

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, JULY 11, 2019
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 the DLCC Executive Board Room in Pittsburgh, PA 15222, on Thursday, July 11, 2019 commencing at 10:37 A.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman
Michael Dunleavy, Member
Councilman Anthony Coghill, Member
Councilman Nicholas Futules, Member
Rev. Glenn Grayson, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Bill Williams, Rhea Thomas, Rifat Qureshi, Simona Loberant, Demetrius Haskins and Maggie Pike of the Authority; Morgan Hanson, Solicitor; Tom Ryser of TPR; Clarence Curry of CF3 Management; Tim Muldoon, Ryan Buries, Hiedi Strothers, Kevin Mielcarek, Navajan James, Jana Jarrett, Amelia Henderson, Joseph Garcia, and Carter Swegman of SMG; Serena Tamburrino of Cohen & Grigsby; Drew Neverett of the Pittsburgh Pirates; and Frederick Winkler, architect.

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. Seeing none, he moved to the next item on the agenda,

approval of the minutes from the meeting of June 13, 2019. A motion was made, seconded and unanimously approved.

Senator Fontana continued on to the next item on the agenda under David L. Lawrence Convention Center (DLCC), authorization to enter into an agreement with Strongland Roofing in a lump sum amount of \$1,881,585 for Phase I ballasted roof replacement.

Mr. Doug Straley stated that the Convention Center has approximately 77,000 square feet with 13 different roof locations at the building that are mostly ballast (which means having rock on top of the roofing system). In June 2018, the board authorized an agreement with Stantec Architecture and Engineering, LLC to provide design, procurement and construction administration services for replacement of ballast and other flat roofs, in a phased approach. This first phase consists of three of those thirteen roofs. One roof is on the third floor, east side of the building near the railroad bridge and is currently ballast. The second roof is a concrete slab located outside the third floor meeting rooms. The final roof is approximately 20,000 square feet and it is ballast and surrounds the skylights above the ballroom prefuction area over on the east side of the building near the railroad bridge.

In May of 2019, a public bid was advertised in the Pittsburgh Post-Gazette, the New Pittsburgh Courier and on the SEA website. The project manual was also sent directly to 12 roofing companies.

A pre-bid meeting was held on May 17, 2019, with eight companies in attendance. One bids was received on May 31st from Strongland Roofing. Strongland's bid was for \$2,371,140, which was over our engineer's estimate. SEA and SMG staff met with Strongland to review the scope. Following the scope review, Strongland proposed a voluntary alternate for the project, resulting in a contract of \$1,882,085. The voluntary alternate was based on extending the

schedule into 2020, reducing the green roof area from 13,947 to 7,990 square feet, access through the Convention Center garage to use the area between the building and railroad bridge for removing ballast and other construction debris from roof area, and the use of shop-fabricated 0.50" aluminum coping and 0.40" aluminum counterflashing details, approved by the roofing manufacturer.

In addition to the voluntary alternate, we also took four other alternates with the bid. Two alternates are recommended and included in the \$1,882,085 contract amount: (1) an add alternate to extend the warranty from 25 years to 30 years for \$2,000, and (2) a deduct alternate of \$2,500 to re-use the existing expansion joint membrane and build a flashing detail above the existing joint, which was replaced in 2018 and is performing well.

There is 14% MBE participation through Butler Landscaping, Weatherspon/Williams, Boyd Rolloff, Ira Ritter, and Low Country. There is 10% WBE participation through Allegheny Global and Ida Yeager.

This recommendation has been reviewed by and is acceptable to the SEA Solicitor. Start of construction is anticipated in July 2019 and is expected to be completed by August 30, 2020.

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

Councilman Coghill asked Mr. Straley to verify that the price negotiation was reduced from the initial bid. Mr. Straley confirmed.

Senator Fontana asked if the warranty extension would be an extra cost and if it covered repair, replacement, or both. Mr. Straley verified that the warranty extension would be at an extra cost. Mr. Buries responded that the warranty covers the material.

Reverend Grayson asked if because thirteen areas of the roof need to be replaced, should the Board anticipate spending approximately two million dollars per year to replace the ballasted

roofs until completion. Mr. Straley said that different areas of the roof have different sizes and the areas under this scope of work have specific issues that need addressed. Mr. Straley said that they will continue to monitor issues with other areas of the roof and fix areas as repairs become necessary. Reverend Grayson asked if there was a budget in place for future years to fix the other roof areas. Mr. Straley responded that the repair and replacement of certain roof areas are in future budgets.

Councilman Coghill commented about a future roof visit, per Councilman Futules' comment at the Sports and Exhibition Authority Board Meeting on June 11, 2019.

Senator Fontana asked if there were any more 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. 5617

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized enter into an agreement with Strongland Roofing in a lump sum amount of \$1,881,585 for Phase 1 ballasted roof replacement; 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 on the agenda under David L. Lawrence Convention Center, authorization to issue an amendment to an existing agreement with Wiss, Janney, Elstner Associates, Inc. in the amount of \$98,200 to be billed at hourly rates based on actual hours spent, including expenses, for construction inspection services for Phase I Ballasted Roof replacement.

Mr. Ryan Buries stated that in February 2016 the Board authorized an agreement with Wiss, Janney, Elstner Associates, Inc. (WJE) to provide oversight of the design and construction

of the 4th Floor Terrace Roof Project and of the four isolated repairs. The Authority determined that having an independent commissioning agent providing oversight, beginning with initial design and through construction, would offer the most efficient and effective way to ensure a quality outcome to the project.

In June 2018, the board authorized an agreement with Stantec Architecture and Engineering LLC to provide design, procurement and construction administration services for the Ballasted Roof Replacement project.

The 4th Floor Terrace Roof project and the Phase I Ballasted Roof replacement project will be occurring during the same period of time and the general scope and requirements for both projects are similar.

The existing WJE contract was procured through a publically advertised Request for Proposals (RFP) issued in December 2015 for the building enclosure commissioning and construction inspection services. The scope of the RFP was to develop a commissioning plan that includes a peer review for all phases of the design (schematic, design development, construction documents) through the construction and warranty period to ensure the system has been designed, constructed, tested, and functions as anticipated.

The original RFP was advertised in the Pittsburgh Tribune Review and the Pittsburgh Courier, posted to the SEA website and distributed to a list of 20 consultants developed through previous procurement processes and industry outreach. A pre-proposal conference was conducted on site on January 5, 2016 with 11 firms represented. Proposals were received from the following firms: Architectural Testing, dck worldwide, Walter P. Moore, and WJE. Upon review of the proposals, the review team, comprised of Rev. John Welch SEA Board Member, Doug Straley, Tom Ryser, Taylor Blice, Christina Lynch and Clarence Curry of the SEA, and

Tim Muldoon, Linda Mihalic and Ryan Buries of SMG, short listed and interviewed two firms: Walter P. Moore and Associates and WJE. WJE was recommended and the Board authorized the existing contract with WJE in February 2016.

Pursuant to the existing contract, WJE has performed a peer review of the design details for the Phase I Ballasted Roof project. An amendment to the existing WJE contract to cover construction inspection of the Phase I Ballasted Roof replacement is recommended based on the following, among other factors: their price was lowest of short listed firms from the original RFP, their company's experience with building envelope commissioning, WJE personnel have familiarity with the DLCC building and specifically the roof systems, their understanding of the scope and their approach relative to construction inspection services, and streamlining of services via conducting inspections of both the 4th Floor Terrace Roof and the Phase I Ballasted Roof projects on each visit. WJE's proposal includes 40% participation by ED3 Consultants, a registered WBE firm.

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. 5618

RESOLVED by the Board of the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue an amendment to an existing agreement with Wiss, Janney, Elstner Associates, Inc. in the amount of \$98,200 to be billed at hourly rates based on actual hours spent including expenses, for construction inspection services for Phase I Ballasted Roof replacement; 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 David L. Lawrence Convention Center, authorization to enter into an agreement with Trimark Marlinn in the amount of \$19,200 for purchase of an ice machine.

Mr. George Meehan of Levy explained that the SEA contracts with Levy Restaurants to provide food and beverage services for the Convention Center. Levy Restaurants is recommending the purchase of an ice bin and ice cuber to replace one that is 16 years old and no longer working. The current model has been discontinued and parts are no longer available. Levy feels that a newer more efficient high-volume ice machine would be of benefit to our culinary and beverage departments.

The ice machine was advertised on the SEA website. In addition, multiple companies were contacted including two MBE firms. Six companies submitted quotes and Tri Mark Marlin was the lowest responsible bidder at \$19,200. Standard warranties apply to the ice bin, ice cuber, evaporator, and the compressor. There is no MBE or WBE participation associated with this purchase. It will be funded by the Food and Beverage Capital Reserve Fund.

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. 5619

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to enter into an agreement with Trimark Marlinn in the amount of \$19,200 for purchase of an ice machine; 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 under Heinz Field, authorization to reimburse PSSI Stadium Corporation in a not-to-exceed amount of \$70,000 from the Heinz Field Capital Reserve Account for field lighting controls not associated with DMX lighting controls.

Mr. Bill Williams explained that in April 2019, the Board approved reimbursement for the replacement of the metal halide field lighting with LED lighting in the amount of \$1,737,298. At the time, the Steelers were asking for \$1,954,900. The disapproved amount of the request related to the cost of a DMX lighting control system at a cost of \$217,602. The capabilities of the DMX lighting control system was viewed as an enhancement to their existing lighting control system.

In May 2019, PSSI sent the Authority additional information regarding the field lighting control system and requested that the Authority consider reimbursing \$178,272 of the disapproved amount of \$217,602. Their backup for this request was a letter from Musco Lighting, the manufacturer and installer of the new lighting and control system, stating that a system with just the on/off capability would have cost \$178,272, which is the amount of their new request. Authority staff requested CannonDesign, the annual stadium inspection firm, to independently determine the cost breakdown between the DMX lighting controls and the standard lighting controls. Sara Schonour, Vice President of CannonDesign, responded that their cost estimating team gave a ballpark of \$70,000 for a traditional relay-based scheduled system. If payment of the \$70,000 is approved as the cost for a general lighting control system, the Authority will not have reimbursed the Team \$147,602 of the total request of \$1,954,900 for the DMX lighting control portion.

It is recommended that the Board approve the reimbursement request in the amount not-to-exceed \$70,000. The warranty for the project is 15 years for labor and material. This project is expected to be completed by August 1, 2019.

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. 5620

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to reimburse PSSI Stadium Corporation in a not-to-exceed amount of \$70,000 from the Heinz Field Capital Reserve Account for field lighting controls not associated with DMX lighting controls; 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. 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 10:50 A.M.


Mary Conturo
Assistant Secretary

