

**City of Philadelphia
Economic Opportunity Plan
Philadelphia Museum of Art
Core Project**

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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 Philadelphia Museum of Art Core Project (the "Project") located at 2600 Benjamin Franklin Parkway ("the Site") which may include financial investment, design, construction, and operations.¹ In support of this objective, the City of Philadelphia will require that Philadelphia Museum of Art (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 Philadelphia Museum of Art Core 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 Philadelphia Museum of Art has begun the next phase of the Museum's Facilities Master Plan. This phase, referred to as the Core Project, will be the first major renovation and upgrade to the Museum's historic main building since its opening in 1928. This five-year project, to be completed by the first quarter of 2020 at an estimated cost of \$200 million, will restore our early 20th century building and bring it into alignment with the needs of the 21st century visitor.

The priorities of the Core Project are to improve the experience of our visitors from across the region, the nation, and the world, by renovating public spaces to increase accessibility and circulation within the building, address decades of deferred maintenance, code and life safety concerns, and adding approximately 23,000 square feet of additional gallery space. By improving and enhancing how the visitor experiences the building, and expanding and renovating important gallery spaces, the Museum will increase its capacity to host more exhibitions and significantly increase the Museum's attendance numbers, which will have a substantial economic impact on the City and the region.

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

A significant aspect of the Core Project includes essential building system repairs and upgrades, security and energy efficiency improvements, fire and life safety system investments, and work required to keep the historic structure in compliance with current safety goals and ADA requirements. Many of the Museum's systems have not been upgraded for decades, and are long overdue for an upgrade. Making these much needed repairs and system upgrades, will ensure the continued safety of the public. Additionally, much of this work, including upgrading the Museum's storm water management system and the cistern will make the Museum a model for energy efficiency.

The Core Project will also reclaim a historic, street-level entrance on Kelly Drive that previously served as the Museum's loading dock. This restoration enables the Museum to re-open this street-level entryway, and the magnificent Vaulted Walkway within, to the public for the first time in many decades. Re-opening the Kelly Drive entrance is the next step towards creating a new Student Entrance and a new Education and Learning Center with bus drop-offs, classrooms and adequate restrooms. This new Center is imperative to helping the Museum contribute to the Administration's goals of improving the educational opportunities and outcomes for Philadelphia's children. The Education Center, which will serve school groups and families with young children, will not only provide necessary education and dedicated support spaces, but also improve the control and safety of school groups and enhance their experience.

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 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	20-25%	10-15%	BGFE	30-40%

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:

- 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

Local Residents
32%

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	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.³

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

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.

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

A. Directors	See Appendix A
B. Management	See Appendix B
C. General Workforce	See Appendix B

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 Museum’s procurement policies encourage the use of M/W/DSBEs

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.

The Museum does not track its non-construction spending with M/W/DSBE vendors and suppliers but estimates that over \$2.5 million of spending has been with M/W/DSBE vendors and suppliers over the last 12 months.

A. Identify the type of goods or services purchased.	See Appendix C
B. Amount of the contract.	See Appendix C
C. Indicate if any of these M/W/DSBEs are listed in the City of Philadelphia’s Office of Economic Opportunity Registry.	See Appendix C
D. Are these companies certified as M/W/DSBEs? Do you rely on any particular certifying agency?	See Appendix C

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.

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

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 journeymen. 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.

Appendix A: Philadelphia Museum of Art Board of Trustees

As of April 2015

Trustees

Constance H. Williams, Chair

Marta Adelson
John R. Alchin
Dennis Alter
Barbara B. Aronson
Andrea M. Baldeck, M.D.
Sheldon M. Bonovitz
Ira Brind
Julian A. Brodsky
Priscilla S. Brown
Gretchen Burke
Renée Chenault-Fattah
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Berton E. Korman
Ronald P. Lassin
Victoria McNeil Le Vine
Maxine Lewis
Sueyun Locks
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Mary Patterson McPherson
John J. Medveckis
Leslie A. Miller

Martha Hamilton Morris
Dean C. Pappas
Donald B. Parks, M.D.
Raymond G. Perelman
Ajay Raju
Lyn M. Ross
Marsha W. Rothman
Pia RoyChowdhury
Mark E. Rubenstein
Angelica Zander Rudenstine
Keith L. Sachs
David William Seltzer
Martha McGeary Snider
Marion Stroud Swingle
Joan F. Thalheimer
Bruce E. Toll
Charles K. Williams, II
Dr. John T. Williams
Jerry Wind

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Hon. William T. Coleman, Jr.
Ruth M. Colket
Edith Robb Dixon
Hannah L. Henderson
B. Herbert Lee
H.F. (Gerry) Lenfest
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Donald W. McPhail
Harvey S. Shipley Miller
Theodore T. Newbold
John A. Nyheim
Lynda R. Resnick
Lisa S. Roberts
Joan S. Root
Andrew M. Rouse
Henry Wendt

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Trustees Ex Officio

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Governor, Commonwealth of Pennsylvania

The Honorable Michael Nutter
Mayor, City of Philadelphia

The Honorable Darrell L. Clarke
President, City Council

Timothy Rub
*The George D. Widener Director and Chief Executive Officer
The Philadelphia Museum of Art*

Gail Harrity
*President and Chief Operating Officer
The Philadelphia Museum of Art*

Ineke M. Dikland
Regina H. Pakradooni
Co-Chairs, Museum Associates

Dr. Jolley B. Christman
President, Samuel S. Fleisher Art Memorial, Inc.

James D. Pagliaro, Esq.

Appendix B: Philadelphia Museum of Art Staff Demographics

Staff Demographics

<i>Full-Time Staff</i>			<i>Executive Staff</i>		
	Male	Female		Male	Female
<i>Total</i>	126	232	<i>Total</i>	4	3
<i>% of Total</i>	35%	65%	<i>% of Total</i>	57%	43%
<i>Average Salary</i>	\$	\$	<i>Average Salary</i>	\$	\$
<i>Median Salary</i>	\$	\$	<i>Median Salary</i>	\$	\$
	African-American	African-American		African-American	African-American
<i>Total</i>	9	14	<i>Total</i>	0	1
<i>% of Total</i>	3%	4%	<i>% of Total</i>	0%	14%
<i>Average Salary</i>	\$	\$	<i>Average Salary</i>	\$	\$
<i>Median Salary</i>	\$	\$	<i>Median Salary</i>	\$	\$
	White	White		White	White
<i>Total</i>	106	192	<i>Total</i>	4	2
<i>% of Total</i>	30%	54%	<i>% of Total</i>	57%	29%
<i>Average Salary</i>	\$	\$	<i>Average Salary</i>	\$	\$
<i>Median Salary</i>	\$	\$	<i>Median Salary</i>	\$	\$
	Hispanic	Hispanic		Hispanic	Hispanic
<i>Total</i>	7	5	<i>Total</i>	0	0
<i>% of Total</i>	2%	1%	<i>% of Total</i>	0%	0%
<i>Average Salary</i>	\$	\$	<i>Average Salary</i>	\$	\$
<i>Median Salary</i>	\$	\$	<i>Median Salary</i>	\$	\$
	Asian	Asian		Asian	Asian
<i>Total</i>	2	13	<i>Total</i>	0	0
<i>% of Total</i>	1%	4%	<i>% of Total</i>	0%	0%
<i>Average Salary</i>	\$	\$	<i>Average Salary</i>	\$	\$
<i>Median Salary</i>	\$	\$	<i>Median Salary</i>	\$	\$
	Other	Other		Other	Other
<i>Total</i>	2	9	<i>Total</i>	0	0
<i>% of Total</i>	1%	2%	<i>% of Total</i>	%	%
<i>Average Salary</i>	\$	\$	<i>Average Salary</i>	\$	\$
<i>Median Salary</i>	\$	\$	<i>Median Salary</i>	\$	\$

Appendix C: M/W/DSBE Participation on large contracts

M/W/DBE Participation on Large Contracts


FY16 Contracts

Vendor	Service Provided	Amount of Contract	RFP Issue Date	Contract Start Date	Ranges in RFP	% of M/W/DBE Participation Achieved	\$ Value of M/W/DBE Participation	Total % and \$ Value Participation - All DSBES	Local Business
AlliedBarton Security Services LLC	Uniformed Security Officers	\$4,356,000	N/A	5/1/11	MBE:	10%	\$413,820		y/n
					WBE:	7%	\$309,276	17%	y/n
					DSBE:	%	\$	\$723,096	y/n
		\$			MBE:	%	\$		y/n
					WBE:	%	\$	0%	y/n
					DSBE:	%	\$	\$0	y/n
		\$			MBE:	%	\$		y/n
					WBE:	%	\$	0%	y/n
					DSBE:	%	\$	\$0	y/n
		\$			MBE:	%	\$		y/n
					WBE:	%	\$	0%	y/n
					DSBE:	%	\$	\$0	y/n
		\$			MBE:	%	\$		y/n
					WBE:	%	\$	0%	y/n
					DSBE:	%	\$	\$0	y/n

R.T. Rambo

2/14/2017
Date

Robert T. Rambo⁴
Chief Financial Officer
Philadelphia Museum of Art
2600 Benjamin Franklin Parkway, Philadelphia, PA 19130
(215) 684-7801
rtRambo@philamuseum.org



3/3/2017
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.

