

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, MARCH 14, 2013
AT THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:43 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, March 14, 2013, commencing at 10:43 A.M. E.S.T.

Members of the Authority

Present: Senator Fontana, Chairman
Michael Dunleavy, Vice-Chairman
Sean Logan, Secretary
Anthony Ross, Treasurer (via telephone)
Councilwoman Darlene Harris, Member
Sala Udin, Member

Absent: James Ellenbogen, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rosemary Carroll, Taylor Blice, Theresa Bissell, Rifat Qureshi, Steve Morrison, Angelica Ciranni, and Michelle Masters of the Authority; Mark Leahy, Ryan Buries, Conor McGarvey, and Kevin Fonner of SMG; Tom Ryser of TPR, LLC; Clarence Curry of CFC-3; Kate Paine of Buchanan Ingersoll & Rooney; Jason Kobeda and Chris Hunter of Pittsburgh Associates; Scott Wivell of Hill International; Frederick Winkler, architect; Mark Belko of Pittsburgh Post-Gazette; and Jeremy Boren of Pittsburgh Tribune-Review

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 February 14, 2013. 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 enter into a not-to-exceed \$18,000 contract with State Pipe Services, Inc. for the Convention Center Riverfront Plaza storm sewer repairs.

Mr. Ryser explained that the Board previously authorized the cleaning and televising of five existing storm sewer lines along Fort Duquesne Boulevard that extend under the Convention Center Riverfront Plaza and flow into the Allegheny River. The televising indicated that there are small concrete deposits in two of the lines and a crack in the third line. The concrete deposits most likely washed into the lines during the construction of the Convention Center building or the initial construction of the Convention Center infrastructure work. The cause of the crack is undetermined. Though the concrete deposits and crack are not interrupting the flow of the storm water, it is prudent to get them repaired. Based on this televising, the Authority solicited bids from five contractors. Of the five solicited, only State Pipe has the specialized equipment needed to remove the concrete and repair the crack line. State Pipe currently has an open-ended contract with PWSA to perform this type of work and they will bill this work based on unit rates for not-to-exceed \$18,000. There's no MBE/WBE participation because of the specialized 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. 5133

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 \$18,000 contract with State Pipe Services, Inc. for the Convention Center Riverfront Plaza storm sewer 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 a five-year agreement with the City of Pittsburgh to allow the City to have access to the camera feed of twenty-four outside security cameras.

Mr. Morrison explained that the City is entering in an agreement to allow for emergency management for fire or police needs, requiring access to twenty-four outside cameras. The City will install some equipment on the Convention Center roof at no cost to the Authority. The City would have access to live feeds but will not record any feeds.

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Senator Fontana introduced the next item, a request for authorization to reimburse Levy Restaurants up to \$16,326 from the food and beverage reserve account for costs to convert a storage area into a culinary office and to repair a flat-top grill.

Mr. Buries presented on behalf of Levy Restaurants. He explained that the request related to two projects, including authorization of up to \$11,500 for the conversion of the china storage room in the main kitchen into a culinary office. The culinary team's current office is on the third floor, approximately 75 feet from the main kitchen. Relocating the office will bring the management team closer to the office which will assist with production and efficiency. Conversion consists of adding two picture-sized windows (available in-house) on the interior walls for a full visibility of the kitchen and dish area, and adding outlets and data ports for computers and printers. All work will be completed in-house through Convention Center management.

Mr. Buries continued with the second item, authorization for up to \$4,826 for materials and labor that are required to connect a flat-top grill to the main kitchen. The grill was acquired from the former Civic Arena. The addition of the grill will provide increased capacity during catering production. Currently there is one grill in the main kitchen, which is challenging to use when several items need to be produced simultaneously. Repairing and installing the grill will increase production and quality. The price to connect the grill is economical when compared to purchasing a new one. The quote for parts is approximately \$2,325 and the installation would be done with an SMG in-house electrician.

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Mr. Ryser stated that the Board had previously approved Michael Baker Jr., Inc to perform the preliminary and final design of the Lower Hill Redevelopment infrastructure. The original scope of work included a Phase I Archeological Survey of the 28 acres, which was required in order to receive state or federal funding. As a result of the Phase I survey and in accordance with the Pennsylvania Historic Museum Commission guidelines, Baker is recommending a Phase II Archaeological survey be performed in order to receive clearance from PHMC. Phase II will consist of excavating three sites and additional detail property research for 18 areas including the three being excavated. Any artifacts that are uncovered may be donated to PHMC or otherwise preserved. The cost of this Phase II Archaeological Survey is \$100,000. This change order also includes \$13,857 for work related to investigating the possibility of separating an existing PWSA sewer line in Centre Avenue between Crawford and Washington Place. The separation would consist of a new dedicated storm sewer and will allow the existing line to eventually become a dedicated sanitary line. This investigation work will be performed by Baker's subconsultant, Cosmos Technologies, an MBE firm, on a time and material basis. In coordination with PWSA, they suggest performing this investigation.

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Senator Fontana introduced the next item, which was a request for authorization to file an application for and accept a grant from the Commonwealth of Pennsylvania in support of funding for costs of infrastructure for redevelopment of the 28 acre Civic Arena site.

Mr. Qureshi stated that in October 2012, site preparation of the former Civic Arena site was completed. Temporary spaces located on the footprint of the demolished building were created and the City provided the necessary approvals for the temporary spaces to be operated on an interim basis. The Penguins have been leading the effort to finalize the master plan for the development, which is projected to be completed in the third quarter of this year. The development plan includes a street grid system that is reminiscent of the street grid that predated the Civic Arena. The grid will reintegrate the Hill District neighborhood with downtown and establish development blocks. The Authority contracted with Michael Baker, Jr. in May 2012 for the engineering and design services for the new roadway, which includes, storm sewer and sanitary water lines and street sweeps for the project site. Preliminary design is nearly complete. An implementation plan for the infrastructure work is broken into phases for work to be

undertaken as funding is received. For the infrastructure work, the Authority submitted an initial business plan to the Redevelopment Assistant Capital Program in June 2012 and received an award letter in February 2013. The Authority is required to submit a full application to RACP which may take approximately 60 days to process. After the State's review and approval, the Authority would enter a grant agreement with the Commonwealth. The grant requires a 50/50 match and the Authority intends to utilize a land donation credit and expenditures from the site preparation as its local match. All grant proceeds will be assigned to the construction of the infrastructure work.

Senator Fontana asked if there were any questions and Mr. Logan spoke. Mr. Logan wanted to recognize Ms. Conturo and the Authority staff for their work on their pre-application, the advocacy and all the details that go into it. He didn't think that people recognized the work that the Authority puts into the project. Mr. Fontana agreed and also recognized the Authority staff. He then asked if there were any further 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. 5137

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to file an application for and accept a grant in the amount of \$15 million from the Commonwealth of Pennsylvania Redevelopment Assistance Capital Program (RACP) in support of the Lower Hill Business Park Project; 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 PSSI Stadium Corporation an amount not-to-exceed \$567,159.77 from the Heinz Field Capital Reserve Fund for sealant and concrete repairs to the east, west, and north upper-deck horizontal joints, and for structural steel painting.

Mr. Blice stated that a total of \$79,912.77 is for the closeout of the 2012 projects and \$487,247 is for two 2013 projects for Heinz Field to be undertaken. On April 12, 2012, the Authority Board approved a \$479,588 reimbursement to PSSI for steel painting and sealant repairs as recommended by the 2011 Thornton Tomasetti structural condition assessment. CPS Construction Group was the contractor for the project. In December 2012, PSSI submitted a change order for additional sealant work required to complete the project. Authority staff reviewed this and is recommending a reimbursement of 79,912.77 to closeout this project.

In 2010, PSSI began a multiple phase structural steel painting project and Avalotis was the successful bidder for the project. This will be the fourth and final phase. Work will include the structural steel painting of the North Upper Deck support and building perimeter of the east, west, and north. The contractor cost is \$343,966. In addition, an inspection firm will be employed to provide quality assurance observation services, such as assuring that the painting contractor meets specifications requirements. This work will be performed by KTA-Tator Incorporated at a cost of up to \$65,657. Authority staff believes that this work is prudent, and it was included in the annual inspection structural assessment reports.

Also, PSSI began a multiple phase concrete and sealant repair project with the first phase approved by the Authority Board last year. CPS Construction Group was the successful bidder. The project cost is \$77,624. This Phase II work will be performed on east, west, north upper

deck horizontal joints. Authority staff believes that this work is prudent, as it was included in the annual inspection structural assessment reports. Total reimbursement request is \$567,159.77.

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requested is for reimbursement to Spectra Contract Flooring for a 4" rubber base. This replacement project was originally approved by the Authority Board on December 28, 2012. The total reimbursement request is \$19,746.

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Finishing new business, Senator Fontana asked if any members of the audience would like to address the Board or comment on the agenda. Hearing none, Senator Fontana asked if there were comments from 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 10:58 A.M.

Mary Conturo
Assistant Secretary

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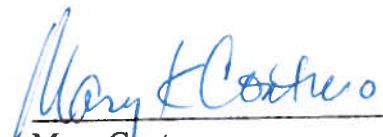
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