

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, APRIL 10, 2014  
AT THE DAVID L. LAWRENCE CONVENTION CENTER  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:40 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, April 10, 2014, commencing at 10:40 A.M. E.S.T.

Members of the Authority

Present:

Senator Fontana, Chairman  
Michael Dunleavy, Vice-Chairman  
Councilman Dan Gilman, Member  
Jill Weimer, Member  
Sala Udin, Member  
Reverend John Welch, Member

Absent:

Councilman James Ellenbogen, Member

Also Present:

Mary Conturo, Rosanne Casciato, Rosemary Carroll, Douglas Straley, Taylor Blice, Theresa Bissell, Rifat Qureshi, Angelica Ciranni, and Michelle Masters of the Authority; Morgan Hanson of Cohen & Grigsby, PC; Tom Ryser of TPR, LLC; Clarence Curry of CFC-3; Tim Muldoon, Ryan Buries, Kevin Fonner, and Linda Mihalic of SMG; Michael Barnard of Oxford Development Company; Jason Kobeda and Chris Hunter of Pittsburgh Associates; Tim Schooley of Pittsburgh Business Times; Frederick Winkler, architect; Mark Belko of Pittsburgh Post-Gazette; and Tom Fontaine of Pittsburgh Tribune-Review

Senator Fontana called the meeting to order with the Pledge of Allegiance, followed by a roll call of the Board Members.

Senator Fontana welcomed new Board Members Councilman Dan Gilman, Jill Weimer, and the new solicitor, Morgan Hanson. He announced that new Board Member Reverend John Welch would also be joining shortly.

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 meeting of December 12, 2013. A motion was made, seconded, and unanimously approved.

Senator Fontana began addressing new business with the first item on the agenda, a request for ratification of a \$1,092 change order to a contract with AirTek, Inc. to rebuild air blowers in the waste water treatment plant.

Mr. Buries introduced himself as the Facilities Manager for SMG at the Convention Center.

Mr. Buries stated that in November 2013, the Board authorized a contract with AirTek to rebuild air blowers in the wastewater treatment plant. During the course of the rebuild, it was discovered that the internal bearings had worn out and needed to be re-machined at a cost of \$556 per blower. This work was completed in December 2013 and both blowers have been reinstalled and are functioning properly. Three companies were solicited for quotes, and AirTek had the lowest quote at \$1,620 per blower.

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. 5201**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby ratify a \$1,092 change order to AirTek, Inc. to rebuild air blowers in the waste water treatment plant; 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 ratification of change orders and agreements in an amount up to \$58,889 for services related to the sprinkler system and cold air infiltration.

Mr. Buries explained that extremely low temperatures for an extended period of time in early January 2014 resulted in broken pipes in multiple locations of the Convention Center. There was a quick response to minimize the damage and steps were taken to reduce the probability of future occurrences. The following entities provided services by either repairing damage or identifying and remedying existing conditions that allowed cold air infiltration to occur. Schindler Elevator made repairs to elevators and escalators due to water damage from broken pipes at a cost of \$7,293. Grunau Company made repairs to the sprinkler pipe systems for \$8,361. StructureTec was contracted to investigate exterior wall and air infiltration conditions for a not-to-exceed amount of \$10,000. Reimbursements to SMG of \$23,234 were made for materials and labor required to repair multiple broken pipes, and for fire watch services while the sprinklers were impaired. An additional projected reimbursement cost is requested for repairs of broken pipes in areas that could not be immediately accessed due to their location and the building's event schedule, specifically valves in the parking garage and the hose bib in Hall E, which have yet been repaired. An estimated labor cost of 120 hours plus material purchases for an additional \$10,000 is being requested to cover those costs.

Two additional items are being designed and publicly bid for future approval. They are insulation in areas around the East Lobby columns and replacement of air curtains in the East Lobby vestibule, all of which contributed to the cold air infiltration.

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. 5202**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby ratify change orders and agreements in an amount up to \$58,889 for services related to the sprinkler system and cold air infiltration; 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 item D, a request for authorization to enter into a \$3,000 agreement with First Glass, Inc. to perform investigative work at the glass elevator.

Mr. Buries explained that the architectural glass that surrounds the passenger elevator that is located on the north side of the building has developed a series of cracks. Thornton Tomasetti was contracted to prepare repair specifications so that the project could be publicly bid. However there was an unknown detail regarding the connection of the glass to the aluminum shield at its base: therefore, a public bid process would be based on incomplete design specifications without this detail. Authorization of this investigative work will identify the connection that will allow Thornton Tomasetti to finalize their specifications so the work can be bid. Quotes were solicited from three companies to perform the investigative work, with First Glass pricing the lowest quote at \$3,000.

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. 5204**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a \$3,000 agreement with First Glass, Inc. to perform investigative work at the glass elevator; 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 returned to item C, a request for authorization to issue a \$20,248 change order to Graybar Services, Inc. to supply and install replacement circuit breakers related to the arc flash analysis.

Mr. Buries stated that in November 2013, the Board authorized a contract with Graybar Services to conduct an arc flash analysis at the Convention Center as required by the OSHA Act of 1970. This analysis revealed that circuit breakers in 24 panels needed to be replaced to remain within applicable electrical codes. This change order will allow Schneider Electric, through the distributor Graybar, to supply the materials and install the breakers. Schneider Electric is the authorized dealer for Square D equipment, the product currently in the building, and Graybar is a participant in the COSTARS program. COSTARS is the Commonwealth of Pennsylvania's cooperative purchasing program administered by the Department of General Services Bureau of Procurement to provide competitive pricing to local public procurement units. As a participant, the materials are priced at an additional 24% discount off the lowest price.

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. 5203**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$20,248 change order to Graybar Services, Inc. to supply and install replacement circuit breakers related to the arc flash analysis; 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 ratification of a \$13,914 change order to an agreement with Trane U.S., Inc. for additional repairs of two chillers, the re-machining of one chiller impeller and transfer of refrigerant.

Ms. Mihalic introduced herself as the Director of Engineering for SMG. She explained that the Board had previously authorized a contract with Trane U.S. Inc. to recondition two chillers and dismantle and investigate a third chiller at the Convention Center. The contract included removing the refrigerant and dismantling the units, sending the motors and assemblies to Trane's shop to be rebuilt, replacing all bearings, gaskets and seals, and reassembly and startup.

This change order is due to unforeseen conditions when Trane's technicians disassembled the motors on Chillers #1 and #2. Several pins, bearings and washers were found to be broken or deformed due to unbalanced rotation of the motor shafts and rotors. This portion of the cost is for replacement parts only, including seal rings, spacers, pins, shims and washers. Labor to replace these parts was included in Trane's base bid and was previously authorized. Additionally, the

impeller from Chiller #2 was found to be scored by the unbalanced motor rotation and had to be shipped to Trane's shop and re-machined to provide a smooth bearing surface.

Finally, approximately 818 pounds of refrigerant recovered from Chiller #4 were transferred from storage drums into Chillers #1 and #2 to recharge the chillers to optimum pressure following the reconditioning process.

The change order requests were reviewed by Veolia (the operator of the Chilled Water Plant), SMG and Authority staff. Due to the time-sensitive nature of these repairs, SMG authorized Trane to perform the additional work. The work is complete and the chillers are operational.

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. 5205**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby ratify a \$13,914 change order to Trane U.S., Inc. for additional repairs of two chillers, the re-machining of one chiller impeller and transfer of refrigerant; 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 enter into a \$248,712 purchase order with Trane U.S., Inc. for the purchase of a 750 ton centrifugal chiller for the chilled water plant.

Ms. Mihalic stated that HF Lenz was hired in November of 2013 to perform a feasibility study for modifications to the chilled water plant to address the lower cooling loads that result

from operation of the building plus a planned hotel that was never constructed. Based on its analysis, HF Lenz recommends installing a 750 ton chiller with a variable frequency drive, which would allow the speed of the motor to match the cooling load requirement and reduce energy consumption. This drive is expected to extend the equipment life as well by gradually accelerating the motor, which lessens mechanical and electrical stress.

The 750 ton chiller will accurately match the load profile of the Convention Center and in conjunction with Chillers #1 and #2, will provide enough capacity to support future demand should a 500-room hotel be constructed. It will also reduce wear and tear on the two remaining 1500 ton chillers by eliminating low load operation and reducing the number of motor starts, provide annual energy savings estimated at \$80,692 or almost 7% of the total Convention Center electricity usage, and will be eligible for an Act 129 rebate estimated at \$53,795. The simple payback of the project is 4.4 years.

This purchase will include a control software upgrade at no additional cost. Trane US Inc. will provide a two year parts and labor warranty for the entire unit and a 10 year warranty for the motor and compressor.

The chiller will be purchased through the Pennsylvania COSTARS program. Proposals were solicited from two COSTARS authorized vendors: Trane US Inc. and Johnson Controls Inc. Including the control software upgrade, extended warranty, and maintenance contract, the price submitted by Trane US Inc. was lower than Johnson Controls Inc., and about 15% lower than Trane's list pricing in the COSTARS program. Furthermore, installation costs for the Trane 750 ton chiller will be significantly lower than Johnson Control Inc. equipment due to compatibility with existing Trane equipment layout, piping, refrigerant monitoring and controls.



This purchase is for the equipment only. HF Lenz is developing a bid package for a mechanical contractor to install the chiller and all necessary piping and appurtenances, perform necessary electrical modifications, and program the control sequence for the chiller equipment. This bid package is expected to be released for public bidding in May 2014. The work associated with the installation contract will take approximately four to six weeks after delivery of the new chiller. It is anticipated that all work will be completed by the end of August 2014.

Senator Fontana announced that the new Board Member Reverend John Welch has joined the meeting. He continued the meeting by 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. 5206**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a \$248,712 purchase order with Trane US Inc. for the purchase of a 750 ton centrifugal chiller for the chilled water plant; 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 ratification of a \$5,030 change order to Kirby Electric, Inc. related to the energy efficient lighting upgrade project at the David L. Lawrence Convention Center Garage.

Ms. Ciranni welcomed the Board Members and introduced herself as the Sustainability Coordinator for the Authority. Ms. Ciranni stated that The Board previously authorized a \$232,000 agreement with Kirby Electric for the energy efficient upgrade which included lighting fixtures and occupancy sensors at the Convention Center Garage. On the garage's as-built

drawings, the fixtures were shown as being fed from normal power. However, they were actually being fed from emergency power, so there were retrofit and additional labor hours that were necessary in order to install those lights.

SMG and CJL, who designed the project for the Authority, recommend moving forward with the change order. The final payback analysis for the project is 4.9 years. The final participation on the contract is 36.3% MBE, with the total contract value at \$237,030.

Senator Fontana thanked Ms. Ciranni and noted that Board Member Sala Udin had joined the meeting. 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. 5207**

**RESOLVED** by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby ratify a \$5,030 change order to Kirby Electric, Inc. related to the energy efficient lighting upgrade project at the David L. Lawrence Convention Center Garage; and further that the proper officers and agents of the Authority are authorized to take all actions 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 enter into a not-to-exceed \$16,900 agreement with Pugliano Construction Company to replace a storm line in the western 10<sup>th</sup> Street and Penn Avenue surface parking lot, and authorization to pay CTR Parking Solutions \$350 to replace a loop sensor.

Mr. Ryser welcomed the new Board Members and introduced himself. He stated that there is an obstruction in an existing storm lateral located in the western 10<sup>th</sup> Street and Penn Avenue surface parking lot. The lateral backs up after rainfall, causing several parking spaces to

be unusable. The line was cleaned and televised, but the obstructions were not able to be removed. PWSA televised the main line on Penn Avenue but reported that their line was not obstructed. Therefore the obstruction would be under Penn Avenue. To repair it, a portion of the road would have to be removed and the lateral exposed to make a repair. As an alternative solution, the Authority is recommending installing a new lateral within the existing parking lot that connects the southern inlet to an existing inlet at the north end of the parking lot. The lateral for this northern inlet drains to French Street. Three contractors were solicited for pricing, and Pugliano was the lowest responsible bidder.

A loop sensor in the parking lot will need to be replaced due to the lateral installation. CTR Parking Solutions provided the existing parking lot equipment and quoted a price of \$350 to replace the sensor.

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. 5208**

**RESOLVED** by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a not-to-exceed \$16,900 agreement with Pugliano Construction Company to replace a storm line in the western 10<sup>th</sup> Street and Penn Avenue surface parking lot, and authorization to pay CTR Parking Solutions \$350 to replace a loop sensor; 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 enter into the Federal Aid Reimbursement Agreement with the Commonwealth of Pennsylvania

Department of Transportation (“PennDOT”) related to preliminary design of the I-579 Urban Open Space Cap.

Mr. Ryser said that the Lower Hill redevelopment infrastructure project consists of three parts. The first part is five new roads associated with the area where the Civic Arena formerly sat. The second part is improvements to the surrounding streets: Washington Place, Centre Avenue, Crawford Street, and Bedford Avenue. The third part is a new structure over I-579 just to the west of Washington Place. This resolution is in relation to the I-579 open space cap.

The Authority received a federal earmark in the amount of \$918,694 for the preliminary design of the urban space cap. The cap will be a structure over I-579 bound by Washington Place, Centre Avenue, Chatham Square, and Bedford Avenue, making a connection between Downtown and the Lower Hill. The Federal Highway Administration utilizes the Pennsylvania Department of Transportation to oversee and distribute these funds. This agreement will be an 80/20 agreement, meaning that 80% of the total project will be funded by the federal government, and the Authority will provide a local match of \$229,674.

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. 5209**

**RESOLVED** by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into the Federal Aid Reimbursement Agreement with the Commonwealth of Pennsylvania Department of Transportation (“PennDOT”) related to preliminary design of the I-579 Urban Open Space Cap; 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 a consultant agreement with Parsons Brinckerhoff to provide assistance in the preparation of an application for a FY 2014 TIGER Discretionary Grant from the U.S. Department of Transportation for the Lower Hill redevelopment project, for a fee of \$10,000, half of which will be funded by the Penguins.

In February 2014, the U.S. Department of Transportation announced a new round of funding under the TIGER program, which stands for “Transportation Investment Generating Economic Recovery” grant program. The Authority is the lead applicant and will receive and administer the grant, and carry out the project. This round’s application is due April 28, 2014.

Roy Kienitz was formerly the US Department of Transportation Under Secretary for Policy and he assisted in the preparation of the TIGER grant in the last round of funding for the Authority. This agreement will allow Mr. Kienitz to work with the firm Parsons Brinckerhoff, who is assisting the Authority in the application process. Should the Authority be rewarded a grant, it will also allow Mr. Kienitz to assist the Authority with the grant agreement negotiation process. The fixed fee of \$10,000 will be half funded by the Authority, and the other half funded by the Penguins.

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. 5210**

**RESOLVED** by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a consultant agreement with Parsons Brinckerhoff to provide assistance in the

preparation of an application for a FY 2014 TIGER Discretionary Grant from the U.S. Department of Transportation for the Lower Hill redevelopment project, for a fee of \$10,000, plus approved expenses, half of which will be funded by the Penguins; 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 issue a change order to Delta Development Group, Inc. to provide a benefit-cost analysis in the preparation of an application for a FY 2014 TIGER Discretionary Grant from the U.S. Department of Transportation for the Lower Hill redevelopment project, for a fee of \$4,500, half of which will be funded by the Penguins.

Ms. Ciranni explained that this authorization is similar to the previous item: assistance in the TIGER grant application process. Part of the grant application is performing a benefit cost analysis, which is a very intense and significant portion of the application. In the last round of funding, Delta Development assisted the Authority in developing the benefit-cost analysis. This change order will allow them to update that analysis for this round of funding. The fixed fee is \$4,500, and half of that will be funded by the Penguins.

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. 5211**

**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 to Delta Development Group, Inc. to provide a benefit-cost analysis in the preparation of an application for a FY 2014 TIGER Discretionary Grant from the U.S. Department of Transportation

for the Lower Hill redevelopment project, for a fee of \$4,500, plus approved expenses, half of which will be funded by the Penguins; 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 reimburse PSSI Stadium Corporation an amount not-to-exceed \$45,240 for sealant and concrete repairs.

Mr. Blice introduced himself to the Board, stating that he was the Facilities Director for the Authority. Mr. Blice stated that in 2012, PSSI Stadium Corp. began a multiple phase concrete and sealant repair project which was approved by the Authority Board in May 2012. CPS Construction Group was the successful bidder of the entire project.

This authorization covers Phase III of the project, which includes the concrete and sealant repair work that will be completed during the 2014 off-season. The work will be performed at the Great Hall cover joints, the stair tower steps, and north upper-deck vertical joints. The cost to complete this phase of work is \$45,240. CPS Construction Group has targeted 15% MBE participation through material purchases.

This work will begin in April 2014 and be completed in August 2014. Authority staff believes this work is prudent and it was included in the 2011 Thornton Tomasetti structural assessment and the 2013 Oxford Development annual inspection report.

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

**RESOLUTION NO. 5212**

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 an amount not-to-exceed \$45,240 for sealant and concrete 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, which was a request for authorization to enter into a not-to-exceed \$11,820 agreement with Objects Conservator, LLC for conservation services related to Tribute to Children, with all costs to be reimbursed by Colcom Foundation.

Mr. Qureshi greeted the Board Members and introduced himself as the Development Manager for the Authority. He explained that this item is related to the Tribute to Children monument that celebrates the life of Fred Rogers, located at the North Shore Riverfront Park. Funded by Colcom Foundation, Tribute's architect was Astorino, and the sculpture of Fred Rogers was created by Robert Berks. The facility was opened in 2009 and was then transferred to the Authority. Colcom expressed interest in obtaining conservation services at the facility to treat the Fred Rogers sculpture.

Per the agreement, maintenance is funded by Colcom Foundation. Last year, Colcom expressed interest in restoring the original patina of the sculpture, which has darkened since its unveiling. Colcom solicited three quotes and selected Objects Conservator, LLC due to the firm's the degree of research, familiarity with the work and local presence. Rhonda Wozniak is the principal of Objects Conservator, and she consulted with the artist's studio and the original foundry, and all parties agreed that the statue should reflect its original brighter color. The work will be performed this summer and will not conflict with any other events in the park. Objects Conservator is a WBE certified firm, and all costs of the project will be reimbursed to the Authority by Colcom Foundation.



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. 5213**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a not-to-exceed \$11,820 agreement with Objects Conservator, LLC for conservation services related to Tribute to Children, with all costs to be reimbursed by Colcom Foundation; 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 to ratify a not-to-exceed \$7,756 agreement with Plantscape, Inc. for landscape maintenance service at Tribute to Children, with all costs to be reimbursed by Colcom Foundation.

Mr. Blice said that Colcom Foundation expressed interest in obtaining year-round landscape maintenance services at Tribute to Children. The work will include planting annuals, pruning trees and shrubs, weeding, mulching, etc. The contract will be for three years, and Colcom Foundation will reimburse the Authority all costs of the work.

The Authority solicited quotes for a three-year contract, with Plantscape being the low bidder. Colcom Foundation and the Authority staff reviewed the quotes and recommend awarding the contract to Plantscape for one year, with an option for two additional years. Plantscape's cost for the first year of service is \$7,756. Plantscape also provides landscape maintenance for the North Shore Riverfront Park and other various other city parks.

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. 5214**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby ratify a not-to-exceed \$7,756 agreement with Plantscape, Inc. for landscape maintenance service at Tribute to Children, with all costs to be reimbursed by Colcom Foundation; 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 enter into a three-year not-to-exceed \$10,500 agreement with North Shore Pools and Service for cleaning services at the North Shore Riverfront Water Steps.

Mr. Blice described the North Shore Riverfront Water Steps as a prominent feature of the North Shore Riverfront Park. The steps and reflecting pool need to be cleaned as airborne particles and contaminants tend to settle in the pool and are not circulated enough for the sand filter to completely clean the water and surfaces. Therefore, it is necessary to clean the water step bottoms with standard swimming pool vacuuming equipment.

The Authority contacted companies who perform this type of service. North Shore Pools and Service submitted the lowest price quote at an unchanged \$125 per cleaning. They have cleaned the feature since 2011, and the Authority has been satisfied with the quality of work. This contract is for three years at a not-to-exceed amount of \$3,500 per year.

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. 5215**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a three-year not-to-exceed \$10,500 agreement with North Shore Pools and Service for cleaning services at the North Shore Riverfront 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.

Senator Fontana introduced the next item, which was a request for authorization to enter into a \$15,168 agreement with CPS Construction Group, Inc. for sealant repairs.

Mr. Blice stated that in May of 2013, Wiss, Janney, Elstner Associates, Inc. (WJE) performed a bi-annual inspection of the North Shore Garage and submitted a report outlining their recommendations for capital repairs. WJE reported failing sealant in the concrete joints of the interior ramps and recommended replacing the sealant in areas that have developed leaks. A portion of the leak repairs will be completed per the sealant warranty from the original installation in 2010 at no cost to the Authority.

CPS Construction, the original contractor, will be onsite to perform the sealant repairs currently under warranty. The Authority asked CPS to provide a quote based on unit prices to replace failed sealant and concrete not under warranty. CPS quoted an amount not-to-exceed \$15,168. WJE reviewed the quote and recommends proceeding with CPS Construction. WJE will be performing the inspection of the work. Work will begin next month with a completion date for this spring.

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. 5216**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a \$15,168 change order with CPS Construction Group, Inc. for sealant 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, which was a request for ratification of a \$15,698 change order to Vantage Corporation related to the energy efficient lighting upgrade project.

Ms. Ciranni explained that this item is similar to the item she shared regarding the Convention Center Garage and related to the energy efficiency upgrade of the fixtures, occupancy sensors and daylight controls that were added at the North Shore Garage. This change order is related to five items. The first is the addition of occupancy sensors in the stairwells, which was added scope. The second was related to the retrofitted 27 fixtures in the same fashion as in the first change order. The third was related to power and additional data cables that were needed for the wireless gateways, which are the communication portion of the sensor system. Since the cables were exposed to the elements, they also needed heated enclosures, which were provided by the manufacturer at no cost to the Authority. A phone line that was originally in the scope was removed because it was not needed, which will be reflected as a small deduction. Finally, the change order includes work on the stairwells to replace some ballasts and fuses that were completed on a time and materials basis. The total cost \$15,698, which brings the total

project cost to \$382,862 with a payback of 3.27 years. Vantage Corporation is a WBE-certified firm, so the M/WBE participation on the contract is 100% WBE.

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

#### **RESOLUTION NO. 5217**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby ratify a \$15,698 change order to Vantage Corporation related to the energy efficient lighting upgrade project; 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 enter into a not-to-exceed \$190,487 agreement with Oxford Development Company for three annual inspections of Heinz Field, PNC Park, and CONSOL Energy Center from 2014 to 2016 with the option to extend two additional years for each facility.

Mr. Blice stated that, in accordance with the lease agreements, a consulting engineer is hired to inspect Heinz Field, PNC Park, and CONSOL Energy Center on an annual basis to determine the conditions of the premises, ensure compliance with applicable laws and determine whether there is any deferred maintenance. Chronicle Consulting performed the 2006 through 2012 annual inspections and Oxford Development Company performed the 2013 inspections.

The Authority issued a Request for Proposals for three annual inspections at each facility from 2014 through 2016, with the option to extend two additional years at each facility. It was advertised in the Pittsburgh Tribune, Pittsburgh Courier, on the Authority's website, and on the

Pittsburgh and Cleveland Builders Exchanges. Eleven companies attended the pre-proposal meeting held on January 17, 2014. Two proposals were received on January 29, 2014 from Oxford Development Company and WTW Architects.

Authority staff reviewed the proposals and interviewed the two companies. It was determined that the contract should be awarded to Oxford due to lowest price, knowledge of the scope, and an MBE participation of 7.7% and a WBE participation of 42.2%.

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. 5218**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a not-to-exceed \$190,487 agreement with Oxford Development Company for three annual inspections of Heinz Field, PNC Park, and CONSOL Energy Center from 2014 to 2016 with the option to extend two additional years for each facility at an amount not-to-exceed \$134,690; 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 acceptance of the Sports & Exhibition Authority audit as of December 31, 2013.

Ms. Bissell welcomed the new Board Members and introduced herself as the Controller for the Authority. She stated that Authority audit was completed by MaherDuessel. MaherDuessel issued an unmodified opinion, which means that the Financial Statements present fairly, in all material respects, the financial position of the Authority. There were no significant deficiencies, findings or questioned costs relating to the audit and therefore no management letter

was issued. The implementation of GASB Standard #65 resulted in a restatement of net position related to bond costs now being reported as expenses in the year of issuance rather than amortized over the life of the bonds. Due to this implementation, prior year statements were restated so as to be comparable to current year statements.

Ms. Bissell then referred the Board Members to the section called "Management's Discussion and Analysis" which provides a narrative overview of the Authority's financial picture.

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. 5219**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that the Independent Auditor's Report for the years ending December 31, 2013 and December 31, 2012 prepared by MaherDuessel is hereby accepted; 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 enter into an agreement with MaherDuessel for audit services for the years ending December 31, 2014 and December 31, 2015 at a price not-to-exceed \$40,300 per year.

Ms. Bissell explained that in 2011, the Authority's Audit Review Committee went through the RFP process and awarded the audit services to MaherDuessel. The original agreement was for auditing services for three years with the option to extend for two additional one-year periods. This agreement was approved at the October 2011 Board Meeting.

The Audit Committee is recommending keeping MaherDuessel for the final two years. MaherDuessel has agreed to keep the costs at the current 2013 fee. It quoted and provided 13% MBE participation and has agreed to maintain that percentage each of the remaining two years. The maximum \$40,300 price per year includes providing Single Audits. However, it is not yet known if a Single Audit will be required for 2014 and 2015.

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. 5220**

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 MaherDuessel for audit services for the years ended December 31, 2014 and December 31, 2015 at a price not to exceed \$40,300 per year; 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 issue a not-to-exceed \$154,919 change order to TPR, LLC for general owner's representation services.

Mr. Straley introduced himself to the new Board Members as the Authority's Project Executive. He explained that the current item is related to Tom Ryser, who has worked on Authority projects for the past 13 years primarily related to infrastructure and utilities work. This authorization relates to approximately 12 months of work, and his primary project will be the Lower Hill infrastructure project. Tom also has an extensive knowledge of other Authority facilities such as the Convention Center, the North Shore Riverfront Park, the stadiums, and the



garages. Mr. Ryser also works with PennDOT, PWSA, DEP, and FHWA, and he also serves on the Riverlife Technical Review Committee.


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. 5221**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a not-to-exceed \$154,919 change order to TPR, LLC for general owner's representation services; 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 comment on the agenda. Hearing none, Senator Fontana asked if there were comments from 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 10:55 A.M.

  
Mary Conturo  
Mary Conturo  
Assistant Secretary

