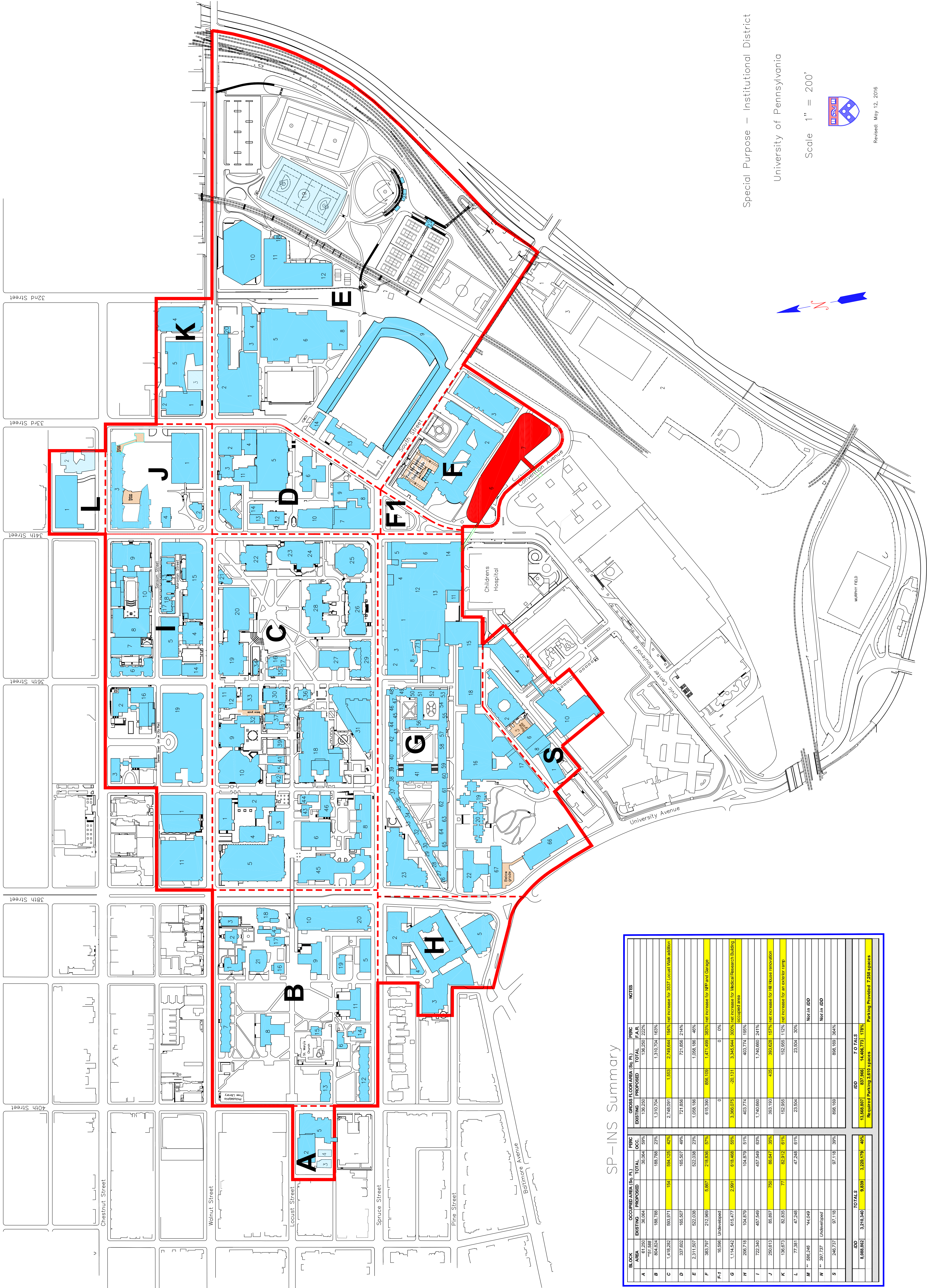


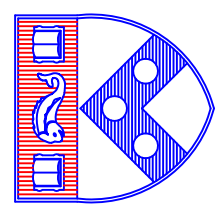


SP-INS Summary

BLOCK AREA	EXISTING (SQ. FT.)		PROPOSED (SQ. FT.)		TOTAL	FAR	NOTES
	EXISTING	PROPOSED	EXISTING	PROPOSED			
A	61,250	36,064	138,250	138,250	276,500	222%	
B	804,824	188,788	1,310,704	1,310,704	2,621,408	163%	
C	1,419,262	93,971	2,748,091	1,553	2,749,644	194%	net increase for 3537 Local VMA addition
D	337,602	165,507	721,856	721,856	1,443,712	214%	
E	2,311,507	622,038	1,058,188	1,058,188	2,370,696	46%	
F	383,797	212,960	615,390	695,109	1,310,499	353%	net increase for NPP and Garage
F-1	16,596	Undeveloped	0	0	0	0%	
G	1,114,542	615,477	3,385,073	20,131	3,345,944	200%	net increase for Medical Research Building
H	208,718	104,879	403,774	403,774	807,548	195%	occupied area
I	722,340	457,549	1,740,860	1,740,860	3,481,720	241%	
J	250,613	86,897	383,193	433	383,626	157%	net increase for H House renovation
K	138,673	83,533	152,955	152,955	305,910	172%	net increase for an exhibit ramp
L	77,381	47,248	23,504	23,504	46,885	30%	
M	585,245	Undeveloped					Net in DD
N	397,737	Undeveloped					Net in DD
S	248,737	97,118	898,109	898,109	1,146,846	304%	
TOTALS		3,210,340	8,939	1,329,178	4,539,518	40%	
DD		3,210,340	8,939	1,329,178	4,539,518	178%	Parking Provided 7,238 spaces
DD		13,468,897	837,566	14,449,171	14,449,171	178%	

Special Purpose – Institutional District
University of Pennsylvania

Scale 1" = 200'



Revised: May 12, 2016

UNIVERSITY OF PENNSYLVANIA SP-INS SUMMARY
REVISED TO REFLECT CONSTRUCTION OF FRATERNITY STAIR TOWER ADDITIONS

	BLOCK AREA	OCCUPIED AREA (Sq. Ft.)			PERC OCC.	GROSS FLOOR AREA (Sq. Ft.)			PERC F.A.R.	NOTES
		EXISTING	PROPOSED	TOTAL		EXISTING	PROPOSED	TOTAL		
A	61,250	36,064		36,064	59%	136,250		136,250	222%	
	**51,588									
B	804,824	188,788		188,788	23%	1,310,704		1,310,704	163%	
C	1,418,282	593,971	154	594,125	42%	2,748,091	1,553	2,749,644	194%	net increase for 3537 Locust Walk addition
D	337,602	165,507		165,507	49%	721,856		721,856	214%	
E	2,311,507	522,038		522,038	23%	1,058,186		1,058,186	46%	
F	383,797	212,969	5,867	218,836	57%	615,390	856,109	1,471,499	383%	net increase for NPP and Garage
F-1	16,596	Undeveloped				0		0	0%	
G	1,114,542	615,477	2,991	618,468	55%	3,366,075	-20,131	3,345,944	300%	net increase for Medical Research Building occupied area
H	206,718	104,879		104,879	51%	403,774		403,774	195%	
I	722,340	457,549		457,549	63%	1,740,660		1,740,660	241%	
J	250,613	85,897	750	86,647	35%	393,193	435	393,628	157%	net increase for Hill House renovation
K	136,673	82,835	77	82,912	61%	152,955		152,955	112%	net increase for an exterior ramp
L	77,381	47,248		47,248	61%	23,504		23,504	30%	
M	** 586,246	*44,049								Not in IDD
N	** 397,737	Undeveloped								Not in IDD
S	246,737	97,118		97,118	39%	898,169		898,169	364%	
IDD		TOTALS				IDD			T O T A L S	
	8,088,862	3,210,340	9,839	3,220,179	40%	13,568,807	837,966	14,406,773	178%	
						Required Parking 3,610 spaces				
						Parking Provided 7,258 spaces				

C- BLOCK

Revised to reflect partial demolition and addition to 3537 Locust Walk

	NO.	FACILITY	USE	BUILDING		HGT	PARKING	
				G. F. AREA (SQ. FT.)	GRND. COV'G (SQ. FT.)		RQ'D	LOCATION
						STY		
C	1	EDUCATION, SCHOOL OF	ACAD.	45,560	11,390	3	11	30
	2	STITELER HALL	ACAD.	39,644	14,303	2	10	30
B	3	CASTER BUILDING	ACAD.	23,202	6,173	3	6	30
L	4	PSYCHOLOGY BUILDING	ACAD.	66,749	11,184	4	17	30
O	5	JOHN HUNSTMAN HALL	ACAD.	309,902	61,244	8	77	30
C	6	McNEIL BUILDING	ACAD.	105,198	20,333	5	26	14
K	7	MBA HOUSE (DEMOLISHED 12/24/85)						
	8	VANCE HALL	ACAD.	78,330	24,573	4	20	14
	9	ANNENBERG SCHOOL	ACAD.	63,205	14,022	5	14	30
	10	ANNENBERG CENTER	ACAD.	107,200	33,000	5	27	30
	11	FACULTY CLUB (SKINNER HALL)	SERV.	29,452	6,637	4	7	30
	12	FACULTY CLUB ADDITION	SERV.	14,669	3,376	4	4	30
	13	3609-11 LOCUST WALK	ACAD.	23,371	4,568	5	7	30
	15	COLONIAL PENN CENTER	ACAD.	16,793	3,604	4	4	30
	16	ALUMNI CENTER; CRAIG SWEETEN	SERV.	12,412	3,096	3	3	30
	17	3537 LOCUST WALK (HOUSE)	SERV.	5,976	1,891	3	1	30
	18	STEINBERG HALL / DIETRICH HALL	ACAD.	197,059	61,255	3	49	30
		Proposed demolition		-4,606	-4,557			
		Proposed addition		14,746	5,350		2	30
	19	DIETRICH GRADUATE LIBRARY	ACAD.	178,415	26,014	6	45	30
	20	VAN PELT LIBRARY	ACAD.	201,215	24,817	8	50	19
	21	JAFFE HISTORY OF ART	ACAD.	12,442	3,454	3	3	19
	22	MEYERSON HALL (GSFA)	ACAD.	92,564	12,397	6	23	16@19, 7@37
	23	FURNESS BUILDING	ACAD.	44,803	15,577	6	11	19
	24	DUHRING WING	ACAD.	19,985	3,997	5	5	36
	25	IRVINE AUDITORIUM	ACAD.	64,830	20,393	4	16	36
	26	HOUSTON HALL	SERV.	77,863	21,761	3	19	36
	27	LOGAN HALL	ACAD.	80,098	15,437	4	20	43
	28	COLLEGE HALL	ACAD.	103,601	25,463	5	26	43
	29	WILLIAMS HALL	ACAD.	116,427	23,594	8	28	43
	30	CHRISTIAN ASSOCIATION (ARCH)	SERV.	28,918	8,242	3	7	30
		Proposed additions		1,580	530			
	31	WISTAR INSTITUTE	ACAD.	232,553	23,233	5	58	44@14, 14@30
	32	ANNENBERG SCHOOL ADDITION	ACAD.	26,679	5,462	5	7	30
	33	ANNENBERG PUBLIC POLICY CENTER	ACAD.	40,259	10,104	4	10	30
	34	ALPHA CHI RHO	FRAT.	7,143	2,300	3	2	30
	35	PHI KAPPA SIGMA	FRAT.	16,259	4,000	4	4	30
	36	PSI UPSILON	FRAT.	13,654	3,818	3	3	30
	37	VERANDA	FRAT.	9,588	3,482	3	2	30
	38	PHI GAMMA DELTA	FRAT.	9,632	3,210	2	2	30
	39	DELTA PHI	FRAT.	7,762	2,680	2	2	30
	41	DELTA PSI	FRAT.	17,310	3,680	3	4	30
	42	LOCUST HOUSE	ACAD.	8,780	2,195	3	2	30
	43	TAU EPSILON PHI	FRAT.	11,154	2,307	4	3	14
	44	PHI DELTA THETA	FRAT.	13,076	3,269	4	3	30
	45	WHARTON EXECUTIVE EDUCATION CENTER	ACAD.	139,442	32,107	5	35	32@14, 3@30
	46	LAUDER - FISCHER HALLS	ACAD.	24,750	9,160	4	6	30
	47							

C- BLOCK

Revised to reflect partial demolition and addition to 3537 Locust Walk

		BUILDING					PARKING	
	N0.	FACILITY	USE	G. F. AREA (SQ. FT.)	GRND. COV'G (SQ. FT.)	HGT STY	RQ'D	LOCATION
	48							
	49							
	50							
	51							
	52							
	53							
	54							
		AREA 1,418,282 SQ. FT.	TOTAL	2,749,644	594,125			

F- BLOCK

Revised to reflect construction of New Patient Pavilion and underground garage.

	NO.	FACILITY	USE	BUILDING		HGT	PARKING	
				G. F. AREA (SQ. FT.)	GRND. COV'G (SQ. FT.)		RQ'D	LOCATION
						STY		
	1	UNIVERSITY MUSEUM	ACAD.	175,649	57,333	3	44	7
		MAINWARING WING	ACAD.	29,495	8,178	4	8	7
F	2	UNIVERSITY MUSEUM ADDITION	ACAD.	101,355	25,450	5	25	36
	3	MUSEUM GARAGE (NO. 7)	SERV.	DNC/(231094)	41,375			
B	4	PENN TOWER HOTEL	SERV.	308,174	80,446	20	77	36
		Deduction of data for previously demolished Penn Tower Hotel		-308,174	-80,446	20	-77	36
		Penn Tower infill platform for bridge		530				
		Deduction of data for previously demolished infill platform		-530				
L	5	PENN TOWER GARAGE (NO. 36)	SERV.	DNC/(324350)	(Included Above)			
		Deduction of data for previously demolished Penn Tower Garage		Included above	Included Above			
		Penn Tower-CAM Bridge (partial)		187	187			
		Deduction of data for previously demolished Penn Tower-CAM Bridge		-187	-187			
O	6	New Patient Pavilion (new construction)	HOSPITAL	1,165,000	86,500	16	291	
C	7	New Patient Pavilion Underground Parking Garage (new construction as part of New Patient Pavilion above)	SERV.	DNC/(250,000)				
K	8							
	9							
	10							
		AREA 383,797 SQ. FT.	TOTALS	1,471,499	218,836			

G- BLOCK

Revised to reflect partial demolition and addition to Medical Education Building (Stemmler Hall)

			BUILDING				PARKING	
	N0.	FACILITY	USE	G. F. AREA (SQ. FT.)	GRND. COV'G (SQ. FT.)	HGT STY	RQ'D	LOCATION
	1	HUP COMPLEX* (TOTAL COMPLEX)	ACAD.	1,772,018	281,989	VAR.	457	36
G	2	* MALONEY	ACAD.	109,562	11,028	11		
	3	* GATES	ACAD.	153,243	17,192	13		
	4	* AGNEW	ACAD.	See Dulles	See Dulles			
B	5	* WHITE	ACAD.	74,409	8,675	9		
L		4 STORY ADDITION	ACAD.	3,860	965	4		
O	6	* RAVDIN / RAVDIN COURT	ACAD.	237,440	19,206	12		
C		*NEW MAIN ENTRANCE	ACAD.	-1,904	3,366			
K	7	* SWING SPACE BUILDING	ACAD.	148,081	26,028	7		
	8	* MEDICAL ALUMNI HALL	ACAD.	6,717	5,187	2		
	9	* GIBSON / CENTREX	ACAD.	33,482	8,245	6		
	10	* FOUNDERS PAVILION	ACAD.	442,170	44,980			
	11	* DEVON MEDICAL IMAGING CENTER	ACAD.	6,500	6,500	1		
	12	* DULLES	ACAD.	164,456	25,816	11		
		3 STORY ADDITION (above existing floors)	ACAD.	5,385	0			
	13	* DONNER	ACAD.	31,773	75,512	5		
	14	* SILVERSTEIN	ACAD.	330,044	20,356	12		
	15	MEDICAL EDUCATION BUILDING	ACAD.	205,022	25,903	5	51	44
	16	MEDICAL LAB BLDG (John Morgan Building)	ACAD.	206,260	52,067	4	52	44
		JMB Utility Building (switchgear)	UTIL.	1,001	1,001	1		
	17	ANATOMY CHEMISTRY WING	ACAD.	96,330	20,051	4	24	44
	18	R. W. JOHNSON PAVILION	ACAD.	159,012	21,691	5	40	44
	19	RICHARDS MEDICAL RESEARCH	ACAD.	79,823	10,015	8	20	44
	20	GODDARD LABORATORIES	ACAD.	32,666	6,037	9	8	44
	21	KAPLAN WING	ACAD.	25,989	11,165	2	6	44
		Demolished as part of NBS project		-25,989	-11,165		-6	
	22	LEIDY LABORATORY	ACAD.	48,541	18,171	3	12	44
		Partial demolition (East Wing) as part of NBS project		-1,180	-1,180			
	23	STOUFFER TRIANGLE	RESID.	166,915	36,046	5	42	30
	24	QUADRANGLE DORM COMPLEX (TOTAL)	RESID.	423,907	107,088	5	104	44
	25	QUAD HOUSES**						
	26	** McKEAN HOUSE	RESID.	13,580	3,694	4		
	27	** BALDWIN HOUSE	RESID.	6,742	1,770	4		
	28	** CLASS OF 87 HOUSE	RESID.	4,792	1,268	4		
	29	** CRAIG HOUSE	RESID.	5,802	1,673	4		
	30	** BAIRD HOUSE	RESID.	4,730	1,290	4		
	31	** FITLER HOUSE	RESID.	4,700	1,260	4		
	32	** HOPKINSON HOUSE	RESID.	4,730	1,290	4		
	33	** SMITH HOUSE	RESID.	4,580	1,230	4		
	34	** LIPPINCOTT HOUSE	RESID.	5,134	1,336	4		
	35	** CARRUTH HOUSE	RESID.	4,272	1,170	4		
	36	** N. Y. ALUMNI HOUSE	RESID.	5,119	1,330	4		
	37	** MEMORIAL TOWER	RESID.	13,432	2,060	5		
	38	** MORGAN HOUSE	RESID.	8,419	2,962	4		
	39	** BODINE HOUSE	RESID.	12,321	3,315	4		
	40	** MORRIS HOUSE	RESID.	12,877	2,577	4		
	41	** McCLELLAND HOUSE	RESID.	11,822	7,361	2		
	42	* WILSON HOUSE	RESID.	9,005	2,697	4		

G- BLOCK

Revised to reflect partial demolition and addition to Medical Education Building (Stemmler Hall)

N0.	FACILITY	USE	BUILDING		HGT	PARKING	
			G. F. AREA (SQ. FT.)	GRND. COV'G (SQ. FT.)		RQ'D	LOCATION
43	** E. F. SMITH HOUSE	RESID.	12,287	1,799	5		
44	** COXE HOUSE	RESID.	6,052	849	5		
45	** RODNEY HOUSE	RESID.	13,250	1,811	5		
46	** BISHOP WHITE HOUSE	RESID.	11,055	3,000	4		
47	** BIRTHDAY HOUSE	RESID.	8,212	2,210	4		
48	** MASK & WIG HOUSE	RESID.	8,740	2,433	4		
49	** PROVOST TOWER	RESID.	5,400	900	6		
50	** GRADUATE HOUSE	RESID.	11,186	3,072	4		
51	** CLEEMAN HOUSE	RESID.	10,323	2,883	4		
52	** THOMAS PENN HOUSE	RESID.	12,530	3,418	4		
53	** McILHENNY HOUSE	RESID.	12,858	3,418	4		
54	** WARWICK HOUSE	RESID.	14,209	3,955	4		
55	** WARD HOUSE	RESID.	16,935	4,241	4		
56	** ASHURST HOUSE	RESID.	6,822	2,274	3		
57	** MAGEE HOUSE	RESID.	12,327	3,310	4		
58	** CHESTNUT HOUSE	RESID.	7,762	2,040	4		
59	** BUTCHER HOUSE	RESID.	35,613	7,575	5		
60	** SPEAKMAN HOUSE	RESID.	31,696	5,397	6		
61	** CLASS OF 28 HOUSE	RESID.	22,322	4,684	5		
62	** BROOKS HOUSE	RESID.	5,934	1,670	4		
63	** LEIDY HOUSE	RESID.	9,284	2,542	4		
64	** FRANKLIN HOUSE	RESID.	10,431	2,916	4		
65	** FOERDERER HOUSE	RESID.	6,622	2,408	3		
66	LIFE SCIENCES BUILDING	ACAD.	94,640	24,300	4	24	44
67	Neural & Behavioral Science Building (NBS)	ACAD.	57,689	13,499	4	15	51
69	SEELY G. MUDD	ACAD.	14,600	1,095	3	5	44
	Demolished as part of NBS project		-14,600	-1,095		-5	
70	MRI-FACILITY (FOUNDERS PAVILION)@	ACAD.	26,800	8,933	7	*9	ncluded w/HUP
71	HUP West End Service Building	SERV.	3,300	1,790	2	1	36
	AREA 1,114,542 SQ. FT.	TOTAL	3,345,944	618,468			

J- BLOCK

Revised to reflect renovation of Hill College House.

	N0.	FACILITY	USE	BUILDING		HGT	PARKING	
				G. F. AREA (SQ. FT.)	GRND. COV'G (SQ. FT.)		RQ'D	LOCATION
						STY		
	1	HILL HOUSE	RESID.	187,743	38,153		47	37
J	2	ZETA PSI	FRAT.	10,692	3,564		3	37
		Net increase for stair tower addition		435	145			
	3	NEW COLLEGE HOUSE	RESID.	182,533	39,896	8	46	37
	3	TEMPORARY GSFA STUDIOS	ACAD.	15,340	15,340	1	4	37
		Deduction of data for previously demolished studios		-15,340	-15,340	1	-4	37
B	4	McNEIL CEAS	ACAD.	12,225	4,889	2	3	37
L	5							
O	6							
C	7							
K	8							
	9							
	10							
		AREA 250,613 SQ. FT.	TOTALS	393,628	86,647			

K- BLOCK

Revised to reflect construction of an exterior ramp at LRSM

	NO.	FACILITY	USE	BUILDING		HGT	PARKING	
				G. F. AREA (SQ. FT.)	GRND. COV'D (SQ. FT.)		RQ'D	LOCATION
						STY		
	1	LRSM	ACAD.	84,442	16,635		21	26
K	2	PANNER TRANSMISSION LABORATORY	ACAD.	4,644	2,880		1	26
	3	POWER TRANSMISSION LABORATORY	ACAD.	8,000	8,000		2	26
		Demolition of Power Transmission Lab		-8,000	-8,000		-2	
		<i>Note that zoning plan shows PTL as 8,055 sf (calculations used 8,000 sf to show net of 0 sf.)</i>						
B	4	PARKING GARAGE #26	SERV.	*92352	30,784			
L	5	Nanotechnology Building	ACAD	63,869	32,613	3	16	26
O	6							
C	7							
K	8							
	9							
	10							
		AREA 136,673 SQ. FT.	TOTALS	152,955	82,912			

City of Philadelphia Economic Opportunity Plan

Penn Medicine Patient Pavilion

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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 the Penn Medicine Patient Pavilion (the "Project") located at One Convention Avenue, Philadelphia PA 19104 ("the Site") which may include financial investment, design, construction, and operations.¹ In support of this objective, The Trustees of the University of Pennsylvania, owner and operator of the University of Pennsylvania Health System (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 Project.

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.² 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.

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 Project will be an approximately 1.5 million square foot medical facility primarily for inpatient services. The Project will include approximately 500 inpatient rooms, 50 operating rooms and interventional spaces, imaging, an emergency department, clinical and non-clinical support for these services, and parking.

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

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

² A list of "OEO approved certifying agencies" can be found at www.phila.gov/oEO

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 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
Construction/ professional services	25-30%	10-15%	BGFE	35-40%

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:

Race/Ethnicity	Laborer Hours	Skilled Hours	Total Hours
African American	30%	18%	22%
Hispanic	27%	10%	15%
Asian	3%	2%	3%
Total Hours	60%	30%	40%
Women (all races/ethnicities)	5%	5%	5%

Apprentices	
Minority	50%
Female	7%

Local Residents
50%

The Labor Standards Unit shall have the responsibility of administering oversight of these Workforce Goals including monitoring Contractor and its Participants' Best and Good Faith Efforts towards realization of the goals.

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.

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	0%	0%	0%

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

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.

It is the policy of UPHS to promote the utilization of women and minorities in all phases of the design, development, construction, and maintenance of the Project. The fundamental goal of UPHS is that all contractors, vendors, and consultants who contract with UPHS satisfy UPHS that they have made their "best efforts" to involve in such work as many women and minorities, or firms owned by women and minorities, as possible. This has been a longstanding principle of the UPHS's procurement policies and, as a result, UPHS has developed extensive experience in maximizing economic opportunities for minorities and women in connection with its day-to-day operations as well as its development initiatives. UPHS will bring this experience to bear in ensuring the successful implementation of the Economic Opportunity Plan.

³ 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.

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

A. Directors	The University's Board of Trustees has a diverse and international membership (see attached list). There are 60 Trustees of which 18 are women. Ten Trustees are local residents.
B. Management	Of the five members of the University's senior management team, 20% are women and 20% are African American. The remainder are Caucasian. 40% are residents of the City of Philadelphia.
C. General Workforce	Women, 52%; African American, 13%; Asian, 10%; Latino, 3%. 47.7% of the general workforce are residents of 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.

The General Statement of University Policy and the Economic Opportunity Obligations of the University's Contractor are included in the general conditions of the Construction Management Agreement. Contracted and workforce participation goals are included in all Penn contracts and are tracked by an independent auditor on projects with construction costs over five million dollars.

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.	The University purchases a wide variety of goods and services to operate the University and its Health System.
B. Amount of the contract.	The University averages approximately \$100 million per year in total construction spending on projects of \$5 million or more, and averages over \$30 million per year or 30% of this spending with minority and women owned businesses.
C. Indicate if any of these M/W/DSBEs are listed in the City of Philadelphia's Office of Economic Opportunity Registry.	Many of the firms utilized by the University are listed in the City's registry.
D. Are these companies certified as M/W/DSBEs? Do you rely on any particular certifying agency?	Penn requires that minority or women owned businesses have a certification from a recognized certifying agency, and 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
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5. Describe any initiatives made by your organization to increase investment and promote equity ownership by minorities and women.

In addition to the Economic Inclusion Committee and project inclusion goals described above, Penn has been involved in many initiatives to promote Economic Inclusion. Penn supported the Lucien E. Blackwell Pre-Apprenticeship Program, has presented capital project opportunities at meetings of the National Minority Contractors Association and the Enterprise Center, and in June of 2016 conducted a minority and women owned business subcontractors in the construction industry capital project information session. This information session included presentations on upcoming University and Penn Medicine capital projects, along with the prequalification and bid processes for subcontractors. The event concluded with a networking session with many of the construction managers and general contractors that work on Penn projects. Penn is also currently sponsoring a class of approximately 25 students in the ACE (Architecture, Construction, and Engineering) Mentor program for high school students. Along with GBCA and CHAD, Penn is assisting to develop a pre-apprenticeship program for high school juniors and seniors.

VI. Responsiveness

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

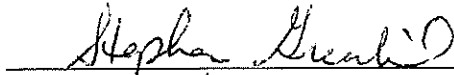
For this Project, in the sole discretion of the City, an oversight committee may be established consisting of representatives from the Owner, representatives of the building trades, the construction manager, and the City which may include the Project site's district councilperson, OEO, and appropriate 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 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.



11/4/16
Date

Stephen Greulich⁴

Senior Project Manager

The Trustees of the University of Pennsylvania, owner and operator of the University of Pennsylvania Health System

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11/7/16
Date

Iola Harper⁵

Deputy Commerce Director for the Office of Economic Opportunity

Department of Commerce

City of Philadelphia

⁴ The Owner's Representative is required to sign and date, but the City reserves the right to obtain the Owner's Representative signature thereon at any time prior to Plan certification. The Owner Representative will receive from the City a certified copy of its Plan which should be filed with the Chief Clerk of City Council within fifteen (15) days of the issuance and published by OEO, in a downloadable format, on the OEO website.

⁵ 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.

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