

City of Philadelphia



(Bill No. 040964)

AN ORDINANCE

Authorizing Simon Associates, owner of the property 315 South 45th Street, to construct a privately owned electrical transformer vault on the north footway of Pine Street adjacent to the property, under certain terms and conditions.

WHEREAS, Simon Associates is the owner of the property Campus Apartments located at 315 South 45th Street, Philadelphia, PA, 19104; and

WHEREAS, Simon Associates has requested permission to construct, own and maintain a privately owned electrical transformer vault on the north footway of Pine Street adjacent to the property 315 South 45th Street; now, therefore,

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Simon Associates, its successors and assigns, is hereby authorized to construct, own and maintain the following structures:

A privately owned electrical transformer vault in the north public footway of Pine Street adjacent to their property 315 South 45th Street. The electrical vault, which will be approximately eight feet (8') long by four feet (4') wide by eight feet (8') deep, will be located approximately ninety-three feet six inches (93'-6") east of the east curbline of South 45th Street and one foot eight inches (1'-8") north of the north curbline of Pine Street.

SECTION 2. The construction, use and maintenance of the privately owned electrical transformer vault listed in Section 1 shall be in accordance with the laws, rules and regulations of the City of Philadelphia, and specifically those of the Department of Licenses and Inspections, the Department of Streets and the Art Commission.

SECTION 3. Before exercising any rights or privileges under this Ordinance, Simon Associates must first obtain or have their contractor(s) obtain all required permits, licenses and approvals from all appropriate departments, boards, agencies or commissions. No such department, board, agency or commission shall be required to issue any such permit, license or approval solely because this Ordinance has been enacted, it being the express intent of this Ordinance not to supersede any other provision of law governing the issuance of such permits, licenses or approvals. In addition, before exercising any rights and privileges under this Ordinance, Simon Associates shall enter into an agreement ("Agreement") with the appropriate City department or departments, in

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a form satisfactory to the Law Department, to provide that Simon Associates shall, *inter alia*:

- (a) agree that upon one hundred and eighty (180) days notice from the City, it shall remove the privately owned electrical transformer vault without cost or expense to the City and shall restore the cartway and footways aforesaid at no cost and expense to the City of Philadelphia when given written notice to do so by the City of Philadelphia to accommodate a municipal or municipal-sponsored construction project;
- (b) furnish the City with either a bond with corporate surety in an amount required by the Department of Streets and in a form satisfactory to the Law Department to insure the compliance with all the terms and conditions of this Ordinance and the Agreement, and to protect and indemnify the City from and against all damages or claims for damages which may arise directly or indirectly as a result of the construction, maintenance or use of the privately owned electrical transformer vault or its removal, or in lieu thereof, submit documentation in a form and content acceptable to the City that Simon Associates self-assumes liabilities and obligations normally covered by Surety Bond;
- (c) secure all necessary permits, licenses and approvals from all appropriate departments, agencies, boards or commissions of the City as may be required by regulation or law. No such department, board, agency or commission shall be required to issue any such permit, license or approval solely because this Ordinance has been enacted;
- (d) assume the costs of all changes and adjustments to, and relocation or abandonment of City utilities and City structures wherever located as may be necessary by the reason of the construction of the privately owned electrical transformer vault;
- (e) carry public liability and property damage insurance, co-naming the City of Philadelphia as an insured party, in such amounts as shall be satisfactory to the Law Department, or in lieu thereof, submit documentation in form and content acceptable to the City that Simon Associates is self-insured and is providing the City of Philadelphia the same coverage and benefits had the insurance requirements been satisfied by an insurance carrier authorized to do business in the Commonwealth of Pennsylvania;
- (f) insure that all construction contractors for the privately owned electrical transformer vault carry public liability and property damage insurance,

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naming the City of Philadelphia as an insured party in such amounts as shall be reasonably satisfactory to the Law Department;

- (g) give the City and all public utility companies the right of access, ingress and egress for the purpose of inspection, maintenance, alteration, relocation or reconstruction of any of their respective facilities which may lie within the public right-of-way of any effected streets aforesaid; and

SECTION 4. The Law Department shall include in the Agreement such other terms and conditions as shall be deemed necessary to protect the interests of the City.

SECTION 5. The permission granted to Simon Associates to construct, own and maintain the privately owned electrical transformer vault described in Section 1 shall expire without any further action by the City of Philadelphia if Simon Associates has not entered into an Agreement and satisfied all requirements of the Agreement that are listed in Section 3 of this Ordinance within one (1) year after this Ordinance becomes law.

SECTION 6. This Ordinance shall not become effective unless the sum of two hundred dollars (\$200.00), toward the costs thereof, is paid into the City Treasury within sixty (60) days after this Ordinance becomes law.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 16, 2004. The Bill was Signed by the Mayor on January 25, 2005.



Patricia Rafferty
Chief Clerk of the City Council