

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, APRIL 14, 2016
AT THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:39 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 327 at the David L. Lawrence Convention Center in Pittsburgh, PA 15222, on Thursday, April 14, 2016 commencing at 10:39 A.M. E.S.T.

Members of the Authority

Present: Senator Wayne Fontana, Chairman
Jill Weimer, Member
Sala Udin, Member
Michael Dunleavy, Vice-Chairman
Reverend John Welch, Member

Absent: Councilman Dan Gilman, Member
Councilman James Ellenbogen, Member

Also Present: Mary Conturo, Doug Straley, Taylor Blice, Rifat Qureshi, Rosemary Carroll, Christina Lynch, Michael Beasley, Clarence Curry, Theresa Bissell, and Allison Botti of the Authority; Morgan Hanson, Solicitor; Ryan Buries, Tim Muldoon, Kevin Fonner, and Heidi Strothers of SMG; Tim Pratt of Pittsburgh Associates; Mark Belko, reporter, Pittsburgh Post-Gazette; Frederick Douglas of Cosmos Technologies, Carol Hardeman of Hill District Consensus Group; 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. Senator Fontana confirmed that Jill Weimer and Sala Udin were attending via telephone and they could hear the other Board Members and the Board Members could hear them. 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. Hearing none, he continued on to the next item on the agenda, approval of the minutes from the meeting of March 10, 2016. 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, a request for authorization to enter into an agreement with Emcor Services Scalise Industries in a lump sum amount of \$14,995 to install a protective epoxy coating on Chiller #4.

Mr. Ryan Buries explained that in the spring/summer of 2014, the SEA Board authorized contracts for the purchase and installation of a new 750-ton chiller, also known as Chiller #4. The smaller chiller right-sized the chiller plant, allowing the plant to more efficiently meet the cyclical demand loads of the Convention Center through all seasons and event schedules. In 2015, the new chiller accounted for an energy reduction of over one-million kilowatt hours, which equates to a savings of slightly more than \$80,000.

At the time of the purchase, one of the listed alternates was for application of a protective epoxy coating on the tube sheets and end bells of the chiller. This alternate was not selected at the time due to a significant increase in the lead time for delivery of the chiller. At a date to be finalized later, Chiller #4 will undergo its annual maintenance in summer 2016. Veolia North America has recommended that the protective epoxy coating be installed during this maintenance period.

A notice was placed in the Other Opportunities section of the SEA website. Seven (7) firms including two (2) WBE firms were contacted, and quotes were received from three (3) contractors. Based on submission of the low quote, Emcor Services Scalise Industries is recommended for award of the contract. The work will be completed during the next annual

maintenance shutdown of the chiller, expected to be in July or August of 2016. There will be a five-year warranty on the work, and the expected life of the coating is ten to twelve years.

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. 5393

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 Emcor Services Scalise Industries in a lump sum amount of \$14,995 to install a protective epoxy coating on Chiller #4; 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, a request for authorization to enter into an agreement with Lugaila Mechanical, Inc. in an amount not-to-exceed \$65,000, to be billed based on unit pricing and hourly rates, for Building Automation System end device repairs.

Mr. Buries explained that the 2011 Building in Operation Case Study of the green features of the Convention Center recommended that the original Alerton Building Automation System (BAS) be upgraded and re-commissioned to improve building HVAC system control and energy performance.

In September 2012, the SEA Board authorized a contract with CJL Engineering to provide engineering services for a multi-faceted project to upgrade the BAS at the Convention Center. In 2014, the SEA Board authorized a three-year service contract with Deckman Control Systems, Inc. to provide ongoing support, troubleshooting, maintenance and access to Alerton parts of the BAS, of which there are over 300 field level controllers and approximately 10,000 end devices that fall under this contract. The Year 1 scope included a full re-commissioning of

all Alerton controlled systems throughout the building. During Years 2 and 3, as well as option Years 4 and 5, the remaining parts will be re-commissioned on a one-third (1/3) rolling cycle so the entire building is re-commissioned on a three (3) year basis. The re-commissioning process entails Deckman personnel checking the calibration and operation of each Alerton end device comprising the BAS system. This includes network and field level controllers, as well as end devices such as thermostats, dampers, temperature sensors and fans. This process identifies devices that may be sending incorrect information back to the BAS and/or end devices that are not responding properly to the system. The Year 1 re-commissioning was completed in November of 2015.

In October of 2014, the SEA Board authorized a contract with Professional Mechanical Services, Inc. in an amount not-to-exceed \$150,000, based on unit prices and hourly rates, for repairs and replacements identified by Deckman through the re-commissioning process. This project was anticipated to take 10-14 months to complete. However, on June 5, 2015, after five months on the job, the contractor, Professional Mechanical, Inc. informed SMG they were unable to continue the work because it was voluntarily ceasing operations. Efforts were made to have the contractor assign its contract to another qualified HVAC contractor, but an assignment did not occur. At that time, Professional Mechanical, Inc. had completed repairs in approximately 75 percent of the building.

After review with the SEA's solicitor, an RFP for the remainder of the work was issued. The RFP was advertised in the Courier and the Tribune-Review, as well as on the SEA website. A pre-proposal meeting was held on February 17, 2016, with four (4) contractors in attendance. Two (2) proposals were received, and a review committee, with input from Deckman, recommended Lugaila Mechanical, Inc. for the award of this contract, based on lower hourly rates, personnel familiar with the building and the project, and overall qualifications.

The rates that were provided by Lugaila are comparable to the original rates and unit prices from the original contract. Therefore, we do not expect there will be a material change in the cost to the SEA to complete the work. The not-to-exceed value is recommended to be set at \$65,000 for this contract. The current estimated value of the Year 1 re-commissioning repairs and replacements work is yet to be done.

The scope of this contract would complete the required repairs to the end devices as identified by Deckman through the completed Year 1 re-commissioning process. We anticipate the repairs to take five to nine months to complete.

Completion of this work will result in an estimated energy savings of approximately \$88,000 annually. The overall project is eligible for Act 129 rebates estimated to be between \$30,000 and \$50,000. SMG personnel are working with Enerlogics Networks, Inc. to ensure that required data is being collected. Lugaila is projecting 16 percent WBE participation on this project.

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. 5394

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 Lugaila Mechanical, Inc. in an amount not-to-exceed \$65,000, to be billed based on unit pricing and hourly rates, for Building Automation System end device 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 continued on to the next item, a request for authorization to approve new parking rates at Lots Green 21, 22, and 23 for Steelers game days. Mr. Rifat Qureshi explained that Lots Green 21, 22, and 23 are located northwest of Heinz Field. Lot Green 21 is located along Reedsdale Street, across from the LRT station, and Lots 22 and 23 are further north and west along Ridge Avenue. There are a total of 507 spaces in those lots. ALCO Parking is the operator of the Authority for the lots. Pursuant to an agreement with the Authority, ALCO has recommended rate adjustments for Steeler game days. The changes are as follows:

Events	Current	Effective 2016 Season
Steelers	\$35.00	\$40.00
Steelers playoff game	\$40.00	\$45.00
Steelers presold season	\$430.00	\$490.00

The proposed rates are in line with comparable NFL cities providing game day parking such as Cleveland, Philadelphia, Detroit and Minneapolis among others. These rates for Steelers game days were last increased in 2010. ALCO Parking estimates an additional \$67,010 will be generated in gross revenues, an additional \$18,274 for city parking tax, and \$26,831 in net revenue to the Authority. The Authority's portion of the revenues is being pledged for debt service on the Stadium Authority/Sports & Exhibition Authority parking garage loans. These rates will be effective for the upcoming Steelers season.

Senator Fontana asked if there were any questions from the Board. Reverend Welch expressed his concern regarding complaints from residents on the North Side about parking issues. He said his concern is that increasing parking rates for Steelers game days could further accentuate these parking issues, driving fans to find free parking in the North Side neighborhoods instead. He said that while he is in favor of approving the action, that it would be wise to put this issue in context and consider the need to review more comprehensive parking

plans to address these issues. Ms. Mary Conturo thanked Reverend Welch for his comment and confirmed these issues are being discussed and it is intended that there will be regular meetings with the North Side neighborhood, Authority and representatives of various City departments to understand and address issues on an ongoing basis.

Senator Fontana asked if there were any additional 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. 5395

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to approve new parking rates (as attached) at Lots Green 21, 22, and 23 for Steelers game days; 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, a request for authorization to amend Resolution 5391, adopted March 10, 2016 related to the financing of the Lot 1 Garage. Ms. Rosemary Carroll explained that last month, the SEA Board authorized the amendment of the 2010 SEA loans in order to support the financing of the Lot 1 Garage by the Stadium Authority. This resolution clarifies what was adopted last month, to cover all documents needed and states that any documents signed would be approved by our solicitor.

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. 5396

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend and supplement the 2010 and 2012 PNC/Dollar Banks loan documents in support of the financing of the Stadium Authority's Lot 1 Garage; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents acceptable to our solicitor as are necessary and proper to effectuate the terms of this Resolution, including, but not limited to, acknowledging and agreeing to comply with the credit agreement for the financing of the Stadium Authority's Lot 1 Garage.

Senator Fontana continued on to the next item under Heinz Field, a request for authorization to reimburse PSSI Stadium Corporation an amount not-to-exceed \$1,252,495 for the replacement of the stadium sound system which includes the south end speaker cluster, drivers, amplifiers and canopy speakers and related soft costs funded by the Heinz Field Capital Reserve Fund.

Mr. Taylor Blice explained that in February of this year, PSSI provided a report from Wrightson, Johnson, Haddon and Williams, Inc. (WJHW) providing results to the sound study conducted, which showed the majority of the stadium sound levels throughout the stadium were fair to poor. Their conclusion was that a system replacement was needed. SEA technology consultant, Anthony James Partners (AJP) reviewed the analysis and agreed with most of the WJHW report. AJP requested additional information related to canopy speakers to determine their eligibility which was provided by WJHW.

This project includes the replacement of the south end zone speaker cluster, drivers, amplifiers and canopy speakers on the east, west and north sides. AJP also reviewed the sound bid package including plans and specifications created by WJHW and concluded that the specified system, based on functionality, is a fair replacement of the original system. The Steelers received four bids with Parsons Technology being the recommended contractor with a

bid of \$1,176,962 which would include equipment and installation. The SEA staff and Anthony James Partners reviewed the project documentation; AJP concluded the field level array speakers, at a cost of \$62,515, were not eligible for capital reserve funds, and PSSI has since then removed that request.

There is an additional cost in an amount not-to-exceed \$75,533 which includes WJHW's design fees, construction administration fees and reimbursable expenses; Bliss & Nyitray, Inc. (BNI) for structural engineering fees; Dagostino Electronic Services (DES) for replacement of switches; and ancillary costs, such as printing.

All equipment being replaced is original to the stadium and has no warranty remaining. The warranty for the new speaker cluster, drivers and amplifiers is one year, and the canopy speakers have a warranty of three years.

The total cost to complete the sound system replacement project is an amount not-to-exceed \$1,252,495. This project will begin in May and will be completed by the start of the 2017 football season. There is an estimated two percent MBE participation for this project.

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. 5397

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 \$1,252,495 for the replacement of the stadium sound system which includes the south end speaker cluster, drivers, amplifiers and canopy speakers and related soft costs funded by the Heinz Field Capital Reserve Fund; 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, a request for authorization to request a Community Conservation Partnerships Program grant in an amount up to \$750,000 from the PA Department of Conservation and Natural Resources to be used for the Curtain Call public art project, and, if approved, to enter into all documents for receipt of funds.

Ms. Christina Lynch explained that the Authority is requesting assistance from the Community Conservation Partnerships Program for funding of the Curtain Call public art project in an amount of \$750,000. The funding will be used towards construction costs of the project, estimated at approximately \$2.1 million.

The Authority has \$550,000 in committed funding for the project. Funding applications have also been submitted to the Kresge Foundation, ArtPlace America, and the PWSA Green Infrastructure Grant Program. Award announcement is estimated for Third Quarter of 2016.

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. 5398

Resolution of the Sports & Exhibition Authority of Pittsburgh and Allegheny County (“SEA”) authorizing the filing of an application for funds from the PA Department of Conservation and Natural Resources.

WHEREAS, the SEA desires to undertake the Curtain Call public art project; and

WHEREAS, the applicant desires to receive from the Department of Conservation and Natural Resources (“Department”) a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled “Terms and Conditions of Grant” and a document entitled “Grant and Signature Page”; and

WHEREAS, the applicant understands that the contents of the document entitled “Terms and Conditions of Grant,” including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department if the applicant is awarded a grant; and

NOW THEREFORE, it is resolved that:

1. The “Grant Agreement Signature Page” may be signed on behalf of the applicant by the Official who, at the time of signing, has TITLE of Executive Director.
2. If this Official signed the “Grant Agreement Signature Page” prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the applicant is awarded a grant, the “Grant Agreement Signature Page”, signed by the above Official, will become the applicant/grantee’s executed signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.
4. Any amendment to the Grant Agreement may be signed on behalf of the grantee by the Official who, at the time of the signing of the amendment, has the TITLE specified in paragraph 1 and the grantee will be bound by the amendment.

Senator Fontana continued on to the next item, a request for authorization to request a Greenways, Trails and Recreation Program grant in an amount up to \$250,000 from the Commonwealth Financing Authority to be used for the Curtain Call public art project, and, if approved, to enter into all documents for receipt of funds.

Ms. Lynch explained that the Authority is also requesting assistance from the Greenways, Trails and Recreation Program for the Curtain Call project in an amount up to \$250,000. This award is also estimated for the Third Quarter of 2016.

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. 5399

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to request a Greenways, Trails, and Recreation Program grant in an amount up to \$250,000 from the Commonwealth Financing Authority to be used for the Curtain Call public art project, and, if approved, to enter into all documents for receipt of funds; 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.

Moving on to public participation, Senator Fontana asked if any members of the audience would like to address the Board or if there were comments from the Board Members. Attending the meeting via telephone, Mr. Udin expressed a concern regarding the replacement of sound system project at Heinz Field and MBE/WBE participation. He said that his consent to approve the project was conditional upon reviewing the contract and asked why the level of involvement by minority and women-owned businesses was only two percent. He said he did not understand

why the contract cannot be subdivided and why there can't be greater minority participation in the contract. He felt the current level of participation in the contract is unacceptable.

Ms. Conturo addressed Mr. Udin's concerns and said that Mr. Clarence Curry, the Authority's senior diversity coordinator, would make arrangements to discuss the contract with Mr. Udin. Mr. Curry confirmed that he is willing to meet with Mr. Udin and any other Board Members at their convenience within the next few days.

Reverend Welch asked if he could get clarification on a timeline for implementation of the project. Mr. Blice confirmed that the Steelers would like to begin the replacement of sound system project at Heinz Field in May of this year in order have it complete before the start of the 2017 football season.

Ms. Conturo responded to Mr. Udin and the Board that with their consent, to proceed with the resolution, under the conditions that before the Authority expends any money or provides any approval, that Mr. Curry further review the MBE/WBE participation with Mr. Udin and Reverend Welch. Mr. Udin confirmed.

Reverend Welch also expressed his concern that projects involving the Steelers seem to have low levels of MBE/WBE participation. He said that he was not sure if it was because of the specialized nature of the work or some other reason but that it might warrant additional conversations with the team.

Senator Fontana asked if there were any additional comments from the Board or the audience. There being no additional comments or business, Senator Fontana asked for a motion to adjourn. Upon a motion duly made, seconded a unanimously carried, the meeting was adjourned at 11:03 A.M.


Mary Conturo
Assistant Secretary



Green Lots 21, 22, 23 (SEA)

Events

Steelers

Current

\$35.00

Effective 2016 Season

\$40.00

Steelers playoff game

\$40.00

\$45.00

Steelers presold season

\$430.00

\$490.00

