

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, NOVEMBER 11, 2021  
REMOTELY VIA ZOOM CONFERENCE  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:34 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 on Thursday, November 11, 2021, commencing at 10:34 A.M. E.S.T. Due to the COVID-19 pandemic and guidance from public health experts, the meeting was conducted remotely via the online conferencing platform Zoom.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman  
Mike Dunleavy, Vice-Chairman  
Sala Udin, Secretary  
Councilman Anthony Coghill, Member  
Councilman Futules, Member  
Rev. Glenn Grayson, Member  
Michael Quatrini, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rhea L. Thomas, Michael Wassil, Bill Williams, Dana Kramer, Edith Ruiz, Steve Morrison and Courtney Stoots of the Authority; Morgan Hanson, Solicitor; Clarence Curry, CFC-3 Management Services; Tom Ryser, TPR, LLC; Tim Muldoon, Guy DeFazio, Carter Swegman and Ryan Buries of SMG; JJ McGraw, PNC Park Operations; Matt Butter, Pittsburgh Pirates Maintenance Manager; Diane Hunt, Regional Asset District; and Chade Stewart.

Senator Wayne Fontana called the meeting to order with the Pledge of Allegiance. Mr. Morgan Hanson followed with a roll call of the board members. Mr. Hanson advised that a quorum was present. Senator Fontana then thanked all veterans for their service to our country. Next,

Senator Fontana welcomed the newest Board member, Mr. Michael Quatrini, and thanked Ms. Jill Weimer for her time with the Board. Mr. Quatrini then thanked everyone and said he looked forward to serving on the Board.

Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the Board. Members of the public were offered participation by email, telephone, or the Zoom chat function. Mrs. Dana Kramer stated that the Authority had not received any comments via email, no one registered to speak via telephone, and no comments were submitted via the Zoom chat function thus far. Seeing no request from the public to address the Board, Senator Fontana moved to the next item on the agenda, approval of the minutes from the meeting of October 14, 2021. A motion was made, seconded and unanimously approved.

Senator Fontana continued on to the next item on the agenda under the David L. Lawrence Convention Center ("DLCC"), authorization to enter into a lump sum agreement with Dagostino Electronic Services, Inc. in the amount of \$117,779 for the purchase, installation and upgrade of the access control system and software in the DLCC.

Mr. Steve Morrison stated that the existing DSX access control system was installed in 2012 and needs to be replaced due to ongoing software and hardware issues. Genetec software is currently in use for video surveillance and supports an integrated access control capability. The DSX system has not aged well and the recommendation is to upgrade the DSX portion to Genetec, as a single point of control. New equipment would include a new main server, new access control panels throughout the facility, additional panic buttons, and the integration of the DLCC's garage code blue phones into the system. In September 2021, a Request for Proposals ("RFP") was issued for the project. The RFP was advertised in the Post-Gazette, New Pittsburgh Courier, the Authority website, and the Urban Redevelopment Authority ("URA") assisted the

Authority with social media communication by including this opportunity in its Twitter, Facebook and LinkedIn postings. The notice was sent directly to fifteen potential proposers. Four vendors participated in a site walkthrough of the project. Three proposals were received from Dagostino Electronic Services, Inc (“DES”), Intertech and Stanley, on September 28, 2021. A review committee was established of SMG staff: Ryan Buries (Asst General Mgr), Robbie Henderson (Director of Security), Guy Defazio (Director of Engineering) and Authority staff: Steve Morrison (Director of Information Systems), David Harris (Computer Support Specialist), Doug Straley (Project Executive), and Clarence Curry (Senior Diversity Coordinator) personnel. The committee interviewed all three proposers, and all three companies were provided the opportunity to submit additional information and revisions to their proposals based on the scope reviews. Upon review of the revised information, the committee recommends Dagostino Electronic Services, Inc. for the following reasons:

- DES demonstrated a better understanding of the project
- Completeness and accuracy of the proposal hardware
- Familiarity and knowledge of DLCC Qualifications of personnel for both installation and ongoing support
- MBE/WBE Plan – DES is using Emerald Electric (MBE) to install cable and conduits for new devices. The work totals approximately \$15,000.

DES is also agreeing to hold their pricing on all other alternatives for one year. The proposal includes a three-year hardware/labor warranty on the access control equipment, programming and software being installed. Additionally, some hardware being installed has 5-year and/or lifetime warranties.

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. 5777**

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 lump sum agreement with Dagostino Electronic Services, Inc. in the amount of \$117,779 for the purchase, installation and upgrade of the access control system and software in the David L. Lawrence Convention Center; and further that the other 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 on the agenda under DLCC, authorization to enter into a lump sum agreement with Intertech in the amount of \$20,586 for new and replacement security cameras and installation.

Mr. Morrison stated there are currently 200 security cameras in and around the DLCC. Following a review of the system by the Authority and DLCC management, it is recommended that eight security cameras be replaced, and seven additional cameras be installed. The additional seven cameras will be placed in the following areas as a part of an effort to enhance coverage: the loading dock entrance/exit gates, 4th floor rooftop terrace, and on 10th Street near the 1<sup>st</sup> level service corridor exit.

A notice for solicitation of quotes for the project was advertised on the Authority website and the URA assisted the Authority with social media communication by including this opportunity in its Twitter, Facebook and LinkedIn postings. Four companies – DES, Horizon, Gordico and Intertech – participated in a walkthrough of the project and all four submitted

quotes. Intertech provided the low quote. The Authority anticipates that the cameras will have a useful life of 8-10 years. The cameras have a five-year hardware warranty and a one-year warranty on the installation labor.

There is no confirmed participation of MBE/WBE to date; however, Intertech is soliciting pricing from MBE electrical firms for approximately \$2,000 of electrical installation.

Senator Fontana asked if there were any questions from the Board. Mr. Dunleavy indicated that part of the submission included an indemnification from the Authority against the Department of Labor and Industry if it's found that prevailing wages need to be paid on the project. Mr. Dunleavy requested that clause be removed.

Mr. Morrison responded that the Authority would have it's contract used for the agreement, and that the Authority's Attorney would look over everything. Senator Fontana requested clarification of what was meant by the Authority's contract. Mr. Morrison clarified it means the contract template the Authority uses. Senator Fontana then asked if the company would agree to that. Mr. Morrison responded he was sure they would be fine with using the Authority's template. Ms. Mary Conturo confirmed that the Authority would not enter into a contract if the clause Mr. Dunleavy mentioned is in it.

Senator Fontana asked if there were any more 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. 5778**

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 Intertech in the amount of

\$20,586 for new and replacement security cameras and installation; 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 on the agenda under DLCC, authorization to award a purchase order to Carpenter Connection in the amount of \$16,500 for the purchase of 10 podiums for use in the DLCC.

Mr. Ryan Burries, stated podiums are used throughout the DLCC for almost every event. The current inventory of 40 podiums is being depleted through attrition due to constant use. The intent is to replace the existing inventory at a rate which outpaces the attrition rate of existing inventory. The goal is to reach an inventory of 61 podiums [one for each meeting room (53), exhibit hall (5) and ballroom (3)]. A notice for solicitation of quotes was posted on the Authority's website and 10 companies were directly contacted for solicitation of quotes, including 1 MBE cabinetmaker. Three quotes were received with Carpenter Connection submitting the low quote. Fabrication of the podiums will begin upon approval of the purchase order by the Board and delivery is expected prior to the end of 2021.

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. 5779**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to award a purchase order to Carpenter Connection in the amount of \$16,500 for the purchase of 10 podiums for use in the David L. Lawrence Convention 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 on the agenda under DLCC, authorization for reimbursement of \$20,888.34 to the SMG operating budget for costs related to investigation, clean-up and repair of storm piping and two offices in the administrative office area.

Mr. Buries stated that in August 2021 a broken pipe led to a leak and damage to two offices in the SMG administrative office area located in the DLCC. Costs for investigation, clean-up and repairs related to this leak totaled \$20,888.34. The investigation, clean-up and repairs were performed by a combination of third-party providers and DLCC in-house labor. This request is for the reimbursement of those costs from the 2021 MRR budget to the convention center's annual operating budget. Mr. Buries stated the affected employees were temporarily relocated to available cubes in the administrative office area during completion of the repairs. The repairs were completed on September 24, 2021 and the employees moved back into their offices.

Senator Fontana asked if this was a part of the contract, that the Authority is responsible for maintenance, or what distinction is there for what DLCC is responsible for on their own. Mr. Buries responded that repairs up to \$10,000 are paid as an operating expense under the convention center operating budget. Repairs over \$10,000 are referred to as Maintenance Repair and Renewal ("MRR") and paid by the Authority after Board approval.

Rev. Glenn Grayson then asked why this was not covered under insurance. Mr. Buries explained there is a \$50,000 deductible on any property damage and asked Ms. Conturo to confirm. Ms. Conturo confirmed the \$50,000 deductible. Rev. Grayson then clarified that because the amount was under \$50,000 the price for repairs is on the Authority. Mr. Buries agreed.

Senator Fontana asked if there were any other 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. 5780**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse \$20,888.34 to the SMG operating budget for costs related to investigation, cleanup and repair of storm piping and two offices in the administrative office area; 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 on the agenda under DLCC, authorization to enter into an agreement with McKamish, Inc. in the amount of \$68,000 for fire and smoke damper evaluation and repair.

Mr. Buries stated the City of Pittsburgh recently updated fire code required compliance with National Fire Protection Association ("NFPA") standards. NFPA standards require evaluation of fire and smoke dampers throughout the DLCC. On September 7, 2021, the RFP was advertised in the Post-Gazette, New Pittsburgh Courier, Pittsburgh Builders Exchange, Authority website. The notice was sent directly to over 40 potential proposers including 3 WBEs and 2 MBEs. A total of four proposals were received. A committee made up of SMG and SEA personnel reviewed the proposals. Scope reviews were conducted with the three lowest cost proposers. It is recommended to award this project to McKamish based on: submission of the lowest cost proposal; including hourly rate for repairs and markup on materials required; familiarity with DLCC; staff qualifications and certifications; and the ability to meet the schedule. Authorization of an allowance for the labor and repairs was suggested by SMG to



address access modifications required to complete the inspections and anticipated repairs. The base evaluation work requires special certifications be performed. McKamish has committed to using a WBE supplier (TF Campbell) for parts needed to complete identified repairs and an MBE drywaller (Allied Drywall) to complete the drywall repairs needed. It is anticipated that these commitments will result in 14.7% MBE and 11.5% WBE participation.

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. 5781**

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 McKamish, Inc. in the amount of \$68,000 for fire and smoke damper evaluation and 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 on the agenda under DLCC, ratification of a lump sum \$19,364 amendment with HE Neumann for insulation repair around five refurbished pressure steam valves and replacement of steam regulator valve(s) on the high-pressure steam lines.

Mr. Buries stated that in September 2021, the Board authorized an agreement with HE Neumann for work related to replacing pressure relief valves (PRV) and actuated control valves in the steam room. The HE Neumann agreement was procured via a public bid process. During the course of that work, it was discovered that the insulation needed to be replaced in the vicinity of the serviced valves. HE Neumann provided a quote of \$2,760 for this work. CJL Engineering, the

design engineer, reviewed the quote and agreed that it was a reasonable cost for the work required. After the steam was turned on, it was discovered that the pressure reducing regulators were not functioning correctly HE Neumann provided a quote of \$16,604 to replace the regulators.

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. 5782**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to execute a change order to the existing agreement with HE Neumann for insulation repair around five refurbished pressure steam valves and replacement of steam regulator valve(s) on the high-pressure steam lines for a total lump sum amount of \$19,364; 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 on the agenda under DLCC, authorization of the following with respect to the Waste Water Treatment Plant: (1) amendment to an agreement with Guy's Mechanical Systems, Inc. for grinder pump pit repairs in a lump sum amount of \$18,700; (2) amendment to an agreement with Trinity Automated Solutions for replacement of new pressure sensor in a lump sum amount of \$7,852; and (3) to enter into an agreement with Dalton Service Company, LLC for sludge removal needed to complete grinder pit repairs in a not- to-exceed amount of \$6,500.

Mr. Buries stated that in January 2021 the Board authorized agreements with Guy's Mechanical and Trinity Automated Solutions for work related to replacing the grey water pumping system in the Waste Water Treatment Plant ("WWTP"). The final component of that

project will be to re-start the WWTP and commission the new pumps. Preparations for re-starting the WWTP are underway with a target of early January 2022 for resumption of operations. Additional work necessary for operations has been identified and will be addressed by the authorizations in this request. The first item before the Board, on this request, is the replacement of the grinder pump rail installation system. Guy's Mechanical, in connection with work they are already doing at the WWTP has provided a lump sum price of \$18,700 to replace the existing rail system with a new system comprised of stainless-steel components. The original agreement with Guy's Mechanical was procured through a public bid process in December 2020.

The second item before the Board is the replacement of a pressure sensor transducer which ties back to the Alerton control system and activates the grinder pumps. This sensor is also located in the underground sump tank. Trinity Automated Solutions has proposed doing the needed work for a lump sum amount of \$7,852 based on the support contract costs.

The third item before the Board is for removal of sludge at the bottom of the underground tank to allow safe access to the confined space to complete the work described above. Veolia, the third-party operator of the WWTP, solicited quotes from three different waste haulers for this work with Dalton Service Company, LLC submitted the lowest cost quote. After the work is completed, Dalton will also re-seed the bioreactor as part of this agreement.

Taking these amendments and costs into account there is 25% MBE participation for the project.

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. 5783**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized the following with respect to the Waste Water Treatment Plant: (1) amendment to an agreement with Guy's Mechanical Systems, Inc. for grinder pump pit repairs in a lump sum amount of \$18,700; (2) amendment to an agreement with Trinity Automated Solutions for replacement of new pressure sensor in a lump sum amount of \$7,852; and (3) enter into an agreement with Dalton Service Company, LLC for sludge removal needed to complete grinder pit repairs in a not-to-exceed amount of \$6,500; 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 on the agenda under DLCC, authorization to enter into an agreement with Ruthrauff Sauer in the amount of \$16,300 for replacement of broken interior storm drain lines at various locations throughout the DLCC.

Mr. Guy DeFazio stated the DLCC has an extensive amount of cast iron storm drains that are original to construction. Due to recurring leaks, certain drains are requiring repair and replacement, drain repairs included in this authorization are in the ceiling above meeting rooms 338 and 408 and above the loading dock area outside of Exhibit Hall E. Mr. DeFazio indicated the work also includes replacement of the insulation surrounding the pipes. A notice for solicitation of quotes for the project was advertised on the Authority website and the URA assisted the Authority with social media communication by including this opportunity in its Twitter, Facebook and LinkedIn postings.

Plumbing firms listed on the Pennsylvania Unified Certification Program ("PAUCP") website were contacted and additional MBE/WBE firms were also contacted in coordination with Clarence Curry, Authority Senior Diversity Coordinator. Quotes were also solicited from Ruthrauff Sauer, W.G. Tomko, McKamish, and Fazio Mechanical.

The estimated time to complete the project is two weeks. Upon authorization, the repairs will begin immediately. The work will have a one-year material and labor warranty. None of the MBE/WBE firms contacted were able to provide quotes for this work, and there is no MBE or WBE participation in the project. Clarence Curry has reviewed and finds this acceptable.

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. 5784**

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 Ruthrauff Sauer in the amount of \$16,300 for replacement of broken interior storm drain lines at various locations throughout the David L. Lawrence Convention 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 on the agenda under PNC Park, authorization to approve, as an alteration and at the team's cost, the replacement of the existing PNC Park naming signage and a new exterior sign on the northwest rotunda of the facility.

Mr. Bill Williams stated that in May, 2021 the Authority was notified by the Pirates that they were seeking to undertake an alteration project. Per the Pirates Lease Agreement, if a project meets certain criteria, one of which is that a change will affect the exterior of the ballpark, the Team must receive written approval from the Authority. This alteration included removal of the existing PNC Park signage at the corner of Mazerowski Way and West General Robinson Street and the "PNC PARK" letters along the Allegheny River side of ballpark. New

signage will be installed at these locations and be branded based on the PNC Bank logo design.

The Authority hired Stantec to conduct a structural peer review of the alteration plans. Their report noted minor items and those items have been addressed.

The proposed signage size would be equivalent to or less than the existing signs and therefore, a signage variance is not needed. However, a new Pirates "P" logo sign to be installed on the northwest rotunda's upper steel framework did require a zoning variance which was received along with necessary permits.

The project when complete will be part of the premises owned by the Authority and leased to the Team. The estimated cost is \$125,000 plus tax and permits which will be paid, entirely, by the Pirates. There is no MBE or WBE participation. The project will begin upon authorization and will be completed by March 2022.

Authority staff recommends that the Board approve this alteration with the condition that the Pittsburgh Associates are solely responsible for all maintenance, repair and improvement costs of the signage for the duration of the Lease.

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. 5785**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to approve, as an Alteration, the replacement of the existing PNC Park naming signage and a new exterior sign on the northwest rotunda of the facility; 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 the Resolution.

Senator Fontana continued on to the next item on the agenda under Sports Commission, authorization to amend the Act 42 EDTF Restricted Account Programs and Procedures.

Ms. Conturo stated that an annual allocation is made of funds from the Pennsylvania Gaming Economic Development and Tourism Fund (“EDTF”) for use by the Authority for the establishment, administration and maintenance of a regional sports commission. The Authority, for the purpose of assisting the region in maintaining and growing its competitive position in the sports event market, created the Sports Commission as a committee to implement this.

On May 13, 2021 (Resolution 5751), the Board adopted the Act 42 EDTF Restricted Account Programs and Procedures (the “Guidelines”). The Guidelines as currently written call for the Sports Commission to duplicate the efforts of the Authority with respect to the review of proposed capital repair expenditures. This matter was reviewed with the Authority’s Solicitor who advised that, in order to avoid this duplication of effort and the resulting inefficiency, the Sports Commission could rely on the review otherwise done by the Authority. If the amended Guidelines are adopted by the Authority, they would be submitted to the Sports Commission for their acceptance and adoption at its next meeting.

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. 5786**


RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that the amended Act 42 EDTF Restricted Account Programs and Procedures provided herewith, with appropriate information filled in and completed, are hereby adopted; and further that the proper officers of the SEA are hereby authorized to do all acts as may be necessary

and proper to carry out the intent and purpose of this Resolution. All resolutions or parts thereof inconsistent with the provisions of this Resolution are hereby repealed or rescinded, canceled or annulled so far as the same affects this Resolution.

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

Mrs. Kramer stated that the Authority provided the public with three options for public participation: email, telephone, or the Zoom chat function. No public comments were submitted via email and there were no registrations to submit a public comment via telephone or the Zoom chat function.

Senator Fontana asked for a motion to adjourn. Upon a motion duly made, seconded and unanimously carried, the meeting adjourned at 11:04 A.M.

  
Mary K. Conturo  
Assistant Secretary