

# City of Philadelphia



(Bill No. 170500)

## AN ORDINANCE

To amend the Master Plan for Temple University, and to approve the proposed addition to 1810 Liacouras Walk.

### *THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. Pursuant to Section 14-304(4) of The Philadelphia Code, Institutional (Special Purpose) District for Temple University is hereby amended and the proposed addition to 1810 Liacouras Walk, identified as Building No. 30 on the attached Exhibit "A", which is on file with the Chief Clerk's Office, and a copy of which is attached hereto for reference, is hereby approved.

SECTION 2. This Ordinance shall become effective immediately.

**EXHIBIT "A"**

### ZONING COMPLIANCE SUMMARY

PHILADELPHIA COUNTY - ZONING ORDINANCE AS AMENDED August 2012  
 ZONED SP-213 - SPECIAL PURPOSE - INSTITUTIONAL DISTRICT (SPECIALLY LDD)  
 TOURSE LOCAL "SP-INS" AREA IN THE IRVING AVENUE DISTRICT (SP-14-404.02)

SECTION	AREA REQUIREMENTS	MAXIMUM PERMITTED PERMITTATION	EXISTING
14-404.02(1)	MINIMUM GROSS FLOOR AREA	>= 4000 SF (18,292,214 SF)	4,193,874
14-404.02(2)	DESIGNATED AREA	SIZE OF SP-INS AREA (4,824,871 SF)	3,018,017
14-404.02(3)	YARD SETBACKS	NO YARD FEEDS (N/A)	N/A
14-1324	HEIGHT REGULATIONS	NOT RECD (N/A)	N/A

**NOTES:**  
 (1) YARDS REQUIRED WHEN ADJACENT TO RESIDENTIAL DISTRICTS 14-404.02(1,3)  
 (2) HEIGHT AND MASSING REQUIRED WHEN ADJACENT TO RESIDENTIAL DISTRICTS 14-404.02(1,3)

### OFF-STREET PARKING

CODE SECTION	TOTAL BUILDING AREA	REQUIRED SPACES	PROVIDED PARKING SPACES
SECTION 14-404.02	8,193,874 / 4,000	1538	3075

### OFF-STREET PARKING REQUIREMENTS SECTION 14-404.02

- AT LEAST ONE OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EACH 1,000 SF OF GROSS FLOOR AREA OF EACH BUILDING IN THE DISTRICT.
- IN SP-INS DISTRICT WITH MORE CONDUITABLE LAND AREA OF 40 ACRES OR MORE, REQUIRED OFF-STREET PARKING AREAS MUST BE LOCATED WITHIN WHITE OF THE BUILDINGS THAT THEY SERVE.

### OFF-STREET LOADING SECTION 14-806 AND TABLE 14-806(1)

DESCRIPTION	REQUIRED	DISTING	PROPOSED ADDITIONAL
SPACES FOR:			
GF 170,000-1,000,000 GPF	3		
EACH ADDITIONAL 300,000 GPF	15		
FOR 1,000,000 ONE ADDITIONAL SPACE PROVIDED			
<b>TOTAL REQUIRED</b>	<b>30</b>	<b>5A</b>	<b>0</b>

### Table 14-806 (1) OFF-STREET LOADING

GROSS FLOOR AREA	SPACES	ONE SPACE FOR EACH ADDITIONAL 300,000 SF
170,000-1,000,000	1	
1,000,000-1,500,000	2	
1,500,000-2,000,000	3	
2,000,000-2,500,000	4	
2,500,000-3,000,000	5	

**KEY:**

- ⊙ Existing Buildings to Remain (with building number)
- Ⓐ Block Designation
- SP-INS Boundary (I.D.D.)
- ⊕ Future Building (with building number)
- ⊕ Future Parking - Surface (P) Lot or Garage (PG)
- ⊕ Existing Parking - Surface Lot (P) or Garage (PG)

Block	Building #	Site cover	GSF	Parking Reqcd	Lot
A	15	900	2,500	1	P1
	24	3,545	10,425	3	P1
	3	45,941	88,422	22	PG11
B	23			49	P1
	25	41,855	196,109	0	P1
	26			0	P1
C	39	13,069	51,106	13	P1
	41	21,334	65,802	16	P10
	64	72,677	178,076	45	P10
	70	14,500	51,020	13	P10
	P10			0	P10
D	73	2,850	2,850	1	PG9
	79	100,000	170,000	30	PG9
E	33			0	PG9
	40	99,870	284,000	0	PG9
	54	40,264	40,264	10	PG9
F	1	27,613	197,559	49	PG11
	5	16,200	27,736	7	PG9
	6	10,530	30,119	8	PG9
	7	65,700	220,000	55	P10
	13	7,522	61,279	15	PG9
	14	9,467	60,746	15	PG9
	30	18,200	100,659	24	PG9
	31	11,194	30,141	8	P1
	32	9,230	24,756	6	P1
	34	32,659	81,062	20	P1
	36	22,253	134,835	34	P1
	48	4,369	4,369	1	P1
	50	28,642	82,833	21	P1
	55	12,632	48,069	12	P1
	66	10,771	127,775	32	PG9
10	48,127	139,066	35	PG11	
11	43,222	172,888	43	P10	
37	40,161	144,290	36	P1	
63	28,229	95,599	24	PG11	
G	2	45,797	178,847	45	PG11
	8	59,682	233,826	59	PG11
H	18	23,972	160,343	40	PG11
	22	25,519	173,817	43	PG11
I	69	2,500	2,500	1	PG11
	72	42,308	278,400	70	PG11
	PG9	24,149	0	0	PG9
	20A	25,840	28,250	7	PG11
	20B	6,650	6,650	2	PG11
	20C	30,500	30,500	8	PG11
	PG11	75,700	23,221	6	PG11
	19	90,000	53,767	13	PG9
	29A	115,169	203,333	51	PG9
	29B	24,755	48,727	12	PG9
J	47	18,486	77,565	19	PG9
	28	64,000	134,048	34	PG9
	43	26,909	92,610	24	PG9
	44	24,488	149,592	37	PG9
	45	10,091	21,305	5	PG9
K	52	64,652	144,323	36	PG11
	67	14,164	126,084	32	PG11
	74	25,250	305,000	76	PG11
L	71	108,409	612,089	153	PG9
	78	26,550	46,722	12	PG9
M	78A	100,000	100,000	25	P10
	75	23,333	70,000	18	PWF
N	76	0	0	0	PWF
	77	15,000	15,000	4	PWF
<b>TOTALS</b>	<b>2,019,017</b>	<b>6,193,874</b>	<b>1,550</b>		

Total Provided Parking Spaces = 3,075

**TEMPLE UNIVERSITY**

**BROAD AND MONTGOMERY CAMPUS**  
 Special Purpose - Institutional District (SP-INS)  
 DESCRIPTIVE PLAN ESTABLISHED 1966

OFFICE OF FACILITIES MANAGEMENT  
 TEMPLE UNIVERSITY  
 March 2017

**City of Philadelphia  
Economic Opportunity Plan  
1810 Liacouras Walk Expansion**

EOP version March 17, 2017

**Table of Contents**

I. Introduction and Definitions..... 3  
II. Project Scope..... 3  
III. Goals. .... 3  
IV. Equity Ownership ..... 4  
V. Diversity Practices ..... 5  
VI. Responsiveness ..... 7  
VII. Compliance and Monitoring of Best and Good Faith Efforts. .... 8  
VIII. Remedies and Penalties for Non-Compliance..... 9

EOP version March 17, 2017

## I. Introduction and Definitions

The City of Philadelphia strongly encourages the use of certified Minority ("MBE"), Women ("WBE"), Disabled ("DSBE") and Disadvantaged ("DBEs") Business Enterprises (collectively, "M/W/DSBEs") and minority and female workers in all aspects of 1810 Liacouras Walk Expansion (the "Project") located at 1810 Liacouras Walk ("the Site") which may include financial investment, design, construction, and operations.<sup>1</sup> In support of this objective, the City of Philadelphia will require that Temple University (the "Owner") commit to this Economic Opportunity Plan ("EOP" or "Plan"). This Plan contains ranges of projected M/W/DSBE utilization and goals for the employment of minority and female workers in connection with the Project at the Site. This Plan shall be a part of and incorporated into the resulting agreement(s) with the owners of the 1810 Liacouras Walk Expansion.

The Owner hereby verifies that all information submitted to the Office of Economic Opportunity ("OEO") in response to this Plan is true and correct and takes notice that the submission of false information is subject to the penalties of 18 PA C. S. Section 4904, relating to unsworn falsification to authorities and 18 PA C. S. Section 4107.2 (a)(4), relating to fraud in connection with minority business enterprises or women's business enterprises.

For the purposes of this Plan, MBE, WBE, DBE and DSBE shall refer to certified businesses so recognized by OEO. Only the work or supply efforts of firms that are certified as M/W/DSBEs by an OEO-approved certifying agency will be eligible to receive credit as a Best and Good Faith Effort.<sup>2</sup> In order to be counted, certified firms must successfully complete and submit to the OEO an application to be included in the OEO Registry which is a list of registered M/W/DSBEs maintained by the OEO and available online at [www.phila.gov/oeo/directory](http://www.phila.gov/oeo/directory).

For this Plan, the term "Best and Good Faith Efforts," the sufficiency of which shall be in the sole determination of the City, means: efforts, the scope, intensity and appropriateness of which are designed and performed to foster meaningful and representative opportunities for participation by M/W/DSBEs and an appropriately diverse workforce and to achieve the objectives herein stated. Best and Good Faith Efforts are rebuttably presumed met when commitments are made within the M/W/DSBE participation ranges established for the Project and a commitment is made to employ a diverse workforce as enumerated herein.

## II. Project Scope

The 1810 expansion project will add an approximately 22,000GSF to include an expansion of floors 1 through 5 to the north and an additional 6<sup>th</sup> floor. The building will house classrooms, offices and other academic and support spaces for the Fox School of Business.

## III. Goals

### A. M/W/DSBE Participation Ranges

As a benchmark for the expression of "Best and Good Faith Efforts" to provide meaningful and representative opportunities for M/W/DSBEs in the Project, the following participation ranges have been established. These participation ranges represent, in the absence of discrimination in the solicitation and selection of M/W/DSBEs, the percentage of MBE, WBE and DSBE participation that is reasonably

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<sup>1</sup> Disadvantaged Business Enterprises ("DBEs") are those socially or economically disadvantaged minority and woman owned businesses certified under 49 C.F.R. Part 26.

<sup>2</sup> A list of "OEO approved certifying agencies" can be found at [www.phila.gov/oeo](http://www.phila.gov/oeo)

attainable through the exercise of Best and Good Faith Efforts. These percentages relate to the good faith estimated cost of the entire Project. In order to maximize opportunities for as many businesses as possible, a firm that is certified in two or more categories (e.g., MBE and WBE and DSBE or WBE and DSBE) will only be credited toward one participation range as either an MBE or WBE or DSBE. The ranges are based upon an analysis of factors such as the size and scope of the Project and the availability of MBEs, WBEs, and DSBEs to participate in this development.

The following contract goals have been set for the Project:

Contracts	Minority Owned	Female Owned	DSBE	Total
<b>Construction</b>	<b>20-25%</b>	<b>15-20%</b>	<b>BGFE</b>	<b>35-45%</b>

**B. Employment Goals**

The Owner agrees to exhaust its Best and Good Faith Efforts to employ minority persons, by race and ethnicity, and females in its workforce of apprentices and journeypersons at the following levels:

- African American journeypersons: 22% of all journey hours worked across all trades
- Asian journeypersons: 3% of all journey hours worked across all trades
- Hispanic journeypersons: 15% of all journey hours worked across all trades
- Female journeypersons: 5% of all journey hours worked across all trades

- Minority apprentices: 50% of all hours worked by all apprentices
- Female apprentices: 5% of all hours worked by all apprentices

<b>Local Residents</b>
<b>32%</b>

The Owner will be required to submit to the City, no later than seven (7) days before the starting date of work on any such contract, a Workforce Diversity Goal Plan which shall include specific availability and utilization strategies for meeting the Workforce Diversity goals. The City's Labor Standards Unit shall have the responsibility of administering oversight of these Workforce Diversity Goals including evaluating the sufficiency of the Workforce Diversity Goal Plan, and monitoring the successful Bidder's Best and Good Faith Efforts towards realization of the goals throughout the duration of the contract.

**IV. Equity Ownership**

The Philadelphia Code 17-1603 requires that each Economic Opportunity Plan include information concerning the Equity Ownership (as defined) of (1) the contractor, developer and/or recipient of financial assistance required to submit the Plan; (2) participants (as defined) engaged by the contractor, developer and/or recipient of financial assistance; and (3) the eventual owner or owners of the project or contract to which the Plan relates; and requiring periodic reports for the purpose of updating Equity Ownership information; all under certain terms and conditions.

Identify the current equity owners of the project.

EOP version March 17, 2017

Type of Ownership	% Minority Owned	% Women-Owned	% Disabled Persons
Sole Proprietorship	N/A	N/A	N/A
Partnership	N/A	N/A	N/A
Corporation	N/A	N/A	N/A

If the project is privately owned, the following individuals will become the anticipated Equity Owners upon completion.

Type of Ownership	% Minority Owned	% Women-Owned	% Disabled Persons
Sole Proprietorship	N/A	N/A	N/A
Partnership	N/A	N/A	N/A
Corporation	N/A	N/A	N/A

Following the completion of the project, the project owner is responsible for meeting the reporting guideline identified in the Philadelphia Code.<sup>3</sup>

## V. Diversity Practices

In compliance with Chapter 17-1603, the Economic Opportunity Plan shall contain a statement from the contractor, developer, and/or recipient of financial assistance summarizing past practices by identifying and describing examples of processes used to develop diversity at any/all levels of its organization including, but not limited to, Board and managerial positions. This statement shall also summarize strategic business plans specific to current or past practices of M/W/DSBE utilization on government and non-government projects and procurement.

### 1. Describe employment and recruitment policies used to achieve diversity in your workforce.

The recruitment of minority staff and administrators is guided by the regular practice of Temple's Human Resources Department to advertise at the local and national levels in diverse media including publications especially addressed to minority audiences. Locally, positions have been advertised in the Philadelphia Tribune, El Sol, and the Korean Daily News. Nationally, Temple advertises in Diverse Issues in Higher Education and The Hispanic Outlook in Higher Education. Our recruitment efforts also include electronic media and bulletin boards intended to attract the interest of minority job seekers. We have contracted with CareerBuilder.com which has direct links to several diversity sites that list our job announcements automatically when we post positions with them. The human Resources Department further encourages interest in Temple by hosting and participating in job fairs in the community and the greater Philadelphia region.

<sup>3</sup> Per The Philadelphia Code 17-1603: *Continuing Reporting Requirements.*

(i) Within 30 days of each anniversary of the date that the Plan is finally certified, the contractor, developer and/or recipient of financial assistance shall file with the Chief Clerk of Council and the certifying agency an addendum to the original Plan that provides the Equity Ownership information required in subsection (g)(2), updated so that it is accurate as of the anniversary date. This requirement shall continue until the project is completed.

(ii) The final EOP report required pursuant to § 17-1604(2)(a) shall include updated Equity Ownership information that is accurate as of the date of the final report.

(iii) After the final EOP report has been filed, the owner or owners of the completed project shall have a continuing obligation to file a Statement of the owner's or owners' Equity Ownership within 30 days of each anniversary of the date that the final EOP report is submitted. The Statement shall be accurate as of the relevant anniversary date, and shall be filed with the Chief Clerk of Council and the certifying agency. No Statement shall be required if the completed project is not privately-owned.

Job vacancies are posted on campus bulletin boards, as well as the university's website, to allow employees to bid on opportunities of interest. Browsers from within and outside Temple can view vacant positions. Additionally, the Human Resources Department continues to email copies of job postings to community and human service organizations in the Delaware Valley, many serving minority constituencies.

Opportunities for knowledge and skill development are available through the University's academic programs and supported through the tuition remission benefit for employees. The Learning and Development Division of the Human Resources Department also offers individual employees and departments' opportunities for learning the university's operational procedures, improving service delivery, building supervisory and leadership skills, and understanding regulatory requirements for the organization. Moreover, Learning and Development's programs include such topics as cross-cultural communication, managing diverse work teams, conflict resolution, valuing cultural differences, and providing quality service to diverse customers. Content on how to work within a diverse environment has been purposefully infused into program designs. The university's Performance Management Development System has identified "Respect and Valuing Diversity" as a university-wide core competency, therefore all employees are encouraged to develop diversity-related skills as part of their individual performance plans.

2. Provide the race, gender, and residential (local) status of your:

A. Directors	The members of the University's Board of Trustees are listed on attachment A of this EOP. There are currently 36 voting Trustees of which 6 are minorities and 5 are women. 7 Trustees are Philadelphia residents.
B. Management	Of the Thirteen (13) members of the university's senior management team, 5 are women and 3 are African American, the rest are Caucasian. 4 are residents of the City of Philadelphia.
C. General Workforce	The general workforce is approximately 52% female, 18% African American, 6% Asian, and 4% Hispanic. 47% of the general workforce resides in the City of Philadelphia

3. Identify your organization's methods of solicitation and utilization of Minority, Woman and Disabled Businesses (M/W/DSBEs). Please be specific in describing outreach and any procurement policies that are focused on creating or sustaining business relationships with M/W/DSBEs.

Information regarding outreach can be found on the following Temple University websites:

- <http://diversity.temple.edu/idea/procurement-and-business-relations>
- <http://campusoperations.temple.edu/campus-development/design-construction/minority-communityparticipation>

4. What percentage of your company's total spend with vendors and suppliers is attributable to M/W/DSBEs? Please include a list of the largest M/W/DSBEs used by your organization in the last 12 months.

A. Identify the type of goods or services purchased.	Temple University purchases a wide variety of goods/services to operate and support the University.
B. Amount of the contract.	The University has averaged approximately \$84 million per year in total construction spending on projects of \$10 million or more, and averages approximately 35% or \$29 Million of this spending with minority and women owned business
C. Indicate if any of these M/W/DSBEs are listed in the City of Philadelphia's Office of Economic Opportunity Registry.	Temple University utilizes many of the firms listed within the City's registry
D. Are these companies certified as M/W/DSBEs? Do you rely on any particular certifying agency?	Temple University requires that minority or women-owned firms have a certification from a recognized certifying agency. The University does not rely on one particular certifying agency.
E. If there is no previous M/W/DSBE utilization, the Plan shall contain a statement that explains the reason for the lack of M/W/DSBE participation in past contract(s) or project(s).	N/A

5. Describe any initiatives made by your organization to increase investment and promote equity ownership by minorities and women.

Temple University is committed to dealing with all suppliers with an ethical manner to support and encourage business with diverse groups. Temple University's policy is to provide opportunities to all diverse suppliers which include but are not limited to minority and women owned business. Temple University encourages all internal departments to include diverse suppliers when looking to source a service of commodity. It is Temple University's commitment to do business with any supplier that can provide competitive price and quality for services and commodities which meet Temple University's business needs

In addition to the policies in place for inclusion, Temple University's Purchasing Department participates in various community outreach programs for M/W/DSBEs to provide information on the application process to become a vendor with the university. Information also includes instructions on the registration process for Temple's electronic bidding system, TUEbid, and to receive notification of bid opportunities.

**VI. Responsiveness**

EOP version March 17, 2017

A. The owner shall identify M/W/DSBE commitments and other agreements evidencing their intent to use Best and Good Faith efforts to employ minority persons and females at the levels stated herein. The identified commitments constitute a representation that the M/W/DSBE is capable of providing commercially useful goods or services relevant to the commitments and that the Owner has entered into legally binding commitments or other legally binding agreements with the listed M/W/DSBEs for the work or supply effort described and the dollar/percentage amounts set forth. In calculating the percentage of M/W/DSBE participation, the standard mathematical rules apply in rounding off numbers. In the event of inconsistency between the dollar and percentage amounts listed on the form, the percentage will govern.

B. M/W/DSBE commitments are to be memorialized in a written subcontract agreement. Letters of intent, quotations, contracts, subcontracts and any other documents evidencing commitments with M/W/DSBEs become part of and an exhibit to the Agreement resulting from the RFP.

C. OEO will review the owner's commitments for the purpose of determining whether Best and Good Faith Efforts have been made. OEO reserves the right to request further documentation and/or clarifying information at any time during the construction and development of the Project.

## **VII. Compliance and Monitoring of Best and Good Faith Efforts**

A. The owner agrees to cooperate with OEO in its compliance monitoring efforts, and to submit, upon the request of OEO, documentation relative to its implementation of the Plan, including the items described below:

- Copies of signed contracts and purchase orders with M/W/DSBE subcontractors
- Evidence of payments (cancelled checks, invoices, etc.) to subcontractors and suppliers to verify participation; and
- Telephone logs and correspondence relating to M/W/DSBE commitments.
- To the extent required by law, the Owner shall ensure that its on-site contractors maintain certified payrolls which include a breakout of hours worked by minority and female apprentices and journeypersons. These documents are subject to inspection by OEO.

### **B. Prompt Payment of M/W/DSBEs**

The owner agrees and shall cause its contractors to ensure that M/W/DSBEs participating on the Project receive prompt payment for their work or supply effort within five (5) days after receipt of payment from the project owner.

### **C. Oversight Committee**

For this Project, in the sole discretion of the City, an oversight committee may be established consisting of representatives from the Owner, representatives of the building trades, the construction manager, and the City which may include the Project site's district councilperson, OEO, and appropriate community organizations ("Committee"). The Committee will meet regularly to provide advice for the purpose of facilitating compliance with the Plan.

### **D. Reporting**

The owner agrees to file an annual report with the City of Philadelphia and City Council concerning the performance of the Economic Opportunity Plan through the duration of the Project. In addition, during construction, the Owner will provide "snapshot" reports containing updates for certain categories of information contained in its annual report on a monthly basis during construction. Snapshot reporting will

EOP version March 17, 2017

include: (i) utilization of M/W/DSBEs, and (ii) the hiring and employment of minorities and females. All reports (quarterly & annually) provided to the City under this section will also be provided to the Office of Economic Opportunity.

### **VIII. Remedies and Penalties for Non-Compliance**

A. The owner agrees that its compliance with the requirements of this Plan is material to the Agreement. Failure to comply with the Plan may constitute a substantial breach of the Agreement and is subject to the remedies and penalties contained therein or otherwise available at law or in equity. Notwithstanding the foregoing, no privity of contract exists between the City and any M/W/DSBE identified in any contract resulting from implementation of the Plan. Neither the Owner nor the City intends to give or confer upon any such M/W/DSBE any legal rights or remedies in connection with subcontracted services under any law or policy or by any reason of any contract resulting from implementation of the Plan except such rights or remedies that the M/W/DSBE may seek as a private cause of action under any legally binding contract to which it may be a party.

# City of Philadelphia

BILL NO. 170500 continued

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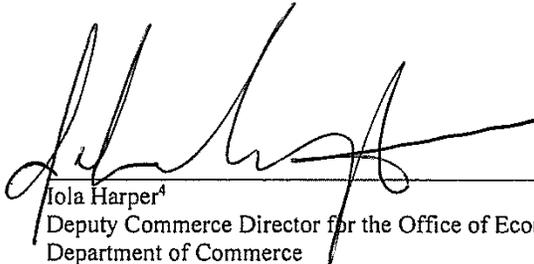
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6/7/17

Kenneth H. Kaiser  
Vice President, CFO, & Treasurer  
Temple University  
1330 W. Polett Walk  
Sullivan Hall, Garden Level  
(215) 204-6545  
Ken.Kaiser@temple.edu

Date



6/12/17

Iola Harper<sup>4</sup>  
Deputy Commerce Director for the Office of Economic Opportunity  
Department of Commerce  
City of Philadelphia

Date

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<sup>4</sup> Pursuant to Section 17-1603 (2) of The Philadelphia Code, the representative of the City of Philadelphia's Office of Economic Opportunity, the "certifying agency", certifies that the contents of this Plan are in compliance with Chapter 17-1600.

EOP version March 17, 2017

# City of Philadelphia

BILL NO. 170500 continued

Certified Copy

# City of Philadelphia

BILL NO. 170500 continued

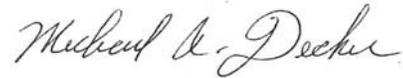
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# City of Philadelphia

BILL NO. 170500 continued

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 22, 2017. The Bill was Signed by the Mayor on July 11, 2017.



Michael A. Decker  
Chief Clerk of the City Council