

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, SEPTEMBER 10, 2015  
AT THE DAVID L. LAWRENCE CONVENTION CENTER  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:35 A.M. E.S.T

A meeting of the Board of Directors of the Sports & Exhibition Authority of Pittsburgh and Allegheny County (the "Authority") was held upon proper notice in Room 333 at the David L. Lawrence Convention Center in Pittsburgh, PA 15222, on Thursday, September 10, 2015 commencing at 10:35 A.M. E.S.T.

Members of the Authority

Present: Senator Wayne Fontana, Chairman  
Jill Weimer, Member  
Reverend John Welch, Member  
Sala Udin, Member

Absent: Michael Dunleavy, Vice-Chairman  
Councilman Dan Gilman, Member  
Councilman James Ellenbogen, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rosemary Carroll, Taylor Blice, Rifat Qureshi, Christina Lynch, Tom Ryser, Theresa Bissell, Michael Beasley, and Allison Botti of the Authority; Morgan Hanson, Solicitor; Tim Muldoon, Ryan Buries, Linda Mihalic, and Conor McGarvey of SMG; George Meehan of LEVY; Mark Belko, reporter, Pittsburgh Post-Gazette; Chris Hunter, Pittsburgh Associates; Fredrick Winkler, architect.

Senator Fontana called the meeting to order with the Pledge of Allegiance, followed by a roll call of the Board Members. Mr. Hanson confirmed that Mr. Udin was attending via telephone and that he could hear the other Board Members and the Board Members could hear Mr. Udin. It was determined a quorum was present. Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the Board. Hearing none, he

moved to the next order of business. The meeting continued with approval of minutes from the meeting on August 13, 2015. A motion was made, seconded, and unanimously approved.

Senator Fontana addressed new business with the first item on the agenda, a request for authorization to approve a change order with Wiss, Janney, Elstner Associates, Inc. in an amount of \$21,056, billed based on hourly rates, for additional services for roof evaluation and testing.

Ms. Linda Mihalic explained that in November 2014, the Board approved an agreement with Wiss, Janney, Elstner Associates (WJE) for Phase I services for evaluation of the building envelope in a total amount of \$49,405, specifically the ballast and concrete roofs. Phase I included an evaluation of existing roof leak issues in both the ballast and concrete roof systems and options for repair or replacement. WJE's initial investigation and evaluation included the review of structural and architectural drawings in eleven locations and production of a matrix summarizing the ease of field testing, priority repair, and potential for isolated repairs to be made. WJE presented the analysis to the SEA and SMG. Following the presentation and discussion, WJE was directed to conduct field testing in six locations. Using industry guidelines, WJE conducted systematic water and filtration testing and monitored from the building interior to determine the locations and nature of water and filtration during the testing. Sections of concrete topping slab were removed by a contractor in select areas to permit inspection of concealed conditions. All concrete was patched after testing was completed. The change order entails additional unforeseen consultant hours incurred when performing the field testing evaluation and reporting of results. Going forward, a request for proposals will be issued for design of repair or replacement work to be completed as Phase II of the roof project.

Senator Fontana called for any questions from the Board. Hearing none, a motion was moved, seconded and unanimously carried. The following resolution was approved:

**RESOLUTION NO. 5346**

Resolved by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to approve a change order with Wiss, Janney, Elstner Associates, Inc. in an amount of \$21,056, billed based on hourly rates, for additional services for roof evaluation and testing; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana introduced the next item, which was a request for authorization to approve a final change order with CPS Construction Group in an amount of \$14,342, to be billed based on unit pricing, for additional surface repairs to concrete topping slab in the DLCC parking garage.

Ms. Mihalic explained the two-level Convention Center parking garage is composed of a steel frame and structural precast concrete beam system with a two-inch concrete topping slab. The garage has been undergoing routine repair and maintenance, pursuant to a contract with CPS Construction Group (CPS), which the Board authorized in August of 2014. The work is now substantially complete. The change order work consists of additional patching and crack repair on both levels of the garage. None of the repairs are structural in nature but they are necessary to protect the integrity of the driving surface and prevent infiltration of water and salt from cars to the substructure. The repairs fall into two categories: The first is unit price surface repairs as part of the garage sealant project. The contract includes specific quantities for patching and repair, as

well as prices for additional work not foreseen when the engineer developed the bid document. The second is unit price service repair for the waste water sump electrical upgrade project. An area of the concrete slab on the lower level was removed for installation of conduit and wiring during the waste water sump electrical upgrade project. CPS performed the repair to the slab and sealant for consistency. The engineer of record, Thornton Tomasetti, reviewed the change order request, verified the unit price repair quantities and confirmed that the pricing is fair.

Senator Fontana called for any questions from the Board. Hearing none, a motion was duly made, seconded and unanimously carried. The following resolution was approved:

#### **RESOLUTION NO. 5347**

Resolved by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to approve a final change order with CPS Construction Group in an amount of \$14,342, to be billed based on unit pricing, for additional surface repairs to concrete topping slab in the DLCC parking garage; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana introduced the next item, authorization to contract with: NCR Corporation in a lump sum amount of \$74,816 for a concession-stand point-of-sale system for stands A2, B, C, D, and E; and Ping HD, LLC in a lump sum amount of \$38,375 for a digital menu board system for stands A2, B, C, D, and E.

Mr. George Meehan of Levy explained that this item is in conjunction with a previous request approved by the Board at the August board meeting for renovation of and equipment for Concession Stand B. The present request is for the purchase of a point-of-sale system and digital

menu board system, for all operating concession stands and remote locations. Levy currently does not have an integrated point-of-sale system and all transactions are reconciled manually at the end of each day. As for visual pricing in the stand, static menu boards are used and reprinted annually which limits flexibility in regard to menu items and pricing. The new point-of-sale system, a computerized cash register system that tracks sales, inventory, real time pricing and will increase efficiencies in security high-speed credit card processing, accuracy through computerized centralized reporting and provide perpetual inventory management. The point-of-sale system together, with digital menu boards, will allow dynamic pricing, better marketing and a state-of-the-art look to the stand, which will provide for better guest experiences. On July 1, 2015 a request for proposal for hardware/software equipment solutions for the point-of sale project needs was issued and advertised in the Pittsburgh Courier, Pittsburgh Tribune Review and on the SEA website. Proposals were received on July 30, and staff from Levy, SMG and the Authority reviewed proposals. A short list was developed for interviews. NCR Corporation and Appetize were invited to present their product and systems to the review committee. The committee evaluated the proposals and recommended NCR to the Board as the best fit for the concession operations at the DLCC. Reasons for the recommendation of the NCR point-of-sale system include: the life expectancy of the product (8-10 years), the durability of the product, and that the product has the option to be plugged into permanent stands or used wirelessly. The NCR units also have integrated printers and magnetic strip readers, which means the unit has fewer moving parts, making it more mobile. There is a one-year warranty on all NCR products. Currently, other Levy venues have contracts with NCR, which include Philips Arena in Atlanta, EverBank Field in Jacksonville, the Moda Center in Portland, the Staples Center in Los Angeles, as well as the Citrus Bowl Stadium in Orlando.

On July 14, 2015 a request for proposal for a hardware/software equipment solution for digital menu board needs was made available and advertised in the Pittsburgh Courier, Pittsburgh Tribune Review and on the SEA website. Proposals were received from Allure Global, Ping HD, LLC, and Visual Graphics Systems by the deadline of July 28, 2015 from. Ping HD, LLC submitted the lowest price proposal at \$38,375. Levy and SMG found the proposal to represent a suitable solution at the Convention Center. The equipment for the contract comes with a 3 year warranty and has 19% MBE participation.

Senator Fontana asked if there were any questions from the Board. Ms. Weimer asked if the software updates with the point-of-sale system will be included in the cost or if they will be a separate cost. Mr. Meehan replied that any updates will come through the service agreement which will be paid for from the Levy operating budget.

On a motion duly made, seconded and unanimously carried. The following resolution was approved:

**RESOLUTION NO. 5348**

Resolved by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to contract with: NCR Corporation in a lump sum amount of \$74,816 for a concession-stand point-of-sale system for stands A2, B, C, D & E; and Ping HD, LLC in a lump sum amount of \$38,375 for a digital menu board system for stands A2, B, C, D & E; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana introduced the next item, which was an authorization to enter into contracts with Deckman Control Systems in a lump sum amount of \$112,000 for replacement of

the waste water treatment plant controls system and a five-year service/support contract in a lump sum amount of \$20,580.

Mr. Ryan Buries explained that as part of its 2015 budget recommendations, Veolia Water, the third party operator of the waste water treatment plant, listed the controls replacement as a priority. The current controls system is original to the construction of the plant and has reached the end of its useful life. Currently, when existing controls do not operate or function properly, the DLCC must switch to the city water supply which increases monthly utility bills. The controls are becoming increasingly less reliable over the past year. This proposed upgrade will allow for automated control of the waste water treatment plant from locations within the plant itself at any computer connected to DLCC intranet and from specified points outside of the DLCC. Veolia operators will have access via a secure connection in order to address alarms more efficiently. SMG and the Authority IT Staff have been involved in the process and will remain so in order to ensure security of the network and remote connections. There is also a green component to this upgrade, which is the installation of variable frequency drives or VFDs on the aeration blowers. These blowers currently run at 100% power consumption all of the time. The VFDs will allow them to run at reduced power based on a number of factors that will automatically be analyzed by the software, thus reducing overall energy consumption of the waste water plant by approximately 50,000 kilowatt-hours per year. Additional meters and data points will be installed in order to give a clearer picture of exactly what is happening in the plant and in order to inform operational decisions based on the data. Apex Engineers was hired in the fall of 2014 to prepare a request for proposal and design packages for the project. An RFP seeking a hardware and software package solution to the project needs was issued in May of 2015. The project was advertised in the Pittsburgh Courier, Pittsburgh Tribune and was

advertised on the SEA website. A pre-proposal meeting was held on May 13, 2015 with three companies in attendance. Proposals were received from: Deckman Control Systems, Automated Logic Contracting Services, and Veolia. A review committee was comprised of staff from SMG, and the Authority. Apex reviewed proposals and developed a short list of Deckman Control Systems and Automated Logic. Interviews were conducted with both companies and revised proposals were received on August 27<sup>th</sup>. Based on the lower upfront cost, lower annual service fees, and 27% MBE and 6% WBE participation, the committee unanimously recommended Deckman at a cost of \$112,000. The project will begin upon approval and execution of the contract, and it includes a two-year warranty on equipment. It is expected that with proper maintenance, the system will effectively operate the waste water treatment plant for 15 to 20 years. The service contract will begin upon completion of the installation. The five-year support contract, at a cost of approximately \$4,000 annually, includes software and firmware updates, guaranteed response times, one week of onsite system health checks and updates each year, and emergency on-site support.

Senator Fontana inquired if there were any questions from the Board. Reverend Welch asked if we know how much we had to pay in utilities for the use of city water system when the controls became unresponsive. Mr. Buries replied he had the information, but needed to review the reports and respond with the utility costs. Reverend Welch said he recalled that Deckman Control Systems was authorized to work in the building in the past. Mr. Buries responded that when bids were requested for the building automation system, which controls the HVAC throughout the building, Deckman was the successful bidder. The building automation system is an Alerton-based, and has a proprietary software system. Deckman is an authorized Alerton dealer and it provided a solution for that project. SMG entered into two contracts. The first



contract was for software upgrades to bring the building's system current on the Alerton software, together with a service agreement for ongoing maintenance so that the systems does not fall behind on software upgrades. Deckman also upgraded the "front-end," of the system to provide controls of the climate of the building. The second contract with Deckman provided for certain interim updates for control upgrades that are Alerton-based. One controller is located in the hall behind the board meeting room which was approved by a change order approved earlier this year. This project is independent of the other projects. Deckman went through the RFP process; there were no advantages to them having been in the building except for some institutional knowledge. However, they presented the best solution for the waste water plant controls project based solely on this RFP. Senator Fontana asked if the two-year warranty in the service contract also included warranty on parts. Mr. Buries replied there is a two-year warranty on parts and the service contract will provide for a calibration of the additional meters on a regular annual basis. Deckman will spend five days onsite each year to ensure the information is recorded correctly. This contract is the same model of the service and support contract for the HVAC controls only it is on a smaller scale.

On a motion duly made, seconded and unanimously carried. The following resolution was approved:

## RESOLUTION NO. 5349

Resolved by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into contracts with Deckman Control Systems in a lump sum amount of \$112,000 for replacement of the waste water treatment plant controls system and a 5 year service/support contract in a lump sum amount of \$20,580; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the final item under North Shore Riverfront Park, which was an authorization to enter into an agreement with All Purpose Cleaning Service, Inc. in a lump sum amount of \$7,753 for stainless steel maintenance at the WWII Memorial, paid for from the WWII Memorial Fund.

Mr. Taylor Blice explained that in December of 2013, the World War II Memorial was dedicated at the North Shore Riverfront Park. The memorial ownership was transferred to the Authority in July of 2015. A maintenance fund of \$315,000 was part of the transfer agreement. The maintenance fund is for capital and maintenance care of the memorial, including snow removal, landscaping, general cleaning and stone repair, among other things. In the fall of 2014, Authority staff noticed some rust- like discoloration on a few of the stainless steel spires. Bunting Graphics, Inc., the fabricator of the spires, had provided a one-year warranty which included the stainless steel. The warranty expired in December of 2014. The Authority did not have recourse under warranty because it does not cover discoloration caused by natural airborne contamination that cannot be discernable within ten feet. In 2015 the instances of rust, discoloration on the spires increased to the point of needing to be cleaned. Bunting Graphics was

notified and they recommended a yearly maintenance routine to remove the rust appearance. Authority staff requested quotes for the stainless steel cleaning from four contractors. Three bids were received with All Purpose Cleaning Service, Inc. being the low bidder. The project will be paid for by the World War II Memorial Maintenance Fund. The project is 100% MBE participation.

On a motion duly made, seconded and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5350**

Resolved by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into an agreement with All Purpose Cleaning Service, Inc. in a lump sum amount of \$7,753 for stainless steel maintenance at the WWII Memorial, paid for by the WWII Memorial Fund; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Finishing new business, Senator Fontana asked if any members of the audience would like to address the Board or if there were comments from the Board Members. There being no comments or business, Senator Fontana asked for a motion to adjourn. Upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 10:53 A.M.

  
Mary Conturo  
Assistant Secretary

