

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, OCTOBER 10, 2013  
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 Room 333 of the David L. Lawrence Convention Center in Pittsburgh, PA 15222, on Thursday, October 13, 2013, commencing at 10:37 A.M. E.S.T.

Members of the Authority

Present: Senator Fontana, Chairman  
Anthony Ross, Treasurer  
Sala Udin, Member  
Paul McKrell, Member  
Councilwoman Darlene Harris, Member

Absent: Michael Dunleavy, Vice-Chairman  
James Ellenbogen, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rosemary Carroll, Taylor Blice, Theresa Bissell, Rifat Qureshi, and Michelle Masters of the Authority; Ryan Buries, Conor McGarvey, Kevin Fonner, and Linda Mihalic of SMG; Michael McDonald of Aramark; Tom Verna of A&A Consultants; Jason Kobeda of Pittsburgh Associates; Scott Wivell of Hill International; Frederick Winkler, architect; Tom Fontaine of Pittsburgh Tribune-Review; and Mark Belko of Pittsburgh Post-Gazette

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 September 12, 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 \$207,798 contract with Trane U.S., Inc. to recondition two chillers, and a ratification of \$10,633 for the dismantling, investigation and report with respect to a third chiller.

Ms. Mihalic stated that the Convention Center chiller plant has four 1500-ton Trane chillers that were installed during the original construction to accommodate the Center and an adjacent 500-room hotel. Because the hotel was not constructed, cooling demand has been lower, resulting in chillers being turned on and off more frequently than anticipated and causing increased wear and tear on the chiller equipment. In June 2013, Chiller #3 was showing symptoms of motor vibration and was taken out of operation. The Trane field technicians concluded that the issue was a failed bearing caused by an open rotor condition. There was no urgency with repairing Chiller #3 because the Convention Center typically uses only one to two chillers at a time, depending on demand. Moreover, the option of replacing Chiller #3 with a new lower-capacity chiller began to be evaluated in order to increase the plant efficiency and reduce wear on the larger chillers. In August, Chiller #4 was shut down due to noise, and the Authority authorized Trane to investigate. Trane found that both the impeller and the rotor were damaged. SMG, Constellation Energy and CJL Engineering, who reviewed the maintenance records and audits, did not recommend continuing the repair of Chiller #4 due to the work that would be needed to bring it back online. Vibration tests were performed on Chillers #1, #2, and #3 on September 4 and they confirmed that each had an open rotor condition. Chiller #1 has been taken out of service. Chillers #2 and #3 can still be operated, but they're likely to become progressively worse before failing. If the chillers fail, the cost to rent a portable temporary chiller is estimated

to run \$40,000 to \$50,000 per month. This contract will provide for two of the four chillers to be reconditioned and brought back online. The scope of work includes removing the coolant and dismantling the units, sending the rotors and assemblies out to the Trane factory laboratory to be rebuilt, replacing bearings, gaskets, and seals, reassembling, and startup. There's a one year full-service warranty and a five-year warranty on parts.

The Authority publicly advertised the project in the Pittsburgh Courier, the Tribune Review and on the Authority website. A pre-bid meeting was held on September 16. Two bids were received on September 23: Trane and Huckestein Mechanical Services. Trane submitted the lowest bid of \$207,798. SMG, Constellation Energy (the company currently managing the chiller plant), and the Authority staff have reviewed the bid documents and feel that all work is prudent and recommend that Trane be awarded the contract in the amount of \$207,798.

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. 5174**

**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 \$207,798 contract with Trane U.S., Inc. to recondition two chillers, and a ratification of \$10,633 for the dismantling, investigation and report with respect to a third chiller; 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 not to exceed \$38,500 contract with H.F. Lenz Company for a feasibility analysis and possible design of modification to the chiller plant.

Mr. Buries stated that estimates show that the chiller plant operates below 40% of the capacity over 50% of the year, and below 50% of capacity over 65% of the year. As a result of the low load conditions, the results are what Ms. Mihalic described in the previous item. This feasibility study and design includes an engineer's evaluation of including a smaller chiller, and if recommended, the proper sizing of the smaller chiller. It is anticipated that including a smaller chiller would reduce electrical consumption of the chiller plant by approximately 150% because the chillers could operate more efficiently.

If one smaller chiller is added and Chiller #1 and #2 are repaired, Chiller #3 and #4 would not be repaired and those costs would be avoided. Preliminary analysis from Constellation shows a simple payback of 3.8 to 5.5 years based solely on annual electric savings. Additional factors affecting payback are reduced maintenance on the higher capacity chillers and extended equipment life. There are also potentially Act 129 rebates available through Duquesne Light. This authorization will allow a design engineer to further analyze this project to determine feasibility, proper sizing, construction budget, and more detailed payback information. The scope includes design documents for a public bid package, and construction administration for the installation of the smaller chiller if we proceed with the project.

The RFP was publicly advertised in the Pittsburgh Tribune Review, the Pittsburgh Courier, and was posted on the Authority's website. Five firms attended a pre-proposal meeting on September 25; four proposals were received on October 3 and reviewed by a committee consisting of Mr. Buries and Ms. Mihalic from SMG, Mr. Blice and Ms. Ciranni from the Authority, and Mr. McFadden from Constellation Energy. Two firms were shortlisted and interviewed by the committee on October 4 and H.F. Lenz was recommended by the committee as the successful proposer with a not to exceed proposal of \$38,500. This proposal was \$6,400 higher than the lowest proposal, but their proposal included 119 additional task hours to

complete the job. This fact, along with the committee's opinion that Lenz had a better understanding of the scope of work and had a higher WBE participation of 44% versus 16%, led the committee to recommend H.F. Lenz for this 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. 5175**

**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 \$38,500 contract with H.F. Lenz Company for a feasibility analysis and design of modification to the Chiller 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 \$232,000 contract with Kirby Electric, Inc. for the energy efficient lighting upgrade project at the David L Lawrence Convention Center Garage.

Ms. Ciranni stated that the Board had previously approved a contract and a change order with CJL related to the garage lighting upgrades. CJL provided a feasibility analysis, construction drawings, and construction administration services for the project. The bid package also included the North Shore Garage and the Stadium Authority's West General Robinson Street Garage. It was advertised in the Pittsburgh Tribune Review, the Pittsburgh Courier, and was posted on the Authority website. There was a pre-bid meeting on September 3 with seven contractors in attendance. Ten bids were submitted on September 20, with Kirby Electric providing the lowest price at \$232,000 for the Convention Center Garage.

The contract includes the cost for the materials and the installation of the LED lighting fixtures as well as a wireless control system that will help increase the energy efficiency. With an energy savings expected of approximately \$21,000, an annual maintenance savings of about \$12,000, and expected Act 129 funds, the payback is expected to be approximately five years. The LED fixtures were vetted by the Authority staff, SMG staff, Alco Parking, and CJL to check for appropriate lighting levels and aesthetics. The existing fixtures currently in place will either be recycled or reused. There is a 37.1% MBE participation, which was approved by the Authority's Senior Diversity Coordinator. SMG is also recommending moving forward with the contract, which will be funded by the Convention Center capital budget.

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. 5176**

**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 \$232,000 contract with Kirby Electric, Inc. for the energy efficient lighting upgrade project at the David L Lawrence Convention Center Garage; 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 \$367,164 contract with Vantage Corporation for the energy efficient lighting upgrade at the North Shore Garage.

Ms. Ciranni stated that the previous item's background information applied to the North Shore Garage, though in this instance Vantage Corporation provided the lowest bid at \$367,164

for the North Shore Garage. This contract includes the addition of photo cells as part of the wireless control system due to opportunities for daylight harvesting at the North Shore Garage that isn't available at the Convention Center. The Authority is expecting a savings of \$54,000 in annual electricity savings and \$7,700 in annual maintenance savings. Factoring those savings with the Act 129 rebate, the expected payback is about 3.46 years. The fixtures have a 10 year warranty for both garages. The participation on this contract is 100% WBE since Vantage Corporation is a certified WBE company. The contract will be funded by the North Shore Garage capital budget.

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. 5177**

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 \$367,164 contract with Vantage Corporation for the energy efficient lighting upgrade project at the North Shore Garage; 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 reimburse Pittsburgh Associates, LP up to \$36,500 for drawings and specifications related to waterproofing repairs by Wiss, Janney, Elstner Associates.

Mr. Blice explained that there is a structural assessment performed at PNC Park every five years. In 2011, Martin/Martin performed the structural assessment and provided their report outlining deficiencies found. Among those deficiencies were leaks in expansion joints

throughout the ballpark. Martin/Martin recommended engaging the services of an engineer with experience in expansion joints for the design repair.

The Pittsburgh Associates solicited proposals from structural engineering firms and received quotes from Wiss, Janney, Elstner Associates (WJE) and THP Limited with WJE being the low bidder in the amount of \$36,500. The Authority staff reviewed the request and recommends that the Board approves reimbursing the Pittsburgh Associates in the amount of \$36,500.

Senator Fontana then asked if there were any further questions and hearing none, the Senator asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

#### **RESOLUTION NO. 5178**

**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, LP up to \$36,500 for drawings and specifications related to waterproofing repairs by Wiss, Janney, Elstner Associates; 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 the Centre Avenue Amendment to the Development Agreement with the Pittsburgh Water & Sewer Authority.

Ms. Carroll explained that the Authority and the Pittsburgh Water & Sewer Authority entered into an agreement in January 2013, which addressed the authorities' mutual



responsibilities in the development of water and sewer lines for the Lower Hill project. These water and sewer lines will ultimately be accepted into the public water and sewer facility system maintained by PWSA. The work will be designed by the Authority's engineer Michael Baker, Jr, Inc. In order to obtain funding for a component of this project, the Centre Avenue Sewer Separation, PWSA is applying for a PennVEST loan. The Amendment to the Development Agreement governs the mutual responsibilities of the Authority and PWSA regarding the Centre Avenue component.

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. 5179**

**RESOLVED** by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into the Center Avenue Amendment to the Development Agreement with the PWSA to govern the review of design plans, construction and inspection of the sewer separation project at Centre Avenue; 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. 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 10:52 A.M.

*Darlene Harris*

Darlene Harris  
Secretary