Germantown Ave
-  B: 6657-59 Blakemore St
-  C: 5429-43 Lena St
-  D: 60-74 Collom St
-  E: 101 E Collom St *demolished*
-  F: 36 E Wister St
-  G: 38 E Wister St
-  H: 40-46 E Wister St
-  I: 63 E Wister St
-  J: 50 E Collom St
-  K: 56 E Collom St
-  L: 45 E Garfield St
-  M: 47 E Garfield St
-  N: 51 E Garfield St
-  O: 67 E Church Ln
-  P: 83 E Church Ln
-  Q: 85 Church Ln
-  R: 87 Church Ln
-  S: 117 W Manheim St
-  T: 4949 Germantown Ave
-  U: 4951 Germantown Ave
-  V: 5417 Lena St
-  W: 5513 Lena St
-  X: 5515 Lena St
-  Y: 5423 Lena St



Germantown/Mout Airy Properties | PCNA Summary Information

Date: March 2021

Premises	Address	Total number of units	Number of occupied units	Overall condition	Total cost	Critical repair cost	Key Conditions	
A	6526-34 Germantown Ave	11	2	Fair	\$499,089	\$105,913	Lead Based Paint, Mold and Water Damage (downspouts missing)	
B	6657-59 Blakemore Street	8	0	Poor	\$1,054,431	\$423,650	Open to Elements, Mold, Lead Based Paint, Fire and Water Damage	
C	5429-43 Lena Street	40	0	Fair	\$2,791,602	\$332,050	Lead Based Paint, Asbestos	
D	60-74 Collom St	16	0	Poor	\$968,922	\$203,031	Mold	
E	101 East Collom Street	Demolished						
F	36 E. Wister St	1	1	Fair	\$ 28,459	\$ 18,313	Radon	
G	38 E. Wister St	1	0	Poor	\$58,281	\$ 1,489	N/A	
H	40 E. Wister St	1	1	Fair	\$59,891	\$2,176	N/A	
H	42 E. Wister St	1	2+/-	Fair	\$63,881	\$32,834	Unauthorized Upgrades and Unauthorized Residents Subfloor Failure	
H	44 E. Wister St	1	0	Fair	\$73,241	\$13,158	N/A	
I	63 E. Wister St	2	2	Fair	\$95,150	\$41,106	N/A	
J	50 E. Collom St	1	1	Fair	\$86,860	\$3,435	N/A	
K	56 E. Collom	1	0	Fair	\$119,852	\$31,602	Mold and Water Damage	
L	45 E. Garfield Street	1	0	Poor	\$136,850	\$46,487	Unsafe/ Fire Damage	
M	47 E. Garfield Street	1	0	Poor	\$129,110	\$58,853	Holes in Roof Unsafe/ Fire and Water Damage	
N	51 E. Garfield Street	1	0	Poor	\$102,679	\$7,740	Mold	
O	67 E. Church Lane	1	1	Fair	\$86,871	\$69,138	Lead Based Paint	
P	83 E. Church Lane	2	0	Poor	\$219,799	\$37,213	Loose Cornice Unstable Floor Mold	
Q	85 E. Church St	1	1	Fair	\$59,741	\$31,803	N/A	
R	87 E. Church Lane	1	1	Fair	\$60,554	\$35,048	Appears to be Multiple Occupants in Single Family Residence	
S	117 W. Manheim St	1	1	Fair	\$74,855	\$45,200	Lead Based Paint	
T	4949 Germantown Avenue	3	2	Fair	\$322,552	\$182,284	Lead Based Paint Weak Floor One Unauthorized Resident	
U	4951 Germantown Ave	3	0	Poor	\$285,822	\$109,920	Structural Damage Mold	

Germantown/Mout Airy Properties | PCNA Summary Information

Date: March 2021

Premises	Address	Total number of units	Number of occupied units	Overall condition	Total cost	Critical repair cost	Key Conditions
V	5417 Lena St	2	2	Fair	\$138,305	\$100,389	N/A
W	5513 Lena Street	1	1	Fair	\$60,073	\$38,273	Sinkhole in Yard
X	5515 Lena Street	1	1	Fair	\$74,626	\$45,658	Sinkhole in Yard
Y	5423-27 Lena Street	10	0	Fair	\$1,455,389	\$190,737	Asbestos
Total		113	17		\$9,078,426.00	\$2,187,698.00	