

AGENDA REVIEW
COMMITTEE ON BUSINESS AND COMMITTEE ON FINANCE
July 17, 2013

CONSULTANTS/CONTRACTED SERVICES

RESOLVED, That the Board authorizes its proper officers to enter into contracts with the following individuals/firms for the services and fees set forth in subparagraphs 1 through 17, inclusive.

Sealed bids were opened in the Conference Room A, of the Administration Building, 341 South Bellefield Avenue at 11:00 A.M. on Tuesday, May 14, 2013. The results will be tabulated and will be kept on file in the Purchasing Office. These bids were advertised as required by law in compliance with the School Code of the Commonwealth of Pennsylvania and guidelines set by the Board of Public Education including the Substance Abuse Policy.

1. INQUIRY # 8731 VARIOUS LOCATIONS

CALCULATORS – **RESOLVED**, That the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into contracts with the companies listed below for the up to amounts awarded for purchase of various calculators for the pre-printed school list. The operating period shall be for one (1) year from September 1, 2013 through August 31, 2014. Amounts are estimates and orders will only be placed as need requires.

Supplier Name	Item Numbers	Total Amount
Scantex Business Systems	(Items 1,2,3, 5, 6)	\$62,581.00
EAI Education	(Items 4, 7, 8, 9)	\$31,661.00
OM Office Supply	(Item 10)	\$6,900.00
TOTAL		\$101,142.00

2. SMALLab Learning - TECHNOLOGY

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into an agreement with SMALLab Learning Labs for the purchase of three (3) SMALLab Learning Labs including software, installation, and professional development for a total cost of \$99,000.00 with a \$1,500.00 annual software fee in subsequent years as requested by the Office of Information and Technology. SMALLabs redefine classroom space through the use of technology allowing students to physically interact with digitally presented content. The labs will be installed at **Pittsburgh Sterrett 6-8, Pittsburgh Manchester Pre K-8, and Pittsburgh Pre K-5 Weil schools**. The scenarios for these labs range across all grade levels and include physics, chemistry, biology, earth science, English Language arts and the performing arts. Research has shown the use of these labs has a positive impact on student achievement.

Total cost not to exceed \$99,000.00 chargeable to Account Number 5000-010-2240-618.

COMPUTER SOFTWARE:

3. VMWARE-ePlus - TECHNOLOGY

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into a contract renewal with ePlus for VMWARE annual site license renewal for a one year period from July 31, 2013 through July 31, 2014. This application will be used by the Office of Information and Technology at the data center for creating and managing virtual server environments on physical servers and will reduce the cost of technology ownership by permitting many applications (i.e., Pinnacle, Peoplesoft, Exchange, etc.) to share/multi-task processing on the same physical servers by reducing the number of physical servers required. The District will receive support and product updates during the term of the contract renewal.

Total cost not to exceed \$71,220.68 chargeable to Account Number 5000-010-2240-618.

4. MIND RESEARCH INSTITUTE – CIPD

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into a contract with Mind Research Institute for the purchase of the Mind-3grade-smschPerp software license for a one-year period as requested by the Office of Curriculum, Instruction, and Professional Development. The Software will be used by the students in grades K-3 at **Pittsburgh Arsenal Pre K-5, Pittsburgh Manchester Pre K-8, Pittsburgh Weil Pre K-5, Pittsburgh Woolslair K-5, Pittsburgh Lincoln K-4, Pittsburgh Faison Pre K-4, Pittsburgh King Pre K-8, Pittsburgh Morrow Pre K-5, Pittsburgh Spring Hill K-5 and Pittsburgh Grandview K-5**. The K-2 students will be the target cohort for the initial phase of adoption. The software will assist in building a strong mentality for perseverance for problem solving in the early grades and improve performance levels on both Terra Nova and CBA assessments in areas where scores have shown great racial disparity.

The operating period shall be from August 1, 2013 through June 30, 2014.

Total cost shall not exceed \$259,000.00 chargeable to Account Number 4800-16R-1190-650.

5. PITTSBURGH ALLDERDICE HIGH SCHOOL

Tennis Court Upgrades

Total Project Budget: \$150,000

GENERAL WORK

G112-102-31

CONTRACTOR	BASE BID	ALT. 1	ALT.2	ALT. 3
Northern Atlantic	\$112,000	6,720	NB	25,000
<u>Plavchak Construction Co., Inc.</u>	<u>\$118,000</u>	<u>5,980</u>	<u>3,900</u>	<u>3,640</u>
Air Technology, Inc.	\$166,377	7,580	18,844	13,340

Alt. 1 – Remove dispose/replace 120 lf. chain link fence fabric and associated items.

Alt. 2 – Two new chain link gates, sandblast/recoat 390 lf. of fence and associated items.

Alt. 3 – Replace chain link fence fabric with new chain link fence fabric.

It is recommended that the Base Bid and Alternates 1, 2 and 3 be awarded to the lowest responsible bidder as follows: **Plavchak Construction Co., Inc. for a total of \$132,320.**

6. **ADVANTUS ENGINEERS – FACILITIES**

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into an agreement with Advantus Engineers to provide on-call mechanical and electrical engineering services for **Pittsburgh Arsenal and Pittsburgh Mifflin Pre K-8**. Fees shall not exceed \$41,280.00. Such services shall include the preparation of engineered design documents for bidding purposes for replacement of boiler feed units. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

The operating period shall be from July 25, 2013 to December 31, 2014. The total contract amount shall not exceed \$41,280 from account line 6300-373-4400-330.

7. **APOSTOLOU ASSOCIATES – FACILITIES**

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into an agreement with Apostolou Associates to provide on-call architectural/engineering services for an ADA elevator addition at **Pittsburgh Whittier K-5**, per Capital Plan of 2014. Services shall include the preparation of architectural and engineered design documents for bidding purposes. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

The operating period shall be from July 25, 2013 to December 31 2015. The total contract amount shall not exceed \$150,000 from account line 6300-373-4400-330.

8. **CAT II, L.P - FACILITIES**

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into a lease agreement with CAT II, L.P. for a parking lot located at 41st Street and Foster Street in Lawrenceville the following time periods:

Sept. 1, 2013 to Aug. 31, 2014
Sept. 1, 2014 to Aug. 31, 2015
Sept. 1, 2014 to Aug. 31, 2016
Sept. 1, 2016 to Aug. 31, 2017

The agreement will provide 60 days' notice for either party to terminate the lease. The leased lot is to be used for the staff of **Pittsburgh Arsenal**. PPS staff will be responsible for maintaining the lot, including snow removal.

The total contract amount is TBD from account line 6300-010-2610-441.

[PLACEHOLDER]

9. **CLAITMAN ENGINEERING ASSOCIATES, INC.**

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into an agreement with Claitman Engineering Associates, Inc. to provide on-call mechanical and electrical engineering services for hot water heating system balancing controls. Such services shall include the preparation of engineered design documents for bidding purposes. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

The operating period shall be from July 25, 2013 to December 31, 2014. The total contract amount shall not exceed \$7,200 from account line 6300-373-4400-330.

10. **C. M. EICHENLAUB COMPANY – FACILITIES**

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into an agreement with C. M. Eichenlaub Company, using the Commonwealth of Pennsylvania State General Services publicly bid and awarded COSTARS Program (Vendor #014-090) for the mandated safety inspection of gym bleachers seating and safety maintenance repairs at 15 district schools.

The operating period shall be from July 25, 2013 to December 31, 2013. The total contract amount shall not exceed \$27,500 from account 6300-022-4610-450.

11. **FORTIER ENGINEERING - FACILITIES**

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into an agreement with Fortier Engineering to provide on-call mechanical and electrical engineering services at **Pittsburgh Brashear High School** and **Pittsburgh South Hills 6-8**. Such services shall include the preparation of engineered design documents for heat recovery unit upgrade. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

The operating period shall be from July 25, 2013 to December 31, 2014. The total contract amount shall not exceed \$6,000 from account line 6300-373-4400-330.

12. GRAVES DESIGN GROUP - FACILITIES

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into an agreement with Graves Design Group to provide on-call architectural/engineering services for chemistry lab renovations at **Pittsburgh Allderdice High School**. Services shall include the preparation of architectural and engineered design documents for bidding purposes. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

The operating period shall be from July 25, 2013 to December 31, 2015. The total contract amount shall not exceed \$150,000 from 6300-373-4400-330.

13. HHS DR - FACILITIES

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into an agreement with HHS DR to provide on-call architectural/engineering services for an ADA elevator addition, service drive and access at **Pittsburgh Beechwood K-5**; and re-roofing work at **Pittsburgh Allderdice High School** in areas over the new HVAC shop, gymnasium and garden roof. Services shall include the preparation of architectural and engineered design documents for bidding purposes. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

The operating period shall be from July 25, 2013 to December 31, 2015. The total contract amount shall not exceed \$150,000 from account line 6300-373-4400-330.

14. IKM, INC. - FACILITIES

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into an agreement with IKM, Inc. to provide on-call architectural/engineering services at various locations for masonry, roofing and general maintenance projects. Services shall include the preparation of architectural and engineered design documents for bidding purposes. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

The operating period shall be from July 25, 2013 to December 31, 2015. The total contract amount shall not exceed \$150,000 from account line 6300-373-4400-330.

15. **MARVIN MILLER, ARCHITECT - FACILITIES**

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into an agreement with Marvin Miller, Architect to provide on-call architectural/engineering services for an ADA elevator addition at **Pittsburgh Linden K-5**. Services shall include the preparation of architectural and engineered design documents for bidding purposes. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

The operating period shall be from July 25, 2013 to December 31, 2015. The total contract amount shall not exceed \$150,000 from account line 6300-373-4400-330.

16. **OLANDER ENGINEERING, INC.**

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into an agreement with Olander Engineering, Inc. to provide on-call mechanical and electrical engineering services for **Pittsburgh Perry High School** office air conditioning and ventilation system. Such services shall include the preparation of engineered design documents for bidding purposes for office air conditioning, ventilation systems and temperature control systems. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

The operating period shall be from July 25, 2013 to December 31, 2014. The total contract amount shall not exceed \$14,400 from account line 6300-373-4400-330.

17. **MCPC - TECHNOLOGY**

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into a contract with MCPC to provide the District professional services resources for the purpose of assisting the District to deploy the application Microsoft Forefront Identity Manager at our data center. Utilization of this product will enable the district to embed functionality to improve computer user account automation and corresponding integration/functionality of several technology related processes critical to day-to-day operations.

The operating period shall be from July 25, 2013 to August 31, 2013. The total contract amount shall not exceed \$8,400 from 5000-010-2240-348.

PAYMENTS AUTHORIZED

18. Daily Payments- **\$54,627,219.58**

19. **ADDITIONS AND DEDUCTIONS to CONSTRUCTION PROJECTS**

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize it proper officers to approve the additions and deductions to construction projects listed below and as detailed on attachment 19a.

APPROVAL OF ADDITIONS TO CONSTRUCTION PROJECTS

1 Additive Change Orders = \$ 1,923.00

2 Deductive Change Orders = (8,973.00)

TOTAL \$ (7,050.00)

GENERAL AUTHORIZATION

20. **FRANCO ASSOCIATES, L.P. - FACILITIES**

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize it proper officers to amend Contract 0F2611 with Franco Associates, L. P. located at 21 Yost Boulevard, Pittsburgh, Pa., 15221, for concrete maintenance and repairs throughout the District. This would be the first amendment to this contract.

The amendment is to add an additional \$100,000 to the first year, increasing the first year from \$50,000 to \$150,000. The amendment is also to add an additional \$50,000 to the second year, increasing the second year from \$50,000 to \$100,000. Thus increasing the total two-year contract from \$100,000 to \$250,000 from account line 6303-010-4600-431.

The original contract was approved at the December 19, 2012 legislative meeting.

This is required to address excessive deterioration of concrete surfaces due to past weather conditions. Also, this is necessary to address the resulting unsafe conditions.

21. **HAZELWOOD-ALMONO TIF – OPERATIONS/LAW**

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to approve the Hazelwood-Almono TIF Plan.

(See additional information attached)

Directors have received information on the following:

INFORMATION ITEMS

1. Travel Reimbursement Applications – July 2013
2. Travel Report – June, 2013

**Respectfully submitted,
Floyd McCrea, Chairperson Committee on Business and
Committee on Finance**

Board Action Information Sheet

1
Action Item #
June 2013
Action Month



Jerri L. Lippert
Submitted By
Jerri L. Lippert *JL*
Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address: See additional information

Indicate the category of this contract:

☒ NEW ☐ RENEWAL

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input checked="" type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input type="checkbox"/> EBE	<input type="checkbox"/> Pennsylvania <input type="checkbox"/> Pittsburgh <input type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☐ Security Clearance will be obtained before contractor begins work
☒ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$101,142.00</u>		Account Number(s)				
Rate of Payment _____ per _____		Resp.	Fund	Func.	Obj.	Amount
<input type="checkbox"/> General Fund:	_____	_____	_____	_____	_____	<u>\$101,142.00</u>
	Department _____	_____	_____	_____	_____	_____
<input type="checkbox"/> Supplemental Fund	_____	_____	_____	_____	_____	_____
	Account Name _____	_____	_____	_____	_____	_____

District Goals: ☐ 1. Maximum academic achievement ☐ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

INQUIRY # 8731 VARIOUS LOCATIONS

CALCULATORS – RESOLVED, That the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into contracts with the companies listed below for the up to amounts awarded for purchase of various calculators for the pre-printed school list. The operating period shall be for one (1) year from September 1, 2013 through August 31, 2014. Amounts are estimates and orders will only be placed as need requires.

SUPPLIER		TOTAL LOT PRICE
Scantex Business Systems	(5 Items)	\$ 62,581.00
EAI Education	(4 Items)	\$ 31,661.00
OM Office Supply	(1 Item)	\$ 6,900.00
	TOTAL	\$101,142.00

(See additional information)

Who will the services benefit?

Students

Where will the services occur? (location)

Throughout the District

Additional person(s) accountable for this tab

Board Action Information Sheet

1

Action Item #

June 2013

Action Month

The operating period shall be from _____ to _____.

Explain why an external contract is necessary to provide these services?

This is for the purchase of various calculators for the preprinted school list.

Indicate process for making recommendation:

☒ Negotiated

☐ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

If this is a contract renewal, indicate the original objective of this activity:

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

Will evaluation be made on the basis of predetermined written criteria? ☐ Yes ☐ No

Will there be a tangible work product at the completion of the contract? ☐ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Additional Information:

INQUIRY # 8731 VARIOUS LOCATIONS

CALCULATORS – RESOLVED, That the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into contracts with the companies listed below for the up to amounts awarded for purchase of various calculators for the pre-printed school list. The operating period shall be for one (1) year from September 1, 2013 through August 31, 2014. Amounts are estimates and orders will only be placed as need requires.

Supplier Name	Item Numbers	Total Amount
Scantex Business Systems	(Items 1,2,3, 5, 6)	\$62,581.00
EAI Education	(Items 4, 7, 8, 9)	\$31,661.00
OM Office Supply	(Item 10)	\$6,900.00
	Total	101,142.00

Scantex Business Systems
P.O. Box 47398
Atlanta, GA 30362

EAI Education
118 Bauer Drive
Oakland, NJ 07436

OM Office Supply
5007 Carlisle Pike, Ste 101
Mechanicsburg, PA 17050

SUPPLIER:

Scantex Business Systems (5 Items)

ITEM NUMBER	QUANTITY	CALCULATORS	UNIT PRICE	TOTAL LOT PRICE
1	125	GRAPHING CALCULATOR FOR MATH AND SCIENCE WITH FLASH FROM MEMORY, DATA PLOTTING AND ANALYSIS, FINANCIAL AND STATISTICAL FEATURES AND PROGRAMMING MODEL TI-83 PLUS	\$ 86.40	\$ 10,800.00
2	105	EXPLORER GRAPHING CALCULATOR ENHANCED WITH THE POWER OF A GRAPHING CALCULATOR FOR GRADES 6-8. WORKS WITH THE TI NAVIGATOR SYSTEM MODEL T1-73	\$ 57.59	\$ 6,046.95
3	40	GRAPHING CALCULATOR TEACHER KIT TO INCLUDE TEN (10) CALCULATORS, FORTY (40) BATTERIES, ONE (1) MANUAL, FIVE (5) UNIT TO UNIT LINK CABLES - MODEL TI-83 PLUS TK	\$ 864.00	\$ 34,560.00
5	75	TEACHERS KIT TO INCLUDE TEN (10) CALCULATORS, ONE (1) STORAGE CADDY, AND ONE (1) RESOURCE BOOK - MODEL TI-15TK	\$ 121.79	\$ 9,134.25
6	20	SCIENTIFIC 2 LINE CALCULATOR BUNDLE TO INCLUDE TEN (10) CALCULATORS, (1) CARRYING CASE, (1) TEACHER'S GUIDE, TRANSPARENCY, (1) POSTER – MODEL TI-30 X11STK	\$ 101.99	\$ 2,039.80

TOTAL BID PRICE \$62,581.00

SUPPLIER:

EAI EDUCATION (4 Items)

ITEM NUMBER	QUANTITY	CALCULATORS	UNIT PRICE	TOTAL LOT PRICE
4	45	EXPLORER GRAPHING CALCULATOR TEACHER KIT TO INCLUDE TEN (10) CALCULATORS, FORTY (40) BATTERIES, ONE (1) MANUAL, FIVE (5) UNIT TO UNIT LINK CABLES (1) POSTER - MODEL TI-73	\$ 585.00	\$ 26,325.00
7	250	CASIO PLUS SCIENTIFIC SOLAR CALCULATOR 2 LINE DISPLAY - MODEL FX-300MS	\$ 8.73	\$ 2,182.50
8	300	TI-108 FEATURES +/- SIGN, PERCENT KEY, SOLAR POWER, LARGE PLASTIC KEYS, SOLUTION FOR BASIC COMPUTATION	\$ 3.71	\$ 1,113.00
9	55	TI-108TK TEACHER'S KIT TO INCLUDE TEN (10) CALCULATORS, STORAGE CADDY, TEACHER'S GUIDE, OVERHEAD TRANSPARENCY AND POSTER	\$ 37.10	\$ 2,040.50

TOTAL BID PRICE \$31,661.00

SUPPLIER:

OM OFFICE SUPPLY (1 Item)

ITEM NUMBER	QUANTITY	CALCULATORS	UNIT PRICE	TOTAL LOT PRICE
10	5	TI-INSPIRE TOUCHPAD EZ SPOT TEACHER'S PACK:(10) TI-INSPIRE EZ SPOT CALCULATORS D114WITH A BRIGHT YELLOW BACK (40) AAA BAT, (5) UNIT TO UNIT CABLES	\$ 1,380.00	\$ 6,900.00

TOTAL BID PRICE \$ 6,900.00

Board Action Information Sheet

2
 Action Item #
 July 2013
 Action Month



Joe Charnock
 Submitted By
 Mark Campbell
 Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address:

SMALLLab Learning

6325 Santa Monica Blvd., Suite 202

Hollywood, CA 90038

Indicate the category of this contract:

☒ NEW ☐ RENEWAL

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input type="checkbox"/> EBE	<input type="checkbox"/> Pennsylvania <input type="checkbox"/> Pittsburgh <input type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☐ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$99,000.00</u>		Account Number(s)				
		Resp.	Fund	Func.	Obj.	Amount
Rate of Payment _____ per _____						
<input checked="" type="checkbox"/> General Fund:	<u>Technology</u>	<u>5000</u>	<u>010</u>	<u>2240</u>	<u>618</u>	<u>\$99,000.00</u>
	Department	_____	_____	_____	_____	_____
<input type="checkbox"/> Supplemental Fund	_____	_____	_____	_____	_____	_____
	Account Name	_____	_____	_____	_____	_____

District Goals: ☐ 1. Maximum academic achievement ☐ 2. Safe and orderly learning environment ☐ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into an agreement with SMALLab Learning Labs for the purchase of three (3) SMALLab Learning Labs including software, installation, and professional development for a total cost of \$99,000.00 with a \$1,500.00 annual software fee in subsequent years as requested by the Office of Information and Technology.

SMALLabs redefine classroom space through the use of technology allowing students to physically interact with digitally presented content. The labs will be installed at Pittsburgh Sterrett 6-8, Pittsburgh Manchester Pre K-8, and Pittsburgh Pre K-5 Weil schools. The scenarios for these labs range across all grade levels and include physics, chemistry, biology, earth science, English Language arts and the performing arts. Research has shown the use of these labs has a positive impact on student achievement.

Who will the services benefit?

Students

Where will the services occur? (location)

Pittsburgh Sterrett 6-8, Pittsburgh Manchester Pre K-8, and Pittsburgh Pre K-5 Weil schools.

Scott Gutowski

Additional person(s) accountable for this tab

Board Action Information Sheet

2

Action Item #

July 2013

Action Month

The operating period shall be from _____ to _____.

Explain why an external contract is necessary to provide these services?

This is Computer Software and Hardware

Indicate process for making recommendation:

☒ Negotiated

☐ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

SMALLabs redefine classroom space through the use of technology allowing students to physically interact with digitally presented content.

If this is a contract renewal, indicate the original objective of this activity:

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met:

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

Will evaluation be made on the basis of predetermined written criteria? ☐ Yes ☐ No

Will there be a tangible work product at the completion of the contract? ☐ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Board Action Information Sheet

3
 Action Item #
 July 2013
 Action Month



Joe Charnock
 Submitted By
 Mark Campbell
 Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address:

VMWARE-ePlus

130 Futura Drive

Pottstown, PA 19464

Indicate the category of this contract:

☒ NEW ☒ RENEWAL

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input type="checkbox"/> EBE	<input checked="" type="checkbox"/> Pennsylvania <input type="checkbox"/> Pittsburgh <input type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☐ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$71,220.68</u>		Account Number(s)				
Rate of Payment _____ per _____		Resp.	Fund	Func.	Obj.	Amount
<input checked="" type="checkbox"/> General Fund:	<u>Technology</u>	<u>5000</u>	<u>010</u>	<u>2240</u>	<u>618</u>	<u>\$71,220.68</u>
	Department	_____	_____	_____	_____	_____
<input type="checkbox"/> Supplemental Fund	_____	_____	_____	_____	_____	_____
	Account Name	_____	_____	_____	_____	_____

District Goals: ☐ 1. Maximum academic achievement ☐ 2. Safe and orderly learning environment ☐ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into a contract renewal with ePlus for VMWARE annual site license renewal for a one year period.

This application will be used by the Office of Information and Technology at the data center for creating and managing virtual server environments on physical servers. This software reduces the cost of technology ownership by permitting many applications (i.e., Pinnacle, Peoplesoft, Exchange, etc.) to share/multi-task processing on the same physical servers and by reducing the number of physical servers required. The District will receive support and product updates during the term of the contract renewal.

Who will the services benefit?

All users

Where will the services occur? (location)

Data Center

Scott Gutowski

Additional person(s) accountable for this tab

Board Action Information Sheet

3

Action Item #

July 2013

Action Month

The operating period shall be from July 31, 2013 to July 31, 2014.

Explain why an external contract is necessary to provide these services?

This is Computer Software and Hardware

Indicate process for making recommendation:

☒ Negotiated

☐ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

This application will be used by the Office of Information and Technology at the data center for creating and managing virtual server environments on physical servers and will reduce the cost of technology ownership by permitting many applications (i.e., Pinnacle, Peoplesoft, Exchange, etc.) to share/multi-task processing on the same physical servers by reducing the number of physical servers required.

If this is a contract renewal, indicate the original objective of this activity:

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met:

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

Will evaluation be made on the basis of predetermined written criteria? ☐ Yes ☐ No

Will there be a tangible work product at the completion of the contract? ☐ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Board Action Information Sheet

4
 Action Item #
 July 2013
 Action Month



Cheryl Brame
 Submitted By
 Jerri L. Lippert *SL*
 Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm: Mind Research Institute Indicate the category of this contract:
 Address: 111 Academy, Suite 100 ☒ NEW ☐ RENEWAL
Irvine, CA 92617

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input checked="" type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input type="checkbox"/> EBE	<input type="checkbox"/> Pennsylvania <input type="checkbox"/> Pittsburgh <input type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☐ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$259,000.00</u>		Account Number(s)				
		<u>Resp.</u>	<u>Fund</u>	<u>Func.</u>	<u>Obj.</u>	<u>Amount</u>
Rate of Payment _____ per _____						
<input type="checkbox"/> General Fund:	Department _____	_____	_____	_____	_____	_____
<input checked="" type="checkbox"/> Supplemental Fund	CIPD _____	4800	16R	1190	650	\$259,000.00
Account Name _____		_____	_____	_____	_____	_____

District Goals: ☐ 1. Maximum academic achievement ☐ 2. Safe and orderly learning environment ☐ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into a contract with Mind Research Institute for the purchase of the Mind-3grade-smschPerp software license for a one-year period as requested by the Office of Curriculum, Instruction, and Professional Development. The Software will be used by the students in grades K-3 at Pittsburgh Arsenal Pre K-5, Pittsburgh Manchester Pre K-8, Pittsburgh Weil Pre K-5, Pittsburgh Woolslair K-5, Pittsburgh Lincoln K-4, Pittsburgh Faison Pre K-4, Pittsburgh King Pre K-8, Pittsburgh Morrow Pre K-5, Pittsburgh Spring Hill K-5 and Pittsburgh Grandview K-5. The K-2 students will be the target cohort for the initial phase of adoption. The software will assist in building a strong mentality for perseverance for problem solving in the early grades and improve performance levels on both Terra Nova and CBA assessments in areas where scores have shown great racial disparity.

Who will the services benefit?

Students in grades K-3

Where will the services occur? (location)

Pgh. Arsenal Pre K-5, Pgh. Manchester Pre K-8, Pgh. Weil Pre K-5, Pgh. Woolslair K-5, Pgh. Lincoln K-4, Pgh. Faison Pre K-4, Pgh. King Pre K-8, Pgh. Morrow Pre K-5, Pgh. Spring Hill K-5 and Pgh. Grandview K-5

Additional person(s) accountable for this tab

Board Action Information Sheet

4

Action Item #

July 2013

Action Month

The operating period shall be from August 1, 2013 to June 20, 2014.

Explain why an external contract is necessary to provide these services?

This is a Software License

Indicate process for making recommendation:

☒ Negotiated

☐ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

The software will assist in building a strong mentality for perseverance for problem solving in the early grades and improve performance levels on both Terra Nova and CBA assessments in areas where scores have shown great racial disparity.

If this is a contract renewal, indicate the original objective of this activity:

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met:

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

Will evaluation be made on the basis of predetermined written criteria? ☐ Yes ☐ No

Will there be a tangible work product at the completion of the contract? ☐ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Board Action Information Sheet

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Action Item #
July 2013
Action Month



Michael McNamara
Submitted By
Vidya Patil
Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address: Plavchak Construction Co., Inc.

Indicate the category of this contract:

1512 State Route 51

☒ NEW ☐ RENEWAL

Jefferson Hills, PA 15025

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non-Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input type="checkbox"/> EBE	<input checked="" type="checkbox"/> Pennsylvania <input type="checkbox"/> Pittsburgh <input type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☒ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$132,320.00</u>		Account Number(s)				
		<u>Resp.</u>	<u>Fund</u>	<u>Func.</u>	<u>Obj.</u>	<u>Amount</u>
Rate of Payment _____ per _____						
<input type="checkbox"/> General Fund:	Department _____	_____	_____	_____	_____	_____
<input checked="" type="checkbox"/> Supplemental Fund	Account Name _____	6300	369	4200	450	\$132,320.00

District Goals: ☐ 1. Maximum academic achievement ☒ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

PITTSBURGH ALLDERDICE HIGH SCHOOL (Originally bid on March 19, 2013)
Tennis Courts Upgrades
Total Project Budget: \$150,000

General Work
Project G112-102-31

It is recommended that the Base Bid and Alternates 1, 2 and 3 be awarded to the lowest responsible bidder as follows: Plavchak Construction Co., Inc. for a total of \$132,320.

See "Additional Information".

Who will the services benefit?

Students, faculty members and staff of the school district will benefit from these services.

Where will the services occur? (location)

Pittsburgh Alderdice High School

Daryl Saunders

Additional person(s) accountable for this tab

Board Action Information Sheet

5

Action Item #

July 2013

Action Month

The operating period shall be from July 25, 2013 to December 31, 2013.

Explain why an external contract is necessary to provide these services?

Indicate process for making recommendation:

☐ Negotiated

☐ Solicited Proposals

☒ Competitive Bid

Describe the expected results of this activity:

Completed project work

If this is a contract renewal, indicate the original objective of this activity:

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met:

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

Will evaluation be made on the basis of predetermined written criteria? ☐ Yes ☒ No

Will there be a tangible work product at the completion of the contract? ☒ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Completed project work

Board Action Information Sheet

Additional Information:

PITTSBURGH ALLDERDICE HIGH SCHOOL

Tennis Courts Upgrades

Total Project Budget: \$150,000

GENERAL WORK

GI12-102-31

CONTRACTOR	BASE BID	ALT. 1	ALT. 2	ALT. 3
Northern Athletic Construction	\$112,000	6,720	NB	25,000
<u>Plavchak Construction Co., Inc.</u>	<u>\$118,800</u>	<u>5,980</u>	<u>3,900</u>	<u>3,640</u>
Air Technology, Inc.	\$166,377	7,580	18,844	13,340

Alt. 1 – Remove dispose/replace 120 lf. chain link fence fabric and associated items.

Alt. 2 – Two new chain link gates, sandblast/recoat 390 lf. of fence and associated items.

Alt. 3 – Replace chain link fence fabric with new chain link fence fabric.

It is recommended that the Base Bid and Alternates 1, 2 and 3 be awarded to the lowest responsible bidder as follows: Plavchak Construction Co., Inc. for a total of \$132,320.

Board Action Information Sheet

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 Action Item #
 July 2013
 Action Month



Michael McNamara
 Submitted By
 Vidya Patil
 Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address:

Advantus Engineers

555 N. Bell Avenue

Carnegie, PA 15106

Indicate the category of this contract:

☒ NEW ☐ RENEWAL

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input checked="" type="checkbox"/> EBE	<input checked="" type="checkbox"/> Pennsylvania <input type="checkbox"/> Pittsburgh <input checked="" type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☒ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$41,280.00</u>		Account Number(s)				
		Resp.	Fund	Func.	Obj.	Amount
Rate of Payment <u>Hourly Rates</u> per _____						
<input type="checkbox"/> General Fund:	Department _____	6300	373	4400	330	\$41,280.00
<input type="checkbox"/> Supplemental Fund	Account Name _____					

District Goals: ☐ 1. Maximum academic achievement ☒ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

Authorization is requested to enter into an agreement with Advantus Engineers to provide on-call mechanical and electrical engineering services for Pittsburgh Arsenal and Pittsburgh Mifflin. Fees shall not exceed \$41,280.00. Such services shall include the preparation of engineered design documents for bidding purposes for replacement of boiler feed units. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

Total contract not to exceed \$41,280. Includes Base Fees and Reimbursables.

Contract Period: July 25, 2013 - December 31, 2014

Who will the services benefit?

Students, faculty members and staff of the School District will benefit from these services.

Where will the services occur? (location)

Pittsburgh Arsenal Pre K-5, Pittsburgh Mifflin Pre K-8

Wayne W. Wehrle Jr.

Additional person(s) accountable for this tab

Board Action Information Sheet

6

Action Item #

July 2013

Action Month

The operating period shall be from July 25, 2013 to December 31, 2014.

Explain why an external contract is necessary to provide these services?

Due to the volume of design work and the limited number of staff in the Facilities Division Mechanical Department it is necessary to obtain the services of Engineering Consultants from the private sector.

Indicate process for making recommendation:

☐ Negotiated

☒ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

Results of this activity will include engineered design documents for bidding purposes including drawings, specifications and "as built" documentation to be archived at the Facilities/Plant Operations Division office for future reference.

If this is a contract renewal, indicate the original objective of this activity:

This is a new contract.

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met:

In the past this consultant has provided excellent design services, bidding documents and construction management.

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

All contract documents will be reviewed by Facilities in-house Engineers and Architects for compliance with all National, State and Local codes and District standards.

Will evaluation be made on the basis of predetermined written criteria? ☒ Yes ☐ No

Will there be a tangible work product at the completion of the contract? ☒ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Work product will include engineered design documents for bidding purposes including drawings, specifications and "as built" documentation to be archived at the Facilities/Plant Operations Division office.

Board Action Information Sheet

Additional Information:

Specific projects assigned to this consultant include the following:

Pittsburgh Arsenal Pre K-5 - New Boiler Feed Unit

Pittsburgh Mifflin Per K-8 - New Boiler Feed Unit

Additional projects may be added as the need arises.

Board Action Information Sheet

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 Action Item #
 July 2013
 Action Month



Michael McNamara
 Submitted By
 Vidya Patil
 Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address:

Apostolou Associates

47 Bailey Avenue

Pittsburgh, PA 15211

Indicate the category of this contract:

☒ NEW ☐ RENEWAL

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input type="checkbox"/> EBE	<input checked="" type="checkbox"/> Pennsylvania <input checked="" type="checkbox"/> Pittsburgh <input checked="" type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☒ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$150,000.00</u>		Account Number(s)				
		Resp.	Fund	Func.	Obj.	Amount
Rate of Payment <u>Hourly Rates</u> per _____						
<input type="checkbox"/> General Fund:	Department _____	_____	_____	_____	_____	_____
<input checked="" type="checkbox"/> Supplemental Fund	Account Name _____	6300	373	4400	330	\$150,000.00

District Goals: ☐ 1. Maximum academic achievement ☒ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

Authorization is requested to enter into an agreement with Apostolou Associates to provide on-call architectural/engineering services for an ADA elevator addition at Pittsburgh Whittier K-5, per Capital Plan of 2014. Services shall include the preparation of architectural and engineered design documents for bidding purposes. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

Total contract not to exceed \$150,000. Includes Base Fees and Reimbursables.

Contract Period: July 25, 2013 - December 31, 2015

Who will the services benefit?

Students, faculty members and staff of the school district will benefit from these services.

Where will the services occur? (location)

Pittsburgh Whittier K-5

Daryl Saunders

Additional person(s) accountable for this tab

Board Action Information Sheet

7

Action Item #

July 2013

Action Month

The operating period shall be from July 25, 2013 to December 31, 2015.

Explain why an external contract is necessary to provide these services?

Specialized services, expertise and staff not available at PPS Facilities offices.

Indicate process for making recommendation:

☐ Negotiated

☒ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

Results of this activity will include engineered design documents for bidding purposes including drawings, specifications and "as-built" documentation to be archived at the Facilities Division Office for future reference.

If this is a contract renewal, indicate the original objective of this activity:

N/A, This is a new contract.

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met

N/A, In the past this consultant has provided excellent design services, bidding documents and construction management.

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

All contract documents will be reviewed by Facilities in-house Engineer and Architects for compliance with all National, State and Local codes and District standards.

Will evaluation be made on the basis of predetermined written criteria? ☐ Yes ☒ No

Will there be a tangible work product at the completion of the contract? ☒ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Work product will include design documents for bidding purposes including drawings, specifications and "as-built" documentation to be archived at the Facilities/Plant Operations Division office.

Board Action Information Sheet

Additional Information:

Specific budgeted projects currently assigned to this consultant include:

Pittsburgh Whittier K-5 - Elevator addition

Board Action Information Sheet

8
 Action Item #
 July 2013
 Action Month



Michael McNamara

Submitted By

Vidya Patil

Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address:

CAT II, L.P.

Indicate the category of this contract:

☒ NEW ☐ RENEWAL

123 Thirty-Sixth Street

Pittsburgh, PA 15201

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input type="checkbox"/> EBE	<input checked="" type="checkbox"/> Pennsylvania <input checked="" type="checkbox"/> Pittsburgh <input checked="" type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☒ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>TBD</u>		Account Number(s)				
		<u>Resp.</u>	<u>Fund</u>	<u>Func.</u>	<u>Obj.</u>	<u>Amount</u>
Rate of Payment _____ per _____						
<input type="checkbox"/> General Fund:	Department _____	—	—	—	—	—
<input checked="" type="checkbox"/> Supplemental Fund	Account Name _____	6300	010	2610	441	—

District Goals: ☐ 1. Maximum academic achievement ☒ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into a lease agreement with CAT II, L.P. for a parking lot located at 41st Street and Foster Street in Lawrenceville the following time periods:

Sept. 1, 2013 to Aug. 31, 2014
 Sept. 1, 2014 to Aug. 31, 2015
 Sept. 1, 2014 to Aug. 31, 2016
 Sept. 1, 2016 to Aug. 31, 2017

The agreement will provide 60 days notice for either parties to terminate the lease. The leased lot is to be used for the staff of Pittsburgh Arsenal. PPS staff will be responsible for maintaining the lot, including snow removal.

Who will the services benefit?

Faculty members and staff of the school district will benefit from these services.

Where will the services occur? (location)

Pittsburgh Arsenal K-5

Allen Biestek

Additional person(s) accountable for this tab

Board Action Information Sheet

8

Action Item #

July 2013

Action Month

The operating period shall be from September 1, 2013 to August 31, 2017.

Explain why an external contract is necessary to provide these services?

Indicate process for making recommendation:

☒ Negotiated

☐ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

Provision of parking to Arsenal staff

If this is a contract renewal, indicate the original objective of this activity:

NA

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met:

NA

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

NA

Will evaluation be made on the basis of predetermined written criteria? ☐ Yes ☒ No

Will there be a tangible work product at the completion of the contract? ☐ Yes ☒ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Availability of parking for staff.

Board Action Information Sheet

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Action Item #
July 2013
Action Month



Michael McNamara
Submitted By
Vidya Patil
Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address: Claitman Engineering Associates, Inc.

1340 Old Freeport Road, Suite 2B

Pittsburgh, PA 15238-4101

Indicate the category of this contract:

☒ NEW ☐ RENEWAL

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non-Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input type="checkbox"/> EBE	<input checked="" type="checkbox"/> Pennsylvania <input type="checkbox"/> Pittsburgh <input checked="" type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☒ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$7,200.00</u>		Account Number(s)				
Rate of Payment <u>Hourly Rates</u> per _____		Resp.	Fund	Func.	Obj.	Amount
<input type="checkbox"/> General Fund:	Department _____	_____	_____	_____	_____	_____
<input checked="" type="checkbox"/> Supplemental Fund	Account Name _____	6300	373	4400	330	\$7,200.00

District Goals: ☐ 1. Maximum academic achievement ☒ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

Authorization is requested to enter into an agreement with Claitman Engineering Associates, Inc. to provide on-call mechanical and electrical engineering services for hot water heating system balancing controls. Such services shall include the preparation of engineered design documents for bidding purposes. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

Contract Amount not to exceed \$7,200. Includes Base Fees and Reimbursables.

Contract Period: July 25, 2013 - December 31, 2014

Who will the services benefit?

Students, faculty members and staff of the school district will benefit from these services.

Where will the services occur? (location)

Pittsburgh Milliones 6-12

Wayne W. Wehrle Jr.

Additional person(s) accountable for this tab

Board Action Information Sheet

9

Action Item #

July 2013

Action Month

The operating period shall be from July 25, 2013 to December 31, 2014.

Explain why an external contract is necessary to provide these services?

Due to the volume of design work and the limited number of staff in the Facilities Division Mechanical Department it is necessary to obtain the services of Engineering Consultants from the private sector.

Indicate process for making recommendation:

☐ Negotiated

☒ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

Results of this activity will include engineered design documents for bidding purposes including drawings, specifications and "as built" documentation the Facilities/Plant Operations Division office for future reference.

If this is a contract renewal, indicate the original objective of this activity:

This is a new contract.

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met

In the past this consultant has provided excellent design services, bidding documents and construction management.

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

All contract documents will be reviewed by Facilities in-house Engineers and Architects for compliance with all National, State and Local codes and District standards.

Will evaluation be made on the basis of predetermined written criteria? ☒ Yes ☐ No

Will there be a tangible work product at the completion of the contract? ☒ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Work product will include design documents for bidding purposes including drawings, specifications and "as built" documentation to be archived at the Facilities/Plant Operations Division office.

Board Action Information Sheet

Additional Information:

Specific projects assigned to this consultant include the following:

Pittsburgh Milliones 6-12 - Hot Water Heating System Rebalancing

Board Action Information Sheet

10
 Action Item #
 July 2013
 Action Month



Michael McNamara
 Submitted By
 Vidya Patil
 Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm: Address: C. M. Eichenlaub Company Indicate the category of this contract:
P. O. Box 8790 ☒ NEW ☐ RENEWAL
Pittsburgh, PA 15221

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input type="checkbox"/> EBE	<input checked="" type="checkbox"/> Pennsylvania <input type="checkbox"/> Pittsburgh <input checked="" type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☒ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$27,500.00</u>		Account Number(s)				
		<u>Resp.</u>	<u>Fund</u>	<u>Func.</u>	<u>Obj.</u>	<u>Amount</u>
Rate of Payment _____ per _____						
<input type="checkbox"/> General Fund:	Department _____	_____	_____	_____	_____	_____
<input checked="" type="checkbox"/> Supplemental Fund	Account Name _____	6300	022	4610	450	\$27,500.00

District Goals: ☐ 1. Maximum academic achievement ☒ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

Authorization is requested to enter into an agreement with C. M. Eichenlaub Company, using the Commonwealth of Pennsylvania State General Services publicly bid and awarded COSTARS Program (Vendor #014-090) for the mandated safety inspection of gym bleachers seating and safety maintenance repairs at 15 district schools.

Who will the services benefit?

Students, faculty members and staff of the school district will benefit from these services.

Where will the services occur? (location)

These services will occur at 15 locations per attached additional information.

Allen R. Biestek
 Additional person(s) accountable for this tab

Board Action Information Sheet

10

Action Item #

July 2013

Action Month

The operating period shall be from July 25, 2013 to December 31, 2013.

Explain why an external contract is necessary to provide these services?

Specialized services, expertise and staff not available at PPS Facilities offices.

Indicate process for making recommendation:

☒ Negotiated

☐ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

New contract

If this is a contract renewal, indicate the original objective of this activity:

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met:

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

Accepted industry practices for evaluation of performance.

Will evaluation be made on the basis of predetermined written criteria? ☒ Yes ☐ No

Will there be a tangible work product at the completion of the contract? ☒ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

All documents are to be maintained by Facilities/Plant Operations Division office.

Board Action Information Sheet

Additional Information:

Schools scheduled for bleachers inspection/safety maintenance repairs:

1. Pittsburgh Allderdice High School
2. Pittsburgh Arsenal Pre K-5
3. Pittsburgh Brashear High School
4. Pittsburgh Carrick High School
5. Pittsburgh Colfax K-8
6. Pittsburgh Concord Pre K-5
7. Pittsburgh Langley K-8
8. Pittsburgh Mifflin Pre K-8
9. Pittsburgh Milliones 6-12
10. Pittsburgh Obama 6-12
11. Pittsburgh Oliver Citywide Academy
12. Pittsburgh Perry High School
13. Pittsburgh Sci-Tech 6-12
14. Pittsburgh South Brook 6-8
15. Pittsburgh Sterrett 6-8

Board Action Information Sheet

11
 Action Item #
 July 2013
 Action Month



Michael McNamara
 Submitted By
 Vidya Patil
 Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address:

Fortier Engineering

5889 Forbes Avenue

Pittsburgh, PA 15217

Indicate the category of this contract:

☒ NEW ☐ RENEWAL

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input type="checkbox"/> EBE	<input checked="" type="checkbox"/> Pennsylvania <input checked="" type="checkbox"/> Pittsburgh <input checked="" type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☒ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$6,000.00</u>		Account Number(s)				
		<u>Resp.</u>	<u>Fund</u>	<u>Func.</u>	<u>Obj.</u>	<u>Amount</u>
Rate of Payment <u>Hourly Rates</u> per _____						
<input type="checkbox"/> General Fund:	Department _____	_____	_____	_____	_____	_____
<input checked="" type="checkbox"/> Supplemental Fund	Account Name _____	6300	373	4400	330	\$6,000.00

District Goals: ☐ 1. Maximum academic achievement ☒ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

Authorization is requested to enter into an agreement with Fortier Engineering to provide on-call mechanical and electrical engineering services at Pittsburgh Brashear High School and Pittsburgh South Hills 6-8. Such services shall include the preparation of engineered design documents for heat recovery unit upgrade. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

Total contract not to exceed \$6,000. Includes Base Fees and Reimbursables.

Contract Period: July 25, 2013 - December 31, 2014

Who will the services benefit?

Students, faculty members and staff of the School District will benefit from these services.

Where will the services occur? (location)

Pittsburgh Brashear High School / Pittsburgh South Hills 6-8

Wayne W. Wehrle Jr.

Additional person(s) accountable for this tab

Board Action Information Sheet

11

Action Item #

July 2013

Action Month

The operating period shall be from July 25, 2013 to December 31, 2014.

Explain why an external contract is necessary to provide these services?

Due to the volume of design work and the limited number of staff in the Facilities Division Mechanical Department it is necessary to obtain the services of Engineering Consultants from the private sector.

Indicate process for making recommendation:

☐ Negotiated

☒ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

Results of this activity will include engineered design documents for bidding purposes including drawings, specifications and "as built" documentation to be archived at the Facilities/Plant Operations Division office for future reference.

If this is a contract renewal, indicate the original objective of this activity:

This is a new contract.

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met:

In the past this consultant has provided excellent design services, bidding documents and construction management.

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

All contract documents will be reviewed by Facilities in-house Engineer and Architects for compliance with all National, State and Local codes and District standards.

Will evaluation be made on the basis of predetermined written criteria? ☒ Yes ☐ No

Will there be a tangible work product at the completion of the contract? ☒ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Work product will include design documents for bidding purposes including drawings, specifications and "as built" documentation to be archived at the Facilities/Plant Operations Division office.

Board Action Information Sheet

Additional Information:

Specific projects assigned to this consultant include the following:

Pittsburgh Brashear High School / Pittsburgh South Hills 6-8 - Heat Recovery Unit Upgrade

Board Action Information Sheet

12
 Action Item #
 July 2013
 Action Month



Michael McNamara
 Submitted By
 Vidya Patil
 Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address:

Graves Design Group, LLC

223 Fourth Ave., Suite 600

Pittsburgh, PA 15222

Indicate the category of this contract:

☒ NEW ☐ RENEWAL

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input checked="" type="checkbox"/> EBE	<input checked="" type="checkbox"/> Pennsylvania <input checked="" type="checkbox"/> Pittsburgh <input checked="" type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☒ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$150,000.00</u>		Account Number(s)				
Rate of Payment <u>Hourly Rates</u> per _____		Resp.	Fund	Func.	Obj.	Amount
<input type="checkbox"/> General Fund:	Department _____	_____	_____	_____	_____	_____
<input checked="" type="checkbox"/> Supplemental Fund	Account Name _____	6300	373	4400	330	\$150,000.00

District Goals: ☐ 1. Maximum academic achievement ☒ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

Authorization is requested to enter into an agreement with Graves Design Group to provide on-call architectural/engineering services for chemistry lab renovations at Pittsburgh Allderdice High School. Services shall include the preparation of architectural and engineered design documents for bidding purposes. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

Total contract not to exceed \$150,000. Includes Base Fees and Reimbursables.

Contract Period: July 25, 2013 - December 31, 2015

Who will the services benefit?

Students, faculty members and staff of the school district will benefit from these services.

Where will the services occur? (location)

Pittsburgh Allderdice High School

Daryl Saunders

Additional person(s) accountable for this tab

Board Action Information Sheet

12

Action Item #

July 2013

Action Month

The operating period shall be from July 25, 2013 to December 31, 2015.

Explain why an external contract is necessary to provide these services?

Specialized services, expertise and staff not available at PPS Facilities offices.

Indicate process for making recommendation:

☐ Negotiated

☒ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

Results of this activity will include engineered design documents for bidding purposes including drawings, specifications and "as-built" documentation to be archived at the Facilities Division Office for future reference.

If this is a contract renewal, indicate the original objective of this activity:

N/A -This is a new contract.

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met:

N/A - In the past this consultant has provided excellent design services, bidding documents and construction management.

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

All contract documents will be reviewed by Facilities in-house Engineer and Architects for compliance with all National, State and Local codes and District standards.

Will evaluation be made on the basis of predetermined written criteria? ☐ Yes ☒ No

Will there be a tangible work product at the completion of the contract? ☒ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Work product will include design documents for bidding purposes including drawings, specifications and "as-built" documentation to be archived at the Facilities/Plant Operations Division office.

Board Action Information Sheet

Additional Information:

Specific budgeted project:

Chemistry labs at Pittsburgh Allderdice High School

Board Action Information Sheet

13

Action Item #

July 2013

Action Month



Michael McNamara

Submitted By

Vidya Patil

Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address:

HHS DR

130 Seventh Street, Ste. 201

Pittsburgh, PA 15222

Indicate the category of this contract:

☒ NEW ☐ RENEWAL

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non-Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input type="checkbox"/> EBE	<input checked="" type="checkbox"/> Pennsylvania <input checked="" type="checkbox"/> Pittsburgh <input checked="" type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☒ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$150,000.00</u>		Account Number(s)				
Rate of Payment <u>Hourly Rates</u> per _____		Resp.	Fund	Func.	Obj.	Amount
<input type="checkbox"/> General Fund:	_____	_____	_____	_____	_____	_____
	Department _____	_____	_____	_____	_____	_____
<input checked="" type="checkbox"/> Supplemental Fund	_____	6300	373	4400	330	\$150,000.00
	Account Name _____	_____	_____	_____	_____	_____

District Goals: ☐ 1. Maximum academic achievement ☒ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

Authorization is requested to enter into an agreement with HHS DR to provide on-call architectural/engineering services for an ADA elevator addition, service drive and access at Pittsburgh Beechwood K-5; and re-roofing work at Pittsburgh Allderdice High School in areas over the new HVAC shop, gymnasium and garden roof. Services shall include the preparation of architectural and engineered design documents for bidding purposes. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

Total contract not to exceed \$150,000. Includes Base Fees and Reimbursables.

Contract Period: July 25, 2013 - December 31, 2015

Who will the services benefit?

Students, faculty members and staff of the school district will benefit from these services.

Where will the services occur? (location)

Pittsburgh Beechwood K-5 and Pittsburgh Allderdice High School

Daryl Saunders

Additional person(s) accountable for this tab

Board Action Information Sheet

13

Action Item #

July 2013

Action Month

The operating period shall be from July 25, 2013 to December 31, 2015.

Explain why an external contract is necessary to provide these services?

Specialized services, expertise and staff not available at PPS Facilities offices.

Indicate process for making recommendation:

☐ Negotiated

☒ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

Results of this activity will include engineered design documents for bidding purposes including drawings, specifications and "as-built" documentation to be archived at the Facilities Division Office for future reference.

If this is a contract renewal, indicate the original objective of this activity:

N/A - This is a new contract.

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met

N/A - In the past this consultant has provided excellent design services, bidding documents and construction management.

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

All contract documents will be reviewed by Facilities in-house Engineer and Architects for compliance with all National, State and Local codes and District standards.

Will evaluation be made on the basis of predetermined written criteria? ☐ Yes ☒ No

Will there be a tangible work product at the completion of the contract? ☒ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Work product will include design documents for bidding purposes including drawings, specifications and "as-built" documentation to be archived at the Facilities/Plant Operations Division office.

Board Action Information Sheet

Additional Information:

Specific budgeted projects currently assigned to this consultant include:

Pittsburgh Beechwood Pre K-5 - Elevator installation and service drive and bridge

Pittsburgh Allderdice High School - Re-roofing work in areas over the new HVAC shop, gymnasium and garden roof.

Board Action Information Sheet

14

Action Item #

July 2013

Action Month



Michael McNamara

Submitted By

Vidya Patil

Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address:

IKM, Inc.

1 PPG Place

Pittsburgh, PA 15222

Indicate the category of this contract:

☒ NEW ☐ RENEWAL

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input type="checkbox"/> EBE	<input checked="" type="checkbox"/> Pennsylvania <input checked="" type="checkbox"/> Pittsburgh <input checked="" type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☒ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$150,000.00</u>		Account Number(s)				
Rate of Payment <u>Hourly Rates</u> per _____		Resp.	Fund	Func.	Obj.	Amount
<input type="checkbox"/> General Fund:	_____	_____	_____	_____	_____	_____
	Department _____	_____	_____	_____	_____	_____
<input checked="" type="checkbox"/> Supplemental Fund	_____	6300	373	4400	330	\$150,000.00
	Account Name _____	_____	_____	_____	_____	_____

District Goals: ☐ 1. Maximum academic achievement ☒ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

Authorization is requested to enter into an agreement with IKM, Inc. to provide on-call architectural/engineering services at various locations for masonry, roofing and general maintenance projects. Services shall include the preparation of architectural and engineered design documents for bidding purposes. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

Total contract not to exceed \$150,000. Includes Base Fees and Reimbursables.

Contract Period: July 25, 2013 - December 31, 2015

Who will the services benefit?

Students, faculty members and staff of the school district will benefit from these services.

Where will the services occur? (location)

Various schools throughout the district

Daryl Saunders

Additional person(s) accountable for this tab

Board Action Information Sheet

14

Action Item #

July 2013

Action Month

The operating period shall be from July 25, 2013 to December 31, 2015.

Explain why an external contract is necessary to provide these services?

Specialized services, expertise and staff not available at PPS Facilities offices.

Indicate process for making recommendation:

☐ Negotiated

☒ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

Results of this activity will include engineered design documents for bidding purposes including drawings, specifications and "as-built" documentation to be archived at the Facilities Division Office for future reference.

If this is a contract renewal, indicate the original objective of this activity:

N/A - This is a new contract.

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met

N/A - In the past this consultant has provided excellent design services, bidding documents and construction management.

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

All contract documents will be reviewed by Facilities in-house Engineer and Architects for compliance with all National, State and Local codes and District standards.

Will evaluation be made on the basis of predetermined written criteria? ☐ Yes ☒ No

Will there be a tangible work product at the completion of the contract? ☒ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Work product will include design documents for bidding purposes including drawings, specifications and "as-built" documentation to be archived at the Facilities/Plant Operations Division office.

Board Action Information Sheet

Additional Information:

Specific budgeted projects currently assigned to this consultant include:

Asphalt and concrete paving at Pittsburgh Brashear High School, Chartiers ECC, Greenway, Banksville and Langley.

Bleachers/gym equipment installations as needed,

Environmental remediation for below-grade tanks,

Extraordinary maintenance projects (General),

Extraordinary maintenance projects (Masonry),

Extraordinary maintenance projects (Roofing),

Plus other projects as needed.

Board Action Information Sheet

15

Action Item #
July 2013
Action Month



Michael McNamara
Submitted By
Vidya Patil
Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address:

Marvin Miller, Architect
7219 Monticello Street
Pittsburgh, PA 15208

Indicate the category of this contract:

☒ NEW ☐ RENEWAL

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input checked="" type="checkbox"/> EBE	<input checked="" type="checkbox"/> Pennsylvania <input checked="" type="checkbox"/> Pittsburgh <input checked="" type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☒ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$150,000.00</u>		Account Number(s)				
		<u>Resp.</u>	<u>Fund</u>	<u>Func.</u>	<u>Obj.</u>	<u>Amount</u>
Rate of Payment Hourly Rates <u>per</u> _____						
<input type="checkbox"/> General Fund:	Department _____	_____	_____	_____	_____	_____
<input checked="" type="checkbox"/> Supplemental Fund	Account Name _____	6300	373	4400	330	\$150,000.00

District Goals: ☐ 1. Maximum academic achievement ☒ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

Authorization is requested to enter into an agreement with Marvin Miller, Architect to provide on-call architectural/engineering services for an ADA elevator addition at Pittsburgh Linden K-5. Services shall include the preparation of architectural and engineered design documents for bidding purposes. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

Total contract not to exceed \$150,000. Includes Base Fees and Reimbursables.

Contract Period: July 25, 2013 - December 31, 2015

Who will the services benefit?

Students, faculty members and staff of the school district will benefit from these services.

Where will the services occur? (location)

Pittsburgh Linden K-5

Daryl Saunders

Additional person(s) accountable for this tab

Board Action Information Sheet

15

Action Item #

July 2013

Action Month

The operating period shall be from July 25, 2013 to December 31, 2015.

Explain why an external contract is necessary to provide these services?

Specialized services, expertise and staff not available at PPS Facilities offices.

Indicate process for making recommendation:

☐ Negotiated

☒ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

Results of this activity will include engineered design documents for bidding purposes including drawings, specifications and "as-built" documentation to be archived at the Facilities Division Office for future reference.

If this is a contract renewal, indicate the original objective of this activity:

N/A - This is a new contract.

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met

N/A - In the past this consultant has provided excellent design services, bidding documents and construction management.

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

All contract documents will be reviewed by Facilities in-house Engineer and Architects for compliance with all National, State and Local codes and District standards.

Will evaluation be made on the basis of predetermined written criteria? ☐ Yes ☒ No

Will there be a tangible work product at the completion of the contract? ☒ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Work product will include design documents for bidding purposes including drawings, specifications and "as-built" documentation to be archived at the Facilities/Plant Operations Division office.

Board Action Information Sheet

Additional Information:

Specific budgeted projects currently assigned to this consultant include:

Pittsburgh Linden K-5 - Elevator addition

Board Action Information Sheet

16
 Action Item #
 July 2013
 Action Month



Michael McNamara
 Submitted By
 Vidya Patil
 Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address:

Olander Engineering, Inc.

227 E. Main Street

Carnegie, PA 15106

Indicate the category of this contract:

☒ NEW ☐ RENEWAL

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input type="checkbox"/> Non Minority	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input type="checkbox"/> EBE	<input checked="" type="checkbox"/> Pennsylvania <input type="checkbox"/> Pittsburgh
			<input checked="" type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☒ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$14,400.00</u>		Account Number(s)				
		<u>Resp.</u>	<u>Fund</u>	<u>Func.</u>	<u>Obj.</u>	<u>Amount</u>
Rate of Payment <u>Hourly Rates</u> per _____						
<input type="checkbox"/> General Fund:	Department _____	_____	_____	_____	_____	_____
<input checked="" type="checkbox"/> Supplemental Fund	Account Name _____	6300	373	4400	330	\$14,400.00

District Goals: ☐ 1. Maximum academic achievement ☒ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

Authorization is requested to enter into an agreement with Olander Engineering, Inc. to provide on-call mechanical and electrical engineering services for Pittsburgh Perry High School office air conditioning and ventilation system. Such services shall include the preparation of engineered design documents for bidding purposes for office air conditioning, ventilation systems and temperature control systems. Other services under this agreement shall include review and approval of shop drawings, payment requisitions and submittals, coordination of pre-bid and construction meetings, and periodic site visits and inspections.

Total contract not to exceed \$14,400. Includes Base Fees and Reimbursables.

Contract Period: July 25, 2013 - December 31, 2014

Who will the services benefit?

Students, faculty members and staff of the School District will benefit from these services.

Where will the services occur? (location)

Pittsburgh Perry High School

Wayne W. Wehrle Jr.

Additional person(s) accountable for this tab

Board Action Information Sheet

16

Action Item #

July 2013

Action Month

The operating period shall be from July 25, 2013 to December 31, 2014.

Explain why an external contract is necessary to provide these services?

Due to the volume of design work and the limited number of staff in the Facilities Division Mechanical Department it is necessary to obtain the services of Engineering Consultants from the private sector.

Indicate process for making recommendation:

☐ Negotiated

☒ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

Results of this activity will include engineered design documents for bidding purposes including drawings, specifications and "as built" documentation to be archived at the Facilities/Plant Operations Division office for future reference.

If this is a contract renewal, indicate the original objective of this activity:

This is a new contract.

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met:

In the past this consultant has provided excellent design services, bidding documents and construction management.

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

All contract documents will be reviewed by Facilities in-house Engineer and Architects for compliance with all National, State and Local codes and District standards.

Will evaluation be made on the basis of predetermined written criteria? ☒ Yes ☐ No

Will there be a tangible work product at the completion of the contract? ☒ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

Work product will include design documents for bidding purposes including drawings, specifications and "as built" documentation to be archived at the Facilities/Plant Operations Division office.

Board Action Information Sheet

Additional Information:

Specific projects assigned to this consultant include the following:

Pittsburgh Perry High School - Office Air Conditioning Units

Board Action Information Sheet

17

Action Item #
July 2013
Action Month



Dave Miller

Submitted By

Mark Campbell

Person Accountable

Consultants/Contracted Services

(not to be used for District employees)

Name of Consultant or Firm:

Address:

MCPC INC.

285 Kappa Drive

Pittsburgh, Pa 15238

Indicate the category of this contract:

☒ NEW ☐ RENEWAL

<input type="checkbox"/> Individual	<input type="checkbox"/> Minority <input checked="" type="checkbox"/> Non Minority	<input checked="" type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> City Resident <input checked="" type="checkbox"/> Non-Resident
<input checked="" type="checkbox"/> Company	<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	<input type="checkbox"/> EBE	<input type="checkbox"/> Pennsylvania <input type="checkbox"/> Pittsburgh <input checked="" type="checkbox"/> Allegheny County

- ☐ Security Clearance has been obtained ☐ Resume is attached
☒ Security Clearance will be obtained before contractor begins work
☐ Security Clearance not needed, as contractor will not be working with children

Total Contract Amount: \$ <u>\$8,400.00</u>		Account Number(s)				
Rate of Payment _____ per _____		Resp.	Fund	Func.	Obj.	Amount
<input checked="" type="checkbox"/> General Fund:	_____	5000	010	2240	348	\$8,400.00
	Department _____	_____	_____	_____	_____	_____
<input type="checkbox"/> Supplemental Fund	_____	_____	_____	_____	_____	_____
	Account Name _____	_____	_____	_____	_____	_____

District Goals: ☐ 1. Maximum academic achievement ☐ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☐ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this contract and how will it be implemented? (Please write in complete sentences)

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to enter into a contract with MCPC to provide the District professional services resources for the purpose of assisting the District to deploy the application Microsoft Forefront Identity Manager at our data center. Utilization of this product will enable the district to embed functionality to improve computer user account automation and corresponding integration/functionality of several technology related processes critical to day-to-day operations.

Who will the services benefit?

District students and staff

Where will the services occur? (location)

This application will be deployed at the district data center

Joe Charnock

Additional person(s) accountable for this tab

Board Action Information Sheet

17

Action Item #

July 2013

Action Month

The operating period shall be from July 25, 2013 to August 31, 2013.

Explain why an external contract is necessary to provide these services?

The district does not have the required expertise level to deploy, integrate and configure this application. This vendor has previously performed many successful migrations of this product with other organizations.

Indicate process for making recommendation:

☒ Negotiated

☐ Solicited Proposals

☐ Competitive Bid

Describe the expected results of this activity:

A successful transition of this application into our system will better serve the needs of the District to support all initiatives.

If this is a contract renewal, indicate the original objective of this activity:

Has objective been met? ☐ Yes; ☐ No

Please explain how the objective was met or why the objective was not met:

Data Source utilized, or if a new contract, that will be utilized to evaluate contractor performance:

There are specific deliverables described within the vendor's scope of work

Will evaluation be made on the basis of predetermined written criteria? ☒ Yes ☐ No

Will there be a tangible work product at the completion of the contract? ☒ Yes ☐ No

If there is a tangible work product expected, please describe expectations and name the custodian of the work product:

The work will result in the application being successfully installed, integrated, and configured in our infrastructure. Additionally, the solution will be fully documented and provide training/knowledge transfer to appropriate district technology staff. Dave Miller is the custodian of this implementation

Board Action Information Sheet

Additional Information:

The benefit and use of Microsoft Forefront Identity Manager includes; user account provisioning (creation/modification), end-user self-service ability to add/modify their relevant computer account information and provide a means to manage Active Directory groups, users and objects (i.e. computers, printer, etc.). Additionally, use will enable a process whereas assigned end-users can self-manage the ability to share documents and folders within applications such as Microsoft Sharepoint. All these functions will eliminate the need for end-users to have these functions handled by the district Call center.

The services' objective is to provide a seamless integration of this application into our Active Directory structure. This structure is transparent to end-users but is the critical back-bone of daily operations for computing devices/applications for all students, staff and community users of district technology services.

Board Action Information Sheet

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Action Item #

July 2013

Action Month



Ronald J. Joseph

Submitted By

Ronald J. Joseph

Person Accountable

(18)

PAYMENTS AUTHORIZED

- ☐ Teachers
☐ Other Staff

- ☐ Students
☐ Parents

- ☐ Outside Firm or Person

Name: _____

Address: _____

- ☐ Security Clearance has been obtained. ☐ Resume is attached.
☐ Security Clearance will be obtained before contractor begins work.
☐ Security Clearance not needed, as contractor will not be working with children.

Payment Data

Total Cost This Action: _____		Account Number(s):				
		Resp	Fund	Func	Obj	Amount
<input type="checkbox"/> General Fund	_____	_____	_____	_____	_____	_____
	Department _____	_____	_____	_____	_____	_____
<input type="checkbox"/> Supplemental Fund	_____	_____	_____	_____	_____	_____
	Name _____	_____	_____	_____	_____	_____
	Name _____	_____	_____	_____	_____	_____

District Goals: ☐ 1. Maximum academic achievement ☐ 2. Safe and orderly learning environment ☐ 3. Efficient and effective support operations ☐ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

For what purpose are these funds being requested and how will it be implemented? (Please write in complete sentences)

RESOLVED, That the daily payments made in June in the amount of \$54,627,219.58 be ratified, the payments having been made in accordance with the Rules of the Board and the Public School Code.

Who will this benefit?

Where and when will the activities/services occur? (location)

Additional person(s) accountable for this tab

Board Action Information Sheet

19
 Action Item #
 July 2013
 Action Month



Michael McNamara
 Submitted By
 Vidya Patil
 Person Accountable

PAYMENTS AUTHORIZED

- ☐ Teachers
☐ Other Staff

☐ Students
☐ Parents

☐ Outside Firm or Person

Name: Various
 Address: _____

- ☐ Security Clearance has been obtained.
☒ Security Clearance will be obtained before contractor begins work.
☐ Security Clearance not needed, as contractor will not be working with children.

☐ Resume is attached.

Payment Data

Total Cost This Action: _____		Account Number(s):				
<input type="checkbox"/> General Fund		<u>Resp</u>	<u>Fund</u>	<u>Func</u>	<u>Obj</u>	<u>Amount</u>
	Department	_____	_____	_____	_____	_____
<input checked="" type="checkbox"/> Supplemental Fund	Name	_____	_____	_____	_____	_____
	Name	_____	_____	_____	_____	_____

District Goals:
☐ 1. Maximum academic achievement
☒ 2. Safe and orderly learning environment
☒ 3. Efficient and effective support operations
☒ 4. Efficient & equitable distribution of resources to address the needs of all students
☐ 5. Improved public confidence and strong parent/community engagement

For what purpose are these funds being requested and how will it be implemented? (Please write in complete sentences)

APPROVAL OF ADDITIONS TO CONSTRUCTION PROJECTS

- 1 Additive Change Orders = \$ 1,923.00
- 2 Deductive Change Orders = (8,973.00)

TOTAL \$ (7,050.00)

Who will this benefit?

Where and when will the activities/services occur? (location)

Daryl Saunders
 Additional person(s) accountable for this tab

CHANGE ORDER REPORT 1332
Approvals recommended in accordance with
Change Order Policy effective date 2/23/11

Agenda Review
Committee on Business and
Committee on Finance
July 17, 2013
(Attachment 19a)

SCHOOL NAME	DESCRIPTION	ADD \$	DEDUCT \$	APPROVAL
PITTSBURGH BANKSVILLE K-5 Pitt Electric, Inc. 0F2480	Eliminate the work involved with removal and replacement of four exit signs and four sets of fire alarm door holders.		\$ (500.00)	Director of Facilities/Plant Operations
PITTSBURGH LANGLEY HIGH SCHOOL R. A. Finnegan, Inc. 0F0606	Deduct previously approved change order work associated with updating existing panel board directories that was not performed by the contractor.		\$ (8,473.00)	Director of Facilities/Plant Operations
PITTSBURGH PERRY HIGH SCHOOL East West Manufacturing & Supply Co., Inc. 0F1233	Extra work necessary to start the supply fans and associated variable frequency drives on this project. This work had to be rescheduled to avoid disruption of school.	\$ 1,923.00		Director of Facilities/Plant Operations
TOTAL		\$ 1,923.00	\$ (8,973.00)	

Board Action Information Sheet

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Action Item #

July 2013

Action Month



Michael McNamara

Submitted By

Vidya Patil

Person Accountable

GENERAL AUTHORIZATION

Payment Data

Total Cost This Action:	<u>\$150,000.00</u>	Account Number(s):				
<input type="checkbox"/> General Fund		Resp	Fund	Func	Obj	Amount
	Department					
<input checked="" type="checkbox"/> Supplemental Fund		6303	010	4600	431	\$150,000.00
	Name					
	Name					

District Goals: ☐ 1. Maximum academic achievement ☒ 2. Safe and orderly learning environment ☒ 3. Efficient and effective support operations ☒ 4. Efficient & equitable distribution of resources to address the needs of all students ☐ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this authorization? (Please write in complete sentences)

The purpose of this authorization is to amend Contract 0F2611 with Franco Associates, L. P. located at 21 Yost Boulevard, Pittsburgh, Pa., 15221, for concrete maintenance and repairs throughout the District. This would be the first amendment to this contract.

The amendment is to add an additional \$100,000 to the first year, increasing the first year from \$50,000 to \$150,000. The amendment is also to add an additional \$50,000 to the second year, increasing the second year from \$50,000 to \$100,000. Thus increasing the total two-year contract from \$100,000 to \$250,000.

The original contract was approved at the December 19, 2012 legislative meeting.

This is required to address excessive deterioration of concrete surfaces due to past weather conditions. Also, this is necessary to address the resulting unsafe conditions.

Who will this benefit?

Students, staff and community members of the school district

Where will the activities/services occur and how was this school/location selected? (if applicable)

Various locations throughout the district.

Ed Reinhardt

Additional person(s) accountable for this tab

Board Action Information Sheet

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Action Item #

July 2013

Action Month



 
Ronald J. Joseph/Ira Weiss

Submitted By

Ronald J. Joseph/Ira Weiss

Person Accountable

GENERAL AUTHORIZATION

Payment Data

Total Cost This Action:	Account Number(s):					
	Resp	Fund	Func	Obj	Amount	
<input type="checkbox"/> General Fund						
Department						
<input type="checkbox"/> Supplemental Fund						
Name						
Name						

District Goals: ☐ 1. Maximum academic achievement ☐ 2. Safe and orderly learning environment ☐ 3. Efficient and effective support operations ☐ 4. Efficient & equitable distribution of resources to address the needs of all students ☒ 5. Improved public confidence and strong parent/community engagement

What is the purpose of this authorization? (Please write in complete sentences)

RESOLVED, that the Board of Directors of the School District of Pittsburgh authorize its proper officers to approve the Hazelwood-Almona TIF Plan.

(See additional information attached)

Who will this benefit?

City, School and County

Where will the activities/services occur and how was this school/location selected? (If applicable)

Center Triangle

Additional person(s) accountable for this tab

RESOLUTION OF THE BOARD OF PUBLIC EDUCATION OF THE SCHOOL DISTRICT OF
PITTSBURGH ADOPTING AND AUTHORIZING PARTICIPATION IN A TAX INCREMENT
FINANCING PLAN PRESENTED BY THE URBAN REDEVELOPMENT AUTHORITY OF
PITTSBURGH, AND AUTHORIZING RELATED AGREEMENTS

WHEREAS, Pennsylvania's Tax Increment Financing Act, 53 P.S. § 6930.1 *et seq.*, as amended (the "**TIF Act**"), provides local taxing bodies the legal authority to cooperate in providing financing for development of blighted areas within their respective jurisdictions in order to increase the tax base and improve the general economy; and

WHEREAS, under the TIF Act, the Urban Redevelopment Authority of Pittsburgh (the "**Authority**") is legally empowered to prepare a Tax Increment Financing ("**TIF**") proposal to provide for the elimination and prevention of the development or spread of blight within specified tax increment districts located in the School District and the City of Pittsburgh (the "**City**"); and

WHEREAS, the Board of Public Education of the School District of Pittsburgh (the "**School District**"), the City and the County of Allegheny (the "**County**") have each adopted resolutions endorsing the concept of a TIF plan for financing or otherwise providing funds to pay a portion of the costs of off-site transportation improvements, stormwater and utility infrastructure, on-site transportation and parking infrastructure, public open space, site preparation and environmental remediation (the "**TIF Project**") in connection with a mixed-use development to be located within a portion of the Lower Hazelwood Redevelopment Area (#12) known as the Hazelwood-Almona Tax Increment Financing District (the "**TIF District**"), requesting the Authority to prepare a detailed TIF proposal and designating the School District's representative to work with the Authority, the County, the School District and the City toward development and implementation of a TIF plan for the TIF District; and

WHEREAS, the Authority, working with the designated representatives of the City, the County and the School District, has adopted and recommended a Tax Increment Financing Plan (the "**Project Plan**") in accordance with the requirements of the TIF Act, which Project Plan, as prepared by the Authority, provides for financing or otherwise providing funds to pay a portion of the costs of the TIF Project; and

WHEREAS, the TIF Act provides for the cooperation of the local taxing bodies in the financing or funding of projects within TIF districts and for the issuance of debt to pay for certain costs of implementing such plans; and

WHEREAS, the School District is expected to benefit from the use of tax increments to pay certain project costs within the TIF District by stimulation of private investment, increases in property values, creation of employment opportunities and improvement of surrounding properties.

NOW, THEREFORE, BE IT RESOLVED by the Board of Public Education of the School District of Pittsburgh that the Project Plan prepared by the Authority and attached hereto as Exhibit A and incorporated herein providing for financing or funding a portion of the costs of the TIF Project is hereby adopted substantially in such form and the School District, in accordance with the TIF Act, hereby agrees to participate in the TIF District to the extent and as provided for in the Project Plan.

RESOLVED FURTHER, that a portion of the tax revenues due or owing to, or received by the School District from the TIF District to the extent described in the Project Plan are hereby pledged, and a security interest therein is hereby granted, to secure the repayment of any TIF obligations issued by the Authority for the purpose of financing the TIF Project and/or to be applied directly to pay certain costs of the TIF Project.

RESOLVED FURTHER, that the Secretary of the School District is directed to deliver a copy of this resolution to the Mayor and the Council of the City of Pittsburgh, as provided in the TIF Act.

RESOLVED FURTHER, that the appropriate public officials of the School District are hereby directed to take such additional actions in cooperation with the Authority, the City, and the County in furtherance of the implementation of the Project Plan, including without limitation, the execution and delivery of a Cooperation Agreement by and among the Authority, the County, the City and the School District.

RESOLVED FURTHER, that any Resolution or Ordinance or part thereof conflicting with the provisions of this Resolution is hereby repealed so far as the same affects this Resolution.

RESOLVED AND ENACTED this _____ day of _____, 2013 by the Board of Public Education of the School District of Pittsburgh in this lawful session regularly assembled.

Urban Redevelopment Authority of Pittsburgh

Proposed Hazelwood - Almono TIF District

Tax Increment Financing Plan

Outline

1. The Hazelwood - Almono Tax Increment Financing (TIF) District (see map page 33)

2. Proposed 178 acre mixed-use development with estimated square footage:

– Office	621,000 square feet
– Retail	163,254 square feet
– Parking Garage	6,803 spaces
– Industrial	507,000 square feet
– Commercial	370,545 square feet
– Neighborhood Institution	67,000 square feet
– Residential	1,650,284 SF (1,563 units)
– Common Open Space	26 acres

3. Estimated Project Costs, including Infrastructure Improvement

– Building Development	\$849,170,427
– Transportation Improvements & ROW Construction	\$93,861,246
– Structured Parking	\$34,829,573
– Utilities & Stormwater	\$18,631,254
– Site Acquisition & Pre-development Work	\$17,000,000
– Open Space	\$12,500,000
– Site Preparation and Environmental Remediation	<u>\$8,125,000</u>
Total Estimated Project Costs	\$ 1,034,117,500

4. Estimated TIF Proceeds/Increment \$80,000,000

5. Use of TIF Proceeds/Increment

– Off-site Transportation Improvements	\$36,546,000
– Stormwater and Utility Infrastructure	\$15,935,000
– On-Site Transportation and Parking Infrastructure	\$13,169,000
– Public Open Space	\$10,000,000
– Site Preparation and Environmental Remediation	<u>\$4,350,000</u>
Total Use of TIF Proceeds/Increment	\$ 80,000,000

6. Estimated Total Cost of Proposed Improvements and Public Infrastructure to be partially funded with TIF proceeds/Increment:

– Off-site Transportation Improvements	\$80,050,000
– Stormwater and Utility Infrastructure	\$18,631,254
– On-Site Transportation and Parking Infrastructure	\$13,811,246
– Public Open Space	\$12,500,000
– Site Preparation and Environmental Remediation	<u>\$8,125,000</u>

Total Costs of Infrastructure Improvements **\$133,117,500**

7. Estimated Sources of Funds for Infrastructure Improvements:

– TIF Proceeds and/or Tax Increment ¹	\$80,000,000
– State and Federal Sources (not yet acquired) ²	\$20,000,000
– Developer Contribution	\$15,278,000
– Almono LP Land Sales	\$12,317,500
– Penn Works Grant	\$3,000,000
– Business in our Sites (BOS) Loan	\$2,000,000
– GEDF Grant	\$500,000
– Industrial Site Reuse Program (ISRP)	<u>\$22,000</u>

Total Infrastructure Improvement Funding **\$133,117,500**

8.

- a) Current assessed value of taxable real property in the proposed Hazelwood-Almono TIF District \$5,367,242
- b) Projected estimate of assessed value of taxable real property \$456,530,014

9. Proposed Term of the TIF District 20 years

¹ Almono LLC will provide an initial \$10,000,000 in loan funding to facilitate early site preparation and as the first step in self-funding, at least initially, the TIF project.

² Project anticipates a RACP grant of \$12,000,000. If the project does not receive that funding, additional PennVEST, BOS and/or partner contribution will be acquired.

10. Proposed Distribution of Real Estate

- 65% Pledged to TIF Financing(s) or to pay costs of the TIF Project
- 35% Distributed Pro Rata to the Three Taxing Bodies

11

- a. Current Annual Real Estate Tax Revenue of the proposed Hazelwood-Almono TIF District \$117,757
- b. Projected Annual Real Estate Tax Revenue within the TIF District Following Improvements: \$10,016,269

12. Projected Annual Real Estate Taxes Generated After Full Development (based on current millage at 2% discount)³

	Current	Tax Increment	Total
City Real Estate (7.56 mills)	\$40,576	\$3,410,791	\$3,451,367
County Real Estate (4.73 mills)	\$25,387	\$2,134,000	\$2,159,387
School District Real Estate (9.65 mills)	\$51,794	\$4,353,721	\$4,405,515
Total Taxes (100%)	\$117,757	\$9,898,511	\$10,016,269

13. Projected Annual Real Estate Amounts to TIF Project (65%) and Taxing Bodies (35%)

	TIF Project (65%)	Taxing Bodies (35%)	Total Increment
City Real Estate Tax	\$2,217,013	\$1,193,777	\$3,410,791
County Real Estate Tax	\$1,387,100	\$746,900	\$2,134,000
School District Real Estate Tax	\$2,829,918	\$1,523,802	\$4,353,721
Total Taxes	\$6,434,032	\$3,464,479	\$9,898,511

14. Projected Jobs Created:

- a. Construction Phase Total Full-Time Jobs Created: 320 FTE
- b. Projected Number of Permanent On-Site Jobs: 4,774 FTE

15. TIF District Creation Date: Fall 2013

³ Based on 2013 tax millage rates

16. Parcels included in proposed TIF District:

<u>Lot & Block</u>	<u>Address</u>
11-R-4-01	Tecumseh Street
56-J-300	Tecumseh Street
56-J-325A	Tecumseh Street
56-J-325A-01	Tecumseh Street
56-J-325A-02	Tecumseh Street
56-J-350	Tecumseh Street
29-L-55	3 2 nd Avenue
29-R-10	Railroad
29-S-275-02	Greenfield Avenue
29-S-280	2 nd Avenue
29-S-290	R/W
29-S-290-01	Greenfield Avenue
29-S-296	R/W
30-D-175	2 nd Avenue
30-D-175-01	Monongahela RR
30-D-175-A	Greenfield Avenue
30-D-200	R/W
30-D-200-01	Greenfield Avenue
30-H-125	2 nd Avenue
30-M-50	Rutherglen Street
30-M-60	Rutherglen Street
31-D-75	Rutherglen Street
31-D-80	Longworth Street
31-D-90	Longworth Street
31-H-25	R/W

Hazelwood - Almono TIF
INITIAL RESOLUTIONS - Completed

URA

Inducement Resolution

Thur., January 10, 2013

County

First Reading

Tue., March 5, 2013

Economic Dev. Committee

Tue., March 12, 2013 @ 4:00

Second Reading

Tue., March 19, 2013 @ 5:00

School

Pre-meeting w/Business/Finance Committee

Mon., March 11, 2013 @ 8 AM

Business/Finance Committee Meeting

Mon., March 11, 2013 @ 8 AM

Agenda Review

Wed., March 20, 2013

Legislative Meeting

Wed., March 20, 2013

City

Send Legislation

Tue., February 25, 2013

Introduce Legislation

Tue., March 5, 2013

Committee Discussion

Wed., March 13, 2013

Final Vote

Tue., March 19, 2013

Draft TIF Plan CIRCULATED

Wed., April 17, 2013

TIF Committee Meeting

Thur., April 18, 2013 @ 10AM

Follow-up TIF Committee Meeting

Thursday, May 2, 2013

Send final TIF plan to TIF Committee
along with draft resolutions

Tuesday, May 7, 2013

Hazelwood - Almono TIF
FINAL RESOLUTIONS - Projected

URA

Board Approval of TIF Plan

Thur., June 13, 2013 at 2PM

County

First Reading

Tue., July 2, 2013 at 5:00 PM

Economic Dev. Committee #1

TBD

Economic Dev. Committee #2

TBD

Second Reading and Vote

TBD

School

Pre-meeting w/Business/Finance Committee

Mon., June 17th, 2013 at 8:00

Business Committee

Mon., July 8th, 2013 at 5:30

Agenda Review

TBD

Legislative Meeting

TBD

City

Send Legislation

Tue., June 18th, 2013

Introduce Legislation

Tues., June 25th, 2013

Committee Discussion

Tue., July 2nd, 2013

Hearing Advertisement

TBD

Hearing

TBD

Committee Discussion

TBD

Final Vote

TBD

Cooperation Agreement

TIF Counsel drafts Cooperation Agreement

June 2013

Circulate Draft Cooperation Agreement for Comment

July 2013

Circulate Final Cooperation Agreement for Signature

August 2013

Execution of Cooperation Agreement

September 2013

Urban Redevelopment Authority of Pittsburgh Hazelwood-Almono

Tax Increment Financing Plan

June 2013

I. Introduction

1. Overview of The Almono Partnership

The former LTV Hazelwood site was purchased in 2002 by Almono, LP, a partnership having Pittsburgh foundations as limited partners with the RIDC Southwestern Pennsylvania Growth Fund as the sole member of Almono, LLC, the general partner of Almono, LP. The Almono limited partners are: the Claude Worthington Benedum Foundation, the Howard Heinz Endowments, Strategic Regional Developments, Inc. and RIDC Southwestern Pennsylvania Growth Fund. The primary purpose of this partnership was the acquisition of the 178-acre LTV Steel Hazelwood site. The partnership was convinced that this riverfront site offered a rare opportunity to set a new standard for urban riverfront property development. The name “Almono” came from the three Pittsburgh rivers: the Allegheny, Monongahela, and the Ohio.

Although the Almono partner foundations have not engaged in tax increment financing (TIF), RIDC has experience in TIF, state funding and brownfield redevelopment.

RIDC has secured TIF funding as part of the development of the Collaborative Innovation Center on Forbes Avenue in Oakland. Also, RIDC collaborated with the URA in the development of the Pittsburgh Technology Center and participated in the use of TIF funds created there. RIDC is the largest developer of brownfields in western Pennsylvania developing over 3,400 acres in its history and having seven million square feet of property in its current inventory.

Development Structure

Almono LP has begun with initial land preparation and public infrastructure construction. Work will continue through 2015 (concurrently with building construction) in order to make the site “development ready.” By 2014 the site is projected to “go vertical” with building development. At that time parcels will be sold to private developers and private land owners as the market determines. Almono has estimated the absorption for the type of land (and corresponding building construction) for the next 20 years in order to estimate cash flow and

return on investment. Almono anticipates creating a Neighborhood Improvement District (NID).

2. Overview of The Almono Project:

The Almono site is located in the Hazelwood neighborhood of the City of Pittsburgh alongside the Monongahela River. At its north end, it is adjacent to the Pittsburgh Technology Center and in close proximity to Oakland. Its southern end touches the “Below the Tracks” part of the Hazelwood community. The Almono site is in close proximity to downtown Pittsburgh and Oakland, two of the largest employment centers in Pennsylvania. The objective of the Almono development is to pull additional attention and investment to an area that has experienced substantial disinvestment.

The site is connected by a signature boulevard and trail that weaves along the river’s edge, under the working railroad, past the site’s new and repurposed industrial buildings, through new neighborhoods and parks, and into Hazelwood’s existing neighborhood street grid. The vision connects Hazelwood to the shores of the Monongahela River while working within the realities of property lines, infrastructure, and railroads so that development can readily move forward in various ways. Opportunity is motivated by market demand, continued innovation, job growth, and entrepreneurship. Along the mile-and-a-half long signature boulevard, a mixture of proposed uses support these conditions and offer a wide range of development and “place-making” opportunities in four “districts.”

Public open spaces throughout the districts include plazas, river park spaces, passive park areas, and active open spaces, including a sports field. These unique events will attract people to the site and connect to dedicated trails, walks, and road networks. The plan anticipates and allows for future transit and area road network changes. Over time, the distinct collection of open spaces and trails will link the green hillsides and community of Hazelwood to the Monongahela River.

Together, the signature road, the four districts, and the road and open space networks will create a profound riverfront address for the communities of the Hazelwood Peninsula. The vision will invite new development and economic opportunity while providing links between the river, the hills, the neighborhoods, and communities that surround and flow down through the site.

Land Use Intent:

The 178-acre site will function as distinct, yet complementary and interconnected districts, each with mixtures of different allowed uses and unique and meaningful places.

At the north end of the site, taller mixed-use office and residential buildings will link to the “eds and meds” of Oakland and reflect the uses of the Downtown Business Center, and the mixed-use qualities of the South Side, while also reflecting the neighborhood qualities of adjacent Glen Hazel, Greenfield, and Squirrel Hill.

At the south end of the site, a fully connected neighborhood street grid will align with the existing streets of Hazelwood. In the middle of the site, two districts will accommodate clean industrial uses, offices, and the repurposed use of the railroad roundhouse.

Renovation:

The site contains two existing structures, the Mill 19 building and the former railroad roundhouse. Almono hopes to attract private investment to reuse these buildings.

Building Square Feet:

In 20 years, over three million square feet of industrial, office, residential, and mixed-use is expected to be developed, with approximately 1,400 units of housing. At maximum planned density, the site could accommodate over five million square feet. Because the development will be determined by market forces, these estimates, especially their order, may change over the 20-year time period.

3. Project Scope for TIF Project

The Almono site has considerable infrastructure needs in order to prepare the area for the full development of the site. The “TIF Project” includes Site Preparation and Environmental Remediation, Roads and Rights of Ways, Off-site Transportation Improvements and other TIF-eligible infrastructure, Stormwater and Utility Infrastructure, and Public Open Space.

The TIF project scope will include but is not limited to building the signature boulevard, improving intersections throughout Hazelwood, creating multiple

acres of Public Open Space, and an integrated system of green stormwater infrastructure. Each component described in additional detail in the next section.

A. Site Preparation and Environmental Remediation:

The site requires various work to be completed before parcels can be sold and developed, this includes: selective demolition, environmental remediation activities, distribution of existing soil stockpiles to establish the initial grade, pre-construction stormwater management and relocation of existing infrastructure.

Prior to beginning the land development stage, the existing trail through the site will be relocated by establishing continuity of the Eliza Furnace trail onto Second Avenue through the site and then into the neighborhood. With the initial phase of infrastructure development the trail will be relocated along the signature boulevard. The erosion and sedimentation control plan identifies and establishes three basins to store and treat preconstruction stormwater. These basins will be placed to align with future open space where possible.

The total budget for Site Preparation is \$8,125,000, of which \$4,350,000 is expected to be TIF Funds.

For additional details, please see Exhibit C.

B. On-Site Transportation and Parking Infrastructure

The Almono site plans 56 acres of rights-of-way. Rights-of-way accommodate the flow of motorists, pedestrians, and bicyclists through a connected network of streets that extend throughout the site. This connection continues beyond the site boundaries to neighboring communities and the region. Rights-of-way play a critical role in defining the place-making characteristics of the development and the interaction between public space and buildings, promoting social interaction and street level activity.

Almono's pedestrian network provides a circulation network that includes sidewalks and the river trail. With multiple points of connection, pedestrians can move between the complete streets network and the trail which connects the site to the larger regional trail network.

The intent of the Almono site is to provide a comprehensive cycling plan that encourages bicycle access throughout the site, supports alternative transportation, and promotes healthy lifestyles. Strategies include: cycle tracks, bike lanes, shared lanes, and parking infrastructure.

Almono envisions the site to be a dense urban neighborhood with parking infrastructure that supports the needs of this multi-modal neighborhood.

The total budget for On-Site Transportation and Parking Infrastructure is \$13,811,246, of which \$13,169,000 is expected to be TIF funds.

For additional details, please see Exhibit C.

C. Off-Site Transportation Improvements:

The Almono site is in close proximity to multiple transportation systems, including rail, highway, state route, neighborhood streets, and regional trails. The complex and interconnecting transportation systems form a network of connections around and through the Almono site. The intent of the Almono transportation plan is to provide connections to the surrounding city network and to allow for on-site connections that align with City imperatives and long range transportation planning efforts.

Due to its location and adjacency to State Route 885, the Almono site requires study and coordination with both the City of Pittsburgh and Pennsylvania Department of Transportation (PennDOT). The development team has worked closely with PennDOT and the City Departments to identify the need for a series of roadway improvements in the vicinity of the site that directly benefit and serve the project. The improvements will be implemented to provide immediate relief to existing congestion and to permit the progression of the development anticipated.

The scope of work for the transportation study, as defined by PennDOT, is focused on the initial phase of development anticipated in the first five years. Proposed improvements range from improved and coordinated signals to the incorporation of turn lanes where feasible. The development team will work with the City to establish an appropriate timeline and sequence for the improvements.

For long term build out of the site, the transportation model identified significant existing regional transportation system deficiencies and identified opportunities for modifications. Improvements to the regional transportation network, over the next 20 years, will be necessary to welcome growth and investment in this area of the City to mitigate projected congestion and accommodate the full build out of the Almono site. Almono LP in conjunction with City Planning and PennDOT will be collaborating with Carnegie Mellon to do smart systems traffic monitoring to help determine future phases of transportation improvements.

Almono is making best efforts to accommodate yet undefined transportation improvements, including but not limited to, mass transit and related infrastructure.

Because PennDOT requires studies at five-year intervals, off-site transportation improvements reflect the outcome of discussions with City Planning on long-term transportation improvements.

The total budget for Off-Site Transportation Improvements is \$80,050,000, of which \$36,546,000 is expected to be TIF funds.

For additional details, please see Exhibit C.

D. Stormwater and Utility Infrastructure Improvements:

The initial utility infrastructure will be located within the right-of-ways for the Signature Boulevard and Hazelwood Avenue. These right-of-ways will serve as a utility spine moving across the site, providing access to service for future development. The development will provide primarily new utilities. That being said, several existing utility easements are located on site and will remain. All utilities will be located below grade within the cartway, including service access and controls. Above grade utility boxes will not be permitted.

Water, storm sewer, and sanitary sewer lines will be located within the vehicle lanes. Where right-of- way assemblies will be phased, placement of utility lines may be coordinated with anticipated full build out to allow for district energy or other green energy models.

Because the City of Pittsburgh has combined storm and sanitary sewer infrastructure, it is vulnerable to overflow during periods of heavy precipitation. This overflow contains pollutants from untreated sewage as well as debris from impervious paved areas.

The Almono site aims to not only implement systems that have adequate capacity to retain and discharge water runoff, but also plans to utilize green and natural infrastructure to lessen the burden on the manmade infrastructure. The goal of the Almono LP team is to respond to changing standards by providing flexibility to allow development that meets current standards while concurrently working to promote new systems with the evolving site design⁴. The team will achieve this by working with City

⁴ To the extent possible given the site's involvement in the Land Recycling Program (Act 2)

partners to manage regulatory and maintenance standards. Almono is also working with PWSA and ALCOSAN on design to accommodate regional priorities.

The total budget for Stormwater and Utility Infrastructure Improvements is \$18,631,254, of which \$15,935,000 is expected to be TIF funds.

For additional details, please see Exhibit C.

E. Public Open Space:

The interconnected rights-of-way network is neighbored by open spaces that establish the character and provide destinations in each Almono district for community residents and for the larger regional community. Each open space defines a meaningful destination and function intended to balance recreation, preservation of the natural environment, area infrastructure, and stormwater management. Features within open spaces may include trailheads, public gathering places, or ecological infrastructure.

The Almono site has planned for 19-27 acres of this Common Open Space, making up between 11%-15% of the site. Common Open Space includes publicly-accessed land within the public realm. They take the shape of passive and active parks, plazas, trails, and supporting infrastructure.

The total budget for Public Open Space is \$12,500,000 of which \$10,000,000 is expected to be TIF funds.

For additional details, please see Exhibit C.

4. TIF District Details

The current assessed value of the property is \$5,367,242. Based on the assumptions listed below, we expect the total assessed value to be approximately \$457 million in 20 years.

The site currently produces less than \$200,000 in local property taxes each year. After full build-out, those annual taxes are expected to be approximately \$10,050,553 of which \$9,932,796 is expected to be the full increment. During the life of the TIF, the project will divert 65% of the tax increment (“pledged increment”). A portion of the pledged increment will be used to pay back the \$10M infrastructure loan by Almono LP, and subsequent borrowings and/or to pay project costs. During the term of the TIF, the taxing bodies will receive 35% of the unpledged increment taxes (“unpledged increment”) plus the base taxes of \$117,757. After the TIF expires, the taxing bodies will receive the full amount of property tax revenue generated by the site. Eligible TIF projects will also be funded with tax increment, in a pay-as-you-go approach. Almono LP initially expects to utilize a \$10 M revolver loan from the Almono Partners (along with grant funds and other loans), which will provide the necessary cash flow to enable development to commence. The TIF increment will be used to repay this loan, allowing for additional lending from the Foundation Partners. If a TIF Bond or Note is issued, the increment would also be used to repay the TIF Bond or Note.

The planned development will create a dense and better utilized site that will produce substantially more tax revenue and generate significant employment. The economic impact analysis of the proposed site estimates that, after full build-out, 4,774 new full-time equivalent jobs and 427 construction jobs will be created. The projected assessed value of taxable real property following improvements in the Hazelwood -Almono TIF District will be over \$400 million.

Additional details regarding economic impacts can be found in Exhibit H.

5. Hazelwood-Almono - Redevelopment Area

The project is located within the Lower Hazelwood Redevelopment Area (#12) See Exhibit D.

II. Projected Budget for Improvements Financed with TIF Proceeds/Increment

Pledged tax increment and/or TIF Bond(s)/Note(s) will be used to repay the costs incurred by Almono LP for the items described below. The projected costs for these improvements are as follows:

Use of TIF Proceeds/Increment

– Off-site Transportation Improvements	\$36,546,000
– Stormwater and Utility Infrastructure	\$15,935,000
– On-Site Transportation and Parking Infrastructure	\$13,169,000
– Public Open Space	\$10,000,000
– Site Preparation	<u>\$4,350,000</u>

Total Use of TIF Proceeds/Increment **\$80,000,000**

Estimated Total Cost of Proposed Improvements and Public Infrastructure to be partially funded with tax increment and/or TIF proceeds:

– Off-site Transportation Improvements	\$80,050,000
– On-Site Transportation and Parking Infrastructure	\$13,811,246
– Stormwater and Utility Infrastructure	\$18,631,254
– Public Open Space	\$12,500,000
– Site Preparation	<u>\$8,125,000</u>

Total Costs of Infrastructure Improvements **\$133,117,500**

Estimated Sources of Funds for Infrastructure Improvements:

– TIF Proceeds and/or Tax Increment ⁵	\$80,000,000
– State and Federal Sources (not yet acquired) ⁶	\$20,000,000
– Developer Contribution	\$15,278,000
– Almono LP Land Sales	\$12,317,500
– Penn Works Grant	\$3,000,000
– Business in our Sites (BIOS) Loan	\$2,000,000
– GEDF Grant	\$500,000
– Industrial Site Reuse Program (ISRP)	<u>\$22,000</u>

Total Infrastructure Improvement Funding **\$133,117,500**

⁵ Almono LLC will provide an initial \$10,000,000 in loan funding to facilitate early site preparation and as the first step in self-funding the project, at least initially.

⁶ Project anticipates a RACP grant of \$12,000,000. If the project does not receive that funding, additional PennVEST, BOS and/or partner contribution will be acquired.

Pledged incremental taxes shall be applied either: (a) directly toward the Project Costs (as defined in the Tax Increment Financing Act (53 P.S. §6930.1 et seq.) of public improvements and public infrastructure together with related costs; or (b) indirectly, to the support and service of debt incurred to finance said capital costs, together with related costs. In either event, incremental taxes will be applied so long as and until the cumulative and aggregate amount of such taxes, applied directly or indirectly, has produced the funds necessary to pay for such expenditures or to pay off debt. The sum of (1) any tax increment used directly to pay project costs (or to reimburse the developer for project costs paid by it) plus (2) the proceeds of tax increment financing obligations, cannot exceed the lesser of \$80 million and 10% of total project costs.

III. Economic Impact Analysis

In March 2013, the URA retained Integra Realty Resources in order to estimate the economic impact of the planned \$80M investment. Excerpts from The Hazelwood-Almono Impact Analysis are included as an Exhibit H.

IV. Economic Feasibility Analysis

1. Sources and Uses

A. Estimated Total Cost of Proposed Improvements and Public Infrastructure to be partially funded with TIF proceeds/Increment:

– Off-site Transportation Improvements	\$80,050,000
– Stormwater and Utility Infrastructure	\$18,631,254
– On-Site Transportation and Parking Infrastructure	\$13,811,246
– Public Open Space	\$12,500,000
– Site Preparation and Environment Remediation	<u>\$8,125,000</u>

Total Costs of Infrastructure Improvements **\$133,117,500**

B. Estimated Sources of Funds for Infrastructure Improvements:

– TIF Proceeds and/or Tax Increment ⁷	\$80,000,000
– State and Federal Sources (not yet acquired) ⁸	\$20,000,000
– Developer Contribution	\$15,278,000
– Almono LP Land Sales	\$12,317,500
– Penn Works Grant	\$3,000,000
– Business in our Sites (BIOS) Loan	\$2,000,000
– GEDF Grant	\$500,000
– Industrial Site Reuse Program (ISRP)	<u>\$22,000</u>

Total Infrastructure Improvement Funding **\$133,117,500**

C. Tax Increment Financing

Exhibit A contains the TIF financing projections for the Hazelwood-Almono TIF District, which Almono LP is planning to self-finance. Almono LP expects to secure the initial \$10 M financing in 2013 and draw over three years as needed, with subsequent borrowings as development occurs. Pledged real estate tax increment generated from the proposed development parcels would be applied to reimburse Almono LP for project costs and consequently would serve as the repayment source for the initial and subsequent borrowings. Total increment and proceeds from TIF financings are estimated to yield approximately \$80,000,000,

⁷Almono LLC will provide an initial \$10,000,000 in loan funding to facilitate early site preparation and as the first step in self-funding the project.

⁸ Project anticipates a RACP grant of \$12,000,000. IF the project does not receive that funding, additional PennVEST, BOS and/or partner contribution will be acquired.

which would be used in part to build off-site transportation improvements, stormwater and utility infrastructure, on-site transportation and parking infrastructure, public open space, site preparation and environmental remediation.

If Tax Increment Finance (TIF) Bond(s) and/or Note(s) including note(s) are issued to fund a portion of the costs of the Hazelwood – Almono TIF Project, 65% of the School District, City and County incremental real estate taxes on all parcels within the TIF District will be pledged

The sum of (1) any tax increment used directly to pay project costs (or to reimburse the developer for project costs paid by it) plus (2) the proceeds of tax increment financing obligations cannot exceed the lesser of \$80 million and 10% of total project costs.

2. Pledged Revenues

With respect to School District, City and County pledged real estate tax increment, 65% of the pledged real estate tax increment from the Pledged Parcels, as defined by the lot & block designations below, will be applied either: (a) directly toward the Project Costs (as defined in the Tax Increment Financing Act (53 P.S. §6930.1 et seq.) of public improvements and public infrastructure together with related costs; or (b) indirectly, to the support and service of debt incurred to finance said capital costs, together with related costs. In either event, incremental taxes will be applied so long as and until the cumulative and aggregate amount of such taxes, applied directly or indirectly, has produced the funds necessary to pay for such expenditures or to pay off debt, subject to the \$80,000,000 limitation described above.

3. Pledged Parcels

Lot / Block	Owner
11-R-4-01	Almono LP
56-J-300	Almono LP
56-J-325A	Almono LP
56-J-325A-01	Almono LP
56-J-325A-02	Almono LP
56-J-350	Almono LP

29-L-55	Almono LP
29-R-10	Almono LP
29-S-275-02	Almono LP
29-S-280	Almono LP
29-S-290	Almono LP
29-S-290-01	Almono LP
29-S-296	Almono LP
30-D-175	Almono LP
30-D-175-01	Almono LP
30-D-175-A	Almono LP
30-D-200	Almono LP
30-D-200-01	Almono LP
30-H-125	Almono LP
30-M-50	Almono LP
30-M-60	Almono LP
31-D-75	Almono LP
31-D-80	Almono LP
31-D-90	Almono LP
31-H-25	Almono LP

4. Provisions for Unused TIF Proceeds/Increment

Any Increment or TIF Bond(s)/Note(s) proceeds which remain after financing the capital costs may be used for any other public infrastructure improvements within or servicing the TIF district, provided the sum of (1) any tax increment used directly to pay project costs (or to reimburse the developer for project costs paid by it) plus (2) the proceeds of tax increment financing obligations, cannot exceed the lesser of \$80 million and 10% of total project costs.

5. Tax Base for Purpose of Increment Calculation

Subject to the provision of the Tax Increment Financing Act (53 P.S. §6930.1 et seq.), the taxable market value of each of the Pledged Parcels as of the date of the creation of the District will be used as the “base” for the purpose of calculating tax base with respect to such Pledged Parcel.

As a result, the Taxing Bodies will continue to receive the base taxes from each of the Pledged Parcels throughout the term of the TIF District. The base assessments for these Pledged Parcels are illustrated on the summary entitled Tax Increment Base on Exhibit C on page 28 and 29.

6. Real Estate Tax Determination

In the future, the current system of real estate taxation may be revised and/or reassessments or other changes in the real estate assessment system may occur. Accordingly, any cooperation agreement executed in connection with this TIF Plan likely will provide that, upon the occurrence of such event, such document(s) will be interpreted in a manner which takes all relevant changes into account, including without limitation adjusting the manner of calculation and/or sources of increment, in order to preserve the intended economic results and expectations of the parties (including the purchasers of any TIF Bond(s)/Note(s)) as of the date of the TIF Plan including, but not limited to, the expectations that the minimum amount required to pay the debt service and related expenses on any TIF Bond(s)/Note(s) will be available for such purpose and that all amounts in excess of such minimum amount will be available for the other uses described herein.

7. Provision for Real Estate Tax Appeals During TIF

A. Appeals

The deed transferring title to the original owner (or a declaration recorded against the entire site) shall provide that, following completion of development parcels and the assignment of a real estate assessment by Office of Property Assessments (OPA), (1) the owner shall have the right to appeal the assessment promptly following that initial assignment of a real estate assessment and (2) the assessment following the completion of that appeal process, including any subsequent appeal from the Board of Property Assessment Appeals and Review (BPAAR) to the Court of Common Pleas (or the initial assessment if no appeal is filed), will establish a minimum value (Stabilized Assessment Value) below which the owner may not appeal the assessment during the duration of the TIF,

notwithstanding the fact that the individual parcel(s) may be transferred within that TIF period.

In the instance of a County-wide reassessment, a subsequent appeal would be permitted only if the original intent of establishing a Stabilized Assessment Value (i.e. total tax bill) carries through the life of the TIF. An appeal can occur, during the life of the TIF District, if the value results in taxes that do not go below the established Stabilized Assessment Value

B. Payment Agreement

In the event Almono LP pursues TIF Funding consisting of URA issued TIF obligations, the URA will require a negotiated agreement(s) to be executed prior to such issuance which seeks to address any gaps or deficiencies in the actual tax increment.

8. Actual Tax Increment in Excess of Assumed Increment

Any increases in real estate tax revenues from the Pledged Parcels, attributable solely to an increase in assessed value over and above that determined necessary to pay debt service on the TIF Bond(s)/Note(s) or the other uses described in Section II above, including project costs, will be distributed first to reimburse the TIF Project Infrastructure budget and, second to the Taxing Bodies, subject to the \$80,000,000 limitation described above. Any increases in tax revenues from the Pledged Parcels, attributable to increased millage above the current millage by any of the taxing bodies, will be distributed to the Taxing Body that increased the millage rate. Notwithstanding the foregoing, if (1) a County-wide reassessment, a change in the established predetermined ratio or another change in the real estate assessment system occurs, (2) real estate taxes are abolished or terminated and/or (3) a different system of taxation is implemented (all of such events being referred to as a "Change"), this TIF Plan and any related cooperation agreement will be interpreted in a manner which takes all relevant Changes into account, including without limitation adjusting the manner of calculation and/or sources of increment, to preserve the expectations of the parties (including the purchasers of any TIF Bond(s)/Note(s)) as of the date of this TIF Plan, including without limitation those expectations that the amount of incremental tax revenues prior to the Change (or the expected amount of incremental tax revenues if the TIF Project has not been completed) which are available for the TIF Project described herein will be substantially the same following the Change and that all tax revenues in excess of such amount will be available to the Taxing Bodies. In such case, any references herein to the tax base, base assessment, predetermined ratio, millage rate and similar terms will be construed in a manner which takes

into account such Change, while preserving the intended economic results of the TIF Plan.

9. Interest Earnings

Although not currently expected, if the URA issues a TIF obligation, then any interest earnings on collected increment will be used towards debt service. Prepayment of the TIF Bond(s)/Note(s) may also be permitted.

10. Financial Details

The Hazelwood-Almono TIF District is on schedule to be established in 2013. If new TIF Bond(s)/Note(s) are issued through the URA, the Developer(s), or a related entity acceptable to the URA, will enter into an agreement of the nature described under Payment Agreement above.

The specific terms and structure of the TIF Bond(s)/Note(s) will be determined at the time of issuance. All URA-issued TIF Bonds(s)/Note(s) issued for the Hazelwood – Almono project will be required to be retired no later than 20 years past the approval date of the TIF district.

TIF Bond(s)/Note(s) proceeds/Increment may be used to pay construction period interest.

Potential TIF Bond(s)/Note(s) are contemplated to be issued as taxable or tax exempt instruments and the analysis as to whether any portion can be tax exempt has not yet been completed. That legal determination will also have an impact on the interest rates and the proceeds to be received.

The specific uses for various sources of funds may be interchanged as necessary to efficiently fund the total project. It is currently anticipated that TIF Bond(s)/Note(s) proceeds/increment will be used to fund construction of off-site infrastructure improvements and other public infrastructure to serve the district.

11. Employment Opportunities for Neighborhood Residents

A. Construction Jobs

Almono is committed to identifying opportunities to connect neighborhood residents to construction jobs on site. Almono is currently working on a program

establishing partnerships with neighborhood organizations, unions, contractors, and other employers. A major goal is to identify specific jobs where there may be opportunities for residents, based on demand and skill level, and to place residents in these jobs.

B. Permanent Jobs

Almono LP is working with City, County and community leaders, regional foundations as well as the Pittsburgh Partnership to develop a workforce development strategy in Hazelwood. One goal has been to establish a Workforce Development Program in the community to identify resident skill sets and to connect them to resources, training programs, and ultimately jobs that become available in the development and construction of the site. University partners have also been engaged to connect their resources to the Hazelwood community.

The Almono Partners are committed to connecting Hazelwood residents to employment opportunities, both on the Almono site and throughout the city. Partners provide financial support for Hazelwood organization including Center of Life, the Hazelwood YMCA, among others that exceeds \$4 million.

In addition, the partners are supporting regional efforts with impacts on workforce development in Hazelwood, and continue to focus on connecting Hazelwood residents to regional resources available to them. Financial contributions to regional workforce development infrastructure also exceed \$4 million.

12. Community Engagement

Almono LP has been committed to an engagement process with the community during the development process as evidenced by the outreach efforts to date.

The social goals of the development are:

- Be welcomed by and collaborate with the existing communities
- Build synergies by serving a wide range of interests and needs
- Attract a diversity of groups to participate in change making
- Provide access to the river for all people
- Attract new people to the site and to the surrounding neighborhoods

A. Community Meetings

Since the start of the vision process in 2010, Almono LP and the consultant team have participated in over 80 meetings across the communities of proximity,

leadership, interest, and service, as well as with potential interested property developers in order to capture a broad range of feedback. This framework for diverse social engagement was established at the outset of the vision and has been continued to the present date. Six public community meetings have been held, specifically planned to reach out to different segments of the neighborhood including Glen Hazel, In the Run, and Below the Tracks. Over 200 people have attended at least one of these meetings, with many residents attending multiple meetings. Community meetings will continue throughout the development as the shared vision is implemented.

B. Community Outreach

In addition to meetings, a website for the project has been established that gives information about the vision and the plans for site development. Staff representatives of Almono LP regularly attend meetings for the local community development organizations and continue to meet with parties that are interested in learning about the project. Almono LP is also a member of the Greater Hazelwood Community Collaborative, a collection of over twelve organizations working together in the community. Almono LP has worked with Hazelwood Initiative to publish a monthly article in the Hazelwood Homepage providing updates on the development. Additional media platforms that have been and continue to distribute project information include: radio, television, newspaper, and twitter.

V. Proposed Zoning Changes

The Hazelwood-Almono TIF District is located within the Hazelwood neighborhood. The Almono project area is currently going through a zoning revision and the process of establishing a Specially Planned District that will be completed in 2013. It is expected that all future uses of the site will be allowed as this process is completed.

VI. Estimated Non-Project Costs

The TIF infrastructure project is expected to complement and stimulate ongoing development in the Hazelwood neighborhood. Other non-project costs listed under “issuance costs” include URA issuance fees, TIF counsel fee, trustee fee, and fees for preparing the Economic Impact Analysis and Real Estate Underwriting Study. The URA Issuance Fee of 1% covers due diligence and staff management of all activities in connection with the creation of the TIF district and the implementation of the project plan on TIF financing, including adoption of TIF Plan. In consideration of the size of this TIF, URA

recommended a waiver from the Board of Director of the URA TIF Program Guidelines to have this fee reduced to be consistent with the URA board-adopted, general fee policy (Exhibit I). The fee structure is 1% for the first \$4 million, 0.5% for the next \$4 million, and 0.25% thereafter. Thus, if the first draw request for TIF reimbursement is \$10M, the fee due would be \$65,000. If the second draw request was also \$10M, the fee due would be \$25,000. This fee can be an eligible expense of TIF funds. Further, the URA agrees to allow this fee to be staged, commensurate with TIF reimbursement draws and payable at that time.

VII. Proposed Relocation Statement

There are no current residents or businesses on the Almono property.

VIII. 1% Neighborhood Development Fee

As per City of Pittsburgh Ordinance No. 28 enacted in December 1998, Almono LP, from its own funds, will be required to pay a 1% fee to be expended by the Urban Redevelopment Authority of Pittsburgh (“URA”) and to be used for neighborhood development in the City of Pittsburgh. As borrowings occur, or increment is spent on (or to reimburse) project costs, the 1% fee will be paid to the URA either at time of TIF bond issuance or at the time of reimbursement if increment is used to repay self-financed borrowings, until such time the fee is fully paid. The gross proceeds/increment is currently projected to be \$80,000,000 based on the financial analysis on page 28, which will generate an approximate fee of \$800,000.

IX. 1% School Development Fee

As per Pittsburgh School Board Resolution No. 12, approved on May 26, 1999, the developer, from its own funds, will be required to pay a 1% fee to be expended by the Pittsburgh School Board and to be used for school development in the City of Pittsburgh. As borrowings occur, or increment is spent on (or to reimburse) project costs, the 1% fee will be paid to the Pittsburgh School Board either at time of TIF bond issuance or at the time of reimbursement if increment is used to repay self-financed borrowings, until such time the fee is fully paid. The gross proceeds/increment is currently projected to be \$80,000,000 based on the financial analysis on page 28, which will generate a fee of \$800,000.

X. Compliance

All TIF proceeds/increment expended in connection with this TIF Plan shall be subject to prevailing wage requirements, hiring plan requirements, minority and women business owned enterprise requirements, and any other specific requirements as may be applicable under the URA TIF guidelines dated July 14, 2011. In addition, the use of TIF proceeds/increment expended in connection with this TIF Plan shall be subject to all requirements applicable to the use of such funds under City, County, State, or Federal law.

XI. Exhibits

Exhibit A: Financial analysis of the TIF plan.....	Page 28
Exhibit B: Base assessments.....	Page 29
Exhibit C: Probable costs for the TIF Projects	Page 31
Exhibit D: Boundaries of the Lower Hazelwood Redevelopment Areas....	Page 33
Exhibit E: The Hazelwood-Almono TIF District boundaries and infrastructure improvement areas.....	Page 34
Exhibit F: Almono LP Letter.....	Page 35
Exhibit G: Existing Conditions Map and Future Uses Maps.....	Page 36
Exhibit H: Economic Impact Study (Executive Summary).....	Page 38
<i>Prepared by Integra Realty Resources – April 2013</i>	
Exhibit I: URA Administrative Fee Schedule.....	Page 42

Exhibit A: Financial Analysis of the TIF Plan

The Hazelwood - Almono TIF Plan Summary

6/6/2013

Pledged Increment	
1) Real Estate Tax (City)	65%
2) Real Estate Tax (School Board)	65%
3) Real Estate Tax (County)	65%
Number of Years	20

Increment Projection*

Real Estate Increment							
	Base	Total Increment	Percent Unpledged	To Taxing Bodies	Percent Pledged	Amount Pledged	
City	\$ 40,576	\$ 3,410,791	35%	\$ 1,193,777	65%	\$ 2,217,014	
School District	\$ 51,794	\$ 4,353,721	35%	\$ 1,523,802	65%	\$ 2,829,918	
County	\$ 25,387	\$ 2,134,000	35%	\$ 746,900	65%	\$ 1,387,100	
Total	\$ 117,757	\$ 9,898,511		\$ 3,464,479		\$ 6,434,032	

Projected Annual Tax	
Total Future Taxes	\$ 10,016,269
Less: Current Taxes	\$ 117,757
Tax Increment	\$ 9,898,511
Less Distribution to 3 Taxing Bodies	\$ 3,464,479
Tax Increment Pledged	\$ 6,434,032

TIF Note/Bond	
Projected Gross Annual Cash Flow Available	\$ 6,434,032
Less: Related Costs	
URA Administration	\$ 20,000
Trustee Fee	\$ 1,000
Projected Annual Cash Flow Available for Note/Bond	\$ 6,413,032
Debt Coverage Ratio	1.00
Annual Debt Service	\$ 6,413,032
Projected Interest Rate	0.00%
Term (single annual principal payment)	20 Years
Projected Gross Note Amount Available	\$128,260,646
Less: Estimated Issuance Costs	
Capitalized Interest (Est.)	not applicable at this time
Origination Fee	See Note 1
TIF Counsel Fee	\$ 25,000
Trustee Fee	\$ 1,000
Impact Analysis Report	\$ 8,500
Basic Conditions Study	\$ 18,300
Underwriting Analysis	\$ 9,350
Projected Net Proceeds Available for Project	\$128,198,496

*Based on Integra Realty Projections

** URA Issuer Fee will be determined by subsequent borrowings

Note 1: The URA Board of Directors approved a waiver of URA TIF guidelines regarding the Issuance Fee. This is described in Section VI; and the URA Fee Schedule is attached as Exhibit I.

Exhibit B: Base Assessment**The Hazelwood - Almono TIF Plan****TAX INCREMENT BASE**

Millage Rates		
	City Tax	0.00756
	County Tax	0.00473
	School District Tax	0.00965

2013 Assessment		
Lot - Block	2013 Assessed Values	Owner
11-R-4-01	\$4,149,401	Almono LP
29-L-55	\$519,100	Almono LP
29-R-10	\$14,537	Almono LP
29-S-275-02	\$7,500	Almono LP
29-S-280	\$230,400	Almono LP
29-S-290	\$200	Almono LP
29-S-290-01	\$200	Almono LP
29-S-296	\$200	Almono LP
30-D-175	\$300	Almono LP
30-D-175-01	\$5,800	Almono LP
30-D-175-A	\$4,500	Almono LP
30-D-200	\$300	Almono LP
30-D-200-01	\$300	Almono LP
30-H-125	\$210,600	Almono LP
30-M-50	\$2,400	Almono LP
30-M-60	\$7,000	Almono LP
31-D-75	\$2,800	Almono LP
31-D-80	\$3,900	Almono LP
31-D-90	\$1,000	Almono LP
31-H-25	\$156,000	Almono LP
56-J-300	\$17,500	Almono LP

56-J-325A	\$4,000	Almono LP
56-J-325A-01	\$1,200	Almono LP
56-J-325A-02	\$2,700	Almono LP
56-J-350	\$25,404	Almono LP
TOTAL	\$5,367,242	

Exhibit C: Hazelwood – Almono TIF District Probable Costs

Costs are based on estimates prepared by engineers for Almono LP

Phase I (Years 1 - 5)

Site Preparations	
Cut and Full (including Capping)	\$2,516,800
Foundation demolition/removal	\$1,947,990
Other Site Prep	\$2,035,210
Open Space	
Open Space creation - 26 acres	\$2,670,000
Off-Site Transportation Improvements	
Intersection improvements - Hazelwood Ave/Railroad crossing/Second Ave	\$1,500,000
Intersection improvements - Tecumseh/Railroad crossing/Second Ave	\$1,500,000
Bridge Replacement - Signature Blvd/Railroad	\$6,000,000
Traffic Resignalization & Improvements - Second Ave and Irvine St intersections	\$6,540,000
<i>from Hot Metal Bridge to Glenwood Bridge</i>	
On-Site Transportation and Parking Infrastructure	
Signature Boulevard	
Stormwater	\$2,724,123
Utilities	\$4,897,915
Paving	\$3,890,040
Total Phase I Construction Costs	\$36,222,078

Build-out (Years 5 - 20)

Open Space	
Riverfront improvements	\$7,330,000
Off-Site Transportation Improvements	
Intersection improvements - Swinburne/Second Ave	\$6,800,000
Intersection improvements - Greenfield/Second Ave/Irvine St	\$12,000,000
Intersection improvements - Glenwood neighborhood	\$4,200,000
Flyovers/Ramps	\$12,000,000
Old Second Ave extension towards Glenwood Bridge	\$10,000,000
On-Site Transportation and Parking Infrastructure	
Signature Blvd extension, Second Ave	
Stormwater	\$4,470,558
Utilities	\$3,237,940

Paving/Topsoil	\$6,733,424
Total Build-out Construction Costs	\$66,771,922
Total Planned Construction Costs	\$201,994,000
Acquisition Costs	\$3,500,000
Soft Costs (25%)	\$26,623,500
Total Public Infrastructure Costs	\$133,117,500

Exhibit D: Lower-Hazelwood Redevelopment Area # 12

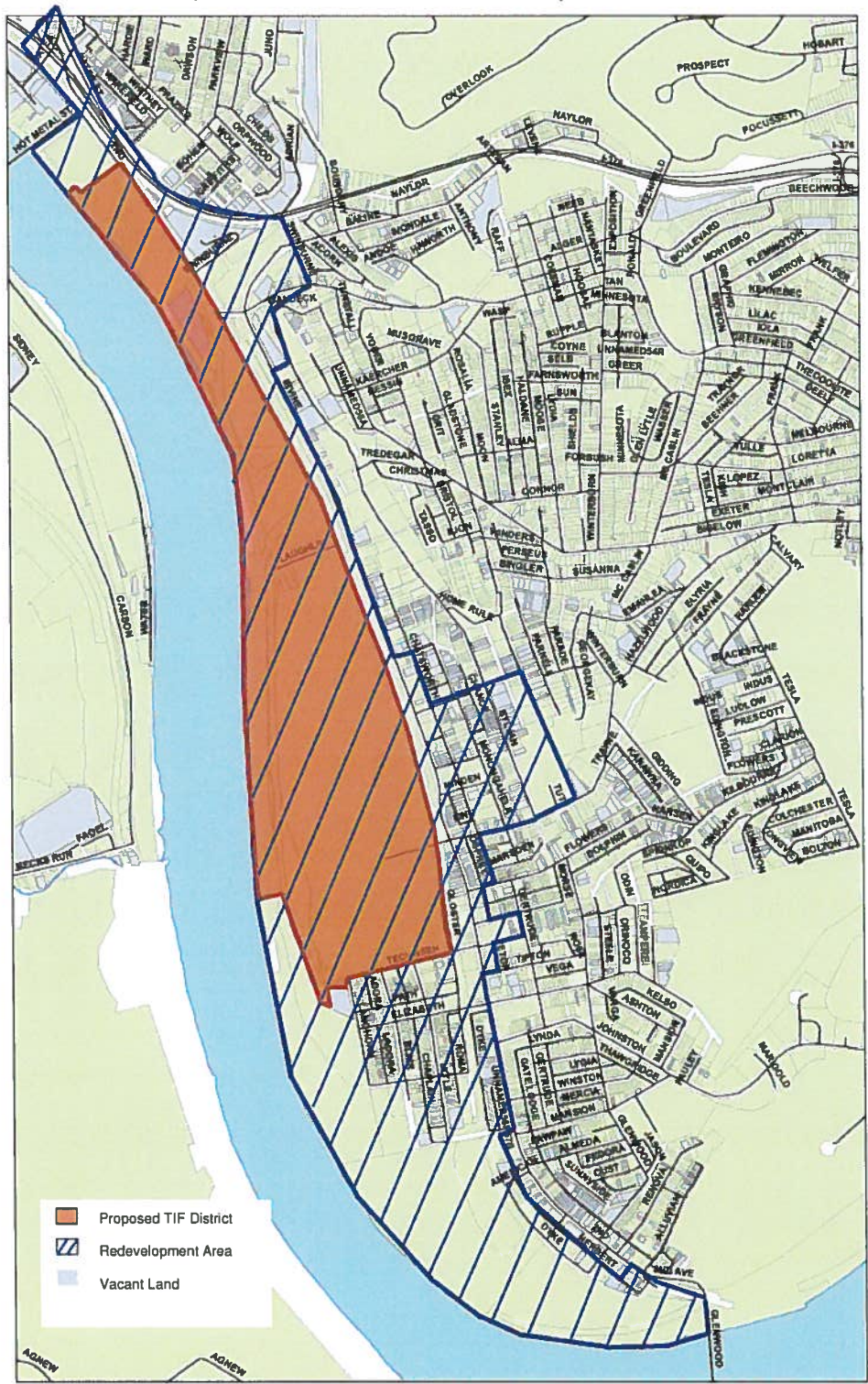


Exhibit E: Hazelwood-Almono TIF District Boundaries

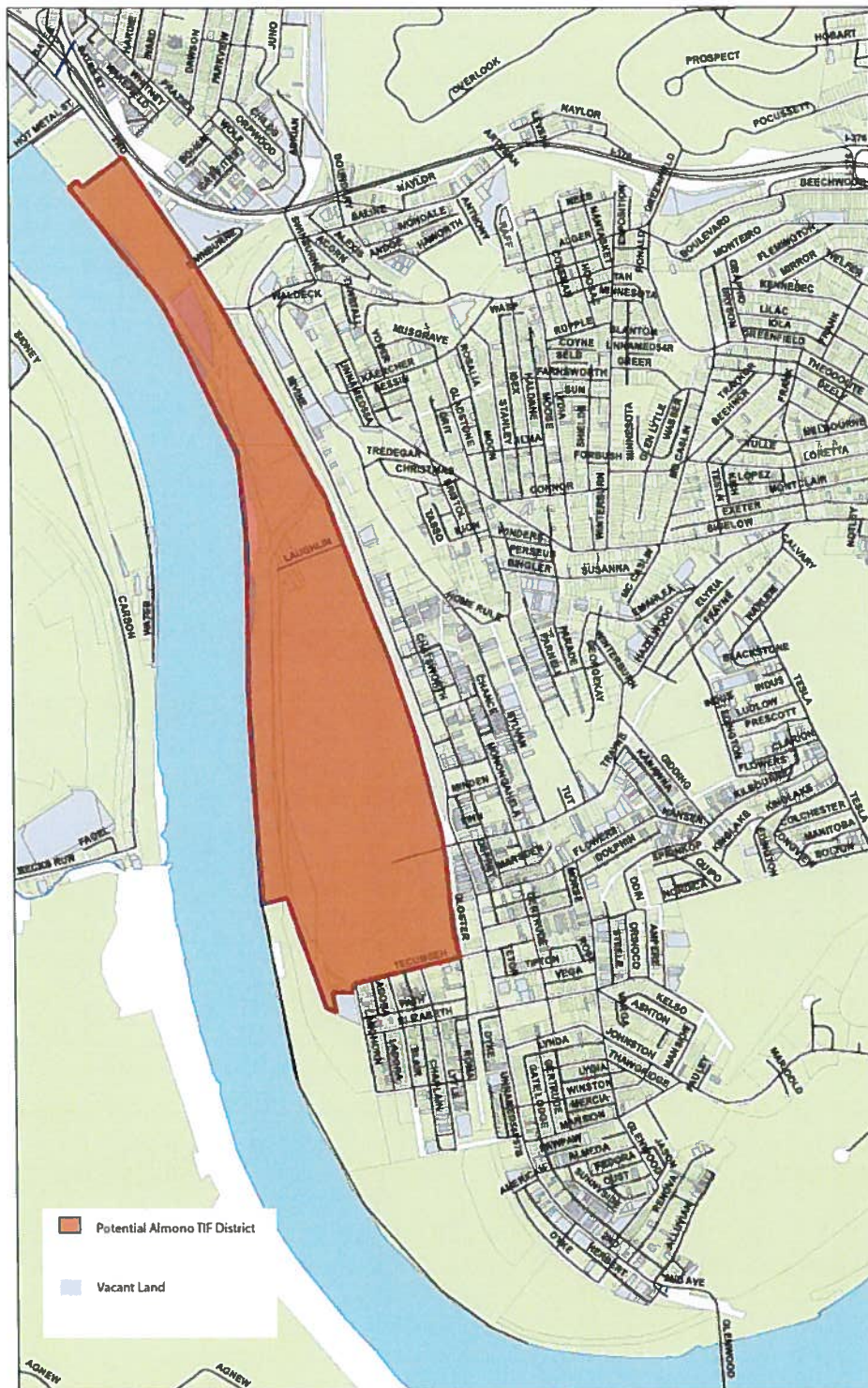


Exhibit F: Almono LP Letter



Mr. Robert Rubinstein
Acting Executive Director
The Urban Redevelopment Authority of Pittsburgh
200 Ross Street
Pittsburgh, PA 15219-2016

May 28, 2013

Dear Director Rubinstein,

Thank you for the continued support of the Urban Redevelopment Authority in our pursuit of the Tax Increment Financing (TIF) plan for the Almono Hazelwood brownfield site.

I am writing to confirm the Partners' commitment to provide an initial \$10 million in loan funding to the project to facilitate early site preparation activity and as the first step in self-funding the TIF plan. I have received letters of intent from all the Partners and they are taking the loans through their respective board processes. In addition, the Partners will commit to funding themselves, or finding sufficient additional funding sources to complete the infrastructure necessary to develop the project, should the \$12 million in Redevelopment Assistance Capital Program (RACP) funding requested not be provided by the Commonwealth of Pennsylvania

Many of the Partners have made their loan commitments conditional upon the approval of the TIF plan in order to ensure that there is a source for repayment of the loans.

Thank you again for your support and that of your staff. If you have any questions, please do not hesitate to contact me.

ALMONO, LP

By: Almono, LLC its General Partner

By: RIDC Southwestern Pennsylvania Growth Fund, its Sole Member

A handwritten signature in blue ink, appearing to read 'Donald F. Smith, Jr.', is written over the typed name.

Donald F. Smith, Jr. Ph.D.
President

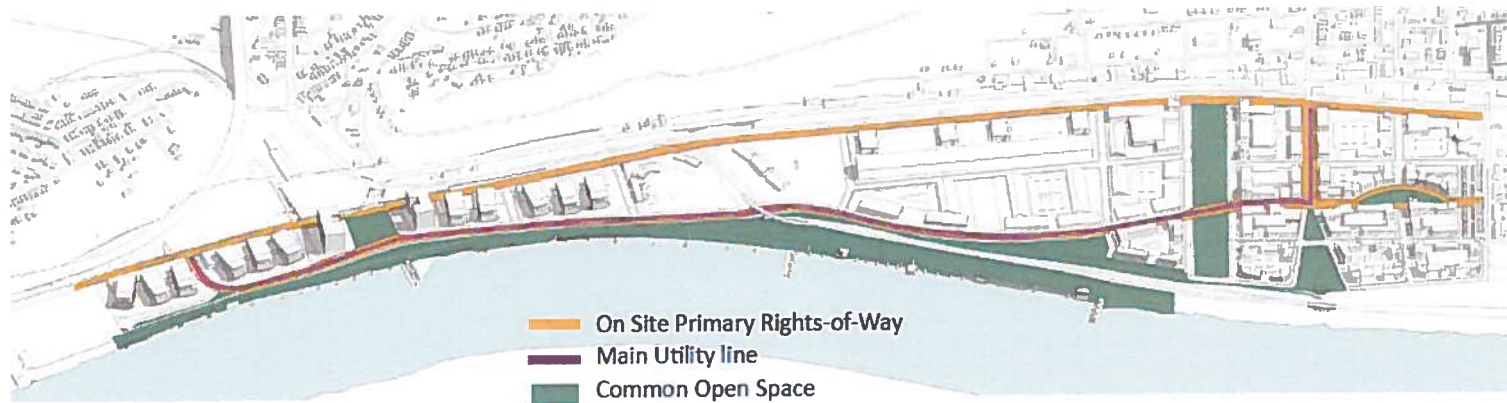
210 Sixth Avenue • Suite 3620
Pittsburgh, Pennsylvania 15222-2602
Phone (412) 471-3939
Fax (412) 471-1740

Exhibit G: Existing Conditions Map and Future Uses Maps



Hazelwood-Almono Planned Infrastructure

Partial On-Site Infrastructure Map



Partial Off-Site Infrastructure Map

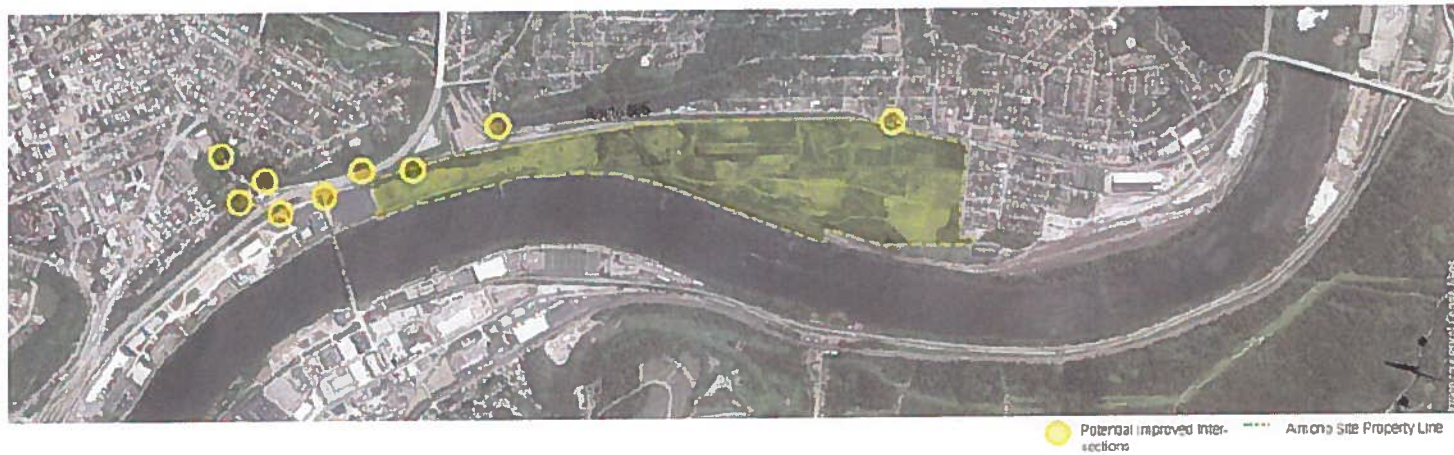


Exhibit H: Economic Impact Study

Prepared by IRR, April 2013

Economic and Fiscal Impact Analysis

Construction Period Impact

The construction period for the proposed Almono site development is anticipated to occur over a period of 20 years. During this time a variety of economic opportunities will be created. Construction of the proposed development is projected to create 320 direct on-site jobs annually during the 20-year construction period with an aggregate annual payroll of approximately \$17 million. The direct on-site jobs will create approximately 124 indirect, or spin-off, jobs off-site. The indirect jobs are projected to have an estimated aggregate payroll of \$6.2 million. Material purchases directly related to the construction of the subject development total approximately \$11.5 million in the Pittsburgh region. Direct consumer expenditures total more than \$14 million annually.

Annual Economic Impact - 20-Year Construction Period			
	Direct	Indirect ¹	Total
Jobs (FTE)	320	124	444
Payroll	\$17,068,981	\$6,266,023	\$23,335,004
Material Purchases	\$11,568,976		\$11,568,976
Consumer Expenditures	\$14,048,302		\$14,048,302

¹ Based on 2010 Employment Multiplier Estimates, RIMS II Model, Type I. Considers Direct & Indirect Impacts.

During construction, the annual related fiscal impacts of construction is more than \$2 million in tax revenues and building permit fees to the state, county, municipality, school district, and other municipalities in the state. Approximately \$725,000 results from income taxes paid by the construction workers, \$580,000 in sales tax of materials purchases made within the Commonwealth, nearly \$500,000 in sales tax revenue paid on retail purchased made by the construction workers in the Commonwealth, approximately \$177,000 in building permit fees, and approximately \$11,000 in Local Service (LST) tax.

All tax figures are in constant 2013 dollars which excludes inflationary impacts. Tax revenues are based on current prevailing tax rates and industry standards for the subject development.

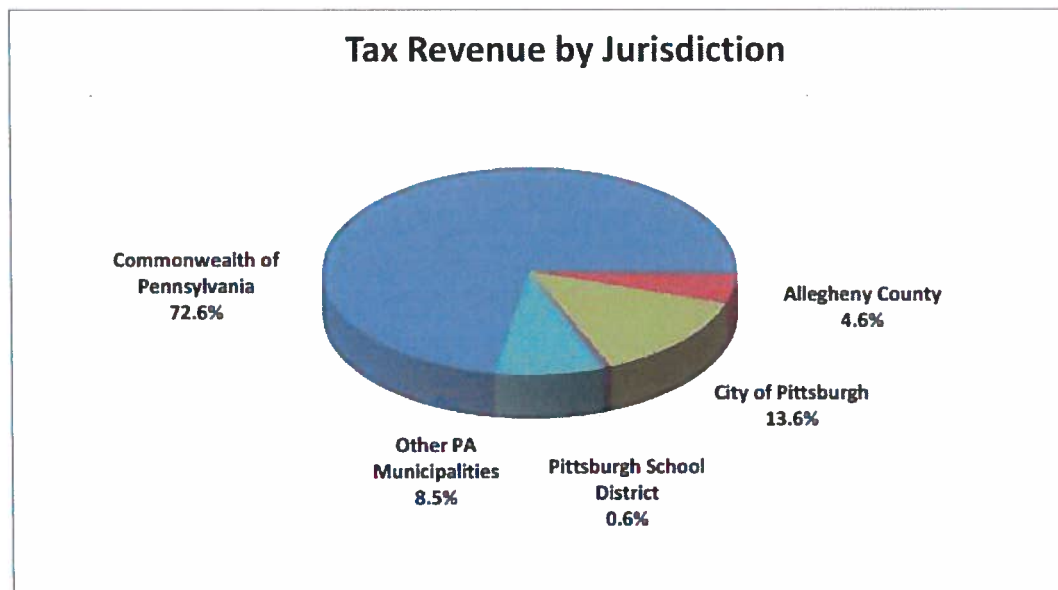
Annual Fiscal Impacts - Construction Period						
	Commonwealth of Pennsylvania	Allegheny County	City of Pittsburgh	Pittsburgh School District	Other PA Municipalities	Total
Income Tax	\$534,692	N / A	\$13,063	\$13,063	\$165,458	\$726,276
LST Tax	N / A	N / A	N / A	N / A	\$11,411	\$11,411
Direct Sales Tax	\$520,604	\$57,845	N / A	N / A	N / A	\$578,449
Indirect Sales Tax	\$457,622	\$38,735	N / A	N / A	N / A	\$496,357
Payroll Expense Tax	N / A	N / A	\$93,879	N / A	N / A	\$93,879
Building Permit Fees (1/)	N / A	N / A	\$177,107	N / A	N / A	\$177,107
Total	\$1,512,918	\$96,580	\$284,049	\$13,063	\$176,869	\$2,083,479

(1/) Fee is \$0.47 per square foot. Annual fee assumes 20-year construction period with cost evenly incurred over the construction period.

Each year during the 20-year construction period, the Commonwealth of Pennsylvania will receive approximately \$1.5 million in tax revenue and Allegheny County will receive nearly \$97,000 in tax revenue resulting from sales tax revenue collections.

The City of Pittsburgh will receive almost \$285,000 annually in tax revenue and building permit fees. This does not include the revenue the city will receive from sewer tap fees. We were unable to estimate these fees as the Pittsburgh Water & Sewer Authority calculates sewer tap fees based on specific building plans. We were not provided with any building plans for the proposed development.

The school district will receive approximately \$13,000 in income tax revenue during construction and other municipalities in the state are projected to receive over \$177,000.



In total, over the entire 20-year construction period, the economic and fiscal impacts total more \$40 million.

Operating Period Economic and Fiscal Impacts

Once construction is complete and stabilized, impacts related to the development will continue on an annual basis, primarily from the employees of the businesses within development.

The subject's overall operations is projected to create 4,774 direct, on-site jobs (calculated on the basis of full-time equivalent jobs) with an aggregate annual payroll of over \$311 million which will result in an estimated \$256 million in consumer expenditures. The direct on-site jobs will create approximately 1,305 indirect jobs from the expenditures made by the employees of the development during stabilized operations. Approximately \$118 million in other direct retail sales are estimated.

Economic Impact - Annual Operations at Build Out			
	Direct	Indirect ¹	Total
Jobs (FTE)	4,774	1,305	6,079
Payroll	\$311,433,397	\$62,850,964	\$374,284,361
Consumer Expenditures	\$256,319,358		\$256,319,358
Other Direct Retail Sales			\$117,965,003

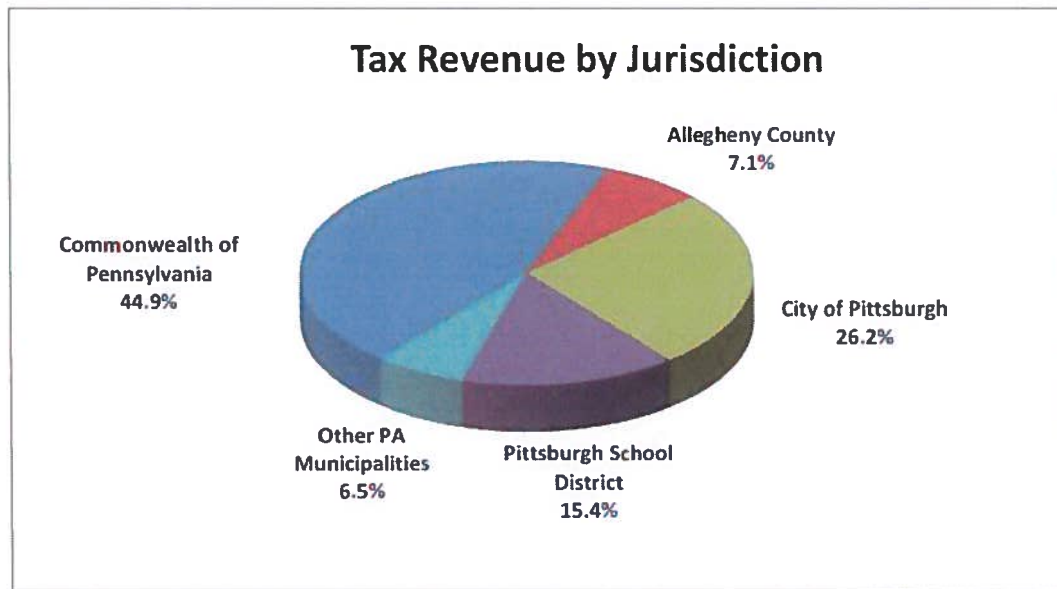
¹ Based on 2010 Employment Multiplier Estimates, RIMS II Model, Type I. Considers Direct & Indirect Impacts.

The related fiscal impacts resulting from the annual operations and residents of the subject development are approximately \$41 million in tax revenue to Pennsylvania, Allegheny County, City of Pittsburgh, school district, and other Pennsylvania municipalities. This includes \$16.5 million in income tax revenue from operations employees and residents, \$250,000 in local service tax, approximately \$9.7 million in projected real estate taxes, and \$9.5 million resulting from indirect sales tax.

Annual Fiscal Impacts - Annual Operations at Build Out						
	Commonwealth of Pennsylvania	Allegheny County	City of Pittsburgh	Pittsburgh School District	Other PA Municipalities	Total
Income Tax Revenue Employees	\$9,561,005	N / A	\$700,725	\$700,725	\$2,647,184	\$13,609,639
Income Tax Revenue Residents	N / A	N / A	\$1,482,456	\$1,482,456	N / A	\$2,964,912
LST Tax Revenue - Retail Employees	N / A	N / A	\$248,245	N / A	N / A	\$248,245
Payroll Expense Tax	N / A	N / A	\$1,712,884	N / A	N / A	\$1,712,884
Parking Tax	N / A	N / A	\$1,374,060	N / A	N / A	\$1,374,060
Real Estate Tax Revenue	N / A	\$2,159,387	\$3,451,367	\$4,108,770	N / A	\$9,719,524
Sales Tax Revenue	\$8,758,192	\$738,800	N / A	N / A	N / A	\$9,496,992
Total	\$18,319,197	\$2,898,187	\$10,682,620	\$6,291,951	\$2,647,184	\$40,839,140

Once the overall development is completed and stabilized, the Commonwealth of Pennsylvania is projected to receive \$18 million annually and Allegheny County is projected to receive \$2.9 million in tax revenue annually.

On an annual basis, Pittsburgh is projected to receive nearly \$10.7 million in tax revenue, primarily from real estate tax revenue, income tax revenue from the residents living in the development, and payroll expense tax. The school district will receive approximately \$6.3 million annually in tax revenue from income taxes and real estate taxes.



Conclusion

Economic and Fiscal Impact

The related fiscal impact of construction will total more than \$2 million in annual tax revenue to the state, county, municipalities, and the school district each year during the 20-year construction period. During construction, the state is projected to receive the majority with \$1.5 million anticipated to be collected in income tax and sales tax. The City of Pittsburgh is projected to receive nearly \$284,000 in income tax, and building permit fees.

Annual operations and occupancy of the residential units are projected to benefit the region and state with more than \$41 million annually in tax revenues. The state is projected to collect \$18 million in taxes; Allegheny County is projected to receive \$2.9 million annually, Pittsburgh with almost \$10.7 million annually, and the school district with \$6.3 million annually.

Exhibit I: URA Fee Schedule

**U R B A N
REDEVELOPMENT
A U T H O R I T Y
OF
P I T T S B U R G H**

URA ADMINISTRATIVE FEE SCHEDULE

The Urban Redevelopment Authority (URA) Board of Directors in October, 2006, adopted a fee schedule applicable in any case where the URA serves as the applicant for State or Federal government funds for private projects within the City of Pittsburgh. The fee is intended to help cover certain administrative costs incurred by URA. These include all necessary public approvals, submission of required applications on behalf of the sub-grantee, prevailing wage rate monitoring, MWBE compliance, submission and disbursement of payment requests, and other items which may apply.

In order to recover some of these associated costs, the URA will apply the following standard administrative fee schedule:

Grant Amount	Fee
\$0 to \$4,000,000	1% of Grant
\$4,000,001 to \$8,000,000	\$40,000 plus 0.5% of Grant amount over \$4,000,000
\$8,000,001 and above	\$60,000 plus 0.25% of Grant amount over \$8,000,000

For Pennsylvania Redevelopment Assistance Capital Program grants only, the fee would be set to be the greater of the amount calculated according to this schedule or \$10,000, as a minimum fee that the URA would charge to cover costs.

This fee policy will not apply to normal URA Housing and Economic Development finance programs, for which fee policies currently exist as identified in each program's specific guidelines.

Effective: 10/12/06

G:\EDHOME\ALS\FORMS\FEE SCHEDULE

**200 ROSS STREET · PITTSBURGH, PA 15219-2069 · (412)255-6600 FAX No. (412)255-6617 ·
<http://www.ura.org>**

Hazelwood-Almono TIF

Final Approval

Original Center Triangle TIF

Early Retirement of TIF Parcels

* Building Pittsburgh with [ura](#)

Original Center Triangle TIF



*Parcels to be
Retired Early*

Original Center Triangle

Before



Tax Revenues: \$190,495
Jobs: 0

Current



Tax Revenues: \$1,198,273
Jobs: 2,691
TIF Investment: \$15,400,000
Total Investment: \$78,171,000

After



Tax Revenues: \$1,656,470
Jobs: 2,691
Total Project Cost: \$78,171,000

The Penn Avenue Place development provided for the consolidation of Blue Cross/Blue Shield Regional offices that brought 600 new employees downtown. The former Lazarus Store added 500 new structured parking spaces to the Central Business District which subsequently made the Piatt Place development possible.

2

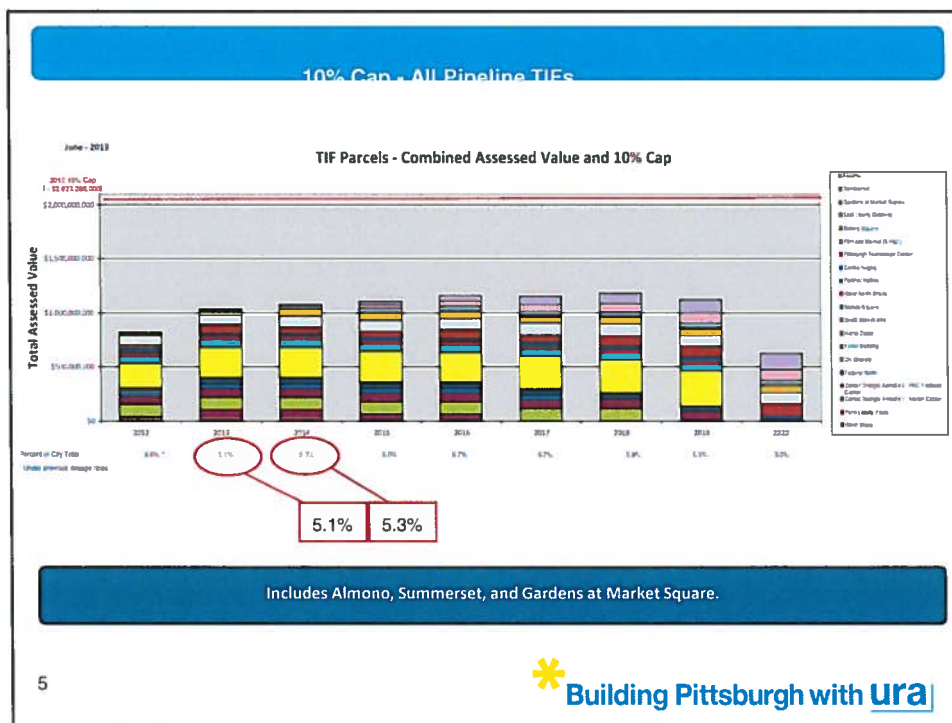
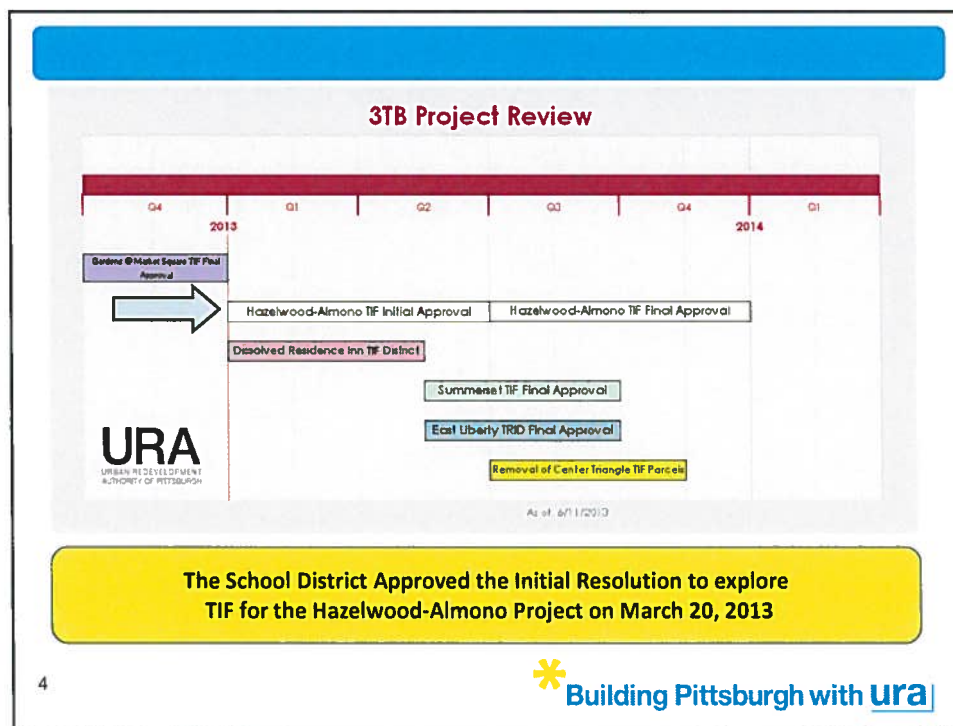
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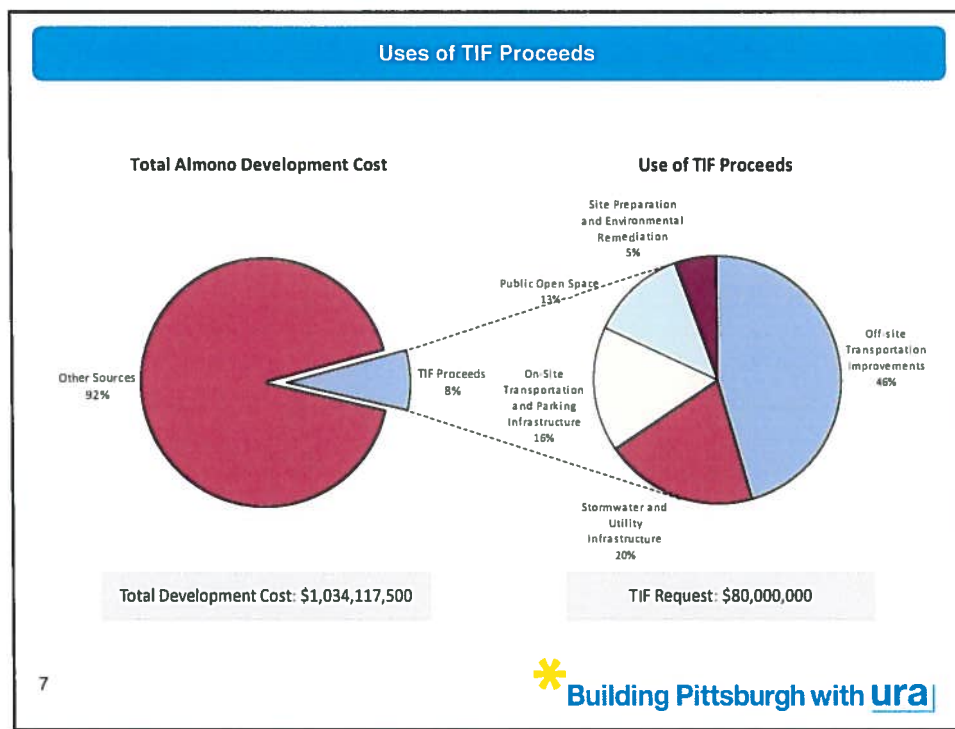
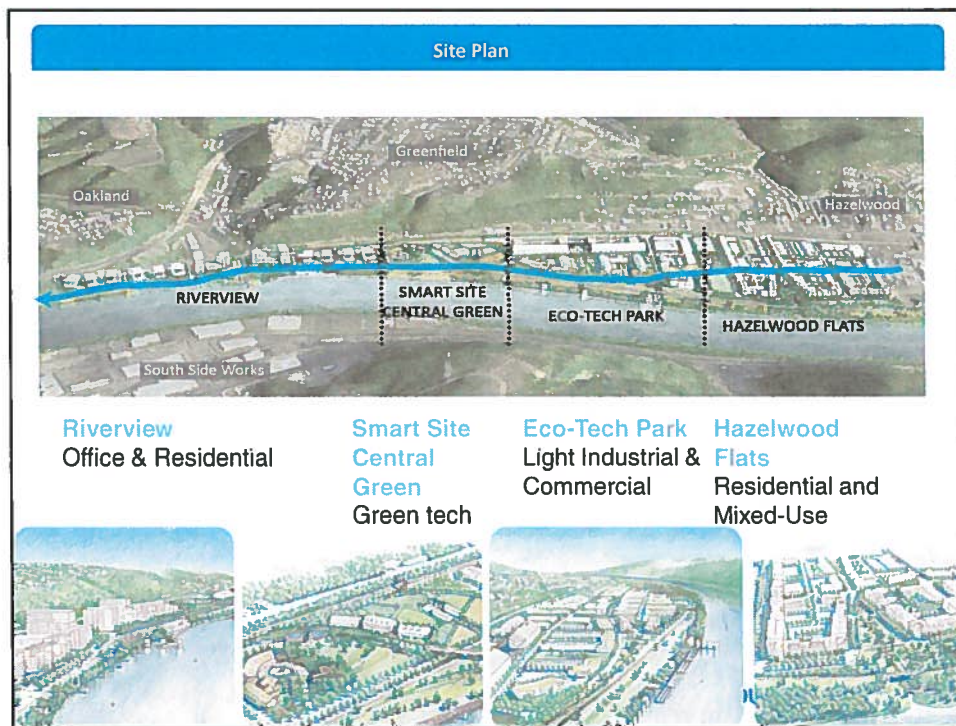
Hazelwood-Almono TIF District

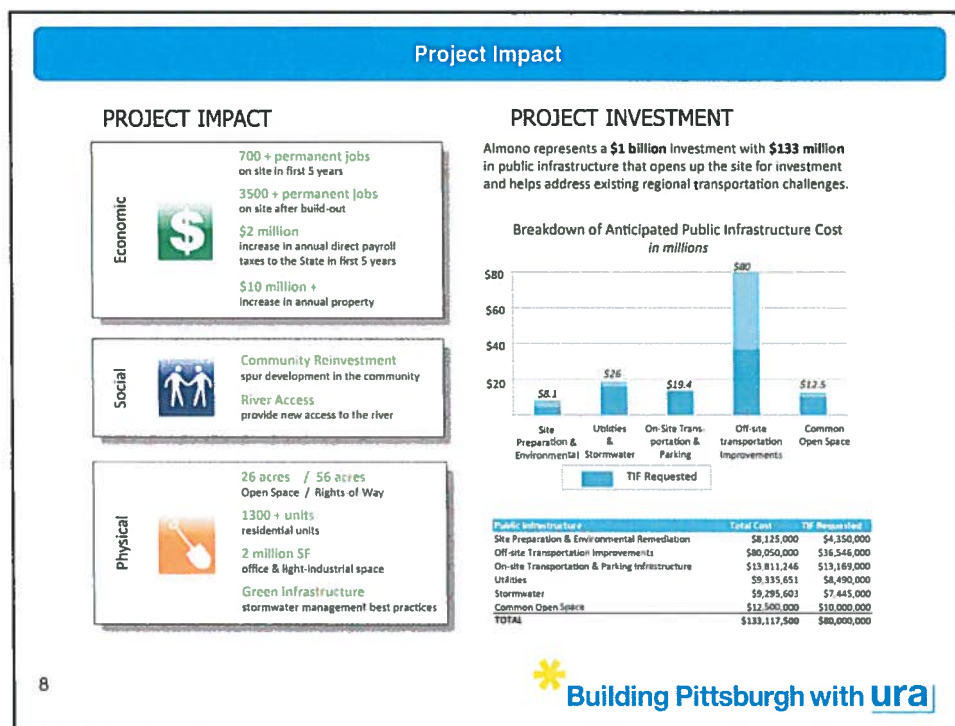


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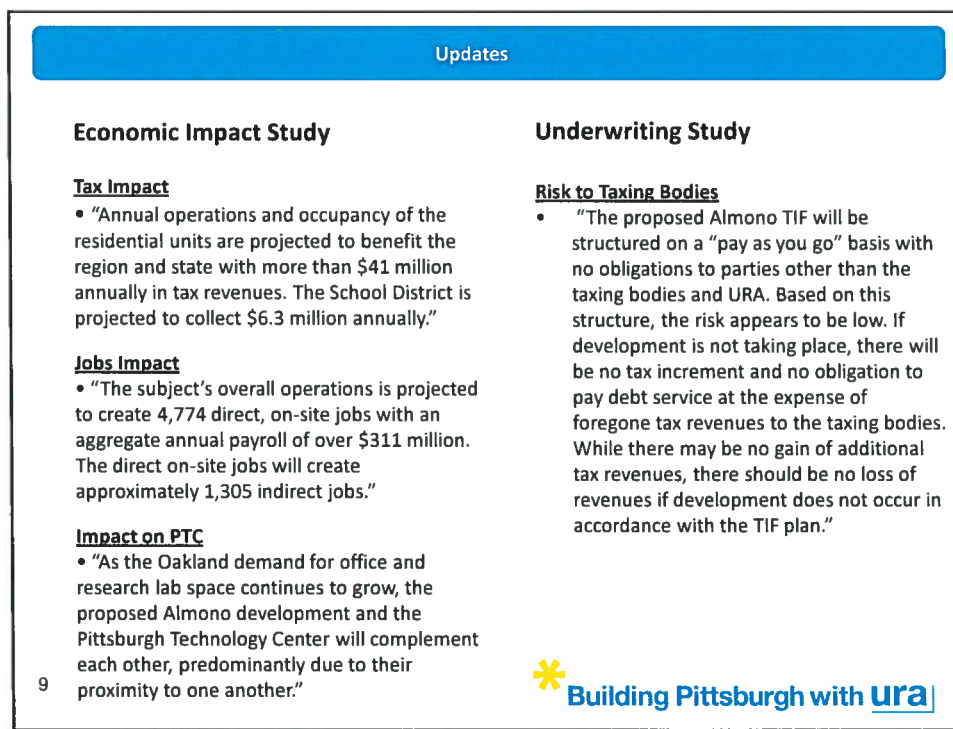
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8



9

We believe the proposed Hazelwood-Almono Project satisfies the School District's criteria for TIF participation

- ☑ "But for" TIF, the Hazelwood-Almono Project would not occur
- ☑ Public infrastructure investment, including offsite improvements
- ☑ Elimination of blight
- ☑ Increased property tax revenue
- ☑ Increased sales tax revenue
- ☑ Creation of new permanent jobs (4,774)
- ☑ Creation of construction jobs (320)
- ☑ Taxing bodies will receive current base taxes in addition to unpledged (35% or more) incremental tax revenues
- ☑ Catalyst for new private investment
- ☑ Re-occupancy of vacant building
- ☑ Attracts residents into City with additional high-wage jobs
- ☑ TIF funds include Real Estate Taxes

10

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Updates

Regulatory Approvals

- Re-Zoning:
 - Preliminary Land Development Plan (PLDP) approved by Planning Commission.
 - Next step: City Council approval of zoning text
- Traffic Plan: Phase I receiving City final approvals

Construction

- Site Grading Prep: recently completed selective site abatement & demolition project
- Rough Site Grading: about to award \$7M in bids for this summer

Development

- Funding:
 - Almono TIF received initial approval of all 3 taxing bodies.
 - Final TIF Plan authorized by URA board on June 13th.
 - \$12M RACP grant request to the Commonwealth

Community Engagement

- Consistent outreach
 - 37 Meetings in the community including 6 large-scale public meetings

11

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Planned Infrastructure

Partial On-Site Infrastructure Map



Partial Off-Site Infrastructure Map



TRAVEL REIMBURSEMENT APPLICATIONS

The following employees have been approved for travel reimbursement:

NAME/LOCATION

EFFECTIVE DATE

Dresmich, Jennifer/CIPD

June 28, 2013

Gordon, Dawn/Westinghouse

September 4, 2012

Ronald Joseph/Operations

June 24, 2013

7/1/13

REPORT OF TRAVEL

June 2013

The following persons have accounted in full for the authorized trips at the expense of the Board (Section 643) and have been reimbursed in accordance with Section 310g of the rules of the Board.

Last Name	First Name	Begin Date	End Date	Purpose	Total YTD	Classification	Destination	Total Cost	Fund	Department
Fearby Jones	Errika	5/21/2013	5/22/2013	LUMA Instit. Human Design		Professional Development	Pittsburgh, PA	1,640.07	010	1000
Fearby Jones	Errika	5/14/2013	5/15/2013	Envisioning Project Site Visits		Official Representative	Boston, MA	479.35	010	1000
Reinhardt	Edward	5/10/2013	5/10/2013	ACHD PODs Training		Professional Development	Allison Park, PA	14.69	010	6303
Hazuda	Sherry	5/14/2013	5/15/2013	Envisioning Project Site Visits		Official Representative	Boston, MA	448.70	010	0100
Rentschler	Alexis	3/6/2013	3/8/2013	Pa. Dept. of Education Conf.		Professional Development	Hershey, PA	39.25	04T	4105
Brant	Chimene	3/6/2013	3/8/2013	Pa. Dept. of Education Conf.		Professional Development	Hershey, PA	283.22	04T	4105
Ballinger	Janice	3/6/2013	3/8/2013	Pa. Dept. of Education Conf.		Professional Development	Hershey, PA	466.75	04T	4105
Kanselbaum	Robin	3/6/2013	3/8/2013	Pa. Dept. of Education Conf.		Professional Development	Hershey, PA	427.50	04T	4105
Hill	Nancy	2/5/2013	2/7/2013	State Interagency Coord Coun		Official Representative	Harrisburg, PA	420.48	15T	5181
Hill	Nancy	3/19/2013	3/21/2013	El Policy Forum		Official Representative	Bedford, PA	500.62	15T	5181
Murphy	Jennifer	5/22/2013	5/23/2013	KDI Convening for Teach. Eff.		Professional Development	Chicago, IL	138.36	16N	1311
Devine-Kepner	Cynthia	4/15/2013	4/17/2013	PAFPC Conference		Parent Involvement	Pittsburgh, PA	425.00	16T	4110
Lippert	Jerri	5/21/2013	5/23/2013	Urban Dist. Leader. Network		Official Representative	Tampa, FL	430.20	17T	4000
Filipowski	Amy	5/21/2013	5/23/2013	Urban Dist. Leader. Network		Official Representative	Tampa, FL	412.17	17T	4000
Ittigson	Robin	5/21/2013	5/23/2013	Urban Dist. Leader. Network		Official Representative	Tampa, FL	327.75	17T	4000
Howells	Kimberly	4/22/2013	4/23/2013	Early Childhood Action Day		Official Representative	Harrisburg, PA	490.21	19T	4801
Rychcik	Carolyn	5/20/2013	5/23/2013	ELECT Statewide Training		Granting Agency Required	Harrisburg, PA	1,178.32	24T	4000
Conley	Mary Jane	5/13/2013	5/13/2013	Mand. Fiscal Auditing for S.E.		Official Representative	Harrisburg, PA	298.24	28V	5544
Conley	Mary Jane	5/7/2013	5/11/2013	Urban Collaborative Meeting		Official Representative	San Diego, CA	913.20	28V	5544
Asti	Susan	5/7/2013	5/11/2013	Urban Collaborative Meeting		Official Representative	San Diego, CA	1,049.96	28V	5544

10,384.04

Summary of Expenditures by Fund:

Expenses Paid from Fund 010 & 500 2,582.81
 Expenses Paid from Fund 618, 620 & 622 (Site Based Fund) 0.00
 Federal and Other Funds 7,801.23
 Total Expenditures 10,384.04