



# 400 N. Broad Street: LEED Commissioning for a High-Profile Design- Build Public Safety Building



## SERVICES

LEED Commissioning

## PROJECT SNAPSHOT

Concord provided Fundamental and Enhanced Commissioning for LEED accreditation at the new home of the Philadelphia Police Department and other public safety agencies. The systems needed to handle large energy loads, be resilient to power outages, and adhere to the safety standards of multiple BSL-3 labs.

## REFERENCE

Andrew C Brown  
Project Manager  
Talsol Solutions  
(215)592-9634  
[abrown@talsolutions.com](mailto:abrown@talsolutions.com)

(856) 427-0200  
CONCORD-  
ENGINEERING.COM

## PROJECT BACKGROUND

After an extensive three-year renovation, the new home of the Philadelphia Police Department and other public safety agencies was completed in 2021. The soaring white tower is a city landmark listed in the Philadelphia Register of Historic Places. Concord Engineering was hired as part of the building's restoration as the third-party commissioning agent.

## THE CHALLENGE

- Design changes and functional testing needed to take place in the field instantaneously
- The building has strict requirements to remain operational during power outages.
- HVAC systems must handle a large heat load in conjunction with robust telecommunication capabilities.
- The medical examiner facilities must meet strict requirements for Biosafety Level 3 (BSL-3) laboratories to prevent the transmission of infectious agents or toxins.
- Retrofitting an existing older building meant the entire infrastructure, from mechanical, electrical, plumbing, and fire protection, had to be reconstructed from the ground up.

## THE CONCORD DIFFERENCE

- ✓ Extensive Design-build experience
- ✓ Collaborative and hands-on in working across project teams
- ✓ Experts at retrofitting existing facilities
- ✓ Ability to meet complex requirements of BSL-3 Lab capabilities
- ✓ Experience in providing resilient infrastructure for high-risk systems
- ✓ LEED certification expertise

## THE OUTCOME

- Concord completed commissioning for the following systems: HVAC, Building Automation Systems, Emergency Power, Medical Gas Systems, Plumbing Systems, Nurse Call, Vertical Transportation, Refrigeration Systems, Life Safety Systems, Lighting Control Systems, BSL-3 Lab, and 911 Communication Systems.
- We were instrumental in the building's successful LEED accreditation and ensuring systems not required by LEED would operate at optimum performance.
- The multiple laboratories met complex BSL-3 requirements.
- We collaborated cross-functionally for a successful design-build approach and advocated on behalf of the city to ensure that construction and engineering design would achieve their goals.