

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, AUGUST 8 2013
AT THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:46 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, August 8, 2013, commencing at 10:46 A.M. E.S.T.

Members of the Authority

Present:

Senator Wayne Fontana, Chairman
Michael Dunleavy, Vice-Chairman
Anthony Ross, Treasurer
Sala Udin, Member
Paul McKrell, Member

Absent:

James Ellenbogen, Member
Councilwoman Darlene Harris, Member

Also Present:

Mary Conturo, Douglas Straley, Angelica Ciranni, and Michelle Masters of the Authority; Ryan Buries, Conor McGarvey, Kevin Fonner, Mark Leahy and Linda Mihalic of SMG; Tom Ryser of TPR, LLC; Clarence Curry of CFC-3; Jason Kobeda and Chris Hunter of Pittsburgh Associates; Scott Wivell and Vic Spinabelli of Hill International; Frederick Winkler, architect; Tom Vena of A&A Consultants; Ciara Ata of Cosmos Technologies, Inc., Kenneth Miller of Pittsburgh Anti-Sweatshop Community Alliance; Mark Belko of the Pittsburgh Post-Gazette; and Aaron Aupperlee 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. Kenneth Miller of Scheffield Street approached the podium.

Mr. Kenneth Miller introduced himself as the co-founder of the Pittsburgh Anti-Sweatshop Community Alliance. Mr. Miller said that he has visited the Board before and has presented testimony from all over the world from workers who sell Pittsburgh Pirates apparel. The Alliance is trying to cut through layers of contractors so workers can get accurate paychecks and work in sanitary facilities. Mr. Miller said that the Pirates do not know and do not want to know where their apparel comes from. He said that the Board represents the public's and the region's interest, and should tell the Pirates that it is appropriate for them to know, and that pretending not to know is not an ethical position.

Mr. Miller said that on April 24, the Rana Plaza factory collapsed in Bangladesh. 101 years ago, during the Triangle Shirtwaist Factory incident 110 people died. In Bangladesh, 1,100 workers died. Mr. Miller said that those workers came to Pittsburgh and asked for help, and that a man [pointing to a sign] joined him at these meetings. His colleagues came to City Council; Darlene [Harris] hosted the meeting and Mary Conturo attended it.

Mr. Miller said that the Pirates are comfortable not knowing about where the apparel comes from because of contractors. Because of this, the Pirates say that it is not their responsibility. Mr. Miller said that the workers need a certified payroll system and that things will change when the Pirates are told to disclose factory locations. Mr. Miller said that people in Bangladesh are organized in a labor union, and they have general strikes three times a year. But their companies are not accommodating, and they'll leave Bangladesh or call the police. Mr. Miller said that we need to send the fire marshal from the City of Pittsburgh to count fire

extinguishers, send Beth Pittinger from the [City] to tell the police to stand down and to send Michael Dunleavy to look at the paystubs.

Senator Fontana asked Mr. Miller to finish his comments. Mr. Miller stepped away from the podium and continued speaking for approximately one minute before Senator Fontana reminded him about the podium, and he returned to the microphone to finish his sentence by saying that the alliance would be at PNC Park for the rest of the season. Senator Fontana thanked him, and the meeting continued with the approval of minutes from the meeting of June 13, 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 \$105,900 contract with Nathan Contracting, LP to repair expansion joint membranes at the 3rd floor south terrace and the 4th floor terrace.

Mr. Buries explained that this project would include repairs to expansion joint membranes in two locations. The first repair site is located on the fourth floor terrace of the north end of the pedestrian skywalk. Due to thermal movement, the joint's membrane has become compressed and forced out of the joint. Following Thornton Tomasetti's design, the membrane will be replaced and the joint will be modified to avoid future compression. A subsurface slip plate will also be shored in the area to allow the bridge to move and will help to prevent structural issues within the bridge connection.

The second repair site is located at the X9 joint on the third floor south terrace. This joint membrane has failed and created a water leak, which this repair will stop. This project was originally bid in 2012. The bids received were significantly higher than expected and were therefore rejected. After additional investigation and substantial modification to the original design, the project was rebid. It was advertised in the Pittsburgh Tribune Review and the

Pittsburgh Courier. It was also posted on the Authority's website on June 25, 2013. A pre-bid meeting was held on July 16, 2013. Three bids were received and Nathan Contracting was the lowest bidder. This project includes the cost of all three expansion joints with a deduct amount for an Authority direct purchase. Work will commence upon authorization with a 4-6 week lead time on material. There is 25% MBE participation associated with this contract, which has been reviewed by the Authority's Senior Diversity Coordinator.

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. 5163

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 \$105,900 contract with Nathan Contracting, LP to repair expansion joint membranes at the 3rd floor south terrace and the 4th floor terrace; 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 \$155,000 contract with Grunau Company, Inc. to install the nitrogen generator system for the dry sprinkler pipe system.

Mr. Buries stated that Advantus Engineering was hired through the Convention Center's open-ended engineering contract to investigate the sprinkler pipe corrosion problem and to provide a solution. Since the Convention Center parking garage and loading docks are exposed to freezing temperatures in the winter, they are equipped with a dry pipe sprinkler system. The

system consists of a series of galvanized pipes, sprinkler heads, valves and air compressors. The galvanized pipes are dry and use air pressure to hold the valves closed. During a fire event, the pressure would be released and the valve would open, allowing the water to flow to the sprinkler heads. Over time these galvanized pipes become corroded, due to moisture trapped in the lines interacting with oxygen in the ambient air used to pressurize the lines. This corrosion can lead to pinholing and result in false trips of the system which require evacuation of the building and its occupants. There have been four false trips in the past two years alone, most notable during the 2012 Auto Show. Through regular inspections, additional failures have been identified and addressed before false trips have occurred. To date, SMG has replaced piping to address failures. The cost has been approximately \$3,100 in 2013 alone to replace 50 feet of pipe. With a total of 41,600 feet of pipe that could potentially fail due to corrosion and pinholing, future replacements will be costly without the nitrogen generator system. Also, completing this project would help avoid false trips and unnecessary building evacuations.

In November 2012, Advantus issued a report provided to the Board, and recommended using a nitrogen generator system. The nitrogen generator mechanically filters the ambient air which is 78% nitrogen, removing everything except the nitrogen to achieve 98% nitrogen content. The filter also removes moisture from the system. The resulting lack of oxygen and moisture in the pipes effectively eliminates the potential for pinholing and the resulting problems.

Advantus and SMG contacted managers of other facilities that have installed nitrogen generators and have found that they have been satisfied with the results and have realized labor savings due to reduced maintenance. Advantus Engineering also met with officials and engineers from the fire protection division of the Bureau Building Inspection to review the design which

was preliminary approved. The contractor will need to get final City approval once the contract is awarded.

The project was advertised on July 19 in the Pittsburgh Tribune-Review, Pittsburgh Courier, and on the Authority's website. A pre-bid meeting was held on July 25. Three bids were received on August 2 and S.A. Comunale Company, Inc. was the apparent low bidder. However, during the scope review with the design engineer, questions arose about the equivalency of the substitute equipment on which Comunale based their bid. These questions led the engineer to conduct additional follow-up with the manufacturer of the substitute nitrogen generator system.

Subsequent investigation revealed that there were three significant differences between the specified SouthTek generator and Comunale's substitute Potter System generator. First the lack of an auto-purge feature on the Potter System would require Convention Center staff to conduct manual purges of the pipe system, or for the system to continually purge itself, resulting in an unnecessary waste of electricity. Second, the lack of an automated analysis system requires Convention Center staff to perform gas analysis manually. Finally, and most significantly, the Potter System is not rated to provide the same purity levels within the pipe system as the SouthTek system. For these reasons, Advantus has determined that the Potter System is not an equivalent alternative to the SouthTek system; therefore, the second lowest bid submitted by Grunau should be accepted.

This project will commence upon approval and should be completed by November 30, 2013 with construction oversight provided by Advantus engineering, the cost of which has already been approved. There is 25% MBE and 10% WBE participation associated with this contract, which has been reviewed by the Authority's Senior Diversity Coordinator. Sub-consultants are Emerald Electric, an MBE company, and Diamond Electric, a WBE company.

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. 5164

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 \$155,000 contract with Grunau Company, Inc. to install the nitrogen generator system for the dry sprinkler pipe system; 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 issue a not to exceed \$151,935 change order to CJL Engineering, Inc. for Phase 2 design and construction oversight of repairs to the building automation system field devices to be billed based on hourly rates plus reimbursable expenses.

Ms. Mihalic, the Director for Engineering at the Convention Center, explained that the building automation system is used to control heating, ventilation and the air conditioning systems in the building. These systems consume the majority of energy used in a building of this size. The Convention Center staff has been reviewing this system as recommended in the case study conducted in 2011 and have found several deficiencies due to the age of the system and the placement of sensors and other devices during construction. The Center's existing building automation technology is outdated and replacement parts are no longer available. The concern going forward is that the HVAC system will not be operating properly during events.

CJL was awarded a consulting contract in September 2012 for professional engineering services for Phase I of an extensive project to evaluate and upgrade the building automation

system. The RFP for engineering services was advertised per the Authority guidelines, and of the 10 companies that requested the RFP, only CJL submitted a proposal for Phases I through III, based on estimated hours at fixed hourly rates. Upon review of the existing documentation, it was determined that the as-built drawings of construction were not adequate enough to move on to the design phase for replacing the hardware and software of the system. The project phasing has been revised to the following four phases:

Review of system design and operation is Phase I. This phase incorporates completing the documentation of existing system components and has been completed under the initial contract authorization at a cost of \$79,125. Phase II, which is the subject of this board action, incorporates design, bid, and performing construction oversight to repair, replace, and relocate existing terminal devices and to conduct point to point recommissioning of all devices. This work has been started under the initial contract authorization of \$119,000. Future phases that will complete the automation upgrades are Phase III, which is to replace the existing head end, or the brains, of the BAS hardware and software, and Phase IV, which will integrate the current building systems not currently on the BAS system, such as the chiller plant, the waste water treatment plant, and lighting systems. It also incorporates whole building commissioning of the entirely upgraded system.

Completion of Phase II will establish a stable platform for technology upgrades, and improve energy efficiency through recommissioning of the existing building automation system controls, sensors, meters, actuators, and other devices. The system upgrade and recommissioning are important aspects of the LEED for Existing Buildings O&M Platinum Certification, and are expected to result in significant Act 129 rebates. CJL has estimated annual energy savings of up

to around \$30,000 by the completion of Phase II. Annual savings will increase to about \$110,000 with the new head end equipment and recommissioning.

The Convention Center staff is recommending that the Board authorize the remaining portion of Phase II of the building automation system to CJL Engineering at a not to exceed cost of \$151,935. Time is of the essence based on the current reliability of the system, and the potential negative impact on events at the Convention Center if repairs are not made. CJL's hourly rates are comparable to engineering rates on other projects, and CJL is highly capable of performing this work, as they were also involved in the building case study and have a complete knowledge of the existing building systems and conditions.

The revised Phase II work is anticipated to be completed in 6-10 months, following an authorization to proceed. As part of this work, CJL will prepare a bid package for repairs to be issued for public bid. The physical repairs are estimated to cost approximately \$350,000.

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. 5165

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 \$151,935 change order to CJL Engineering, Inc. for Phase 2 design and construction oversight of repairs to the building automation system field devices to be billed based on hourly rates plus reimbursable expenses; 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 issue a \$283,174.43 change order to Michael Baker Jr., Inc. for preliminary design of the perimeter roadways including Centre Avenue, Washington Place, Bedford Avenue, and Crawford Street, and for additional costs associated with the Phase II Archeological Survey.

Mr. Ryser stated that the Board had previously approved Michael Baker to perform the preliminary and final design services for the interior roadway for the Lower Hill redevelopment project. On July 19, 2013, a request for proposals was issued to the three firms that were short-listed for the interior roadway design: GAI, CDM Smith, and Michael Baker Jr. for the preliminary and final design services of the perimeter streets. Michael Baker's proposal was significantly lower than the other two proposals received. This authorization is for the work associated with preliminary design, in an amount of \$246,609.68. Baker is proposing 26% MBE and 6% WBE participation in this portion of the work.

This item also includes the cost associated with the Phase II Archeological Study. The original proposal assumed that a maximum of one thousand artifacts would be recovered during the work. In actuality, 2,898 artifacts were recovered. The majority of these artifacts were glass and metal artifacts. This additional cost of \$36,564.75 is for the identification of those artifacts and the additional cost for reporting. The report is complete, it has been submitted to the Pennsylvania Historic Museum Commission and the Authority has received the clearance letter.

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. 5166

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$283,174.43 change order to Michael Baker Jr., Inc. for preliminary design of the perimeter roadways including Centre Avenue, Washington Place, Bedford Avenue, and Crawford Street, and for additional costs associated with the Phase II Archeological Survey; 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 Memorandum of Understanding with PWSA for PWSA to apply for a PennVest loan for the financing of design and construction of the Centre Avenue storm sewer separation project, and to advance \$100,000 for the establishment of the Cash Flow Reserve Fund.

Mr. Ryser explained that as part of the Lower Hill redevelopment infrastructure project, the Authority has been working closely with the Pittsburgh Water and Sewer Authority to separate the existing combined line in Centre Avenue. This proposed new dedicated storm line would benefit the Authority by providing flexibility during construction of the interior roadwork, and would benefit PWSA as part of their larger separation project. The PennVest program provides low interest loans and financing for the design and construction of public water and sewer infrastructure. PWSA is an eligible recipient of PennVest loans. The Authority has requested that PWSA apply for the PennVest loan for the project. PWSA is willing to complete the application and accept the loan if awarded.

Senator Fontana then asked if there were any further questions and 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. 5167

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 Memorandum of Understanding with PWSA for PWSA to apply for a PennVest loan for the financing of design and construction of the Centre Avenue storm sewer separation project, and to advance \$100,000 for the establishment of the Cash Flow 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 introduced the next item, which was a request for authorization to enter into a license agreement with the City of Pittsburgh for Bike Share Stations at the David L. Lawrence Convention Center, North Shore Riverfront Park, and CONSOL Energy Center.

Ms. Ciranni stated that in 2014, the City of Pittsburgh will be starting a bike share program with 500 bicycles located at 50 stations throughout the city for short term use. It has been requested that three of these stations be located on Authority property at the Convention Center, North Shore Riverfront Park, and CONSOL Energy Center. The Authority has worked with partners at those facilities to make sure that the station locations will not interfere with operations. The stations are portable and will be installed in spring of next year, and will be removed in the late fall for the winter. As part of the license agreement, the City contactors will provide indemnification and add the Authority as additional insured on their policies for work that is happening on the site. The City will also be responsible for all costs associated with the stations, and in 2015 it is planning on transferring the program to Pittsburgh Bike Share. At that point, the license agreement will end and the Authority will have to consider a new one with the new entity.

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. 5168

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 license agreement with the City of Pittsburgh for Bike Share Stations at the David L. Lawrence Convention Center, North Shore Riverfront Park, and CONSOL Energy Center; 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 11:09 A.M.



Mary Conturo
Assistant Secretary

