

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, NOVEMBER 14, 2013
AT THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:40 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, November 14, 2013, commencing at 10:40 A.M. E.S.T.

Members of the Authority

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

Absent: James Ellenbogen, Member

Also Present: Mary Conturo, Rosanne Casciato, Rosemary Carroll, Taylor Blice, Theresa Bissell, Rifat Qureshi, Angelica Ciranni and Michelle Masters of the Authority; Tom Ryser of TPR, LLC; Clarence Curry of CFC-3; Ryan Buries, Conor McGarvey, Mark Leahy, Eileen Letson, Tim Muldoon, Greg Caren, and Linda Mihalic of SMG; Jason Kobeda of Pittsburgh Associates; Scott Wivell of Hill International; Frederick Winkler, architect; 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. Alan Kramer approached the podium and introduced himself as representing ABM Parking Services. He said that ABM took part in the RFP process

for management of the Convention Center Garage and the North Shore Garage in September and October. He wanted to express his thanks in inviting ABM to take part of the process and is excited about the potential project.

Senator Fontana asked if any other members of the audience would like to address the Board. Hearing none, the meeting continued with the approval of minutes from the meeting of October 10, 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 \$54,750 three-year contract with Iron City Uniform Rental for uniform lease/rental services and maintenance, with the option to extend one additional year.

Mr. McGarvey stated that on September 30, SMG issued a request for proposal for a new three-year contract for uniform services and maintenance for full time labor, trades, and security staff. Four companies were contacted to submit proposals, and of those four companies, three submitted qualifying proposals. Iron City Uniform submitted the second lowest in terms of cost. Iron City previously held the contract for the uniform services at the Convention Center and provided superior service. Furthermore, Iron City Uniform has a proven track record on a commitment to sustainability. They have a union staff and are in the process of converting their entire fleet of trucks to compressed natural gas, which is a more sustainable option than traditional gasoline or diesel. The total cost of the contract is \$54,749.93 over the course of three years. SMG and the David L. Lawrence Convention Center will be realizing an approximate annual savings of \$7,700 with this next 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. 5180

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, at a total cost of \$54,750 (\$17,889.75 for 2014, \$18,247.54 for 2015, and \$18,612.49 for 2016), with Iron City Uniform Rental for uniform lease/rental services and maintenance, with the option to extend one additional year; 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 \$4,999 contract with Professional Mechanical Sales & Service, Inc. to repair cooling tower valves in the chilled water plant.

Mr. Buries explained that in the chilled water plant there are twelve isolation valves in the condenser water make-up loop to the cooling towers. Over time, these valves have degraded and cannot fully shut off water flow which limits maintenance in those areas. Replacing them will restore the ability to shut off water flow and allow maintenance operations to resume. Proposals were solicited by Constellation Energy from three companies, with Professional Mechanical, an MBE-owned company, submitting 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. 5181

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 \$4,999 contract with Professional Mechanical Sales and Service, Inc. to repair cooling tower valves 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 introduced the next item, a request for authorization to enter into a \$1,490 contract with Pittsburgh Electric Motor Repair, Inc. to repair the condenser pump in the chilled water plant.

Mr. Buries explained that during an inspection of the chilled water plant, it was discovered that one of the five water condenser pump motors was exhibiting signs of a worn bearing. These motors drive the pumps that provide condenser water to the chillers. There is redundancy, but it is recommended to get this pump repaired at this time. Constellation Energy solicited proposals from three companies with Pittsburgh Electric Motor Repair being the lowest proposal. Upon authorization, Constellation Energy will remove the motor and Pittsburgh Electric will pick it up on site and repair it at their shop and returned.

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. 5182

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 \$1,490 contract with Pittsburgh Electric Motor Repair, Inc. to repair the condenser pump 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 introduced the next item, a request for authorization to enter into a \$3,240 contract with AirTek, Inc. to rebuild air blowers in the waste water treatment plant.

Mr. Buries stated that the two air blowers used to aerate the bioreactor in the waste water treatment plant are twelve years old and are in a state of inefficiency due to degradation over time. They operate jointly to maintain the bioreactor appropriate levels and this project will be phased so as not to disturb the balance. The plant can operate with one at a time, so it will not disturb operations of the plant. Proposals were solicited again by Constellation Energy with Airtek submitting the lowest proposal.

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. 5183

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 \$3,240 contract with AirTek, Inc. to rebuild air blowers in the waste water 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 ratification of a \$24,781 change order to Nathan Contracting, LP to repair expansion joint membranes at the 3rd floor south terrace and the 4th floor terrace.

Mr. Buries stated that the original contract for the project was approved by the Board in July of 2013 and consisted of repairs to the stated expansion joint membrane. Upon beginning

the work, conditions were discovered at the two locations, which required modifications to the method and the installation. Thornton Tomasetti, the design engineer, has reviewed and approved the altered plans and agreed that the pricing is fair. On the third floor terrace joint the specified membrane could not be connected to the adjacent cable anchorage, so a new membrane would be installed at this location. It will require a cover plate for protection. The cover plate adds a cost, but the new membrane is less expensive than the specified membrane, resulting in cost savings for that part of the project. The total change is \$24,781. Due to the weather-sensitive nature of the process and lead time required for the materials, Nathan Contracting was given Notice to Proceed to order the required membranes to complete it this 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. 5184

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to ratify a \$24,781 change order to 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 issue an \$11,717 change order to StructureTec Group for additional engineering site visits related to the new traffic topping on the surface of the 2nd floor loading dock.

Mr. Buries stated that the first phase of the loading dock traffic coating project was completed in 2011 as part of the South Terrace Green Roof project. StructureTec was the designing engineer for that project. The second phase was bid in 2013 with the initial bids

received being higher than the estimated budget amount. The project was then rebid in May of 2013. This required StructureTec to revise the project manual and attend additional prebid meetings. Additionally, during the construction phase, there were several unknown conditions discovered that required additional engineering, design, and site visits from StructureTec to repair. This change will authorize the additional cost to complete the project. This change order also contains \$2,450 for StructureTec to conduct an investigation of the condition of the Convention Center parking garage decks. This investigation will simply be a report detailing recommendations for repair and will not be designed at this time.

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. 5185

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue an \$11,717 change order to StructureTec for additional engineering site visits related to the new traffic topping on the surface of the 2nd floor loading dock; 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 issue a \$4,985 change order to Automated Entrance Systems Co., Inc. for handicapped access buttons on the north doors of the parking garage.

Mr. Buries stated that in May 2013 the Board approved a contract with Automated Entrance Systems to install a handicap access system for the garage vestibule. This allowed persons with physical disabilities to park in the garage and have easier access to the second level

garage, the Authority administrative office, the ballroom, and the Westin Hotel. This change order will add the same access to the north doors adjacent to the east lobby entrance to the Convention Center. This will address access at that point and also simplify required wayfinding signage directing patrons to the appropriate exit points. Automated Entrance Systems will install the openers when they arrive in approximately four 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. 5186

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$4,985 change order to Automated Entrance Systems Co., Inc. for handicapped access buttons on the north doors of the parking 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, which was a request for authorization to enter into a \$39,960 contract with Graybar Services, Inc. to complete an arc flash analysis on components of the main electrical distribution system.

Mr. Buries stated that an arc flash analysis is a requirement of Section 5(a)(1) of the OSHA code of 1970. Arc flash is a phenomenon where an electric current leaves its intended path and travels through the air from one conductor to another or the ground. This analysis will identify potential hazards to protect employees and contractors working on electrical equipment and reduce the risk of arc flash incidents. The scope of work for this analysis includes all items required to become compliant with the NFPA 70E, a facet of the OSHA code: data collection,

development of an updated single line diagram, and system analysis including short-circuit analysis, device coordination analysis, and arc flash analysis.

Additionally, upon completion, arc flash labels identifying required personal protection equipment will be affixed to all necessary equipment. This analysis report will also include recommendations for changes or upgrades to address any issues that are discovered in the study. Three proposals were received to perform the analysis. Square D / Schneider Electric was the low bidder. The contract has to be signed through its local distributor which is Graybar Electric.

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. 5187

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 \$39,960 contract with Graybar Services, Inc. to complete an arc flash analysis on components of the main electrical distribution 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, which was a request for authorization to enter into a \$3,295 contract with Penn Fixture and Supply to purchase a convection oven.

Mr. Buries explained that this item was on behalf of Levy Restaurants. The food and beverage operator for the convention center is requesting to purchase an additional Vulcan model VC4ED convection oven for the kitchen to allow for increased food production. It will be located on the second floor pantry and increase production for the concession stands, eliminating travel time from the third floor down to the concession stands. The specific model is required because it goes into a stack of existing ovens, which is under a ventilation hood which meets all the code

requirements. Levy solicited quotes from three distributors with Penn Fixture and Supply being the low proposal. There's also a one-year parts and warranty with this item.

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. 5188

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 \$3,295 contract with Penn Fixture & Supply to purchase a convection oven; 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 \$1,216,036 contract with DeGol Carpet for flooring replacement.

Ms. Mihalic stated that the carpet in the Convention Center was installed in 2001 through 2003 as the building was constructed. Although the flooring has performed well with regular care and maintenance, carpeting throughout the building is visibly worn and shows permanent staining, particularly in highly utilized areas. Edge Studios, which has since been merged with GBBN Architects, has produced drawings and specifications for flooring replacement. GBBN has specified replacement in-kind with the original carpet product named as basis of design.

This product, through independent testing, provides resistance to wear, soiling, staining, and exceeds industry recommendations for extra heavy traffic. Although the fiber, which is manufactured by Antron, is patented, the basis of design specification allows for potential for carpet mill competition. Custom colors and tile types are consistent with the design architects' original specifications with a few revisions for better wearability and stain resistance. With

regular care, as recommended by the manufacturer, a twelve-year useful life is estimated for the carpet throughout the facility with the exception of the ballroom. A ten-year useful life is estimated for the ballroom carpet which uses the same fiber but is dyed through a different process. The useful life estimates are validated by industry norms based on foot traffic studies, a 10 year warranty, and the fact that the existing carpet has withstood wear and tear for nearly twelve years.

Tarrazzo flooring and recessed walk off mats are specified for the entrance vestibules in the east and west lobbies, and the parking garage. The flooring project has been publicly bid twice, with notices published in the Tribune Review, Courier, and the Authority's website. During the initial bid phase, four bids were received but the bids were over budget and two of the bidders submitted incomplete bids. For these reasons, all the bids were rejected. In an effort to meet the project budget, the administration area and third floor north meeting rooms were removed from the flooring scope.

The project was re-advertised, and on November 1, three bids were received. The revised bid includes east and west lobbies and vestibules, the 2nd floor north prefunction area, the parking garage vestibule, the pedestrian bridges, the ballroom, and the 3rd floor north prefunction area, which was included in the base bid, but also as a deduct alternate. Upon receipt of the bids, both GBBN and SMG recommend that the 3rd floor prefunction area be included to realize economies of scale, to keep dye lots consistent in the various areas of the building, and to address the non-structure surface abnormalities in the concrete subfloor which have telegraphed through the existing carpet and are beginning to create tripping hazards. The project schedule requires all the work to be completed by October 1, 2014. The contractor will work around the event schedule. The ballroom will be completed in late January and early February when no

events are scheduled in the area during that time. This contract includes 15% WBE participation through R&D Creations and 8.6% MBE participation through Cooper Trading.

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. 5189

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 \$1,216,036 contract with DeGol Carpet for flooring replacement; 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 an \$18,500 not-to-exceed contract with W.G. Tomko Incorporated for exploratory excavation of two existing storm lines along Fort Duquesne Boulevard.

Mr. Ryser stated that State Pipe had previously been hired to remove concrete deposits in the two existing stormlines that extend from the Convention Center Riverfront Plaza. State Pipe completed this work without the need to excavate the lines. The two lines were then re-televised and it was determined that there was significantly more concrete further downstream in each of these lines. These lines will now have to be excavated to determine the extent of the concrete. W.G. Tomko submitted the lowest price proposal to perform the work. Once the lines are excavated and the extent of the concrete is determined, a solution can be implemented to remove it.

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. 5190

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 \$18,500 not-to-exceed contract with W.G. Tomko Incorporated for exploratory excavation of two existing storm lines along Fort Duquesne Boulevard; 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 introduced Greg Caren from SMG, so that he could introduce SMG's new general manager of the Convention Center.

MR. CAREN:

Mr. Chairman, Board Members, thank you very much for entertaining us a couple of minutes. As Mary knows, I have been involved with this project since preconstruction, and when we were on the design build consulting stage. There's nothing more gratifying for someone like me to come back 10-12 years later, after I started traveling out here in 2000, 2001, and see what has happened - not just with the building - but with the district around the building, on Penn Avenue, on Liberty. The dreams being fulfilled for the County and the City are just very gratifying for me. Just as your business has grown, ours has grown at the same time. We had probably 28 or 30 convention centers at that time and we are up to 72 today. As I discussed with Mary when this concept first came up, one of the beauties of having an organization like ours is our bench trials, and we do believe in transition from time to time for a multitude of reasons. It's good to have a fresh set of eyes and it's good for us to be able to grow and manage careers for

people that would otherwise leave organizations and find jobs on their own.

When the opportunity for Mark [Leahy] arose, Mark and I had our first visit here on a cold winter night walking down along the wall to the David L. Lawrence Convention Center, when they were building up half of the building at a time. Now Mark's been here for twelve years, and he has done extraordinary things for us. For Mark, it's time for something new and exciting. We have this project in Cleveland that we think is going to be great for him, great for Cleveland, great for the company, and we had a perfect opportunity for Tim [Muldoon].

Tim has been with the company on and off for the better part of 20-22 years. He's moving home to his home commonwealth by coming to you all here in Pittsburgh and Allegheny County. Like Mark, he's had various experiences that include not just working every capacity within our facilities, but also on the show management side with two of the largest tradeshow companies in the world. He has the experience of understanding what the consumer is looking for, what the exhibitor is looking for, and what organized labor is necessary to deliver the services within the union environment as he has in Providence.

So with that I'm going to let you meet your new general manager Tim Muldoon.

MR. MULDOON:

Good Morning Mr. Chairman, Board. It's great to be here today. I've had the pleasure as my role of regional general manager over the last few years, to work with Mark and get to know Mary [Conturo] a little, and really see all the positive things that are happening here in Pittsburgh and at the Convention Center.

I know I was very excited when Greg came to me and asked me if I'd be interested. It was a very quick decision. We talked to family. We knew a lot of people in the Pittsburgh area and they only had good things to say about the area, and of course I knew the building very well.

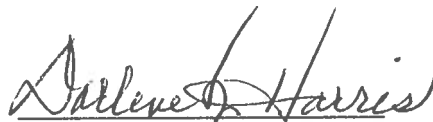
I know I'm excited. I know there are a lot of things I can take from Providence, Rhode Island's Convention Center. We had a successful partnership with labor in Rhode Island, and I see that same partnership here in Pittsburgh, which is very exciting. You see all the results of that work and communication.

I think it's going to be exciting for me to be involved in a new project. It is a new set of eyes for me, and it is a new challenge in a new building, and I can hopefully make a couple of suggestions to continue the great work that Mark did here, and work with Mary and her great team at the SEA. I'm very excited to be here and I'm looking forward to working with all of you in the long term. Thank you very much.

Senator Fontana thanked Mr. Muldoon and asked if anyone had any comments. Mr. Udin welcomed Mr. Muldoon. Senator Fontana thanked him again and asked if anyone else had any comments.

On behalf of the Board and the staff, Ms. Conturo thanked Mr. Leahy for his work in the past many years. She stated that Mark had brought a lot of dedication, hard work and clear thinking to his management of the facility. The Authority appreciates it and thanks him for it. Ms. Conturo also thanked him for his sense of humor that he has brought to many situations and wished him well.

Senator Fontana then asked for a motion to adjourn. Upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 11:03AM.



Darlene M. Harris
Secretary

