



City of Pittsburgh

510 City-County Building
414 Grant Street
Pittsburgh, PA 15219

Text File

Introduced: 9/25/2020

Bill No: 2020-0748, **Version:** 1

Committee: Committee on Intergovernmental Affairs

Status: Passed Finally

Resolution amending Resolution 342 of 2019, entitled “a resolution authorizing the Mayor, the Office of Management and Budget, and the Department of Public Works to enter into a professional service agreement with Oxford Development Company to serve as property manager for 412 Boulevard of the Allies,” to provide for additional funding for management fees at an amount not to exceed \$430,976.02, and to authorize appropriation of building operations at an amount not to exceed \$1,318,644.76 and capital repairs at an amount not to exceed \$238,006.26 for deposit into relevant accounts.

WHEREAS, the City of Pittsburgh (City) along with the Urban Redevelopment Authority (URA), and Housing Authority of the City of Pittsburgh (HACP, and together with the City and URA, the Co-Owners) jointly purchased certain real property located at 412 (formerly 420) Boulevard of the Allies (Office Building) in Pittsburgh, Pennsylvania, to be used as administrative office space for the Co-Owners in September of 2018; and

WHEREAS, the Co-Owners have determined that it is prudent to obtain property management services for the Office Building; and

WHEREAS, the HACP on behalf of and in coordination with the Co-Owners advertised a Request for Proposal (RFP) #125-08-19 for property management services for an initial term of three (3) years, with two (2) one (1) year extension options, for a total of five (5) years; and

WHEREAS, as of February 20, 2019, the Co-Owners received six (6) proposals for professional services in response to the RFP; and

WHEREAS, an evaluation committee was assembled representing all three (3) Co-Owners to evaluate the proposals for property management services for the Office Building, and selected Oxford Development Company as the responsive and responsible firm; and

WHEREAS, this procurement was conducted in accordance with applicable federal, state, local, and HACP procurement rules and regulations.

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

Section 1. Resolution 342 of 2019, entitled “a resolution authorizing the Mayor, the Office of Management and Budget, and the Department of Public Works to enter into a professional service agreement

with Oxford Development Company to serve as property manager for 412 Boulevard of the Allies,” is hereby Amended as follows:

Section 1. The Mayor, **the Director of** the Office of Management and Budget, and **the Director of** the Department of Public Works are authorized to enter into a professional service agreement with Oxford Development Company in coordination with the URA and HACP, in the amount of \$1,148,965.64 to serve as property manager for 412 Boulevard of the Allies, [and an additional \$4,150,000.00 for the operating expenses of the Office Building.] The City, URA, and HACP’s portion of the contract shall be equal to its percentage ownership of the building, with the City’s portion not to exceed \$430,976.02 over a three (3) year period, with two (2) one (1) year extension options, for a total of five (5) years, chargeable to and payable from the following JD Edwards Accounts:

2019]

[11101.102200.54.54501.2019]

[\$167,756.72]

2020

11101.102200.54.54501.2020

\$37,255.57[360,180.24]

2021

11101.102200.54.54501.2021

\$77,947.44[367,886.99]

2022

11101.102200.54.54501.2022

\$90,597.32[375,171.87]

2023

11101.102200.54.54501.2023

\$93,075.46[379,837.61]

2024

11101.102200.54.54501.2024

\$87,635.12[190,450.55]

2025

11101.102200.54.54501.2025

\$44,465.11

Section 2: The Mayor and the Director of the Department the Office of Management are authorized to deposit into the designated 412 BIF Operating Account and expend for purposes of 412 Boulevard of the Allies property maintenance, the following funds; chargeable to and payable from the following JD Edwards Accounts:

2020

11101.102200.54.54501.2020

\$123,634.79

2021

11101.102200.54.54501.2021

\$254,071.55

2022

11101.102200.54.54501.2022

\$263,178.66

2023

11101.102200.54.54501.2023

\$267,665.39

2024

11101.102200.54.54501.2024

\$272,508.93

2025

11101.102200.54.54501.2025

\$137,585.44

Section 3: The Mayor and the Director of the Department the Office of Management are authorized to deposit into the designated 412 BIF Capital Account and expend for purposes of 412 Boulevard of the Allies property maintenance, the following funds; chargeable to and payable from the following JD Edwards Accounts:

2020

11101.102200.54.54501.2020

\$22,875.05

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2021

11101.102200.54.54501.2021

\$46,206.60

2022

11101.102200.54.54501.2022

\$47,129.25

2023

11101.102200.54.54501.2023

\$48,070.89

2024

11101.102200.54.54501.2024

\$48,998.83

2025

11101.102200.54.54501.2025

\$24,725.64