

July 14, 2017

Monica A. Hawkins
Director, Philadelphia Office of Public Housing
U.S. Department of Housing and Urban Development
The Wanamaker Building, 10th Floor
100 Penn Square East
Philadelphia, PA 19107

RE: 2125 Ridge Avenue - Stabilization

Dear Ms. Hawkins:

In accordance with the Programmatic Agreement for 2125 Ridge Avenue, enclosed please find the scope of work for completing the work necessary to clear the City of Philadelphia Unsafe Structure violations for this property. PHA has spent a significant amount of time with its Architect and contractor assessing the structure and developing this scope of work. The issue is that many of the structural components of the building are in very bad condition and numerous repairs cannot be made without repairing underlying structural components as well. This has led to extremely high pricing just to clear the violations. The estimated cost of this work is \$231,000.00. This number does not include unseen conditions that may arise in the course of performing the work which is almost certain to occur. This number is much higher than anticipated given that the goal was primarily to waterproof, clean-up and seal the property.

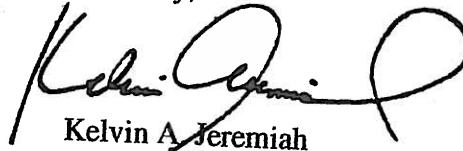
Given the cost of this work, PHA has engaged its Architect to develop a scope of work and total rehabilitation cost for the entire structure. This estimate should be ready within a week. It is our opinion that before we proceed with any work to clear these violations, we need to get a better sense of the full scope of work involved with this building otherwise we risk wasting a significant amount of money if the property cannot be salvaged.

I want to make it clear that if this property can be salvaged, PHA is more than willing to assist in that process; however, the reality is that this property was completely ignored for years and left to deteriorate by the prior owners. Once we obtain the full financial perspective, we should be able to evaluate this matter from a fully informed perspective.

PHA will be installing a fence around the property on July 17th or 18th in order to keep the public safe from any debris falling from the building and prevent unauthorized entry. PHA is also in contact with the City of Philadelphia Department of Licenses and Inspection. At this point, there is no imminent risk of the demolition of this structure. PHA will continue to monitor this matter with the City of Philadelphia and if any other notices are received, PHA will let all parties know immediately.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelvin A. Jeremiah". The signature is fluid and cursive, with a large loop at the end.

Kelvin A. Jeremiah
President & CEO



July 11, 2017

To: Ken Granderson PHA

From: John R Gibbons, KSK Architects Planners Historians, Inc.

Re: 2125 Ridge Avenue
Clearance of L&I Unsafe Structure Violations

In accordance with the terms of the Programmatic Agreement (MOA) between HUD, PA-SHPO, ACHP, and PHA regarding the Sharswood/Blumberg Headquarters and Redevelopment of Ridge Avenue, the first item under the HUD stipulation is to clear the L&I unsafe structure violations at 2125 Ridge Ave. The outstanding unsafe structure violations are as follows:

1. Case Number 483089; Wall deteriorated-all window bays throughout (unsafe) 4/22/17
2. Case Number 483089; Roof deteriorated-main roof/cornice (unsafe)4/22/17
3. Case Number 483089; Floor ceiling partially collapsed-interior first floor ceiling (unsafe)4/22/17.
4. Case Number 490401; Vacant building unsecure/unsafe-throughout (unsafe) 7/8 2015.

KSK and Hunt Engineering completed an architectural and structural survey and evaluation of the building on March 9, 2017. The proposed scope of work required to clear the unsafe structure violations and maintain temporary weather protection for the building that will last a minimum of 24 months includes the following:

1. Repair deteriorated bay window framing to the minimum extent necessary, or add temporary interior bracing, to adequately support temporary plywood sheathing to the bays. Install temporary sheathing at bays with 1/2" pressure treated plywood and apply layer of roofing felt to weatherproof structure. Install pressure-treated plywood panels at *all* window openings.
2. Remove existing roof finish and badly deteriorated areas of sheathing. Replace deteriorated sheathing (assume 25%). Install new single layer 90 lb roll roofing roof (main roof, penthouse roof and bays), with minimum flashings as required to maintain a waterproof structure and drain to existing downspouts. Install new downspout at headhouse roof where

*Paul Vernon, RA
John R. Gibbons, AIA / AICP
Phillip E. Scott, RA*

*Laura Ahranjian, AICP
Anne Niedrach
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- original downspout is missing. Repair top roof and lower wood cornice framing to the minimum extent necessary to support temporary plywood facings. Apply temporary pressure treated plywood facings to cornice.
3. Remove trash from first floor and collapsed first floor ceiling in first floor bar area. Properly secure all door openings.

The structural evaluation also identified other imminently dangerous conditions that need to be addressed concurrently with the above work to create a safe structure. These include the following:

1. Deteriorated fire escape landing assemblies. Provide temporary pressure treated wood shoring from ground level to each landing to provide additional temporary structural support to the second and third floor exterior fire escape landing assemblies.
2. Deteriorated stone lintels and sills. Remove unsound, loose, and flaking material at stone lintels and sills to leave only sound stone. The condition must then be revisited by the structural engineer in 3 months to reassess the condition and to gauge the rate of ongoing deterioration. It may be that, going forward, the condition will need to be monitored by way of site visits. Install protective temporary chain link fencing to keep pedestrians a minimum of 6' from the building.

The scope of work should also be reviewed with L&I Contractual Services Unit to confirm that the proposed scope will address all the outstanding the violations

END