

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, NOVEMBER 8, 2018
AT THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:42 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 the DLCC Executive Board Room in Pittsburgh, PA 15222, on Thursday, November 8, 2018 commencing at 10:42 A.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman
Councilman Anthony Coghill, Member (via phone)
Michael Dunleavy, Member
Councilman Nicholas Futules, Member
Sala Udin, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rosemary Carroll, Rifat Qureshi, Sharon Mink, Simona Loberant, Rachel Cohen, Maggie Pike and Mackenzie Caldwell of the Authority; Morgan Hanson, Solicitor; Clarence Curry of CF3 Management; Tim Muldoon, Ryan Buries, Conor McGarvey and Kevin Mielcarek of SMG; J. J. McGraw of the Pittsburgh Pirates; Mark Belko of the Pittsburgh Post-Gazette; and Frederick Winkler, architect.

Senator Wayne Fontana called the meeting to order with the Pledge of Allegiance. Mr. Morgan Hanson followed with a roll call of the Board Members. Mr. Hanson advised that a quorum was present.

Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the Board. Seeing none, he moved to the next item on the agenda, approval of the minutes from the meeting of October 11, 2018. A motion was made, seconded and unanimously approved.

Senator Fontana continued on to the next item on the agenda under David L. Lawrence Convention Center, authorization to enter into an agreement with Schultheis Electric in a lump sum amount of \$19,995 for supplemental heating in the East Lobby.

Mr. Kevin Mielcarek explained that the DLCC's East Lobby has been historically difficult to keep warm during the winter months due to the large amount of exterior glass, chimney effect of the escalators, front entrance vestibule doors opening often, and the height of the ceilings. The addition of furniture and the Visit Pittsburgh Welcome Center in the East Lobby has transformed it from a mostly transient space to a gathering spot for attendees and visitors. With this change in usage, it is more important that the temperature is comfortable. Advantus Engineers was engaged, via the existing open-ended mechanical, electrical and plumbing contract, to evaluate options for addressing this concern. Advantus provided several options at different levels of capital investment. After a review of the options and cost estimates, Advantus and SMG recommend radiant heat panels as the most cost-effective option.

This project was advertised on the SEA website. The project drawings and specifications were also sent directly to six contractors including two MBE firms. Three quotes were received from Schultheis, Ferry and Sargent, with Schultheis Electric being the lowest responsible quote.

Upon approval and execution of the agreement, work will begin in December 2018 with a target completion of January 5, 2019. There is a one-year warranty on parts and labor.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5575

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 Schultheis Electric in a lump sum amount of \$19,995 for supplemental heating in East Lobby; 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 enter into an agreement with Nathan Contracting, LP in a not-to-exceed amount of \$42,615 for exterior concrete repairs and caulking.

Mr. Mielcarek explained that the DLCC's exterior concrete sidewalks, driveways and joints have areas in need of repair. Cracked and spalling concrete as well as joint material wear is becoming evident. Wiss, Janney, Elstner Associates, Inc was contracted to identify all of these areas and recommend the correct repairs in a bid set of documents. Completing the repairs now will extend the life of the existing concrete and ensure safe pathways for pedestrians and vehicles visiting the DLCC. This is the first phase of a multi-phase project.

The public bid was advertised in the Pittsburgh Post-Gazette, the New Pittsburgh Courier and on the SEA website. The project manual was also sent directly to 28 contractors. A non-mandatory pre-bid meeting was held on October 16, 2018 with five companies in attendance. Four bids were received with Nathan Contracting, LP being the low responsible bid for base bid #1, #2 and alternate #1.

The project scope was detailed with two base bids and four alternates so that we could select the specific areas within the allotted budget.

Upon approval and execution of the agreement, work may begin in December 2018 with a target completion of September 1, 2019. There is a one-year warranty for both material and labor.

There is 25% MBE participation with Shaka, Inc. for concrete repairs and 10% WBE participation with Dream City Trucking and Flagging, LLC for traffic protection.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5576

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 Nathan Contracting, LP in a not-to-exceed amount of \$42,615 for exterior concrete repairs and caulking; and further that the proper officers and agents of the Authority are authorized and directed 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 under North Shore Garage, authorization to issue a final change order with Pullman SST, Inc. in a lump sum amount of \$37,075 for additional quantities and repair of unforeseen conditions with respect to the garage.

Mr. Doug Straley explained that this Board action relates to garage repairs at the North Shore Garage.

In February 2018, the Board approved a contract with Pullman SST, Inc. to do various concrete and sealant repairs at the garage. Over the course of the project, there were several change orders due to unforeseen conditions or additional quantities that were identified during the project.

O & S Associates, the Authority's inspection engineer, evaluated each request both for eligibility and pricing. They recommend approval of this change order.

The work is complete except for the top deck traffic topping. This is a final change order for this contract.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5577

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a final change order with Pullman SST, Inc. in a lump sum amount of \$37,075 for additional quantities and repair of unforeseen conditions with respect to 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 under Heinz Field, authorization to reimburse PSSI Stadium Corporation in a not-to-exceed amount of \$10,727 from the Heinz Field Capital Reserve Account for additional fire protection piping repairs.

Mr. Straley explained that in May 2018, the Board authorized a reimbursement to PSSI for fire protection piping repairs. It was for replacement of the mains in the main level, the club level and the lower suite level. It was estimated that the amount of pipe to be repaired at that time was approximately 1,991 lineal feet. During the project, however, it was determined that there were certain branch lines that connected to the main lines that were in need of repair in order to make the system function properly.

SEA staff did routine visits during this project to verify the necessary work that was done and the additional quantities that were done as well. That resulted in this change order for \$10,727.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5578

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse PSSI Stadium Corporation in a not-to-exceed

amount of \$10,727 from the Heinz Field Capital Reserve Account for additional fire protection piping repairs; 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 under PPG Paints Arena, authorization to reimburse the Pittsburgh Penguins \$1,393,522 from the PPG Paints Arena Capital Reserve Fund for replacement of Internal Protocol Television (IPTV) system, projectors, sound board, and mux/demux equipment.

Mr. Straley explained that, as part of the Authority's Lease Agreement with the Pittsburgh Penguins, they can request certain projects be funded from the PPG Paints Arena Capital Reserve Fund.

Earlier this year, the Penguins informed the SEA of four technology projects that they were seeking reimbursement from the Fund. These projects include the Internet Protocol Television (IPTV) system, which controls all of the approximately 900 TVs in the arena, turning them on and off, broadcasting games, displaying food service menus and emergency announcements, all through one system. Second item is a new sound board. Third item is mux/demux equipment, which takes the broadcast transmission and translates it to the different broadcast companies that broadcast the game. Fourth item is purchase of four projectors. All of these items were original purchases to the arena when it opened in 2010.

The Penguins requested \$1.874 million in reimbursement for these four items.

As part of our process, the SEA staff and the technology consultant hired by the SEA, Anthony James Partners (AJP), reviewed this request. Upon conclusion of the review by AJP, it was determined that the Authority's responsibility was only \$1.39 million, which is approximately \$400,000 less than the amount of the original request.

After discussions with the Penguins and their consultants, the Penguins have agreed to accept the Authority's recommended amount for these four projects.

There were no existing warranties that still applied to these items. The new warranties will be one year on the IPTV and the projectors, four years for the sound board, and two years for the mux/demux.

Although most of this purchase is equipment-related, there is approximately \$99,000 in installation costs. The Penguins have agreed to use Emerald Electric, an MBE firm, to do the installation work, which represents approximately 33% of the non-equipment purchase of this scope of work.

Senator Fontana asked if there were any questions from the Board.

Councilman Futules asked if reimbursement indicates that the Authority actually writes the Penguins a check or if the amount is deducted from their rent.

Mr. Straley explained that once the project is completed and all the necessary documentation is provided, the Authority writes them a check.

Senator Fontana further explained the process in that the Penguins get estimates first, and then the Authority's consultant checks the estimates.

Mr. Straley said that the process happens in two steps. The first step is to determine whether or not the project is eligible for reimbursement. Once the project is determined eligible, the Penguins would then get quotes for the project and the Authority's consultant would then review the quotes.

Senator Fontana asked if there were any further questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5579

RESOLVED by the Board of the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse the Pittsburgh Penguins \$1,393,522 from the PPG Paints Arena Capital Reserve Fund for the replacement of Internal Protocol Television (IPTV) system, projectors, sound board, and mux/demux equipment; and further that the proper officers and agents of the Authority are authorized and directed to take all action and execute such documents as are related and proper to effectuate the terms of this Resolution.

The next item was public participation, and Senator Fontana asked if anyone in the audience desired to address the Board.

Mr. Sala Udin asked that the record show a positive vote from him for items A through D.

There being no additional 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 10:54 A.M.


Mary Conturo
Assistant Secretary