



Legislation Details (With Text)

File #: 2022-0342 **Version:** 1

Type: Resolution **Status:** Passed Finally

File created: 5/6/2022 **In control:** Committee on Intergovernmental Affairs

On agenda: 5/10/2022 **Final action:** 5/16/2022

Enactment date: 5/16/2022 **Enactment #:** 227

Effective date: 5/17/2022

Title: Resolution further amending Resolution 42 effective January 10, 2019, as amended by Resolution 665 effective October 11, 2019, to revise and increase the City of Pittsburgh’s portion of the contract from \$321,715.16 to \$351,715.16 for the 412 Boulevard of the Allies office build-out. During the final phase of design, it was determined that there were layout changes needed by the user departments as well as structural drawings and calculations to be resolved before construction documents could be completed. These services were not included in the original Scope of Work and once added, will increase the overall contract by a not-to-exceed additional fee of \$30,000.00.

Sponsors:

Indexes: CONTRACTS (AMENDING)

Code sections:

Attachments: 1. 2022-0342 Cover Letter-LETTER 412 BLVD of the Allies Further amending Res 42-19 5-3-22rev,
2. Summary 2022-0342

Date	Ver.	Action By	Action	Result
5/17/2022	1	Mayor	Signed by the Mayor	
5/16/2022	1	City Council	Passed Finally	Pass
5/11/2022	1	Standing Committees	Affirmatively Recommended	Pass
5/10/2022	1	City Council	Read and referred	
5/10/2022	1	City Council	Waived under Rule 8	Pass

Resolution further amending Resolution 42 effective January 10, 2019, as amended by Resolution 665 effective October 11, 2019, to revise and increase the City of Pittsburgh’s portion of the contract from \$321,715.16 to \$351,715.16 for the 412 Boulevard of the Allies office build-out. During the final phase of design, it was determined that there were layout changes needed by the user departments as well as structural drawings and calculations to be resolved before construction documents could be completed. These services were not included in the original Scope of Work and once added, will increase the overall contract by a not-to-exceed additional fee of \$30,000.00.

WHEREAS, pursuant to Resolution 42 effective January 10, 2019, the City of Pittsburgh (the “City”) was authorized to enter into a professional services agreement with AE7 Pittsburgh LLC for architectural and engineering design services for the multi-story office build-out at 412 Boulevard of the Allies, Pittsburgh, PA 15219 (the “Property”), for the not-to-exceed amount of \$596,576.51, with specific amounts assigned to the City, Housing Authority of the City of Pittsburgh (“HACP”) and shared areas; and

WHEREAS, since the Resolution was passed, City Council separately authorized the City to condominiumize the Property into condominium units along with the Urban Redevelopment Authority of Pittsburgh and the HACP; and

WHEREAS, the proposed conversion to condominium units has required re-measurement of the space to reconfigure the appropriate ownership interests and a corresponding reallocation of the share of build-out funding; and

WHEREAS, the Resolution further acknowledged that if the allocations assigned to various unit owners needed to be adjusted, another resolution would be prepared to reconcile the changes.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1.

Section 1 of Resolution 42 effective January 10, 2019 is hereby revised to read as follows:

- A. The Mayor and the Director of the Department of Public Works are authorized to enter into a Professional Services Agreement (the “Agreement”) between the City and AE7 Pittsburgh LLC (“AE7”) to provide architectural and engineering design services for the multi-story office build-out at 412 Boulevard of the Allies, Pittsburgh, PA 15219, for an amount not to exceed **Four Hundred Thirty-Two Thousand Dollars (\$432,000.00)**. [~~Four Hundred Two Thousand Dollars (\$402,000.00)~~]. Amounts broken out in Subsection F. correspond to applicable unit ownership interests.
- B. **During the final phase of design, it was determined that there were layout changes needed by the user departments as well as structural drawings and calculations to be resolved before construction documents could be completed. These services were not included in the original Scope of Work, and once added, will increase the overall contract by a not-to-exceed additional fee of \$30,000.00. The City of Pittsburgh line in Subsection F. has been revised to include these additional structural engineering fees.** [~~If during the design process these amounts need to be further adjusted, another resolution will be presented to reconcile the changes.~~]
- C. These design services will create better departmental adjacencies, efficiently planned purpose-built spaces, healthy and sustainable environments, and a user-friendly public interface at the One-Stop-Shop for both the City and HACP.
- D. The Agreement is intended to initially cover a Scope of Work for the design of proposed City units and shared space units (City and HACP) due to the City’s supervisory role over the build-out work in these spaces.
- E. The Mayor and the Director of the Department of Public Works are further authorized to amend the agreement with AE7 in the future to add the HACP as a party and include the Scope of Work for the design of HACP units as soon as the HACP receives permission from the U.S. Department of Housing and Urban Development (“HUD”) to expend funding for the Property, which will occur upon the filing of a Declaration of Trust against the Property with terms required by HUD. In such event, the amount of compensation may be increased to an amount not to exceed Five Hundred Ninety-Six Thousand, Five Hundred Seventy-Six Dollars and Fifty-One Cents (\$596,576.51).
- F. As issuer of the applicable bonds, the City of Pittsburgh is holding the accounts for build-out on behalf of the City, HACP, and the URA. Funding for the Agreement shall be chargeable to and payable from the following Capital Accounts:

City of Pittsburgh - 4530212018.54205.00 - **\$351,715.16** [~~\$321,715.16~~]
Shared Common Area - 4530211018.54205.00 - \$80,284.84

- G. Upon future amendment of the Agreement to add the Housing Authority as a party, the following Code Accounts will be used.

Housing Authority - 8330215018.54205.00 (\$194,576.51)