

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, OCTOBER 8, 2015
AT THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:37 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 319 at the David L. Lawrence Convention Center in Pittsburgh, PA 15222, on Thursday, October 8, 2015 commencing at 10:37 A.M. E.S.T.

Members of the Authority

Present: Senator Wayne Fontana, Chairman
Jill Weimer, Member
Reverend John Welch, Member
Sala Udin, Member
Michael Dunleavy, Vice-Chairman
Councilman James Ellenbogen, Member

Absent: Councilman Dan Gilman, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rosemary Carroll, Taylor Blice, Rifat Qureshi, Christina Lynch, Tom Ryser, Theresa Bissell, Allison Botti, and intern Alaziah Lewis of the Authority; Morgan Hanson, Solicitor; Tim Muldoon, Ryan Buries, Linda Mihalic, and Conor McGarvey of SMG; Mark Belko, reporter, Pittsburgh Post-Gazette; Tom Fontaine, reporter, Pittsburgh Tribune Review; J.J. McGraw of Pittsburgh Associates; Kenneth Miller of Pittsburgh Anti-Sweatshop Community Alliance; and Frederick Winkler, architect.

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

Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the Board. Kenneth Miller of Pittsburgh Anti-Sweatshop Community Alliance expressed an interest. Senator Fontana asked him to state his name and address for the record and gave him three minutes to speak. Mr. Miller began by addressing the issue of sweatshops. He said that he felt it was important for each SEA board member to understand the correspondence between the Pittsburgh Pirates and the Pittsburgh Anti-Sweatshop Community Alliance within the past few years. He pointed out that the Sweatshops National Garment Workers Federation of Bangladesh received the Human Rights Award from the City of Nuremberg in Germany this year. He said he has provided the SEA information on the issue in the past few years. He then distributed the latest edition of *The New People*, a newspaper on Pittsburgh's peace and justice, to the board members as well as the members of the audience. Senator Fontana thanked Mr. Miller and informed him that his time was up.

The meeting continued with the approval of the minutes from the meeting of September 10, 2015. A motion was made, seconded, and unanimously approved.

Senator Fontana addressed new business with the first item on the agenda pertaining to the David L. Lawrence Convention Center, a request for authorization to enter into a contract with H.E. Neumann Co. in a lump sum amount of \$33,700 for repair of air handling unit steam coils.

Mr. Ryan Buries explained that there are a total of 52 air handling units in the Convention Center, 15 of which have 2 separate wing coils used to circulate steam to heat the building. 5 of these wing coils have developed pinhole leaks which allow steam to escape into the air, which creates an inefficient use of steam, increases the risk of further damage to the larger air handling unit, and poses a potential danger to the personnel who service the units. The

wing coils are all original to the building and there is no applicable warranty. Because the cost of replacing the wing coils is approximately double, it was determined to repair the units.

The project was publicly advertised in the Pittsburgh Tribune-Review, the Courier, as well as the SEA website. Six mechanical contractors (1 MBE-owned contractor, 2 WBE- owned contractors) were notified of the public bid. A pre-bid meeting was held on September 23, 2015 and one company, H.E. Neumann Co., was in attendance. One bid was received from H.E. Neumann Co. for \$33,700.

Senator Fontana asked if there were any questions from the Board. Reverend Welch asked what the potential danger is to personnel who service the units. Mr. Buries responded that the steam is under pressure (15 PSI) in the lines, which are contained in an enclosed space. If the leak were to become more severe, personnel could be exposed to a blast of steam when opening the access door to the enclosure.

Senator Fontana asked if there were any additional questions. 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. 5351

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 contract with H.E. Neumann Co. in a lump sum amount of \$33,700 for repair of air handling unit steam coils; 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 contract with Bortek Industries, Inc. in a lump sum amount of \$19,231 for the purchase of two utility carts.

Mr. Conor McGarvey explained that currently the David L. Lawrence Convention Center has five utility carts for labor and trades to move equipment around the building. One of the carts purchased in 2004 is currently past its useful life, and repairs to it exceed the value of the cart. A sixth utility cart was previously utilized by the plumbing department, but when the cart met its useful life in 2008, it was not replaced.

A public bid advertisement was published on September 18, 2015 in the Pittsburgh Tribune Review, the Courier, and on the SEA website. Seven companies were contacted including: Bortek Industries, Inc., H&K Equipment Inc., Randall Industries LLC, W.W. Grainger, Inc., Inland Global Marketing, Inc., Tennant Company, and DCI Logistics, Inc. Two companies submitted bids: H&K Equipment, Inc., and Bortek Industries, Inc. Bortek Industries, Inc. was chosen based on the quality of the machines offered, and because they were the low bid.

Mr. McGarvey also pointed out that the carts operate off of a 36-volt battery, which complies with the Convention Center Indoor Environmental Air Quality and Green Equipment Purchasing programs.

The lead time on both utility carts is approximately 6-8 weeks, and the carts have a 12-month parts and labor warranty. The carts have a useful life of approximately 8 years.

Senator Fontana asked if there were any questions, and 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. 5352

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 contract with Bortek Industries, Inc. in a lump sum amount of \$19,231 for the purchase of two utility carts; 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 a contract with Recreation Resource USA in a lump sum amount of \$37,384 for the purchase of 18 outdoor waste receptacles.

Mr. McGarvey explained that during the initial buildout of the Convention Center, concrete waste receptacles were procured for use around the perimeter of the building. There are currently 13 sets of cans around the building, and those receptacles are reaching the end of their useful life. They are deteriorating and it is increasingly difficult to maintain their cleanliness. Temporary receptacles have been used in various areas inside the Convention Center parking garage. None of the receptacles in the parking garage or around the perimeter of the building reflect the Convention Center and the City of Pittsburgh's single stream recycling efforts.

A public bid advertisement was published on September 18, 2015 in the Tribune Review, the Courier, and on the SEA website. Seven companies were contacted including: Bortek Industries Inc., Recreation Resource USA, H&K Equipment Inc., Randall Industries LLC, W.W. Grainger Inc., Inland Global Marketing, Inc., and Rotational Molding Inc.

Recreation Resource USA was the only company to submit a bid in the amount of \$37,384.

Due to volume discount, the current pricing of the receptacle units is approximately \$216 less per unit than it was in 2011, when the SEA purchased 5 waste receptacles from Recreation Resource USA.

There is a lead time of approximately 8 weeks on the receptacles and they have a 10-year limited structural warranty, with a useful life of about 15 years.

Senator Fontana asked if there were any additional questions. After 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. 5353

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 contract with Recreation Resource USA in a lump sum amount of \$37,384 for the purchase of 18 outdoor waste receptacles; 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 final item under David L. Lawrence Convention Center, a request for an authorization to contract with Tennant Company in a lump sum amount of \$8,592 for the purchase of 6 walk-behind vacuum sweepers.

Mr. McGarvey stated that in 2003, the original furniture, fixtures and equipment (FF&E) purchase for the Convention Center included 7 walk-behind sweepers and 2 push sweepers. In 2007, the Board approved the purchase of an additional 4 sweepers, and in 2011, the Board approved the purchase of 8 sweepers. Over the last several years, 11 of those sweepers have reached the end of their useful life.

A public bid advertisement for the project was published on September 18, 2015 in the Pittsburgh Tribune-Review, the Courier, and on the SEA website. Seven companies were contacted including: Bortek Industries, Inc., H&K Equipment, Inc., Randall Industries LLC, W.W. Grainger Inc., Inland Global Marketing, Inc., Tennant Company, and DCI Logistics, Inc.

Two bids were received from Bortek Industries, Inc. and Tennant Company for the walk behind sweepers. Tennant Company was the low responsible bid at \$8,592.

The Tennant WA-30 model is Carpet & Rug Institute (CRI) certified, and runs at a dBA sound level of 68, which contributes to the Convention Center's ongoing LEED certification.

The lead time for this equipment is approximately 8 weeks and the sweepers have a 12 month parts and labor warranty.

Senator Fontana asked if there were any questions from the Board, and 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. 5354

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to contract with Tennant Company in a lump sum amount of \$8,592 for the purchase of 6 walk-behind vacuum sweepers; 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 under the North Shore Garage, a request for authorization to enter into an agreement with Nathan Contracting, LP in an amount not-to-exceed \$175,888 for installation of new intermediate and top coat of traffic coating, concrete repairs to the ramps, and the cleaning of the exterior cast stone.

Mr. Taylor Blice explained that every two years, the Authority solicits proposals to conduct a physical inspection of the North Shore Garage. In May of 2015, Wiss, Janney, Elstner Associates, Inc. (WJE) performed this inspection and submitted a report outlining their findings. They reported sealant in the concrete joints of the interior ramps needs to be replaced, and that concrete spalling in various areas and railings need to be replaced. They also recommended that a new intermediate and top coat be applied to maintain the existing traffic coating on levels 7 and 8 of the garage, and that the exterior precast be cleaned.

The North Shore Garage was constructed in 2001. A traffic coating was applied to levels 7 and 8 in 2010 and the work had a warranty of 5 years. Although the traffic coating system continues to perform, WJE advises that if the intermediate and top coating were replaced as a preventative maintenance measure, this would extend the life of the traffic coating system and the warranty would be extended for another 5 years.

The Authority publicly advertised the project in the Pittsburgh Tribune-Review, the Courier, the Pittsburgh Builders Exchange, and on the Authority website. A pre-bid meeting was held on September 1, 2015 and bids were due on September 16, 2015. Three bids were received from CPS Construction Group, Inc., Graciano Corporation and Nathan Contracting, LP.

Nathan Contracting had the lowest responsible bid. The Authority is proposing to proceed with the base bid of \$75,000 and both alternates. The first alternate consists of applying the new traffic coating to the existing coating on levels 7 and 8 of the garage at a cost of \$85,000. The second alternate is to clean the exterior precast at a cost of \$15,000. Unit pricing was received by the contractor if needed for any change order scope of work that would materialize. The total cost to perform the repairs is \$175,888. Work will begin upon approval with an anticipated completion date of August 2016. The warranty for the new traffic coating is 5 years.

There is 25% MBE and 2.3% WBE participation for this project. The participation has been reviewed by the Authority's Senior Diversity Coordinator, Mr. Clarence Curry.

Senator Fontana asked if there were any questions from the Board. 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. 5355

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 an amount not-to-exceed \$175,888 for installation of new intermediate and top coat of traffic coating, concrete repairs to the ramps, and the cleaning of the exterior cast stone; 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 under North Shore Riverfront Park, a request for authorization to enter into an agreement with Holt Ramsey Pump & Equipment Co. in an amount not-to-exceed \$13,260 for the removal, rebuilding, testing, and reinstallation of two vertical turbine fountain and filter pumps and related maintenance work at the North Shore Riverfront Park Water Steps.

Mr. Blice explained that this past summer, a routine inspection of the North Shore Riverfront Park Water Steps mechanical equipment revealed that two vertical turbine fountain and filter pumps reached the end of their useful life. It was determined that the pumps needed to be rebuilt when the water steps were closed for the season.

In 2007, both pumps were removed and repaired. Due to the amount of work necessary to remove both pumps and because the pumps had reached their expected life cycle, it was decided to rebuild the pumps for this current project.

Proposals were received from 4 firms, including Holt Ramsey Pump & Equipment Co., Industrial Pump and Motor Repair, Ltd., Pittsburgh Motor Repair, Inc. and Total Equipment Company. Clarence Curry, the Authority's Senior Diversity Coordinator, was consulted for qualified MBE/WBE contractors for the rebuilding of the pumps. There were no regional MBE/WBE companies listed.

The low proposal for the specified work was submitted by Holt Ramsey Pump & Equipment Co. The price includes dismantling and cleaning all pump parts, inspecting parts for wear and/or damage, supplying and installing new parts, reassembling and conducting a test run. It also includes the cost for removing and reinstalling the pumps with new stainless steel mounting bolts. The work is expected to take approximately 4 weeks and there is a 1 year warranty.

Senator Fontana asked if there were any questions from the Board. Reverend Welch asked if the same pumps were rebuilt 8 years ago, and we are looking to rebuild them again now, and they have a 1 year warranty, how much would new pumps cost. Mr. Blice replied that new pumps would cost about twice as much as rebuilding them. Reverend Welch asked how long the warranty would be on new pumps. Mr. Blice replied that the warranty on new pumps would also be for 1 year, and we received a 90 day warranty the last time we replaced the pumps.

Senator Fontana asked if there were any questions from the Board. 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. 5356

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 Holt Ramsey Pump & Equipment Co. in an amount not-to-exceed \$13,260 for the removal, rebuilding, testing, and reinstallation of two vertical turbine fountain and filter pumps and related maintenance work at the North Shore Riverfront Park 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, a request for authorization to enter into a contract with Walter P. Moore & Associates, Inc. in an amount not-to-exceed \$102,250 for structural assessments of Heinz Field, PNC Park, and CONSOL Energy Center.

Mr. Blice stated that in order to better understand the structural condition of each facility, the leases for PNC Park, Heinz Field, and CONSOL Energy Center provide for a separate structural assessment to be performed every 5 years. The last structural assessment for PNC Park and Heinz Field was performed by Martin & Martin and Thornton Tomasetti respectively. This will be the first structural assessment for CONSOL Energy Center and will be completed by the end of 2015.

A request for proposals was issued on August 14, 2015. The proposal was sent to 5 firms and publicly advertised in the Pittsburgh Tribune-Review, the Courier, the Pittsburgh Builders Exchange, and on the Authority's website. A pre-proposal meeting was held on August 25, 2015 with 8 companies in attendance. Four proposals were received from Wiss, Janney, Elstner Associates, Inc., THP, Martin & Martin, and Walter P. Moore & Associates, Inc. On September 25, 2015 the Authority staff interviewed Walter P. Moore, who was the low proposer, and found

that the company met the qualifications outlined in the proposal. The fee for the assessment of each facility is:

PNC Park:	\$38,500
Heinz Field:	\$45,000
CONSOL Energy Center:	\$18,750

Upon notice to proceed, the CONSOL Energy Center structural assessment will begin immediately and will take approximately 8 weeks to complete. Structural assessments at PNC Park and Heinz Field will be completed in 2016.

The project includes 15% WBE participation. Clarence Curry has reviewed the proposal. The contract will be paid for from the Capital Reserve Fund of each facility.

Senator Fontana inquired why the structural assessment fees are so different for each facility. Mr. Blice responded that each fee varies due to the size of the facility, their structural conditions, and how they are accessed. He additionally explained that the CONSOL Energy Center has a minimal amount of steel exposed to assess and inspect, therefore the assessment fee is the lowest.

Senator Fontana asked if there were any additional 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. 5357

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 contract with Walter P. Moore & Associates, Inc. in an amount not-to-exceed \$102,250 for structural assessments of Heinz Field, PNC Park, and CONSOL Energy Center; 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 the 2014 TIGER Planning Grant and associated supplement to the Federal Aid Reimbursement Agreement with the Commonwealth of Pennsylvania Department of Transportation (“PennDOT”) related to final design of the I-579 Urban Open Space Cap.

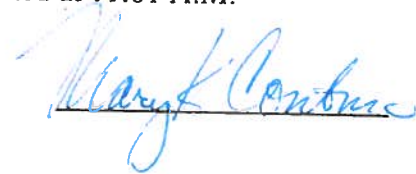
Mr. Tom Ryser stated that in 2014, the Sports & Exhibition Authority applied for a TIGER VI Capital and Planning Grant for the Lower Hill. The SEA was awarded the planning grant portion related to the final design of the I-579 Cap. This grant is for \$1,551,632 and requires a minimum 20% local match, or \$387,908. Mr. Ryser made it clear that this grant was for last year’s TIGER grant, not the TIGER application that was submitted this year. Now that the preliminary design is complete, the Federal Highway Administration (FHWA) has released the grant agreement for processing. This resolution is requesting authorization to enter into this agreement. Since the FHWA uses the Pennsylvania Department of Transportation to oversee and distribute these funds, this resolution is also requesting authorization to enter into a supplement to the existing Federal Aid Reimbursement Agreement with PennDOT, which allows PennDOT to reimburse the Authority.

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. 5358

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 2014 TIGER Planning Grant and associated supplement to the Federal Aid Reimbursement Agreement with the Commonwealth of Pennsylvania Department of Transportation ("PennDOT") related to final 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.

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 11:01 A.M.



Mary Conturo
Assistant Secretary