

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, AUGUST 12, 2021  
REMOTELY VIA ZOOM CONFERENCE  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:33 A.M. E.S.T.

A meeting of the Board of Directors of the Sports & Exhibition Authority of Pittsburgh and Allegheny County (the “Authority”) was held upon proper notice on Thursday, August 12, 2021 commencing at 10:33 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  
Michael Dunleavy, Vice-Chairman  
Sala Udin, Secretary  
Jill Weimer, Treasurer  
Councilman Anthony Coghill, Member  
Councilman Nicholas Futules, Member  
Rev. Glenn Grayson, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Bill Williams, Rhea Thomas, and Dana Kramer of the Authority; Morgan Hanson, Solicitor; Clarence Curry, CFC-3 Management Services; Tom Ryser, TPR, LLC; Tim Muldoon, Guy DeFazio, and Hiedi Strothers of SMG; Diane Hunt, Regional Asset District; Matthew Wilson, Buchanan Ingersoll and Rooney, PC.

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

Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the Board. Members of the public were offered participation by email,

telephone, or the Zoom chat function. Ms. 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 June 10, 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 an agreement with T.S.B., Inc. dba Schultheis Electric in the amount of \$12,980 for repairs to the lighting system at the water feature.

Mr. Doug Straley stated that the lighting system above the water feature at the DLCC provides lighting for the water feature under the Fort Duquesne Boulevard bridge and lighting for the Convention Center Riverfront Plaza for the safety of pedestrians. In 2018, there was a flood that damaged the data enablers, thus causing the lighting system to stop working. This project would restore the functionality of the lighting features in that area and replace the damaged data enablers. Additionally, it would upgrade the boxes enclosing the data enablers and relocate them to a higher elevation in order to prevent future flood damage.

A notice for solicitation of quotes was posted on the Authority website and quotes were solicited from three electrical contractors, one (1) of which was an MBE. Schultheis Electric submitted the low quote of \$12,980, and there is a five-year warranty on the data enablers.

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. 5764**

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 T.S.B., Inc. dba Schultheis Electric in the amount of \$12,980 for repairs to the lighting system at the water feature; 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, authorization to enter into an agreement with Ruthrauff Sauer, LLC in a lump sum amount of \$15,200 for the installation of a hot water recirculation system serving the Concourse A bathroom.

Mr. Guy DeFazio explained that the DLCC has bathroom hot water systems that are original to construction and have limited capacity to maintain consistent hot water temperatures during all operating conditions.

In 2018, as part of the DLCC's ongoing water quality assurance programs, the Board authorized the purchase and installation of forty (40) Sloan auto-flush faucets to supplement the circulation of bathroom hot and cold water. Through the addition of a hot water recirculating pump and a continuous piping loop included in the current upgrade project, hot water delivery will now be significantly increased throughout the entire bathroom system. In addition to the recirculating pump and hot water piping loop, the system will be further upgraded through replacement of the existing water heater and master mixing valve, as well as through the addition of individual mixing valves installed at each faucet location.

In 2021, the DLCC began working with both Advantus Engineers and CJL Engineering to implement the current hot water recirculating system design, which can now be utilized in each bathroom throughout the building to maintain optimum hot water temperatures under all operating

conditions, with minimal impact to the finished walls and ceilings of the bathrooms during installation.

As the first bathroom to be upgraded with this new mechanical system design, the Concourse A bathroom will provide the DLCC with clear confirmation of its effectiveness, as well as construction and budget guidance. With this information, a larger bid package will be developed and issued by CJL Engineering at which time the low responsible bid will be brought before the Board for authorization.

For the Concourse A bathroom, the DLCC received quotes from four mechanical contracting firms – Ruthrauff Sauer, SSM Mechanical, DeFinis Mechanical, and W.G. Tomko. The low bid was from Ruthrauff Sauer for \$15,200. The estimated time to complete the project is one week. Upon authorization, and assuming no COVID-19 supply-chain delays affecting delivery of materials, the estimated completion date for the project is Fall 2021.

There is no MBE/WBE participation on the project. In coordination with Clarence Curry, several MBE companies were contacted to submit quotes for the project, however, none were able to participate.

Senator Fontana, noting that this is a sort of “test-run” to see if it works, asked how long the testing process would be before a decision is made on whether or not the system is worth having.

Mr. DeFazio expressed confidence that the system will make a significant improvement, before stating that staff will be able to test effectiveness within the first few days following installation and will also continue to take measurements throughout the subsequent week.

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

**RESOLUTION NO. 5765**

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, LLC in a lump sum amount of \$15,200 for the installation of a hot water recirculation system serving the Concourse A bathroom; 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, authorization to amend an existing agreement with Trinity Automated Solutions in a lump sum amount of \$16,350 for installation, graphics, trending, and alarm programming for six (6) ceiling-mounted temperature sensors to be located in areas where fire system piping is susceptible to potential freezing.

Mr. DeFazio explained that Alerton building automation technology is used by the DLCC to control all major mechanical and HVAC systems throughout the building. The Alerton system also generates alarm notifications and provides continuous trending data related to the performance of critical components of the major mechanical and HVAC systems.

The DLCC ceiling space is exposed to much lower temperatures than the heated space below the ceilings. Fire sprinkler piping in the above ceiling space is exposed to these colder temperatures. In order to continuously monitor temperature levels above the DLCC ceilings, temperature sensors will be utilized to provide DLCC staff with the necessary notifications and temperature change trending information required to greatly decrease the potential of pipe freezing conditions.

In addition to the improved response capability provided by the ceiling sensors, additional energy savings will also be possible by allowing supplemental heating to be much more closely monitored and managed.

In May 2019, the Board authorized a three-year contract with Trinity Automated Solutions (“TAS”) for service and support of the DLCC’s Alerton Building Automation System. Due to TAS being the only certified Alerton representative in Western Pennsylvania, it must be used for performance of this work.

TAS will perform this work under the terms and conditions of the previously authorized agreement. A one-year warranty will be provided on all labor and materials. Upon authorization, the work is anticipated to commence in September 2021 and be completed by October 2021.

The \$16,350 price has been reviewed and is considered to be reasonable. The portion of the \$16,350 related to equipment costs is in accordance with the 2019 TAS agreement. The portion related to labor for the electrical wiring aspect of the work is being done through a subcontract with ImbuTec. The hourly rate for this labor is comparable to hourly rates under other publicly bid DLLC contracts with ImbuTec.

Trinity has included 88% MBE participation utilizing ImbuTec for all electrical wiring. This participation has been reviewed by Clarence Curry, Senior Diversity Coordinator for 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. 5766**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend an existing agreement with Trinity Automated Solutions in a lump sum amount of \$16,350 for installation, graphics, trending, and alarm programming for six (6) ceiling-mounted temperature sensors to be located in areas where fire system piping is susceptible to potential freezing; 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, authorization to issue a change order to Moody's Water Supply Services, LLC in a lump sum amount of \$12,360.80 for the purchase of a replacement pump servicing the underground aquifer well.

Mr. DeFazio stated that in May 2021, the Board authorized an agreement with Moody's Water Supply Services, LLC ("Moody's") at a cost of \$19,720 for the rehabilitation of the aquifer well system that supplies water for the DLCC's landscaping irrigation systems, chiller plant, and water feature. As part of the project, Moody's performed a well video inspection, surging and cleaning of the underground aquifer well, and inspection of the main aquifer pump.

After removal and inspection of the aquifer pump, Moody's discovered numerous components in need of repair or replacement and identified significant deterioration of components that are worn beyond recommended repair. Moody's recommends a Simflo model SP10H replacement pump be installed at a cost of \$12,360.80. The cost for installation and testing of the replacement pump is included under the current aquifer well rehabilitation project.

Upon approval of this change order, the pump will be ordered, installed, and tested and the work to rehabilitate the DLCC's aquifer well will be completed. The lead-time for the pump is expected to be two-weeks from date of order. The building is using PWSA water until the aquifer pump can be reinstalled and returned to operation.

Veolia Water and SMG have reviewed the Moody's report and are in agreement with replacing the pump and believe that the pricing is fair and reasonable. Simflo pumps are fully manufactured in the United States. Moody's and Simflo will be providing a one-year warranty on all parts and labor.

No MBE/WBE participation is included in the project. This has been reviewed by Clarence Curry, Senior Diversity Coordinator for 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. 5767**

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 Moody's Water Supply Services, LLC in a lump sum amount of \$12,360.80 for the purchase of a replacement pump servicing the underground aquifer well; 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, authorization to enter into an amendment with YouthPlaces to extend the lease term from December 1, 2021 to June 30, 2022 for retail space along Penn Avenue.

Mr. Bill Williams explained that YouthPlaces ("YP") is a non-profit that provides after-school programs for high-school students aged 12-18. It is located in the DLCC retail area along Penn Avenue next to Jimmy John's.

YP's original lease was for a five-month term in 2020. At that time, they never opened due to tenant improvements delays and COVID-19 restrictions. In August 2020, the Board



approved a three-month rent abatement and lease amendment “re-setting” the original five-month term to instead run from July 2021 to November 2021. They re-opened mid-July 2021 for partial summer programming: Monday through Friday from 9:00 AM to 3:00 PM. Youth Places received stimulus funding and is current on both rent and utility payments.

For the upcoming school year, YP plans to offer a variety of programs, including workforce development and readiness, STEM programs, entrepreneurship programs, college and career case management support, among others.

The existing YP lease expires on November 30, 2021. YP is requesting a lease extension that would extend through the upcoming 2021-2022 school year. The amended end date would be June 30, 2022, which coincides with the end of their fiscal year.

The existing lease terms include base monthly rent of \$18.36 per square foot, plus utilities. Total base rent for the newly amended term of seven months is \$20,156. Authority staff recommends extending the lease to June 30, 2022 under the same terms of the existing lease.

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

Mr. Sala Udin noted that originally the YP lease was introduced as a temporary trial and inquired whether or not Authority staff had an update or a summary regarding what the experience has been with YP – specifically asking if they are doing well, if they are having any problems, and what the history has generally been.

Mr. Williams stated that YP has generally advised that they have had limited participation due to the COVID-19 pandemic and are still basically in a trial period.

Senator Fontana noted his support for Mr. Udin’s request and expressed his desire to also receive information and reports on the program.

Ms. Mary Conturo stated that the Authority will request a formal report detailing their experience and plan moving forward and will provide that to Board members in September, 2021.

Mr. Udin expressed his willingness to support the authorization pending receipt of a positive report, noting that it would have been beneficial for Board members to have this information prior to this meeting, suggesting a presentation including quantitative measures would have been most helpful.

Ms. Conturo explained that Mr. Udin's comments were duly noted and ensured that the Authority will follow-up on his request.

Reverend Glenn Grayson acknowledged that, due to the COVID-19 pandemic, that data may be difficult to procure, noting that many after-school programs have been closed since the onset of the pandemic. He went on to state that it may not be possible to acquire a full sense of the data until after this school year gets started. Rev. Grayson continued that while it is important data to request, retrieving accurate data regarding the impact of the after-school program may pose a challenge while there are not school children currently located in the downtown Pittsburgh area.

Senator Fontana explained that he believes the data will be limited compared to what it may be post-pandemic, however, it is important to note that the Board receiving additional information regarding what YP plans to do with their plans and programs in the future would be beneficial because it will be possible to ensure YP abides by those plans.

[copy of the follow-up report provided to the Board on August 26, 2021 is attached to the minutes]

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

**RESOLUTION NO. 5768**

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 amendment with YouthPlaces to extend the lease term from December 1, 2021 to June 30, 2022 for retail space along Penn Avenue; 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.

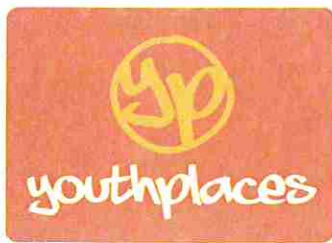
The next item was public participation, and Senator Fontana asked if anyone in the audience desired to address the Board.

Ms. Kramer stated that the Authority has 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 if there were any comments from the Board. There being no additional comments or business, Senator Fontana asked for a motion to adjourn. Upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 10:55 A.M.

 9/9/21  
Mary Conturo  
Assistant Secretary



Monday, August 23, 2021

**711 West Commons  
Pittsburgh, PA 15212**

P 412 434 0851  
F 412 434 6318  
YouthPlaces.org

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Commander Christopher Ragland

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**President and CEO**

Cynthia L. James

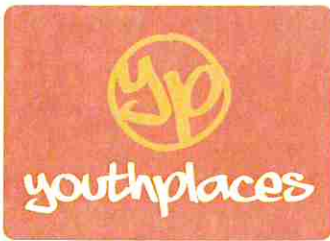
RE: YouthPlaces Downtown Report

Last year provided many challenges as we all dealt with the impact of COVID-19. YouthPlaces was not exempt, as our normal capacity was conformed from the after-school space, to a community Learning HUB, supporting our youth in grades 6-12 during their remote learning period.

In the midst of those challenges, we did attempt to still facilitate our Entrepreneurship program remotely, in hopes we could expand our reach by providing the program on a virtual platform. The decision was made to provide the program two (2) days a week, for two (2) hours. Registration was low however, as only 4 youth showed interest. As the weeks went on, we were down to two (2) youth attending consistently, as we entered week 3 of the program. Only one (1) of those participants was able to finish the program, but he was able to complete a sample business plan.

We also attempted to provide an in-person summer program, YP yoUniversity, to engage our high school youth in enrichment programming during the break. Job readiness, money management, and driver's education were all topics to be covered during the 6-week program. Recruitment was a struggle and we unfortunately had zero enrollments received for the program.

As we head into the Fall, and hopefully maintain some sense of normalcy, YouthPlaces and our partners are excited for what's in store. Although YouthPlaces shifted gears to provide a community need during the previous year, a unique idea was also discovered to provide an alternative for students who get suspended in the future. This is an ongoing project, but this could be a call to action, reducing the alarming statistics discovered from the "school to prison pipeline" research. If a student is suspended from school for an extensive period of time (5+ days), we as YouthPlaces would like to be the alternative. The school would allow the student(s) to come to our building to receive support as they complete the necessary educational requirements, and also receive some one-on-one mentoring with our staff, to set goals and correct the negative behaviors, so they are less likely to happen again.



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Pittsburgh, PA 15212**

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YouthPlaces.org

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**Honorary Directors**

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Frederick W. Thieman

**President and CEO**

Cynthia L. James

We also understand that our Downtown space can provide youth with the support and resources they need, as they navigate through their adolescence years. YouthPlaces presents: The Plug, was since created, and aims to provide the connection from the youth to adulthood and the many opportunities that are achievable! We are extremely optimistic and excited to serve the Downtown community as an impactful resource for youth. Due to the size of the space and remaining safe with building capacity limits, we are anticipating 15 youth for the coming quarter. We at YouthPlaces appreciate the ongoing support from our Downtown supporters and partners and are extremely excited for the coming school year.

Best,

Weston White  
Director of Partnerships and Programs