

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, NOVEMBER 13, 2014
AT THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:33 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 of the David L. Lawrence Convention Center in Pittsburgh, PA 15222, on Thursday, November 13, 2014, commencing at 10:33 A.M. E.S.T.

Members of the Authority

Present: Senator Wayne Fontana, Chairman
Michael Dunleavy, Vice-Chairman
Councilman Dan Gilman, Member
Sala Udin, Member
Reverend John Welch, Member

Absent: Councilman James Ellenbogen, Member
Jill Weimer, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rosemary Carroll, Rifat Qureshi, Taylor Blice, Theresa Bissell, Christina Lynch and Allison Botti of the Authority; Clarence Curry of CFC-3; Tom Ryser of TPR, LLC; Fielding Vaughn, Bryan Wasyluk, Conor McGarvey, Kevin Fonner, Ryan Buries, and Linda Mihalic of SMG; Morgan Hanson of Cohen & Grisby; Mike Barnard of Oxford Development; Chris Hunter of Pittsburgh Associates; Frederick Winkler, architect; Tom Fontaine of Pittsburgh Tribune-Review; and Mark Belko of Pittsburgh Post-Gazette

Senator Fontana called the meeting to order with the Pledge of Allegiance, followed by a roll call of the Board Members. Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the Board. Hearing none, the meeting continued with the approval of minutes from the meetings of October 9, 2014. A motion was made, seconded, and unanimously approved.

Senator Fontana began new business with the first item on the agenda, a request for authorization to enter into an agreement with Wiss, Janney, Elstner Associates, Inc. for Phase I services in an amount

not-to-exceed \$29,405 to be billed at hourly rates based on actual hours spent, plus expenses, for evaluation of the building envelope, and an allowance in the amount of \$20,000 based on actual time and material to perform the physical investigation and testing.

Linda Mihalic, the director of engineering for SMG at the Convention Center, explained that outside of the center's signature sloped roof, the convention center has more than 240 square feet of flat roof areas which include about 98,000 square feet of traditional ballasted roofs and about 80,000 square feet of public concrete terraces. Over the past several years, building envelope projects have included evaluation and repair of various flat roofs. While these projects have addressed issues related to specific localized conditions of both the ballasted roofs and concrete terraces, continued water infiltration issues indicate that further investigation and repairs are required.

The decision was made to engage the services of a building envelope consultant and approach the remediation in two phases. Phase I includes an engineering evaluation, including flood testing and inspection openings, and a summary report with recommendations for corrective actions. This work will be billed on a time and material basis. Phase II (which is not being authorized at this time) will be to develop plans and specifications for remediation work.

The RFP was issued on August 20, 2014 and advertised in the Tribune Review and the Courier, posted to the SEA website and distributed to a list of 22 consultants including four MBE/WBE firms. Five proposals were received from teams made up of local and national consultants. Upon review by the project team, two firms, Wiss, Janney, Elstner and Structure Tec, were brought in for a scope review. Wiss, Janney, Elstner was selected based on their expertise, project approach and proposed fees. WJE has successfully completed several structural assessments at the Convention Center, giving them extensive experience with the facility in general, including our flat roof systems.

Following award, WJE will immediately begin their inspection, field testing, and developer report for submission in January. The project team will review the recommendations and work with the consultant to develop a plan of action to proceed to Phase II. The estimated MBE/WBE participation for Phase I is 12%.

Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5266

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 Wiss, Janney, Elstner Associates, Inc. for Phase I services in an amount not-to-exceed \$29,405 to be billed at hourly rates based on actual hours spent, plus expenses, for evaluation of the building envelope, and an allowance in the amount of \$20,000 based on actual time and material to perform the physical investigation 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 DeGol Carpet in a lump sum amount of \$26,878 related to extra work due to unforeseen field conditions.

Ms. Mihalic explained the contract for the first segment of the flooring replacement work at the Convention Center was bid in 2013 and awarded to DeGol Carpet. The scope of Phases 1, 2 and 2a, which is now substantially complete, entailed carpet replacement in the East and West Lobbies, 2nd floor prefunction area, 3rd floor north prefunction area, Ballroom, Pedestrian Bridges; and flooring replacement with new stainless steel walkoff mats in the East Lobby, West Lobby, and Parking Garage vestibules. This change order addresses unforeseen field conditions encountered during construction. All change order work was monitored and reviewed by SMG. Pricing was reviewed by SMG and the architect, GBBN.

The change order consists of three category items. The first item was additional subfloor preparation. The contract drawings included irregularities on the surface of the concrete subfloor, and the bid form also included unit pricing for additional grinding and crack filling that were unforeseen at bid time. The subfloor condition was reviewed by Thornton Tomasetti, the structural engineer of record, and found to be aesthetic issues only. No structural deficiencies were found. The additional subfloor preparation amounts were reviewed and approved by SMG prior to completion by the contractor. The

change order amount was calculated using the unit pricing reflected in the DeGol Carpet bid and included in the contract.

The second item discussed was door repair. Door closers at one Ballroom entrance door and one West Lobby vestibule door were found to be leaking hydraulic fluid and needed to be replaced. Additionally, steel pivots on several Ballroom doors, East Lobby and West Lobby doors were found to be bent and needed to be replaced. DeGol performed the necessary repairs through a subcontractor, Eastern Door Controls. The cost was reviewed by SMG and determined to be reasonable.

Item three of the change order was prefunction wall railings. When the carpet was removed from the 2nd and 3rd floor prefunction areas, several mounting plates for the posts and railings along the glass walls were found to need routine repairs. DeGol undertook this work through a subcontractor, Mendel Steel. The cost was reviewed by SMG and determined to be reasonable.

R&D Creations, a WBE subcontractor to DeGol Carpet, provided the entirety of the subfloor preparation work for 64% of the change order cost. This results in overall participation percentages of 16% WBE and 8.6% MBE.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5267

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 DeGol Carpet in a lump sum amount of \$26,878 related to extra work due to unforeseen field conditions; 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, a request for authorization to approve an amendment with Trane U.S., Inc. in a lump sum amount of \$3,325 to prepare one \$1,500-ton centrifugal chiller for long-term storage.

Ms. Mihalic explained that the chilled water plant at the David L. Lawrence Convention Center was sized for a maximum cooling design load for the building and a 500-room hotel. The plant included four (4) Trane centrifugal chillers, each with a rated cooling capacity of 1,500 tons. The plant has been operating at low loads due to the fact that proposed convention center hotel was not constructed, resulting in unanticipated wear and tear on the chillers. In the summer of 2013, field investigations determined that all four chillers had open rotor bars, a condition that causes imbalanced motor rotation and can lead to equipment failure. In early 2014, Chillers #1 and #2 were reconditioned and brought back into service, and a new 750-ton chiller was installed in the plant with a variable frequency drive to accommodate low loads. Trane U.S. Inc. performed the reconditioning work, manufactured the new chiller, provided the controls systems upgrade for the chilled water plant, and most recently replaced and installed a new chilled water circulation pump controller.

Chiller #3 remained in place with its power supply locked out, and Chiller #4 was removed to accommodate the installation of the 750-ton chiller. Chiller #3 is not needed for current building operations but can be reconditioned to provide chilled water if a convention center hotel is constructed in the future. The most cost-effective way to take the chiller out of service for long-term storage is to disconnect the power supply, evacuate the refrigerant, drain the oil, and fill the unit with gaseous nitrogen. This will keep out moisture, prevent corrosion from forming, and eliminate periodic maintenance that would be otherwise needed. The condition of the chiller will be monitored by Trane through its service contract with Veolia Energy, the operator of the chilled water plant. Veolia Energy reviewed the scope and quote for the change order work, and are in agreement with the recommendation.

RESOLUTION NO. 5268

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 Trane U.S., Inc. in a lump sum amount of \$3,325 to prepare one 1,500-ton centrifugal chiller for long-term storage; 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 next item, a request for authorization to issue a change order with Mendel Steel and Ornamental Iron Company in a lump sum amount of \$1,925 to furnish and install a stiffening rod on the handrail extensions of catwalks in the exhibit halls.

Mr. Buries stated that in January 2013 the Board authorized a contract with Mendel Steel to furnish and install handrails on select catwalks in the exhibit halls, which provide Convention Center personnel better access to the mechanical equipment above the banana roof in the halls. Substantial completion of the catwalk handrails occurred in March 2014. In May 2014, the Board approved a change order to add a small extension at the top of each catwalk. Through the course of use it was determined that the extension on the X14 catwalk had an unacceptable amount of sway, which over time could have compromised the connection points. Thornton Tomasetti, the design engineer, provided a design for a stiffening bar to reinforce the connection and eliminate the sway.

This change order is for Mendel Steel to furnish and install stiffening bar. Thornton Tomasetti reviewed the submitted change order proposal and agreed that it is a reasonable price for the work required. Mendel Steel is a 100% WBE certified company.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5269

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a change order with Mendel Steel and Ornamental Iron Company in a lump sum amount of \$1,925 to furnish and install a stiffening rod on the handrail extensions of catwalks in the exhibit halls; 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 next item, a request for authorization to enter into an agreement with Encotech Inc. in a lump sum amount of \$6,925 for removal and replacement of carbon filter media.

Mr. Buries explained that the waste water treatment plant through its process provides approximately 5.2 million gallons, or 36% of the annual usage, of water to the Convention Center for use in all restrooms, for toilets and urinals only, each year. Part of the treatment process includes four 1,000 pound carbon absorbers. All of the treated water is processed through these filters to remove any remaining impurities and/or tinting. The carbon is approaching three years old, and based upon the design application and process control has utilized its adsorptive capacity in accordance with the design life expectancy.

A notice was posted on the Authority website soliciting quotes for the removal and replacement of the spent carbon. Additionally, Veolia personnel solicited quotes from four service providers to complete this work and Encotech provided the lowest proposal.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5270

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 Encotech Inc. in a lump sum amount of \$6,925 for removal and replacement of carbon filter media; 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 next item, a request for authorization to ratify a change order with Trane U.S., Inc. in an amount of \$11,996 for parts and field support for the repair of a custom Air Handling Unit that services Concourse B. Also, authorization to reimburse SMG in an amount not-to-exceed \$2,400 for labor associated with this repair.

Mr. Buries explained that the HVAC system at the convention center provides heating and cooling throughout the building. There are 47 air handling units in the building, all of which were originally supplied by Trane. Recently it was discovered that a bearing on the unit that supplies conditioned air to Concourse B broke. The result of this bearing break was a misaligned shaft rotating and

causing damage to the unit from the inside out. This is a custom sized unit; therefore the proprietary replacement parts are available only from Trane. Although Convention Center steamfitters will execute the repairs, in order to ensure proper installation and compliance with parts warranty requirements field support from Trane technicians is required.

Due to unique sizing, in-house labor and limited availability of parts, this is a sole-source contract. This unit was installed during the original construction process, and there are no remaining applicable warranties.

This is a second change order to the previously authorized one from this meeting, and that was due solely to the timing of the discovery of this damage, that they weren't combined into one change order.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5271

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby ratify a change order with Trane U.S., Inc. in an amount of \$11,996 for parts and field support for the repair of a custom Air Handling unit that services Concourse B. Also, authorization to reimburse SMG in an amount not-to-exceed \$2,400 for labor associated with this repair; 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 next item, a request for authorization to issue a change order with CPS construction Group in a lump sum amount of \$5,200 to install joint sealant in a sample area at the Convention Center Riverfront Plaza.

Mr. Ryser explained that the Convention Center Riverfront Plaza is the section of the riverfront in front of the convention center that runs from the 9th Street Bridget to 11th Street. The relieving platform is the portion of the plaza at the foot of the convention center water feature that extends out above the river and provides docking for vessels such as the Gateway Clipper Fleet. This relieving platform is comprised

of a structural concrete deck supported by pipe piles and then stone aggregate placed on top of the structural deck and then the decorative concrete topping slab is on top of the stone aggregate.

Over time a condition has developed which allows the surface water to seep through the joints of the decorative topping slab into the stone aggregate. This water then seeps out of the longitudinal joint between the structural slab and topping slab. This resulting moisture increases maintenance costs by allowing the formation of algae in the summer and ice in the winter. The proposed work is to seal the joints in a test area to determine if the water released through the topping slab is decreased. CPS is currently on site for concrete sealer work in the Convention Center garage and they could install the test area prior to winter conditions so that the area can be monitored over the winter and early spring. If this procedure is effective, the remainder of sealing the joints and the entire relieving platform would be procured through a public bid process.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5272

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a change order with CPS Construction Group in a lump sum amount of \$5,200 to install joint sealant in a sample area at the Convention Center Riverfront Plaza; 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 next item, a request for authorization to issue a change order with Wiss, Janney, Elstner Associates, Inc. in an amount not-to-exceed \$7,500 to be billed at hourly rates for actual time spent, plus expenses, for professional services related to condition survey, bid specifications and construction inspection of the North Shore Garage brick façade.

Mr. Blice stated that in July 2014 Alco Parking and Authority staff noticed some small pieces of brick on the ground. Through visual inspection it was observed that the small pieces of brick originated from bricks on the first twelve feet of the North Shore Garage exterior wall. The Authority had WJE,

which is the company that does the biennial inspections of the Garage, perform a cursory review of the brick while they were on another nearby project. WJE's site report stated that the distress in the brick is due to freeze/thaw, which is not structural, and generally limited to the west and north facades. To reduce the amount of water absorbed by the bricks, and possibly reduce the rate or occurrence of additional similar distress, a trial application of a clear sealer could be applied. Since the most severe distress occurs at the north façade, this would be an ideal place to perform the trial. The application of a sealer building wide could then be evaluated in the spring after going through a winter cycle. No warranty applies to the original brick.

The WJE work for this authorization includes field survey and documentation, laboratory study of efflorescence, scope for sealer trial, and site visit and report. This work will commence upon execution of change order with the trial sealer installation in November 2014 and site inspection spring of 2015. Also and the Authority staff recommend authorizing a change order to WJE in an amount not-to-exceed \$7,500.

Councilman Gilman asked for clarification. His packet explains how the Authority will be responsible for the WJE future repair costs because of water infiltration details due to deficiencies in the original construction of the brick façade. He wanted to know who did the original construction of the brick façade since there are now deficiencies in the construction.

Mr. Blice explained that the deficiencies noticed in 2011 were corrected.

Councilman Gilman asked if there were deficiencies in the original construction.

Mr. Blice explained that while there were some deficiencies, these were corrected. This involved creation of weep holes and other corrective actions that were not brick-related. The original brick met the specifications of construction. Franco performed the original brick work.

After asking for more questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5273

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a change order with Wiss, Janney, Elstner Associates, Inc. in an amount not-to-exceed \$7,500 to be billed at hourly rates for actual time spent, plus expenses, for professional services related to condition survey, bid specifications and construction inspection of the North Shore Garage brick façade; 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 next item, a request for authorization to enter into an agreement with Emerald Electrical Services, LLC in a lump sum amount of \$8,450 for installation of LED lights and rock guards for the water steps.

Mr. Blice explained that in April 2013 the North Shore Riverfront Park water steps had several LED lights that did not operate. While inspecting the light fixtures it was noticed that the bottom cover of the unit was dented, allowing water to penetrate the electrical connections. The Authority asked LaFace-McGovern, the lighting supplier; Hydel (the lighting manufacturer); and Loftus Engineering, the electrical consultant, for their opinions as to the cause. The consensus opinion was the water that remained in the niche, the enclosure that the light fixtures fit into, froze over the winter and pushed up against the light fixture case. Since the light fixtures are secured in place as one unit with the rock guard to prevent them from being stolen the pressure of the ice bent the enclosure cover.

As a remedy, a new rock guard was designed by Hyrdel to allow the LED light fixture to move up and down freely with in the rock guard during the freeze-thaw periods. Over this past winter a new design rock guard was installed as a test. The fixture with the new rock guard was removed in the spring and showed no evidence of damage.

Hydel and LaFace-McGovern agreed to supply the replacement LED light fixtures and new rock guards. There is a five year warranty on the LED lights, but the warranty does not include installation. The installation of the lights and rock guards would be the responsibility of the Authority. The Authority solicited five proposals, including three MBE/WBE firms, and advertised the request for proposal on the


Authority website. Two proposals were received with Emerald Electric Services, LLC being the lowest responsible proposal. Emerald is a 100% MBE firm. The work will be completed in the next few weeks.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5274

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 Emerald Electrical Services, LLC in a lump sum amount of \$8,450 for installation of LED lights and rock guards for the water steps; 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 wished everyone a happy thanksgiving and 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