

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, SEPTEMBER 9, 2021  
REMOTELY VIA ZOOM CONFERENCE  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:32 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, September 9, 2021 commencing at 10:32 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 Nicholas Futules, Member  
Rev. Glenn Grayson, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rhea L. Thomas, Michael Wassil, Lauren Henderson, Dana Kramer, and Courtney Stoots of the Authority; Morgan Hanson, Solicitor; Clarence Curry, CFC-3 Management Services; Tom Ryser, TPR, LLC; Tim Muldoon, Guy DeFazio, Ryan Buries, and Hiedi Strothers of SMG; Diane Hunt, Regional Asset District; and Mark Belko, Pittsburgh Post-Gazette.

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. Lauren Henderson 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 August 12, 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 a lump sum agreement with H.E. Neumann Co. in the amount of \$37,375 for repairs and replacements of equipment in the steam room.

Mr. Ryan Buries stated that the steam room at the DLCC is the point of entry and distribution for steam delivered to the DLCC from Pittsburgh Allegheny County Thermal (“PACT”). The steam room is comprised of equipment that distributes steam throughout the building for the purpose of providing heat; it does not provide hot water for potable water purposes.

CJL Engineering (“CJL”) performed an inspection and issued a report on July 16, 2021 of the steam system components. The two (2) components identified in this project are priority items and will ensure proper function of safety devices and automated controls in the steam room, assuring reliability, safety, and functionality of the steam delivery system.

The first component is steam pressure relief valves. There are five (5) steam safety relief valves (“SRVs”) in the DLCC steam plant. Water was observed leaking from the SRVs. They will be removed and taken offsite to be reviewed and certified. Repairs necessary to achieve certification will be completed at that time, and the SRVs will be reinstalled prior to the heating season.

The second component is the control valves on the hot water heat exchanger. Again, steam is used to heat hot water, which is then distributed throughout the building to aerial units to provide heat in office spaces and meeting rooms. The control valves are original to construction and need to be replaced. The steam control valves modulate based on the leaving water temperature, and the replacement of these valves will increase the reliability and functionality of the steam delivery system.

A public bid was advertised on August 20, 2021 in the Post-Gazette, New Pittsburgh Courier and on the Authority website. Additionally, the URA assisted the Authority with social media communication by including this bidding opportunity in its Twitter, Facebook, and LinkedIn postings. The notice to bidders was sent directly to 35 contractors, including three WBE and two MBE contractors. The low bid was submitted by H.E. Neumann, which included \$26,320 for the pressure relief valves service and \$11,055 for the control valve replacements.

The project includes 1.6% MBE participation via Emerald Electric for transportation of the pressure relief valves. This has been reviewed by Clarence Curry, Authority Senior Diversity Coordinator.

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. 5769**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter a lump sum agreement with H.E. Neumann Co. in the amount of \$37,375 for repairs and replacements of equipment in the steam room; 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 an amendment to the existing agreement with Stantec Architecture and Engineering, LLC, in a not-to-exceed amount of \$10,398 based on hourly rates for bidding and construction administration for the replacement of the flat ballasted roof system at various building locations.

Mr. Tom Ryser explained that in June 2018, the Board approved entering into an agreement with Stantec Architecture and Engineering, LLC (“Stantec”) for the design of replacement roofs for the original flat ballasted roof systems. The flat ballasted roof systems comprise approximately 100,800 square feet of roofing at over 12 different roof locations. The roof areas covered by this scope are all original construction and are approaching the end of their useful lives. Some of the systems have displayed minor signs of water infiltration.

The agreement allowed for the option to complete the construction work in phases as deemed most beneficial by the Authority, spanning up to three years: 2019-2021. The flexibility allowed the Authority to address problem areas right away, and phase other areas as necessary. Approximately 27,000 of the 100,800 square feet of ballasted roofing was replaced in 2020 and 2021. The remaining 73,800 square feet of roof replacement has been designed, but not constructed.

Because we are beyond the three years spelled out in the Stantec agreement, Stantec requested an amendment to complete the remaining design related work into 2022 and 2023 in the amount of \$10,398. This additional \$10,398 is for the price increase to extend Stantec’s bidding and construction administration portion of the design related work into 2022 and 2023. Stantec’s 2022 and 2023 hourly rates have been compared to recent proposals from similar firms and are reasonable and comparable.

Stantec's overall MBE/WBE plan for the full contract amount, including this amendment, is 45.2% MBE participation by using JA Cost Engineers and 3.6% WBE participation by using evolveEA. The MBE/WBE plan has been reviewed by Clarence Curry, Authority Senior Diversity Coordinator.

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

Mr. Sala Udin expressed his uncertainty about at which building/facility the flat roofs that are being replaced are located.

Ms. Mary Conturo explained that the roofs are all located on the DLCC. In addition to the large, sloping roof, there are various areas of the building that have flat roofs, which is what the Board item is addressing.

Mr. Udin acknowledged his understanding.

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. 5770**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue an amendment to the existing agreement with Stantec Architecture and Engineering, LLC, in a not-to exceed amount of \$10,398 based on hourly rates for bidding and construction administration services for the replacement of the flat ballasted roof system at various building locations; 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 the Lower Hill, authorization to enter into certain agreements and execute certain documents with respect to the I-579 CAP project.

Mr. Ryser stated that the Authority has undertaken the design of the I-579 CAP project and has secured certain grants and funding commitments for the construction of the project. The construction contract was entered into by the City of Pittsburgh (the "City"), with the Pennsylvania Department of Transportation ("PennDOT") having construction management and oversight responsibilities in coordination with the Authority. The City will own the completed project and the CAP Park. Construction is scheduled to be completed by November 2, 2021.

The Board previously authorized entering into certain agreements. One of those agreements was the Federal Aid Reimbursement Agreement between PennDOT, the Authority, and the City. This authorization allows for an amendment to the Federal Aid Reimbursement Agreement. The amendment would allocate an additional \$177,127 to go towards PennDOT's construction management and oversight responsibilities.

PennDOT is requesting this additional allocation based on the current dollars spent to date and projecting the staffing and remaining work through the duration of the project. This work is billed and paid based on time and material.

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

Mr. Sala Udin explained that the Authority has consistently advertised the I-579 Cap project as the extension of the Lower Hill development project and the connection to Downtown. He went on to express his own personal difficulty with envisioning the I-579 CAP project park as that connection, maybe because that there is no walkway built over the heavily trafficked Washington Place leading to the interstate highway system. He added that the usual response he receives when raising these concerns is that it costs too much money. He continued expressing his difficulty understanding how a concrete walkway that goes over Washington Place could have such substantial costs. Further, he stated his concerns about the possibility of such a

walkway being discarded and forgotten, and his desire to see the Authority continue to seek the resources to truly connect the Lower Hill with the I-579 CAP project park going forward. Lastly, he inquired about whether or not the park had been named already and questioned what the naming process for the park would be.

Ms. Conturo explained that because the park will be owned by the City upon completion, she has had conversations with City Councilman R. Daniel Lavelle regarding the naming process of the park, noting that it will go through the City's naming process. She went on to offer her willingness to seek an update on said process from Councilman Lavelle. In regard to the walkway, Ms. Conturo stated that Washington Place and Centre Avenue is a complicated, busy intersection. She noted that one of the things that is already being planned is making Washington Place and the intersection more of a boulevard, in an attempt to slow-down the traffic. She reminded Board members that, in the original plan, the park was to include kiosks, restrooms, a water feature, and a stand-alone public art installation. At this time, those amenities are unfunded and will not be included in the park when it opens in Fall 2021. She noted that, while seeking funding for the aforementioned amenities, the Authority should add the walkway that Mr. Udin inquired about to that list.

Mr. Udin asked if the Authority has ever conducted a cost estimate.

Ms. Conturo stated that she believes the Authority developed a rough cost estimate some time ago, mentioning that she will locate it and provide it to the full Board.

Mr. Udin thanked Ms. Conturo for her efforts.

Senator Fontana explained that the cost estimate is vital to know what it would cost to add those amenities. He went on to revisit the naming of the park, citing his support for the community to be involved in that process. Furthermore, he expressed his opinion of the issue

being that the Authority goes to the state or the federal government and looks for grants to complete these projects; however, there has already been many grants issued, so it takes a lot of time. Senator Fontana indicated there needs to be an effort to use naming rights to fund some of the amenities. He continued with his opinion that the Authority is narrow by going after only grants for the funding of these projects, when the possibility of public/private partnerships could also be explored. He added that another issue is maintenance, asking who will maintain the I-579 CAP project park going forward if the City is going to own it, as well as where those funds would be coming from. He went on to add examples of his experience dealing with receiving grants from the state or the federal government to construct projects and there being disagreement among the City and PennDOT regarding who is responsible to maintain them. It should be clear that whoever owns it is also responsible for maintaining it, and if this Board does not address ongoing maintenance, it will be a future problem.

Reverend Glenn Grayson stated that the Authority should prioritize its wish list of desired amenities and be more intentional about trying to receive funding for those items.

Senator Fontana expressed his agreement, reiterating, however, that the Authority should still pursue other avenues of receiving funding besides requesting grants from the state or federal government.

Mr. Udin mentioned that the Authority cannot inquire until it is aware of the associated costs.

Senator Fontana agreed, adding the priorities to that, mentioning that it has to be an organized process.

Councilman Futules expressed his shock that the arrangements regarding maintenance of the park were not agreed to prior to the construction of the I-579 CAP project park.



Senator Fontana agreed, noting that maintenance is often times the last thing thought about. All of these issues should be discussed and agreed upon upfront, not after things are built.

Ms. Conturo stated that the Authority will focus on these issues over the next couple of weeks and communicate with the Board.

Senator Fontana thanked Ms. Conturo. He went on to note that there was a September 2021 update provided to the Board regarding events at the DLCC, acknowledging that, while the pandemic is still impacting the bookings and the conversation is ongoing, it is showing a net operating revenue loss after expenses. The Authority needs to find ways to fill up the DLCC and work together with Visit Pittsburgh, SMG, and others to get that done. While the Authority takes a hit even in good times, a hit is still being taken, nonetheless. He went on to describe that there was a hearing held with Visit Pittsburgh on Wednesday, September 8, 2021 regarding a Tourism Improvement District (“TID”). As a member of the Board, Senator Fontana felt it prudent to raise the concern about some inequities in the way that Visit Pittsburgh collects money while the Authority takes a hit. The inequity that the Authority has to deal with in trying to operate and maintain the DLCC, and with the other stadiums, is a constant battle. The Authority does not have the source of revenue that Visit Pittsburgh has, and with a TID, Visit Pittsburgh would receive more revenue. While the fact that tourism is the second largest income revenue in Pennsylvania is duly noted. It is imperative to understand that, locally, the DLCC is not realizing its fullest potential and the operation of the Authority is something that needs to be addressed if there is going to be an effort to bring in more revenue in a different way. The Authority is not part of this plan, and right now there is talk about enabling legislation on the state level to bring the TID to fruition via enabling the Allegheny County council to act. He went on to confirm his refusal to support the TID if the Authority is not part of this, even on a

state level, even though it would only be enabling Allegheny County council to act. A plan needs to be talked about regarding the inequities in how the Authority operates in comparison to Visit Pittsburgh.

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

Mr. Udin stated his desire to congratulate Reverend Grayson on his recent grant to reduce and prevent crime in the City's various neighborhoods.

Senator Fontana acknowledged the achievement, noting that there is more funding at the federal level that is being sought to deal with youth violence and guns on the streets. These are serious matters, and it is important to try to push some funding into other avenues to deal with youth violence and gun violence. He ended with his congratulations to Reverend Grayson.

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. 5771**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into certain agreements and execute certain documents in connection with the construction of the I-579 CAP Project; and further that the proper officers and agents of the Authority are authorized to take all action and execute such other documents as may be necessary and desirable to carry out the intent of this Resolution.

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

Ms. Henderson 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 10:57 A.M.

*Mary Conturo 10/14/21*  
Mary Conturo  
Assistant Secretary

