MINUTES OF THE MEETING OF THE BOARD OF THE SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH AND ALLEGHENY COUNTY HELD THURSDAY, MAY 8, 2014 AT THE DAVID L. LAWRENCE CONVENTION CENTER 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 in Room 333 of the David L. Lawrence Convention Center in Pittsburgh, PA 15222, on Thursday, May 8, 2014, commencing at 10:32 A.M. E.S.T.

Members of the Authority

Present:

Senator Fontana, Chairman

Michael Dunleavy, Vice-Chairman Councilman Dan Gilman, Member

Jill Weimer, Member Sala Udin, Member

Absent:

Councilman James Ellenbogen, Member

Reverend John Welch, Member

Also Present:

Mary Conturo, Rosanne Casciato, Rosemary Carroll, Douglas Straley, Taylor Blice, Theresa Bissell, Rifat Qureshi, Angelica Ciranni, and Michelle Masters of the Authority; Morgan Hanson of Cohen & Grigsby, PC; Tom Ryser of TPR, LLC; Clarence Curry of CFC-3; Tim Muldoon, Ryan Buries, Kevin Fonner, Andre Henderson, Sarah Finneran, Jeremy Donovan and Hiedi Strothers of SMG; Jason Kobeda and Chris Hunter of Pittsburgh Associates; Kim Amey of Carnegie Science Center, Veda Bey of Steele City Contracting; Frederick Winkler, architect; Mark Belko of Pittsburgh Post-Gazette; and Tom Fontaine of

Pittsburgh Tribune-Review

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Senator Fontana called the meeting to order with the Pledge of Allegiance, followed by a roll call of the Board Members.

Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the Board. Hearing none, the meeting continued with the approval of minutes from the meeting of April 10, 2014. A motion was made, seconded, and unanimously approved.

Senator Fontana began addressing new business with the first item on the agenda, a request for authorization to issue a not-to-exceed \$2,500 change order to Unique Services & Applications Inc. for shade system repairs in Exhibit Hall C.

Mr. Buries explained that Unique Services & Applications Inc. currently provides repairs to the Convention Center's shade system. This includes skylight shades and elevation shades in Halls A, B, and C. In the course of normal operation, the motor of an elevation shade on the west end of Hall C began to leak oil. While evaluating the leak, it was discovered that a cable became tangled around its spool. Additional evaluation revealed that tangling had also occurred on adjacent shades. Approval of this change order will allow Unique Services to reinstall the motor and untangle the cables to prevent them from breaking.

After asking for questions and 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. 5222

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a not-to-exceed \$2,500 change order to Unique Services & Applications, Inc. for shade system repairs in Exhibit Hall C; 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 issue a final \$6,400 change order to Mendel Steel and Ornamental Iron Company to furnish and install extensions at the top of the catwalk handrails.

Mr. Buries stated that in January 2013, the Board authorized a contract with Mendel Steel to furnish and install handrails on select catwalks in the exhibit halls, which provide Convention Center personnel better access to the mechanical equipment above the banana roof in the halls. Staff from Thornton Tomasetti (the design engineer), Mendel Steel, SMG, and the Authority agreed that adding extensions at the top of the catwalks would provide a better transition from the north/south catwalk to the east/west catwalk. This change order is for Mendel Steel to furnish and install the extensions. Thornton Tomasetti reviewed the submitted change order and agreed that it is a reasonable price for the work required. Mendel Steel is a 100% WBE-certified business and will perform the work.

After asking for questions and 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. 5223

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a final \$6,400 change order to Mendel Steel and Ornamental Iron Company to furnish and install extensions at the top of the catwalk handrails; 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 \$6,326 agreement with Stanley Access Technologies, LLC for motion sensors on Convention Center doors leading to the Westin hotel.

Mr. Buries explained that the Westin Hotel acts as the host hotel for many of the events at the Convention Center. Attendees, parking garage patrons and staff utilize the doors by the Westin walkway that connects the two buildings. The double doors at the north end of the walkway do not currently have a handicapped access system and are routinely propped open for convenience, creating temperature and air pressure imbalances. Adding a motion sensor access system will allow persons with physical disabilities easier access between the Convention Center and the Westin Hotel. It will also alleviate the pressure imbalances. Five companies were contacted to supply and install the equipment. Two companies provided quotes, and Stanley Access Technologies was the low bidder.

After asking for questions and 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. 5224

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 \$6,326 agreement with Stanley Access Technologies, LLC for motion sensors on Convention Center doors leading to the Westin hotel; 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 Foruma continued on to the next item, a request for ratification of a \$5,503 agreement with ABM Electrical Power Solutions for a power quality analysis of the chilled water plant.

Mr. Buries explained that in the chilled water plant, chillers #1 and #2 recently needed to be repaired due to faulty motor conditions. Staff from SMG, the Authority, Trane (supplier of the chillers) and Veolia Energy (chilled water plant operator) agreed that a power quality analysis needed to be performed immediately to avoid potential further damage to the new chillers. This initial analysis was performed in September 2013. It was determined that to establish a baseline of the repaired chillers, a second analysis would need to be performed in March 2014. The analysis began on March 12 and ended on March 25. This contract will be ratification for the payment to ABM for conducting that power quality analysis.

After asking for questions and 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. 5225

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to ratify a \$5,503 agreement with ABM Electrical Power Solutions for a power quality analysis of the chilled water plant; 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 not-to-exceed \$212,000 three-year agreement with American National Skyline, Inc. for building exterior cleaning services.

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Mr. McGarvey stated that in 2009, the Convention Center building exterior was thoroughly cleaned for the first time since initial construction was completed. The cleaning was necessary to avoid permanent staining. The work was completed by John W. McDougall Co., Inc.

A request for proposals (RFP) for building cleaning services was issued for the years 2014 - 2016. It was advertised on the Authority website, the Pittsburgh Tribune Review, and the Pittsburgh Courier. Five companies were also sent the RFP. A pre-proposal meeting was held on April 17 at the Convention Center, with three companies in attendance. Proposals were due on April 24, and only American National Skyline Incorporated and McDougall submitted proposals. ANSI had the lowest proposal.

Based on SMG's priorities and recommendations, ANSI will phase the cleaning of the building over a three-year period at \$70,666 per year and will use approved cleaning methods and materials. Each annual cleaning will take approximately two to six weeks to complete. ANSI is a 100% WBE certified business.

After Senator Fontana asked for questions, Councilman Gilman asked Mr. McGarvey if he knew why there was a large differentiation between the proposal prices. Mr. McGarvey explained that John W. McDougal was the company that had initially installed the Alucobond panels, and that there are variances in the precast concrete, the ceiling, the 10th street, and the east and west side of the building. Due to these considerations, John W. McDougal would have to mobilize two or three foremen from Nashville, Tennessee for up to six weeks at a time over the course of three years at a time to oversee the project. The mobilizations contributed to the higher cost.

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After asking for more questions and 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. 5226

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 not-to-exceed \$212,000 three-year agreement with American National Skyline, Inc. for building exterior cleaning services; 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 issue a \$15,080 change order to APEX Companies, LLC for additional engineering related to the wastewater treatment plant to be billed hourly on a monthly basis.

Mr. Straley stated that the Convention Center uses an in-house waste water treatment plant for treatment and reuse of all wastewater from sinks and toilets in the building. In 2013, APEX Companies was hired to perform an audit for the Authority for the preparation of requests for proposals for a new plant operator. In December 2013, Veolia was hired by the Authority Board to be the operator for the waste water treatment plant. A few weeks prior to the selection, Veolia provided a technical memorandum that provided observations and recommendations to assist in operations and optimize processes at the plant. The Authority desires APEX to evaluate those recommendations and provide advice, as well as potentially design a control system to help with the energy efficiency part of those plans. Howard Milsaps will serve as the project manager and the work will be billed on an hourly rate at \$130 an hour based on the work he is assigned.

After asking for more questions and 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. 5227

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$15,080 change order to APEX Companies, LLC for additional engineering related to the wastewater treatment plant to be billed hourly on a monthly basis; 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 ratification of a \$1,012 change order to Pugliano Construction Company for additional equipment and labor needed for unforeseen soil conditions encountered during the excavation of a storm line.

Mr. Ryser stated that in April 2014, the Board approved contractor Pugliano Construction to install a new storm sewer lateral within the existing 10th and Penn west parking lot. While Pugliano was onsite excavating the trench, they encountered unanticipated blue slag which needed to be removed with a chipping hammer. The removal caused Pugliano to be onsite for an additional day. This change order is for the additional time to remove the slag.

After asking for questions and 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. 5228

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and

other proper officers are authorized to issue a \$1,012 change order to Pugliano Construction Company for additional equipment and labor needed for unforeseen soil conditions encountered during the excavation of a storm line; and further that the proper officers and agents of the Authority are authorized to take all actions 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 ratification of a \$1,219 change order to W.G. Tomko Incorporated to use a vacuum truck to remove debris from an excavated storm line.

Mr. Ryser stated that in November 2013, the Board approved a contract for W.G. Tomko to excavate two existing storm lines on Ft. Duquesne Blvd that extend under the Convention Center Riverfront Plaza to determine the extent of concrete that is partially obstructing the lines. Once the lines were excavated and opened, it was discovered that they were filled with leaves, silt, and other debris that needed to be removed in order for the Authority to televise the line. Tomko contacted Robinson Pipe and they were able to provide a vacuum truck to get the debris out. PWSA provided a TV truck so that the lines could be viewed again. This change order is for the costs associated with truck. The investigation is now complete and the Authority is now working with PWSA to determine the repair or replacement of the lines.

After asking for questions and 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. 5229

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to ratify a \$1,219 change order to W.G. Tomko Incorporated for use of a vacuum truck to remove debris from an excavated storm line; 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 reimburse Pittsburgh Associates an amount not-to-exceed \$171,457 to replace seventeen stadium speakers.

Mr. Blice explained that during the pre-season sound system inspection at PNC Park, SPL Integrated Solutions, a firm that specializes in speaker testing and installation, performed a visual inspection of the 17 Type F1 speakers in the stadium and discovered that several of them had exterior damaged due to weathering and age. These types of speakers, which were constructed of plywood and coated with a fiberglass material, are mounted to the face of the second level structure and exposed to weather.

To verify the condition of the speaker enclosures, the structural engineering firm Cenkner Engineering Associates, Inc. performed a more thorough inspection once several of the speakers had been removed. The interior plywood on the units had water damage. Cenkner Engineering advised the Pirates to remove all 17 speakers as a precaution, which Lighthouse Electric performed. Authority staff was present during the inspections.

Some of the speakers are also mechanically failing and not producing the quality of sound as designed for the coverage of the main level lower seating bowl. Since these speakers were part of the original construction in 2000 and have reached the end of their useful life, the Pirates requested funds to replace the speakers. The Authority's technology consultant, Anthony James Partners (AJP), also agreed that the speakers have reached the end of their useful life.

The Pirates and their technology consultant, Wrightson, Johnson, Haddon & Williams, Inc. (WJHW) developed specifications for new speakers. The Pirates stated that the new

speakers would be compatible with the existing controls and would also be functional to any new control system added in the future. AJP reviewed the specifications and agreed that the speakers would be a suitable replacement. The Pirates are recommending SPL as the supplier of the speakers. The manufacturer of the new speaker will be EAW. The speakers have a six-year parts and labor warranty and can be on site the week of June 2, 2014. MBE/WBE participation is anticipated to be up to 50% of the installation contract. The total project cost including the inspections is a not-to-exceed amount of \$171,457. AJP and Authority staff reviewed the request and concurs that the work is necessary and prudent and recommends approval.

After asking for questions and 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. 5230

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse Pittsburgh Associates an amount not-to-exceed \$171,457 from the PNC Park Capital Reserve Fund to replace seventeen stadium speakers; 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, authorization to reimburse PSSI Stadium Corporation an amount not-to-exceed \$172,479 for the replacement of hot water tanks and cooling units, and for sprinkler system and concrete repairs.

Mr. Blice stated that PSSI requested that the 18 120-gallon hot water tanks located in various locations on the Main Level and Great Hall be replaced. The tanks are original to construction and several of them are beginning to show signs of failing. Water Heater

Distributors quoted the lowest price of \$67,181 for the 18 units, which will be replaced by the stadium operations staff. The water tanks have a five-year warranty. In 2013, the Board approved the replacement of 16 different hot water tanks. The \$4,374 tax on the units was mistakenly omitted from the total submitted for approval.

Mr. Blice further explained that PSSI also requested a phased project to replace cooling units that are located throughout the stadium. These units cool critical areas that house electronic and electrical equipment such as telecommunications and elevator equipment. There are a total of 52 units that are original to construction. This request is for the replacement of 10 units this year at a total cost of \$36,417.07. The units have a five-year warranty.

In 2012, PSSI began a riser replacement project, which replaced corroded sprinkler system piping in the stair risers. The dry system piping had pin holes through the walls of the pipe and did not pass the annual system testing. It was replaced at a cost of \$52,226.

Also, there are several concrete spall conditions that need to be repaired around the perimeter of the stadium and on south plaza sidewalks. Several column bases in the Great Hall need concrete leveling to help prevent future steel corrosion due to ponding of water. These items were discovered during an inspection with Authority staff. The cost to repair these items is \$12,280.

The Authority staff has reviewed all requests and concurs that all work is prudent and recommends that PSSI Stadium Corp. be reimbursed in the amount of \$172,479.

After asking for questions and 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. 5231

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse PSSI Stadium Corporation an amount not-to-exceed \$172,479 from the Heinz Field Capital Reserve Fund for the replacement of hot water tanks and cooling units, and for sprinkler system and concrete repairs; 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 an agreement with the Carnegie Science Center to allow riverfront improvements to be made in front of its facility.

Mr. Straley stated that Carnegie Science Center contacted the Authority to announce that they had received a \$200,000 Gaming Economic Development Fund grant for riverfront improvements at the riverfront side of the building. The improvements on their property will include construction of an upper trail from Allegheny Avenue to the outdoor café, expansion of the terrace and new patio furnishings, demolition of a concrete wall blocking the view from that terrace, installation of an outdoor interactive exhibit, and landscaping that includes planting grass at the existing picnic area. There are also improvements that they are recommending on Authority owned-property between the outdoor submarine exhibit and the back of the facility. The improvements on SEA property would include construction of stairs from the terrace to the riverwalk, construction of a pathway linking the upper trail and the lower trail, and the removal and replacement of five existing riverwalk lights to match the Authority-installed fixtures at the Allegheny Avenue landing. There is no cost to the Authority for these projects, and the work has also been coordinated with the City's Department of Public Works. The Science Center will assume all maintenance responsibilities for the improvements related to the Authority's property.

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After asking for questions and 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. 5232

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 the Carnegie Science Center to allow riverfront improvements to be made in front of its 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 this Resolution.

Senator Fontana introduced the next item, which was a request for authorization to amend the Development Agreement with Federal Street Hospitality Associates, L.P. to extend the construction start date to no later than June 12, 2014 for the planned Holiday Inn Express & Suites hotel.

Mr. Qureshi explained that per the Development Agreement, the Developer is required to start construction on April 23, 2014. Last month, the Developer updated Authority staff on the project's timeline and requested a brief extension to June 12 to start construction. The Developer explained that it had engaged a new general contractor, Massaro Corporation, and is finalizing the agreement. In addition, the Developer will take a revised MBE/WBE plan to the City's Equal Opportunity Review Committee later in the month. The plan will be reviewed by the Authority's Senior Diversity Coordinator, Mr. Curry. Mr. Qureshi added that the Developer will be finalizing its financings with its construction lender, First National Bank.

In consideration of this extension, the Developer will donate an additional \$3,500 a year in 2014, 2015, and 2016 to the North Shore Riverfront Park maintenance fund. This additional

amount will bring their annual contribution to \$10,500 each year. In addition, per the agreement, the Authority will continue to park on the lot. ALCO Parking, the Authority's operator, estimates parking during this extension will generate approximately \$10,975 in gross revenue to the Authority.

After asking for questions and 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. 5233

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend the Development Agreement with Federal Street Hospitality Associates, L.P. to extend the construction start date to no later than June 12, 2014 for the planned Holiday Inn Express & Suites hotel in consideration for an additional annual cash contribution of \$3,500 each year for a total of \$10,500 each year, in 2014, 2015 and 2016 to support maintenance at the North Shore Riverfront Park; 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 for the Authority and/or its operators to enter into three-year agreement with Dunbar Armored for armored car service at set monthly rates, with the option to extend two additional years.

Ms. Bissell stated that armored car services are used at the Convention Center, Convention Center Garage, North Shore Garage and the West General Robinson Street Garage. In an effort to minimize costs, the SEA and the Stadium Authority issued a joint request for proposals for armored car service for the garages (managed by ALCO Parking), the Convention Center operations (managed by SMG) and for the Convention Center food and beverage services

(managed by Levy Restaurants), to determine if economies of scale could be realized based on the close location of the three companies. ALCO Parking managed this process. The RFP was sent to four armored car service companies and it was placed on the Authority's website. A search assisted by our Diversity Consultant, Clarence Curry, for MBE/WBE firms did not yield any firms. The RFP requested pricing for three years with the option to extend for two additional years. Two proposals were received.

A reviewing committee, consisting of Scott Mascilli (ALCO Parking Controller), Eileen Letson (SMG Director of Finance), David Wertz (Levy Controller), and Theresa Bissell (SEA Controller), is recommending Dunbar Armored for authorization. Dunbar submitted the lowest projected cost for each location. In addition, the second bidder was not able to provide service to the three locations at the Convention Center on the time schedule deemed necessary. The Dunbar proposal lists a 2% increase in year two, and a 3% increase in each subsequent year.

For each year, the Dunbar pricing remains less than the second bidder's price. SEA staff estimates annual savings of approximately \$2,000 for Convention Center operations, \$2,000 for Convention Center Garage operations, and \$1,000 for North Shore Garage operations over the current contract.

After asking for questions and 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. 5234

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized for the Authority and/or its operators to enter into agreements for Convention Center, Convention Center Garage and North Shore Garage operations

with Dunbar Armored for armored car service at monthly rates defined on the attached pricing data sheet; 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 comment on the agenda. Veda Bey approached the podium and introduced herself as the owner of Steele City Contracting, which specializes in excavation, site work and utilities and demolition. Ms. Bey said that the company has been in business for five years and is one of the of the top 100 MBE firms in the Mid-Atlantic region. She would like to know how the company can participate on local projects with the Authority.

Senator Fontana told Ms. Bey to leave her name, address, and contact information for someone from the Authority to get back to her. Ms. Bey had a portfolio and gave it to Mr. Straley.

Senator Fontana asked if any other members of the audience would like to address the Board of 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 10:57 A.M.

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Assistant Secretary