

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD WEDNESDAY, OCTOBER 6, 2011  
AT THE DAVID L. LAWRENCE CONVENTION CENTER,  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:38 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 405 of the David L. Lawrence Convention Center in Pittsburgh, PA 15222, on Thursday, October 6, 2011 commencing at 10:38 A.M. E.S.T.

Members of the Authority

Present: Senator Fontana, Chairman  
Reverend Dr. William H. Curtis, Vice Chairman (via telephone)  
Anthony Ross, Member  
Michael Dunleavy, Member  
Sean Logan, Member, Member  
Councilwoman Darlene Harris, Member

Absent: Dr. Edie Shapira, Secretary

Also Present: Mary Conturo, Doug Straley, Rifat Qureshi, Jason Kobeda, Angelica Ciranni, Steve Morrison, Rosanne Casciato, Theresa Bissell and Rosemary Carroll of the SEA; Clarence Curry of CFC3, Mark Hornak of Buchanan Ingersoll and Rooney; Tom Ryser of TPR, LLC; Conor McGarvey, Kevin Fonner and Mark Leahy of SMG; Matt Goldstein of Oxford Development Company; Chris Hunter of Pittsburgh Associates; Fred Winkler, architect; Mark Belko of Post-Gazette and Jeremy Boren of 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 on August 17, 2011. A motion was made, seconded, and unanimously approved.

Senator Fontana began addressing new business with the first item on the agenda, authorization to issue a \$27,815 purchase order to EncoTech, Inc. for carbon adsorptive vessels at the wastewater treatment plant.

Mr. Leahy stated as part of the ongoing efforts to streamline the operation of the Wastewater Treatment Plant, including reduction of future costs and creating a value-added educational site, the purchase of new carbon adsorptive vessels was researched. By replacing the existing 18 vessel system with a new 4 vessel system, the convention center will be less cluttered and more aesthetically pleasing. The new layout will allow for a more simplistic approach to explain how the operation works to potential clients and laypeople who are interested in learning about the system. The less complex layout will also reduce future costs by requiring less maintenance and decreasing opportunity for failure throughout the system. The new vessels only need to replace the spent carbon through a much less intensive vacuum process. This will reduce the cost of each carbon replacement by approximately \$3,245. Four bids were received. Encotech's base bid plus their 2 carbon change out bid was the lowest overall bid and is therefore the recommended 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. 4993**

**RESOLVED** by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and

other proper officers are authorized to issue a \$27,815 purchase order to EncoTech, Inc. for carbon adsorptive vessels at the wastewater treatment 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, an authorization to issue a \$70,065 purchase order to GE Water and Process Technologies for membranes in the wastewater treatment plant.

Mr. Leahy stated that the wastewater treatment plant at the convention center permits the reuse of wastewater for specific purposes in the building. During the water treatment process, hollow-fiber membranes filter solids, grease, oils and heavy metals from the wastewater. In the fall of 2010, Apex conducted an audit of the wastewater treatment plant and recommended installing a bar screen to reduce the amount of solids to the membranes and thus prolong the useful life of the membranes. The SEA Board approved the bar screen and bioreactor cleaning at its last meeting. The recommendation is to have new membranes installed.

Only 50% of the membranes are currently working because they have reached a saturation point and are in need of replacement. The membranes are proprietary to the overall system. Constellation, who is the wastewater treatment plant manager, has investigated other options, however, the necessary physical modifications to the plant are not economically feasible.

This price supplies 10 membranes which come with a base two-year warranty, a spare parts kit and on-site technical advisory services for installation and commissioning. Lead time is approximately 16 weeks. Mark Leahy is in discussions with GE, who acquired Zenon, to get the membranes at a discounted price. Apex, Constellation and SMG are in agreement to move

forward with new GE membranes. Funding for this project is provided by the Convention Center MRR 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. 4994**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$70,065 purchase order to GE Water and Process Technologies for membranes in the wastewater treatment 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 \$7,100 contract with Huckestein Mechanical Services, Inc. for repair of radiant heating panels in Hall C.

Mr. Leahy explained that two of the radiant heating panels located at the top of the banana clerestory in Hall C have developed leaks. Due to the height of these panels the repairs will require special rigging to allow the contractor to access the panels, lower them to ground level for repairs and testing, and reinstalling the panels at their original locations. This work will require two days to complete.

Three written quotes were solicited and received for this work although one was non-responsive. Huckestein was the lowest bid with a not-to-exceed price of \$7,100. They also came to the site to evaluate the work before bidding. SMG is therefore recommending Huckestein. Funding will come from the contingency repair line item of the 2011 MRR 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. 4995**

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 \$7,100 contract with Huckestein Mechanical Services, Inc. for repair of radiant heating panels in Hall C; 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 ratification of a \$3,160 change order to Nathan Contracting for change of scope in service corridor concrete repair.

Mr. Leahy stated that at the August 17 meeting, the Board approved a change order to an existing contract with Nathan Contracting. It became evident, on August 31, when Nathan Contracting began the partial depth repair, that a full depth repair recommend by the WJE engineer on site would be necessary to correct the problem. The original partial depth repair would require 18.75 cubic feet of material; the full depth repair would require 41.66 cubic feet of material. Additionally, the full depth repair requires supplemental reinforcement in the form of epoxy-coated wire mesh and rebar. The change of scope was realized after the concrete demolition process had begun. Because of operation and safety needs, this work should be completed right away. Therefore, Nathan was given immediate, onsite authorization to proceed and complete the work in a timely manner. The funding will come from the MRR 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. 4996**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to ratify a \$3,160 change order to Nathan Contracting for change of scope in service corridor concrete repair; 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 of a \$7,550 change order to Unique Services and Applications for additional work on banana shade in Hall B and sail shades in Hall C.

Mr. Leahy stated that in previous authorizations for shade repair work, Unique Services & Applications is the only local firm that has demonstrated a capability to perform the necessary work and a desire to do so. Over the course of the summer, additional repairs not within the scope of the original contract have become necessary. These additional repairs include work on the sail shades in Hall C and a banana shade in Hall B. A decision was made to have Unique Services complete the additional repairs while they were on site and there were no scheduling conflict on either side. Funding will come from the Shade System line item in the 2011 MRR 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. 4997**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to ratify a \$7,550 change order to Unique Services and Applications for additional work on banana shade in Hall B and sail shades in Hall C; 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 as a request for authorization to reimburse Levy Restaurant up to \$11,347 for repair of foodservice equipment.

Mr. Leahy stated that Levy Restaurants at the Center acquired valuable concession stand equipment from the closing Mellon Arena. Levy desired this equipment with the anticipation of increasing sales in the concession stand areas of the Convention Center. The list of equipment includes soft ice cream machines, fryers and draft towers, all of this equipment requiring some repair, refurbishing, cleaning and/or retrofitting in order to become operational. The services have been provided by GCS Services, Garrow Brothers and Kappus Company which have been providing equipment maintenance services to Levy at the Center and PNC Park for the past several years.

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. 4998**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse Levy Restaurant up to \$11,347 for repair of foodservice equipment.; 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, an authorization to issue purchase orders in the amount of \$14,870 for a hot water pressure washer and chair rack covers.

Mr. McGarvey stated that these items for purchase have been deemed necessary by SMG management staff to continue effective management of the Convention Center. The Center management received authorization to have 6,000 exhibit hall chairs cleaned. In order to protect this investment and to protect the 1,850 chairs acquired from the Civic Arena, custom dust covers need to be placed on the chair racks, costing \$11,020 from Covers All. The Center currently uses visqueen plastic to cover the chair racks, but a heavier duty, custom, machine washable cover would protect the chairs during long term storage. The job was sent to public bid and no bids were received. Three contractors were sought out. Three written bids were submitted. Two were comparable and two prototype covers were presented. Of the two, one was a WBE, but the other company's product was higher quality and less expensive.

The next item was Steam and Hot Water Pressure Washer (\$3,849.98 with Northern Tool & Equipment). The Center performs a deep cleaning of the parking garage and outside perimeter of the building twice a year. In the past, a hot water pressure washer was rented for the cleaning of the garage. The cost of a comparable rental unit is \$620 each time it is rented for a total of \$1,240/year. The purchase of a hot water pressure washer would enable the Center to utilize it for multiple applications. Three quotes were solicited. The lowest bid was from Northern Tool & Equipment. The above cost includes a two year service agreement. The payback would be 3.1 years.



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. 4999**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue purchase orders in the amount of \$14,870 for a hot water pressure washer and chair rack covers; 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 \$5,471 final change order to Dagostino for additional work associated with the 2010 security project.

Mr. Morrison stated that The SEA Board approved an agreement with Dagostino on December 16, 2010. The project included new hardware such as access control system, CCTV and video recorder system. As the contractor completed installation of the system, various issues were identified and listed on the attached change order request. During completion of the system a few camera repairs (from the old system) and a replacement were needed. Additionally, a second intercom master station was added. The net cost of these additional changes was \$5,470.07.

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. 5000

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$5,471 final change order to Dagostino for additional work associated with the 2010 security 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, a request for authorization to enter into a contract not to exceed \$87,600 with Graves Design Group, LLC for design and build out of space for SEA office.

Mr. Straley explained that in 2009, the Authority issued a change order to Graves Architects to evaluate potential SEA office space options and costs with vacant space at the Convention Center. The two options considered were the retail space along Penn Avenue and a portion of the space below the Convention Center ballroom. At that time, the Authority also examined the retail space at the North Shore Garage and West General Robinson Street Garage. The payback was similar but the distance for meetings increased thus the Convention Center was the preferred choice. The space below the ballroom is currently used as storage space for the Convention Center and does not have an occupancy permit. Unfortunately the retail space along Penn Avenue could not accommodate the staff with its inefficient design broken into four segmented areas. The Authority currently has a lease in the Regional Enterprise Tower through August 30, 2012. However, there is a clause permitting the Authority to move to any of its existing facilities without penalty as of August 2011. The amount of rent on the approximate 7,000 square ft of space is \$115,000 per year. The estimated cost to renovate vacant space is \$880,000. The payback is approximately seven and a half years. In addition to the Authority's

office space, the layout allows for Levy's General Manager to have an office in which he can bring clients. His current office space has no windows and was not designed to be an office.

The Authority, in conjunction with Graves Architects, would pursue LEED certification for commercial interiors from the US Green Building Council. Funding will come from the 2011 MRR 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. 5001**

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 contract not to exceed \$87,600 with Graves Design Group, LLC for design and build out of space for SEA office; 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 \$3,691 change order with HE Neumann (HEN) to provide water line connection for fourth floor roof terrace from the aquifer system.

Mr. Johnson stated that, certain items are not included in the contractor's scope of the fourth floor roof terrace project, such as the provision of a water line for the roof irrigation system. HEN has proposed a change order in the amount of \$3,691 to furnish and install the irrigation system connection. This includes tapping into the aquifer supply line at the first floor loading dock, providing isolation valves, drain, check valve, water meter, piping and connections to the second floor loading dock for irrigation contractor connection. The agreement with HEN

provides for a maximum of 10% overhead and profit for change orders. Oxford Development is acting as owner's representative for this project. Oxford has reviewed the breakdown of the proposal, has found it in accordance with contract documents and recommends authorization of the change order to HE Neumann.

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. 5002**

**RESOLVED** by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$3,691 change order with HE Neumann to provide water line connection for fourth floor roof terrace from the aquifer 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 enter into a \$47,061 change order with Cuddy Roofing to repair 4th floor waterproofing and irrigation monitoring.

Mr. Straley explained that StructureTec recently concluded investigating the cause of water penetration into the vestibule and several nearby locations at the south side of the 3rd floor sky walk. Their report outlines their testing methodology and details their conclusions regarding the cause of these leaks. The flashing and roof membrane around the abutment of the roof to the stairs and escalator pit vaults is failing and allowing water to penetrate the structure at those weak points. The aforementioned water leaks are consistent and recur every time it rains. As a temporary preventative measure convention center staff has placed a rain catcher above the drop

ceiling to catch the water before it damages the ceiling tiles. Staff monitors this location during every rainstorm to ensure that the rain catcher does not overflow. This constant monitoring is a drain on resources and drives up labor costs. Water damage is masked with paint or drywall replacement in the areas that the water cannot be contained. These short term measures, although somewhat effective, are costly and not viable final solutions.

Cuddy Roofing is in the process of installing the green roof on the south side of the convention center above the loading dock. Cuddy, implementing a StructureTec design, has provided a loading dock roof membrane that does not leak. StructureTec's engineer has evaluated the Cuddy proposal for the repair of the leaks at the escalator pits and has indicated that it is a fair price. Authorization of this change order will allow Cuddy to complete the specified repairs before winter weather delays this project for several months. The change order is also for Cuddy (through their sub consultant, Civil and Environmental Consultants) to provide an irrigation monitoring system. The system is made up of data-logged moisture sensors that will control the use of the drip irrigation system. The sensors will only activate the irrigation system when the moisture content of the soil drops below a threshold set by CEC. The scope includes the calibration of the sensors and training for SMG/SEA staff.

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. 5003**

**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 \$47,061 change order with Cuddy Roofing to repair 4th floor waterproofing and irrigation monitoring; 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 an \$18,540 contract with THP Limited, Inc. to conduct phase 1 building envelope inspection.

Mr. Straley stated that an evaluation of the building envelope is necessary to identify the need for potential repairs and make recommendations to eliminate any water infiltration. Oxford issued an RFP on behalf of the SEA on September 1, 2011. Four proposals were received from teams made up of local and national consultants. Upon review of the proposals by representatives of the SEA, SMG and Oxford, THP Limited was lowest price provider and their experience was representative of this assignment. Pricing has been provided for two future phases to be considered following review of the final report. These phases include the development of bid documents for public procurement of remediation services from qualified contractors and assistance in the oversight of the repairs with construction administration services while work is completed. The implementation schedule for bidding and repairs will be contingent upon the discoveries made during the initial inspection work. The M/WBE participation on the project is estimated at 0% MBE and 27% WBE. This plan has been submitted to and approved by Clarence Curry, SEA Senior Diversity Consultant. Oxford Development and SMG recommend award of this agreement to THP Limited.

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. 5004**

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 \$18,540 contract with THP Limited, Inc. to conduct phase 1 building envelope inspection; 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 \$32,060 contract with CJL Engineering for phase I natural ventilation system inspection and evaluation.

Ms. Ciranni stated that the convention center exhibition halls incorporate a unique natural ventilation system in order to provide the natural induction of outdoor air into the halls and reduce the operating demand for the HVAC systems serving the areas. The preliminary results of a building in operation case study being conducted with respect to the convention center identified substandard operation of the natural ventilation system. The case study team conducted a field inspection of a portion of the relief dampers located at the peak of the exhibit hall roof and found problems resulting in air leakage losses with 62% of those observed. These observations have led the Authority to pursue consulting services to complete a full inspection of all natural ventilation dampers, perform repairs to damaged and/or malfunctioning components and complete a commissioning report documenting the findings as well as the proper operation of the system upon completion.

Oxford issued an RFP for consultant teams on behalf of the SEA and SMG on September 1, 2011. Three proposals were received from teams made up of local and national consultants. From these proposals, CJL Engineering was selected based on multiple factors including price, team member experience, project work plan and M/WBE participation. This contract is the first

phase of a three phase proposal. In this phase, CJL and their sub consultant, K&I Sheet Metal, will evaluate the system and provide recommendations for repair. When a representative sample of the system has been inspected (approximately 2 weeks after notice to proceed), CJL will work with the SEA to develop a repair plan for phase II of the project. Phase III will include the recommissioning of the natural ventilation system which will increase the overall efficiency of its operation. The M/WBE participation on the project is estimated at 0% MBE and 36% WBE. This plan has been submitted to and approved by Clarence Curry, SEA Senior Diversity Consultant.

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. 5005**

**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 \$32,060 contract with CJL Engineering for phase 1 natural ventilation system inspection and evaluation; 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 contract not to exceed \$96,500 with The Lighting Practice for water feature lighting consultant services.

Mr. Leahy stated that the Convention Center 10th Street Water Feature is a unique component of the building providing a first impression to visitors upon arriving at the facility. As part of the building case study, the energy consumption of the water feature was identified as



an area of opportunity for significant energy savings through the implementation of updated technology in the lighting and controls. Oxford issued an RFP for design teams on September 1, 2011. Eight proposals were received from teams made up of local and national consultants. Four of those teams were short listed and invited to an interview with representatives of the SEA, SMG and Oxford. Recommendation for selection of TLP is based on the consensus of the committee considering multiple factors including value, experience of primary consultant and team members, preliminary design concepts and M/WBE participation. The cost difference between TLP and lower cost proposals can be attributed to the significant discrepancy in the number of hours proposed for completion of the work. Due to this discrepancy it was requested that TLP accept a contract for services to be billed hourly with the lump sum cost maintained as a not to exceed limit. This change will allow the Authority to benefit from the more extensive scope of work which has been deemed appropriate for the project by the committee while limiting the cost exposure to cost for actual work performed. TLP has teamed with local consultants Strada (architecture) and Allen & Shariff (engineering) to best provide a complete scope of services.

Following award of this contract the consultant will immediately begin their evaluation of the existing system and development of proposed lighting redesign concepts for presentation to the SEA and SMG. Review of these conceptual designs, as well as associated mock ups and cost estimates will be conducted in December. Following selection of a concept for full development, the consultant will be responsible for completion of construction documents for public bid by qualified contractors. The consultant will provide construction administration for implementation of their design as well as documentation required to secure available rebates available for the project through Duquesne Light Company's Act 129 program. The M/WBE participation on the

project is 100% WBE. This plan has been submitted to and approved by Clarence Curry, SEA Senior Diversity Consultant.

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. 5006**

**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 contract not to exceed \$96,500 with The Lighting Practice for water feature lighting consultant 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 introduced the next item, a request for authorization to enter into a three-year contract totaling \$54,922 with Chronicle Consulting for annual inspection services.

Ms. Ciranni stated that per the Lease Agreement with the Penguins, CONSOL Energy Center must be inspected on an annual basis. The goal of the inspection is to evaluate the condition of the facility, identify apparent structural or system defects and unusual or accelerated deterioration, and assess the adequacy of the maintenance, operation, custody and care of the facility. The scope includes the inspection of the CONSOL Energy Center Garage. The Authority publicly issued a request for proposals. Ten firms attended the pre-proposal meeting and two proposals were submitted. Chronicle Consulting submitted the lowest fee proposal. Their sub consultant, Advantus Engineers, will perform mechanical, electrical, plumbing, and fire protection inspections. The Authority is recommending Chronicle Consulting, LLC for the 2012-2014 inspections. Chronicle Consulting performed the 2006-2011 inspections at Heinz

Field and PNC Park. Linda Mihalic, a registered PE, will perform the on-site inspection for Chronicle. The inspection team also includes three professional engineers from Advantus. Both companies have prior knowledge of the facility; Chris Cieslak was part of the SEA owner's representative team and Advantus provided mechanical and electrical field reports. Prior to the inspection, Chronicle will review the details of the Lease Agreement as it relates to the capital improvement program. The Authority is recommending a three-year contract due to the value in having consistent evaluation of the facility. Both Chronicle and Advantus are local registered WBE firms. The MBE/WBE participation is 0% MBE / 100% WBE. Per the Lease Agreement, funding for the inspection is provided by Pittsburgh Arena Operating LP.

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. 5007**

**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 three-year contract totaling \$54,922 with Chronicle Consulting for annual inspection 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 introduced the next item, a request for authorization to enter into a \$47,802 agreement with Keystone Metals, Inc. for the fabrication and installation of additional railing on the Riverwalk.

Mr. Ryser stated that at the December 2010 meeting, the Board approved Moffatt & Nichol and AECOM (EDAW), the original North Shore Riverfront Park designers, to review and

evaluate the edge definition along the NSRFP riverwalk. Based on the information provided by Moffatt & Nichol and AECOM, the riverwalk has become a popular attraction for pedestrians, cyclists and boaters. Between the Market Street Pier to the Pirates Quay, docking is not encouraged due to the shallow water depths and environmental mitigation along this section of the riverwalk. The water steps, falling within this location of the riverwalk, have become a favorite attraction for children. Since docking is not encouraged in this area, one suggested improvement was to install railing to help prevent the congregation of people at the water steps from accidentally falling into the river. This project is for the fabrication and installation of additional handrail in front of the water steps. The project was publicly advertised in the Pittsburgh Tribune Review, the Pittsburgh Courier and on the SEA's website. Three bids were received with Keystone Metals, Inc. being the low bidder. Due to the limited scope of work, Keystone metals will be performing the work themselves; therefore we anticipate the DBE participation to be 0%. Funding for this project will be provided by the North Shore Riverfront Park 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. 5008**

**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 \$47,802 agreement with Keystone Metals, Inc. for the fabrication and installation of additional railing on the Riverwalk; 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 \$38,000 contract with Maher Duessel for auditing services.

Ms. Casciato stated that the SEA has used MaherDuessel as our auditors from 2008 through 2010. A request for proposals was advertised on August 15, 2011 in two local newspapers, and was sent to a list of auditors recommended by the Allegheny County Controller's Office. The RFP was for auditing services for three years with the option to extend for two additional one-year periods. Four proposals were received and four firms were interviewed. The reviewing committee recommends staying with MaherDuessel (MD). The 2011 fee is \$8,500 lower than the 2010 fee because of the knowledge they have gained after performing the last three SEA audits. Half of the audit cost is funded through the Convention Center operating budget and the balance through the SEA operating 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. 5009**

**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 \$38,000 contract with Maher Duessel for auditing 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 introduced the next item, a request for authorization to issue five-year extensions to the maintenance agreements with CTR Systems Inc. for North Shore Garage and Convention Center Garage.

Mr. Straley explained that revenue control equipment at the Convention Center Garage and North Shore Garage is made by CTR Systems Incorporated. CTR is the only company that provides maintenance services for its equipment. The SEA entered into maintenance agreements for both garages in 2005 which have both expired. The agreement for North Shore Garage provides maintenance for \$9,996.96 per year. The agreement for Convention Center Garage provides maintenance for \$18,015.48 per year. Authority staff finds these rates to be reasonable based on the amount of maintenance required at the facilities and the service provided by CTR. Authority staff would like to extend each agreement five years, keeping the existing rates and conditions. Funding for these contracts will be provided by the respective operating budgets for each facility.

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. 5010**

**RESOLVED** by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue five-year extensions to the maintenance agreements with CTR Systems Inc. for North Shore Garage and 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 asked if any members of the audience would like to address the Board or comment on the agenda. Hearing none, he asked for comments from the Board members. Mark Hornak asked that the minutes from today's meeting reflect that at his request, an executive session was held with the Board immediately prior to the meeting today. The purpose of the

executive session was to provide the Authority Board and senior staff confidential legal advice including on matters asserted in litigation, specifically the case of Preservation Pittsburgh v. Conturo et. al., filed in Federal Court.

There being no further 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 11:08 A.M.



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Mark R. Hornak  
Assistant Secretary

