



Text File

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Bill No: 2019-2117, **Version:** 1

Committee: Committee on Intergovernmental Affairs

Status: Passed Finally

Resolution amending Resolution 42 of 2019, effective January 10, 2019, to reconcile the percentage of build-out funding assigned to the proposed City, Housing Authority and shared space condominium units at 412 Boulevard of the Allies and to adjust the amounts assigned in the AE7 Professional Services Agreement accordingly.

WHEREAS, pursuant to Resolution 42 of 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 of 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 Two Thousand Dollars (\$402,000.00). Amounts broken out in Subsection F. correspond to applicable unit ownership interests.

B. 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 (\$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)