

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD WEDNESDAY, AUGUST 13, 2014
AT THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 9:11 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 315 of the David L. Lawrence Convention Center in Pittsburgh, PA 15222, on Wednesday, August 13, 2014, commencing at 9:11 A.M. E.S.T.

Members of the Authority

Present: Senator Wayne Fontana, Chairman
Michael Dunleavy, Vice-Chairman
Councilman Dan Gilman, Member
Sala Udin, Member
Reverend John Welch, Member

Absent: Councilman James Ellenbogen, Member
Jill Weimer, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rosemary Carroll, Rifat Qureshi, Theresa Bissell, Angelica Ciranni, Steve Morrison, Michael Beasley, and Maura Lawson of the Authority; Clarence Curry of CFC-3; Tom Ryser of TPR, LLC; Tim Muldoon, Ryan Buries, and Linda Mihalic of SMG; George Meehan of Levy; Morgan Hanson of Cohen & Grisby; Jason Kobeda of Pittsburgh Associates; Frederick Winkler, architect; and Aaron Auperlee of the 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 meetings of July 17, 2014. A motion was made, seconded, and unanimously approved.

Senator Fontana began new business with the first item on the agenda, a request for authorization to purchase a combination oven/steamer from TriMark Marlinn for \$32,409.

Mr. Meehan, the director of operations for Levy Restaurants at the convention center, explained that the center's food and beverage provider requested a new combination oven/steamer to replace one of three units that is no longer working properly. The ovens are a central part of the culinary team's production equipment. Food production is efficient when all three ovens are working together, which is important when serving hot food to large events. The current ovens are discontinued and spare parts are no longer manufactured; therefore, the oven that will be replaced will be kept for spare parts to support the two remaining ovens, as needed.

A public bid was advertised in the Pittsburgh Tribune Review, the Pittsburgh Courier and on the Authority's website. Six bids were received on July 28th, and TriMark Marlinn submitted the lowest bid at \$32,409.

Councilman Gilman asked how old the oven that was being replaced was. Mr. Meehan answered that it was 12 years old.

Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5250

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to purchase a combination oven/steamer from TriMark Marlinn for \$32,409; 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 \$6,555 agreement with Cuddy Roofing Company to repair the flashing near the garage vestibule.

Mr. Buries explained that during heavy rainstorms water infiltrates into the garage vestibule through the precast wall. A leak was discovered at the flashing of the aluminum wall that connects the precast wall near 10th Street and the parking garage. Thornton Tomasetti designed a repair for this flashing.

The repair work was advertised on the Authority's website and notice was sent to eight contractors, four of which were MBE or WBE companies. Three quotes were received, with Cuddy being the lowest bid at \$6,555. Upon approval and execution of the contract, the repair work is estimated to take about one to two weeks.

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. 5251

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 \$6,555 agreement with Cuddy Roofing Company to repair the flashing near the garage vestibule; 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 \$17,630 agreement with Trane US Inc. to replace the pump controller in the chilled water plant.

Mr. Buries explained that the chilled water plant at the convention center has four circulating pumps that supply the building's HVAC units with chilled water for air conditioning. In June 2014, personnel from Veolia Energy, the operator of the chilled water plant, discovered that the interactive pump controller was not operational. After attempting several times to fix the system, Veolia decided to start and stop the pumps manually. Operating the pumps in this manner greatly reduces the overall efficiency of the plant and requires additional manpower to monitor the pumps to ensure proper operation.

Veolia personnel investigated several solutions and solicited three quotes to replace and install a new pump controller. Trane had the low bid at \$17,630. Trane is also working on the chiller plant's overall control system upgrade, which will ensure seamless communication between the pump controller and the chiller controls. This will help the plant to operate at peak efficiency. Upon approval and execution of the agreement, the work should take two to four weeks to complete.

Councilman Gilman asked if in the future, the board summary can include how old parts were and why they weren't covered by warranty. He said that those were key questions needed to be explained. He also wanted to know if the part should have failed so quickly and why another entity wasn't paying for it. Senator Fontana said that information can be included.

Mr. Buries informed him that the pump was 12 years old and was original to the building.

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. 5252

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 \$17,630 agreement with Trane US Inc. to replace the pump controller in 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 continued on to the next item, a request for authorization to enter into a \$241,300 agreement with CPS Construction Group for garage sealant and expansion joint repairs.

Ms. Mihalic explained that the two-level 710 space convention center parking garage is composed of a steel frame and a structural precast concrete-tee beam system with a two-inch concrete topping slab. The garage was constructed with the third phase of the convention center and opened in 2003, and all the material is original. In 2013, StructureTec performed an evaluation of the garage and recommended that SMG address the visible cracking, spalling, freeze/thaw damage and deteriorating caulking in control joints.

Thornton Tomasetti designed the bid package to include concrete repair and painting on both levels, joint caulking and protective sealant on the mezzanine level, and concrete repair on the 11th Street exit ramp. Additional alternates were listed in the bid package for joint caulking and protective sealant on the ground level and expansion joint membrane repair on the mezzanine level.

The bid package was publicly advertised in July. Six firms attended the pre-bid conference, and five bids were received. CPS Construction Group submitted the lowest responsible bid of \$241,300 including the base bid and all alternates. SMG and Thornton

Tomasetti held a scope review with CPS on August 1st and were satisfied with their understanding of the scope. There is a two year installation warranty.

The parking garage has been divided into four work phases to accommodate event and lease parking. Upon approval, the project will begin at the end of August 2014 and proceed as long as weather permits through fall 2014. The project will be completed around May or June 2015 at the latest. CPS Construction has committed 12% MBE and 3% WBE participation.

Mr. Udin said he was dissatisfied with the level of MBE participation in the contract. He stated that he was willing to vote for it at this time because he was convinced that the Authority staff did as much as they could to ensure that MBE and WBE participation opportunities were maximized, but he didn't want to get into the habit of accepting low participation.

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. 5253

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 \$241,300 agreement with CPS Construction Group for garage concrete and sealant 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 ratification of a \$17,300 contract amendment with Wiss, Janney, Elstner Associates, Inc. for a structural engineering evaluation and the remediation of spalled concrete in Exhibit Hall E.

Ms. Mihalic explained that in April 2014, small pieces of debris fell from the ceiling in Exhibition Hall E. SMG Operations staff secured the area below until the ceiling could be examined by a consultant. SMG and Authority staff contacted Wiss, Janney, Elstner Associates, also known as WJE, out of Cleveland, Ohio. They had performed the triennial structural inspection of the building.

After a thorough inspection and evaluation of building documents, WJE determined that this was an isolated, cosmetic issue. A senior inspector from the City of Pittsburgh Bureau of Building Inspection also inspected the area.

The work covered by this authorization includes three site visits, approximately 100 engineering hours, and a final summary report. This amendment is to a 2012 agreement to perform a structural condition assessment of the convention center, and the billing rates for this work are equal to or slightly higher than their 2012 rates.

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. 5254

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby ratify a \$17,300 contract amendment with Wiss, Janney, Elstner Associates, Inc. for a structural engineering evaluation and the remediation of spalled concrete in Exhibit Hall E; 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 a \$55,000 agreement with Anthony James Partners for audio design services.

Mr. Morrison explained that the convention center's audio system was installed during the original construction, and some of the components have reached the end of their useful life. There are three phases in this project. The first phase will be an evaluation and design. The second phase will be creating design documents and providing bid assistance for a bid package that will go out in the beginning of 2015. The final phase will include construction support and inspections of the design upgrade.

An RFP was advertised, it was posted on the website, the Authority reached out to several vendors. Four consultants attended a scope review. The Authority received bids, and the selection committee selected the lowest bid.

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. 5255

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 \$55,000 agreement with Anthony James Partners for audio design 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 continued on to the next item, a request for authorization to enter into an \$18,414 agreement with Dagostino Electronic Services, Inc. for security system camera replacements.

Mr. Morrison stated that the convention center's security system was upgraded in 2010. It was anticipated that it would be done in phases, preserving some of the original analog cameras that were installed during the building's original construction. It was anticipated that over the

years, some of the analog cameras would be replaced and upgraded with IP video as they failed. This year six of those cameras need to be replaced. Mr. Morrison stated that it was advertised on the Authority's website, and he contacted multiple vendors. The Authority received two quotes and selected the lowest quote, which was submitted by Dagostino Electronic Services for \$18,414.

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. 5256

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 \$18,414 agreement with Dagostino Electronic Services, Inc. for security system camera replacements; 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 a cost plus fixed fee agreement with HDR Engineering, Inc. for preliminary design services of the Lower Hill I-579 Urban Open Space Cap at an amount of up to \$1,125,702.

Mr. Ryser explained that the I-579 Cap project will be a structure over I-579 creating an urban open space bound by Washington Place, Centre Avenue, Chatham Square, and Bedford Avenue, as indicated by the yellow area on a presentation board. Because 80% of the cost of this contract will be reimbursed from a federal earmark, PennDOT-approved selection procedures were followed. A Request for Statement of Interests was advertised in the Pittsburgh Tribune-Review, Courier, and was posted on the Authority and the PennDOT websites. There were nine

respondents. Statements of Interest were reviewed and rated by a committee consisting of members of the Authority, the URA, the County, and the City. As a result, the Statements of Interest were shortlisted to four firms: AECOM, HDR, Michael Baker, and SAI.

The four shortlisted firms were notified, and a pre-proposal meeting was held with the four firms to review the scope. PennDOT requires that the selection be based on technical proposals, and then once selected a price proposal will be requested and negotiated. The technical proposals were reviewed by the committee, and as a result HDR was recommended to perform the services. HDR's MBE/WBE participation is 20% MBE and 3% WBE. The HDR team consists of the following sub consultants: Collective Efforts, Monaloh Basin Engineers, American Geotechnical & Environmental Services, A&A Consultants, and LaQuatra Bonci.

Councilman Gilman asked Ms. Conturo how the request was related to receiving the TIGER grant. He wanted to know what the timing was for the item versus finding out what would actually be received from the government. He asked what would happen if the Authority did not receive the amount it anticipated.

Ms. Conturo explained that the item was part of the overall scope for the 28 acres. This funding is separate from the pending TIGER Grant. She stated that the Authority already had a signed reimbursement agreement with PennDOT for this money, and the federal earmark will cover 80% of it. The amount is only eligible to fund preliminary engineering of the cap. This work will help us figure out the feasibility of the cap project, how much it would cost, and the best way to do it. The TIGER grant request includes money for final design.

Councilman Gilman asked if the 20% match would be split between City and County, if it would be local. Ms. Conturo stated that it would be a mix of local.

Councilman Gilman stated that he was obviously hopeful, and that he was a supporter of the cap project. He asked if federal government decides they are not going to fund the project, what is the benefit of moving the cap forward, rather than waiting to see if we get the TIGER grant and then looking at other phases of the development and working with federal government on the earmark.

Ms. Conturo explained that part of having a good application for any kind of funding is project readiness, so this work gets us much farther along in readiness than we are to date. This work gets us to the point of being able to speak with some authority about how feasible the cap project is, how much it will cost to do it and the basic design; so, this work provides us a whole other layer of knowledge about the project that would make any future funding requests for construction more significant.

Sala Udin stated that based upon the discussions that the Hill District and the government agencies like the URA and the Authority have had with the representatives from the federal government, they agree with the importance of the cap. And if it were not for the cap, they would not be as interested in funding roadways.

Senator Fontana asked when the project would start. Mr. Ryser stated that once the Board approves, the Authority will get PennDOT's concurrence on their selection and then the Authority will enter into a contract with HDR. The project is anticipated to be complete within nine months.

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. 5257

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 cost plus fixed fee agreement with HDR Engineering, Inc. for preliminary design services of the Lower Hill I-579 Urban Open Space Cap at an amount of up to \$1,125,702; 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 agreements with the Urban Redevelopment Authority (URA) for necessary property rights in order for the Sports & Exhibition Authority (SEA) to build new roads and infrastructure located on the current Melody Tent site.

Ms. Carroll stated that the Board previously authorized a contract with Michael Baker Inc. to design roadways on the Lower Hill site. The first phase of roadway development, known as Element I, indicated by the red portion on the presentation board, will occur on a portion of the Lower Hill site owned by the Urban Redevelopment Authority, which is currently a surface parking lot known as the Melody Tent site.

PennDOT is requesting a right-of-way clearance, which requires the SEA to have site control of the project area. In discussions with the URA, the URA's preferred method to accomplish that goal is to deed the land needed for the roadway to the SEA. The SEA will also need to be granted a temporary license agreement to enter onto URA property adjacent to the street locations to perform the needed construction and grading. Prior to acceptance of the deed, the parties anticipate execution of a disposition contract and recording of a subdivision plan, to be prepared by the SEA.

It is anticipated that Element I would be bid in the fall of 2014 through PennDOT's Engineering and Construction Management System. The construction duration for Element I is approximately 14 months. Upon completion of Element I, the Authority will dedicate the roadways to the City of Pittsburgh.

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. 5258

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into agreements with the Urban Redevelopment Authority for necessary property rights in order for the Sports & Exhibition Authority to build new roads and infrastructure located on the current Melody Tent site.

Senator Fontana continued on to the next item, a request for ratification to bind Liquor Liability Insurance with XL Insurance Company in the amount of \$251.

Ms. Casciato stated that on June 12, 2014, the Board approved the insurance program for the time period July 1, 2014 through June 30, 2015 as recommended by the Authority's insurance consultant, TJ&S. In prior years, Liquor Liability insurance was part of the property insurance. After the Board meeting, it came to Ms. Casciato's attention from TJ&S that the Liquor Liability insurance this year was a separate policy and was inadvertently excluded from the authorization. The \$251 insurance is with XL Insurance Company and was bound July 1. This makes the total insurance \$122,000 less than last year.

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. 5259

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby ratify binding Liquor Liability Insurance with XL Insurance Company in the amount of \$251; 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 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 9:21 A.M.



Mary Conturo
Assistant Secretary