

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, JUNE 2, 2011
AT THE DAVID L. LAWRENCE CONVENTION CENTER,
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:45 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, June 2, 2011 commencing at 10:45 A.M. E.S.T.

Members of the Authority

Present: Senator Fontana, Chairman
Reverend Dr. William H. Curtis, Vice Chairman
Anthony Ross, Member
Dr. Edie Shapira, Secretary
Sean Logan, Member
Michael Dunleavy, Member
Councilwoman Darlene Harris, Member

Absent: None

Also Present: Mary Conturo, Doug Straley, Mark Johnson, Rifat Qureshi, Angelica Ciranni, Jason Kobeda, Rosanne Casciato, Rosemary Carroll of the SEA; Mark Hornak; Tom Ryser of TPR, LLC; Ryan Buries, Mark Leahy, and Jamie Huckleberry of SMG; Chris Hunter, and J.J. McGraw of Pittsburgh Associates; Mark Belko of the Pittsburgh Post Gazette; Fred Winkler; Architect

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 comment on the agenda. Hearing none, the meeting continued with the approval of minutes from the meeting on April 7, 2011. A motion was made, seconded, and unanimously approved.

Senator Fontana began addressing new business with the first item on the agenda, authorization to enter into a \$12,455 contract with Cintas to provide nine automatic external defibrillators.

Mr. Buries explained that after review of safety equipment at the Convention Center, it was determined that additional automatic external defibrillators were necessary to provide adequate care to all areas of the facility. This was done through a public bid notice; three bids were received from Cintas, Zoll Medical and Bound Tree Medical. Cintas was the middle bidder, but they became the low responsible bid at \$12,455 after adding the in-service agreement. SMG requested authorization to award 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. 4959

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 \$12,455 contract with Cintas to provide nine automatic external defibrillators; 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 and ratify change orders of up to \$15,650 to Apex for design and construction oversight of a bar screen for the waste water treatment plant.

Mr. Buries explained that after an audit performed by Apex in September 2010, Apex recommended a bar screen solids separator in the waste water treatment plant to prevent solid debris from getting into the bioreactor and restricting its efficiency. This change order, if

authorized, will allow them to finish the design phase they began as part of the audit and also to oversee the project installation phase of the bar screen solids separator.

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. 4960

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue and ratify change orders of up to \$15,650 to Apex for design and construction oversight of a bar screen for 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 authorization to issue a not to exceed \$29,088 change order to Nathan Contracting, LP for work related to expansion joint cover plate replacement.

Mr. Buries explained that during a minor repair to the column on the south end of the loading dock it was discovered that the expansion joint membrane did not extend around the column to the wall, allowing some moisture to penetrate and corrode the concrete. In order to correct this problem, the original contractor for the concrete repair must replace the concrete in the distressed areas around the column, creating a profile that will allow for installation of a winged –bellows expansion joint membrane. This type of joint membrane will create a water-tight seal across the joint. This type of joint membrane will not withstand the tire loads of the trucks that will be traversing the joint, making the installation of a heavy-duty cover plate necessary. SMG recommended the change order to Nathan Contracting, the original contractor for the concrete repairs and the lowest responsible bid out of the four received.

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. 4961

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 \$29,088 change order to Nathan Contracting, LP for work related to expansion joint cover plate 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, a request for authorization to enter into a not to exceed \$14,367 contract with ASCO Power Technologies for repair of the automatic transfer switch.

Mr. Buries explained that on April 25, 2011, the automatic transfer switch had a failure that resulted in some damage. The automatic transfer switch transfers power from Duquesne Light to the generators; it supports the life safety systems, fire alarm, emergency lighting, etc. The contract includes diagnostic testing in conjunction with MET Testing to determine why the switch failed before. ASCO will provide training to the in-house electricians to ensure that they are able to properly operate the transfer switch in the case of a future failure.

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. 4962

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 not to exceed

\$14,367 contract with ASCO Power Technologies for repair of the automatic transfer switch; 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 issue a change order not to exceed \$3,380 to MET Testing for electrical repairs at the automatic transfer switch and water feature lighting.

Mr. Buries stated that MET Electrical Power Systems Specialists is contracted to perform annual inspections of the Convention Center's switchgear and electrical systems. They have knowledge of the systems and it is recommended that they perform the testing necessary to diagnose the problem that caused the transfer switch failure on April 25, 2011. MET will work in conjunction with ASCO to determine the cause and recommend solutions to the conditions that led to the aforementioned failure. The change order will also allow for diagnostic testing of the ground fault circuit interrupters that protect the lighting system in the water feature to reveal why the lights in the water feature are not working properly.

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. 4963

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a change order not to exceed \$3,380 to MET Testing for electrical repairs at the automatic transfer switch and water feature lighting; 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 enter into contracts totaling \$1,168,700 for replacement of the third floor terrace (\$1,101,300 with Cuddy Roofing for demolition and roof construction services, \$40,100 with RG Friday Restoration for replacement of traffic coating and \$27,300 with Gunning Inc. for duct work repair).

Ms. Ciranni explained that there are ongoing leak issues at the loading dock roof which led to the need for replacements of the membrane system on the 3rd floor terrace area outside the south meeting rooms. The bid includes the demolition of the existing sidewalk and turf terrace area in order to permit the installation of a new system followed by the construction of a new green roof and terrace paver area for use by future events. The package also includes repairs to the traffic coating and mechanical equipment in the loading dock area directly below the area in question. This work will help to showcase the ongoing sustainable initiatives at the facility. Although the cost of the new green space comes at a premium of approximately \$150,000 over a traditional paver roof system, the new design will provide a more aesthetically pleasing outdoor extension of the 3rd floor meeting space.

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. 4964

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into contracts totaling \$1,168,700 for replacement of the third floor terrace (\$1,101,300 with Cuddy Roofing for demolition and roof construction services, \$40,100 with RG Friday Restoration for replacement of traffic coating and \$27,300 with Gunning Inc. for duct work 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 to issue a \$15,000 change order to Wiss Janney Elstner Associates for an owner's manual related to curtain wall rigging system

Mr. Ryser explained that this change order is for the recently completed permanent access to X15 curtain wall system. WJE provided the design for the project. SEA and SMG staff determined that an operation and safety manual would be beneficial for internal use as well as any third party who would use the system. The manual would include such items as identification of all anchorage points, identification of personal fall protection requirements and requirements for securing equipment, load ratings, and special use conditions, identification of access and egress to work locations, emergency and rescue procedures and means of communication to be used during such procedures. WJE will be on site conducting the training with the staff of the SEA, SMG and any third party who may use the system.

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. 4965

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$15,000 change order to Wiss Janney Elstner Associates for an owner's manual related to curtain wall rigging 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 reimburse Levy Restaurants an amount not to exceed \$18,415 to rebuild the oven boilers and install an oven water filtration system to reduce mineral content of water supplied to the ovens.

Mr. Leahy stated that the Blodgett Combi Ovens, which are the primary cooking equipment for Convention Center catering operations, are in need of repairs due to boiler and steam generator breakdowns. The ovens are the original ovens of the Center and have been serviced and repaired over the years; however, the boilers are now beyond repair and need to be replaced. The requested amount represents a worst-case scenario as the extent of the repairs is not certain until the work begins.

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. 4966

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse Levy Restaurants an amount not to exceed \$18,415 to rebuild the oven boilers and install an oven water filtration system to reduce mineral content of water supplied to the ovens; 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 to issue a not to exceed \$75,795 change order to CPS Construction Group for concrete repair allowances.

Mr. Johnson explained that in May of 2010, the Authority Board approved a contract with CPS construction for North Shore Parking Garage deck repairs in an amount not to exceed \$495,300 phased over 2010 and 2011. WJE has provided the engineering design and specifications for this work, as well as construction management oversight. This change order is a not to exceed amount as actual unit quantities are to be verified by WJE accordingly.

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. 4967

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 \$75,795 change order to CPS Construction Group for concrete repair allowances; 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 for the Executive Director upon the recommendation from the Authority's Risk Management Consultant for the designation of insurance Broker or Brokers and contract for property, general liability, umbrella, inland marine, auto, crime, public officials and workers compensation insurance for the period of July 1, 2011 to June 30, 2012, provided the cost of this insurance is no greater than and the coverage is no less than the Authority's 2010/2011 program.

Ms. Casciato explained that in January, the Board approved hiring TJ&S, a Risk Management Consultant, to assist in the process of selecting an insurance Broker and obtaining quotes for pricing the Authority's insurance program. An RFP was issued in February and six insurance Brokers responded. TJ&S reviewed each proposal to verify credentials and the Broker's ability to write and service each of the Authority's accounts. In the insurance industry, an insurance market will only provide quotes to one Broker; so TJ&S asked each Broker to submit the markets they wanted to approach in their priority order. TJ&S distributed the markets based on the amount of business the Broker demonstrated writing with each market and the priority of the market from the Broker's request. Four proposals have been received, however

time did not allow for a thorough review to provide a final recommendation to the Board. Because the insurance expires June 30, the Board is asked to authorize staff to accept the recommendation from TJ&S on which insurance broker to designate as the Authority's Broker of Record and which insurance company to bind the insurance with provided the cost is not greater than and the coverage is no less than the 2010/2011 program. If TJ&S recommends changing the Broker, it is expected that the new Broker would be the Broker of Record for at least a three year time period assuming quality performance and their ability to obtain reasonable renewal terms.

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. 4968

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director is authorized upon the recommendation from the Authority's Risk Management Consultant for the designation of insurance Broker or Brokers and contract for property, general liability, umbrella, inland marine, auto, crime, public officials and workers compensation insurance for the period of July 1, 2011 to June 30, 2012, provided the total cost of insurance is no greater than and the coverage is no less than the Authority's 2010/2011 program; 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 advice to the Board in formulation of its negotiating position in #51060

ongoing matters and advise the board on legal matters relative to the claims asserted by and against the Authority in litigation.

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 11:02 A.M.



Mark R. Hornak
Assistant Secretary

