

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, APRIL 11, 2019  
AT THE DAVID L. LAWRENCE CONVENTION CENTER  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:39 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 the DLCC Executive Board Room in Pittsburgh, PA 15222, on Thursday, April 11, 2019 commencing at 10:39 A.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman  
Councilman Anthony Coghill, Member  
Michael Dunleavy, Member  
Councilman Nicholas Futules, Member  
Rev. Glenn Grayson, Member  
Sala Udin, Member  
Jill Weimer, Member (via phone)

Also Present: Mary Conturo, Rosanne Casciato, Bill Williams, Rhea Thomas, Rifat Qureshi, Sharon Mink, Simona Loberant, Rachel Cohen and Maggie Pike of the Authority; Morgan Hanson, Solicitor; Tom Ryser of TPR; Clarence Curry of CF3 Management; Tim Muldoon, Ryan Buries, Kevin Fonner, Hiedi Strothers and Kevin Mielcarek of SMG; Bryan Martucci of H.R. Gray; Mark Belko of the Pittsburgh Post-Gazette; and Frederick Winkler, architect.

Senator Wayne Fontana called the meeting to order with the Pledge of Allegiance. Mr. Morgan Hanson followed with a roll call of the Board Members. Mr. Hanson confirmed that Jill Weimer was attending via telephone, and that she could hear the other Board Members and the Board Members could hear her. Mr. Hanson advised that a quorum was present.

Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the Board. Seeing none, he moved to the next item on the agenda,

approval of the minutes from the meeting of March 14, 2019. A motion was made, seconded and unanimously approved.

Senator Fontana continued on to the next item on the agenda under David L. Lawrence Convention Center (DLCC), authorization to enter into an agreement with TranSystems Corporation Consultants in a not-to-exceed amount of \$43,879 for engineering and design services for building perimeter security.

Mr. Ryan Buries explained that in 2018, staff at the DLCC worked with representatives from the Department of Homeland Security (DHS) to conduct a security audit. DHS provided recommendations to help create a hardened perimeter in certain areas around the DLCC, including the loading dock entrance, the 10<sup>th</sup> St. corridor, and traffic calming measures along the 10<sup>th</sup> St corridor. The design phase of this project will include review of how to implement these safety measures while maintaining a welcoming and approachable aesthetic.

In February 2019 an RFP was advertised in the Pittsburgh Post-Gazette, New Pittsburgh Courier and on the SEA website. A pre-proposal meeting was held on March 7<sup>th</sup>, with five firms in attendance. Proposals were received from three firms on March 26<sup>th</sup>. A review team reviewed the proposals and a scope review was held with TranSystems Corporation Consultants on March 29<sup>th</sup>. TranSystems Corporation Consultants is recommended by the review team based on the following criteria: lowest fee proposal; composition of their team including a Physical Security Professional (PSP); proposed project plan and schedule; familiarity with the building; past experience working in the building; and their MBE/WBE participation plan of 25% MBE via Cosmos Technologies and 10% WBE participation via Collective Efforts.

The project will commence upon approval by the Board and execution of the agreement. Design is expected to be completed in June 2019.

Senator Fontana asked if there were any questions from the Board.

Councilman Anthony Coghill asked if the \$43,879 is being spent on measures to make sure the DLCC is secure, and if this project is in conjunction with the federal government.

Mr. Buries explained that the DLCC worked with DHS last year to conduct a full building evaluation. This \$43,879 is specifically for TranSystems to help design the implementation of some of the recommendations. TranSystems is a security consultant/architect, engineer and designer. This \$43,879 will be used for biddable documents, an evaluation of the proposals and how best to implement them, and construction administration services through the construction phase of the project.

Councilman Coghill asked if the security measures will come later.

Mr. Buries confirmed that the security measures will come later.

Senator Fontana asked if there were any further questions from the Board. 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. 5603**

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 agreement with TranSystems Corporation Consultants in a not-to-exceed amount of \$43,879 for engineering and design services for building perimeter security; 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, authorization to enter into the following contracts in the total amount of \$3,367,831 for the 4<sup>th</sup> Floor Terrace – Phase 1, with the contracts being immediately assigned to the Construction Manager, Mascaro Construction Company, LP:

- award of a \$1,440,000 lump sum contract with Mascaro Construction Company, LP for Bid Package No. 1: General Trades;
- award of a \$1,281,400 lump sum contract with Phoenix Roofing, Inc. for Bid Package No. 2: Roofing/Waterproofing;
- award of a \$389,070 lump sum contract with Eisler Landscaping, Inc. for Bid Package No. 3: Landscaping;
- award of a \$96,966 lump sum contract with W.G. Tomko, Inc. for Bid Package No. 4: Plumbing;
- award of a \$160,395 lump sum contract with Imbue Technology Solutions, Inc. for Bid Package No. 5: Electrical;
- Project Stabilization Agreement related to the 4<sup>th</sup> Floor Terrace – Phase 1

Mr. Tom Ryser explained that in September 2018 and March 2019, the Board authorized a guaranteed maximum price (GMP) contract with Mascaro Construction Company, LP (Mascaro) as the construction manager at-risk for the construction of the 4<sup>th</sup> Floor Terrace – Phase 1 in the amount of \$4,797,877. The contracts and dollar amounts being presented today are included in the \$4,797,877.

A notice to bidders was advertised in the Pittsburgh Post-Gazette, posted on the SEA website, and invitations to bid were issued via Mascaro's bidding software. An MBE/WBE outreach meeting and pre-bid meeting were held on March 19. These contracts will be assigned to Mascaro, as Construction Manager, in accordance with the terms of the construction management contract.

Bid Package No. 1: General Trades

At the pre-bid meeting, the bidders were informed of the Construction Manager's right to submit a bid to self-perform the General Trades work. Two contractors (Mascaro and Waller Corporation) submitted bids. Mascaro submitted the lowest responsible bid of \$1,440,000.

Bid Package No. 2: Roofing/Waterproofing

Two contractors, Pennsylvania Roofing and Phoenix Roofing, submitted bids. Phoenix Roofing submitted the lowest responsible bid of \$1,281,400.

In addition to the base bid, an alternate was taken as part of the bid process. At this time, Alternate No. 1: 30-year warranty in lieu of 20-year warranty on the roofing for an additional \$3,000 will be reserved for 30 days. If this alternate is accepted, Phoenix Roofing would still remain the lowest responsible bidder at \$1,284,400.

Bid Package No. 3: Landscaping

One bid was received from Eisler Landscaping for an amount of \$389,070.

Bid Package No. 4: Plumbing

Three contractors submitted bids: Nexus, SSM, and W.G. Tomko. W.G. Tomko submitted the lowest responsible bid of \$96,966.

Bid Package No. 5: Electrical

One bid was received from Imbue Technology Solutions for \$156,595.

In addition to the base bid, two alternates were taken as part of the bid process. Both alternates will be accepted at this time: Alternate No. 1 to provide fire alarm speaker strobe devices; and Alternate No. 2 to provide notching of roof insulation for conduit and wires in lieu of laying them on top of the insulation.

A post-bid scope review was held with all five of the low bidders and all demonstrated a clear understanding of the project requirements and their respective scope of work.

The project will also contain a Project Stabilization Agreement between the SEA; Mascaro, the trade contractors and subcontractors; the Construction Trades Council of Pittsburgh; and the signatory unions.

The overall MBE/WBE plan shows 10% WBE participation and 9% MBE participation. As part of the project and Mascaro's outreach, they will also be conducting a workforce outreach in the near future for actual workforce participation.

Senator Fontana asked if there were any questions from the Board.

Councilman Nicholas Futules asked about the usefulness of the 4<sup>th</sup> Floor Terrace and if it is a rentable space or just an outdoor space for people to use.

Ms. Mary Conturo explained that this project is replacing the front part of the concrete terrace on the 4<sup>th</sup> floor. It will be replaced with not just a plain, concrete terrace but a designed space that includes green areas and seating, and the intent is that it will be more usable than it is right now. It will provide both a new roof and better usable space.

Councilman Futules asked if it will be rented out or if it will be just open space for visitors to the DLCC.

Ms. Conturo explained that the hope is to include it in some of the rental packages.

Mr. Tim Muldoon explained further that it will be a combination of the two concepts. During active show hours, it will be a space where people can congregate and enjoy the beauty of Pittsburgh on the City side, and in addition, it will be programmed with lighting for evening events and other opportunities. He believes that it will provide a great opportunity for us to rent it out.

Councilman Coghill asked if weddings for example would be hosted on the 4<sup>th</sup> Floor Terrace.

Mr. Muldoon confirmed that weddings are an option. He reiterated that it will be an outdoor space so there would most likely have to be a backup plan in the event of inclement weather.

Councilman Coghill asked what type of roofing is being used for the 4<sup>th</sup> Floor Terrace.

Mr. Ryser explained that it's a modified bituminous material.

Mr. Sala Udin asked why Mascaro, who has a reputation of traditionally including more women and minorities than many of its competitors, was only able to come up with a paltry participation of 10% WBE and 9% MBE. Mr. Udin asked for clarification on why the MBE and WBE participation is so low considering the size of the contract.

Mr. Clarence Curry explained that he was concerned with the participation on the part that Mascaro is self-performing, which is Bid Package No. 1. Mr. Curry said Mascaro otherwise did a great job with the outreach, and that the four other bid packages have a significantly higher MBE participation than what Mascaro had on the package they bid on. Mr. Curry said he asked Mascaro to specifically take a look at that. Mascaro responded that they are going to self-perform most of that work, but they would continue to look for opportunities as the project progressed.

Mr. Sala Udin suggested that the Authority should continue to look for an alternative construction manager and that he does not accept self-performance as an excuse for low or non-participation. Mr. Udin suggested that Mascaro could find a way to include minorities and women. Mr. Udin asked how far away from Mascaro was the next low bidder, Waller.

Mr. Ryser explained that there was a \$200,000 difference. Mascaro's bid was for \$1,440,000 and Waller's bid was for \$1,643,000.

Mr. Udin suggested to the Chairman to table this item until the Authority could renegotiate the MBE/WBE participation if it does not seriously affect the timing and cost. Mr.

Udin stated that Mascaro's reasoning behind its MBE/WBE participation of self-performance is unacceptable.

Mr. Ryser explained that timing is a big part of the project. The goal is to complete the roof in good weather, from April 15 which was the anticipated start date, to December 20 which was the anticipated completion date. A big part of timing is also working around the events in the building. The Authority tried to maximize the largest windows of either non-event time or times where quiet work could be done. Putting together that schedule was a challenge and still is going to be a challenge to try and complete the work required in that time frame while working around events and trying to get the weather to cooperate during that time, which is unpredictable.

Mr. Udin asked Mr. Curry what his experience has been in getting bidders to take a serious look at their project and come up with better MBE/WBE participation.

Mr. Curry explained he has already asked Mascaro to take another look at the MBE/WBE participation, and they provided Mr. Curry with a detailed response describing the various components that would be self-performed.

Senator Fontana asked for clarification that Mascaro is the general contractor on this project.

Mr. Ryser clarified that Mascaro is the overall construction manager at-risk, and within that construction manager at-risk role, they also bid one package, which is the General Trades package. They are in one aspect working as the construction manager and in the other aspect they are the apparent low bidder for the general trades package.

Senator Fontana asked when talking about the other contractors such as Phoenix Roofing and Eisler Landscaping and W.G. Tomko, would they be reporting to Mascaro.

Mr. Ryser confirmed that the Authority will assign those contracts to Mascaro and those contractors will report to Mascaro.

Senator Fontana asked if each one of the individual contractors has its own MBE/WBE participation percentage.

Mr. Ryser confirmed that the 9% WBE and 10% MBE is the total percentage across the total GMP amount for the project of \$4,797,877.

Mr. Curry added that of the four trade packages, one contractor, Eisler, is a WBE firm, and one contractor (the one for Bid Package No. 5, Electrical, Imbue Technology) is a MBE firm. Those two firms are 100% WBE and MBE, respectively.

Mr. Udin expressed concern that if it were not for the two firms that are 100% WBE and MBE respectively, participation would be even lower.

Mr. Curry added that aside from the trade packages, there is \$1,000,000 remaining in the \$4,797,877 GMP. That includes contingencies and profit for Mascaro. If contingencies are not needed, then that would increase the overall participation.

Rev. Glenn Grayson inquired about workforce utilization.

Mr. Curry explained that the Authority tracks separately minority and women business participation and labor force participation. It is sometimes assumed that a minority firm may employ all minorities, which is not necessarily true, especially when you are dealing with a union work force. In addition to tracking MBE/WBE goals, the Authority is also going to track labor force participation goals. Mr. Curry explained that he and Ms. Conturo met with a group that is going to help with the labor force goals. Mascaro will also have outreach to engage the minority community in terms of participating in the labor force.

Rev. Grayson asked when that meeting is scheduled for and who Mascaro historically meets with given that they have been in the industry for a long time.

Mr. Ryser explained that Mascaro will invite the different trade unions to be present. They will also invite some of the local schools that prep workers to enter into the trade unions and they will also reach out to the community and the prime contractors on the project. The intent is to hopefully make an introduction between the actual contractor that is doing the work and the workforce.

Senator Fontana asked if there is any guarantee that anything will come of the meeting.

Mr. Ryser confirmed there is no guarantee that anything will come of that meeting. The hope would be that the outreach would produce workers on this project.

Rev. Grayson asked if because there was only one bid for landscaping, is that price negotiated, as it seems to be over the price that was projected for that bid package?

Mr. Ryser explained that the SEA policy is to accept the apparent low bidder.

Mr. Curry added that the Authority does engage in a scope review process so the Authority can understand why a particular number may be over or under what the budget was set for the project. While the low bid for landscaping was high, the low bid for electrical was low.

Mr. Ryser added that the low bid for plumbing was also low. He explained that part of using the GMP is that Mascaro as construction manager is guaranteeing they are doing the job for \$4,797,877, and they estimate what the trade packages are going to cost within the guaranteed maximum price, but they have to go out for a competitive bid to get actual pricing.

Mr. Udin asked what the actual work packages are that are included in Mascaro's self-performance.

Mr. Ryser explained that Mascaro's self-performance falls under the general trades. That includes the demolition of the existing concrete on the roof and removal of that concrete. It also includes a lot of the finishes on the top level, such as the benches and seats. Approximately \$400,000 of their \$1,440,000 bid is purchasing finishes.

Mr. Udin asked if some of that work will involve hauling some of the concrete.

Mr. Ryser confirmed that some of that work includes hauling materials that are removed from the roof.

Mr. Udin suggested that there are opportunities for more involvement of MBE/WBE firms.

Senator Fontana asked if the workers removing the concrete are Mascaro employees and if Mascaro does not seek the help of the labor union to do that work.

Mr. Ryser explained that some of the workers are part of the labor union but they are hired by Mascaro.

Senator Fontana asked if Mascaro does not go to Local Union No. 1058 for example to recruit workers because that would definitely increase participation. It might cost a little bit more but it would be an opportunity for the participation to increase.

Mr. Curry explained that the wage rates would not change. It would just be a matter of how busy Mascaro is with other jobs and which workers they would be carrying from a previous job.

Mr. Ryser explained that they would still be getting paid by Mascaro.

Senator Fontana stated that this is a matter of increasing participation and that particular union would provide for that opportunity.

Mr. Udin added that there are certainly opportunities to increase participation and asked if this item was held until the next meeting, what the likelihood would be that there would be a more positive response to the outreach.

Mr. Curry suggested taking a few days to work with Mascaro and then return to the Board with a revised proposal for MBE/WBE participation.

Mr. Udin asked when the Board would have a chance to vote on it.

Senator Fontana suggested taking a vote with the effective date being later and based on a contingency of a week or two rather than wait a month.

Councilman Coghill asked if it is possible that Mascaro is not living up to the levels of minority-hired businesses because of the industry that they are in. He cannot speak to the other aspects of the job but in the roofing industry he would have a hard time finding a woman in that industry, so he questioned if that is part of why Mascaro is not living up to the levels that the Authority has set as its goals.

Mr. Curry explained that the workforce should not be confused with the business participation, but when Mascaro was selected as the construction manager, the Authority reviewed their track record and it was better than what they are showing now.

Councilman Futules asked what the policy of the Board is as far as MBE/WBE participation and is Mascaro above or below the Authority's goals.

Mr. Curry explained that the Authority's goal is 25% MBE and 10% WBE participation and Mascaro is proposing 9% MBE and 10% WBE, but again, these are goals. If Mascaro demonstrates good faith effort to meet the goals then the Authority accepts their best effort. The question is whether this is their best good faith effort.

Senator Fontana stated that if this is delayed, the Board has to be specific about what their expectations are from Mascaro within that delay.

Mr. Morgan Hanson suggested this could be addressed in one of two ways. The Board could call a Special Meeting in two weeks which can be done with a relatively small amount of notice, and this item could be revisited before the regularly scheduled May Board meeting, or potentially there could be a conditional vote where it will be authorized but the following conditions have to be met, but those conditions have to be expressed so it can be self-enforcing.

Mr. Udin asked if Ms. Conturo had any suggestions.

Ms. Conturo stated that she has not sat down with Mascaro and would like to, and asked if any of the Board members wanted to be part of a meeting with Mascaro to walk through what they have done and to see whether in the Board's judgment Mascaro made good faith efforts. She suggested that meeting could be set up in the next two or three days and then there could be a follow-up Board meeting, whether it is all by phone or in person, to address this item. By the time that follow-up Board meeting would be scheduled, the Authority and any interested Board members would have met with Mascaro and be able to report what other efforts have been made and what the discussion has been. Then the Authority could still try to keep the project on schedule.

Mr. Udin made a motion to hold item B. on the agenda under DLCC for one week. The motion was seconded and unanimously carried.

Senator Fontana introduced the next item under Heinz Field, authorization to reimburse PSSI Stadium Corporation in a not-to-exceed amount of \$1,737,298 from the Heinz Field Capital Reserve Account for field lighting.

Mr. Bill Williams explained that the Steelers are seeking reimbursement for the Heinz Field stadium lighting for a total reimbursement of \$1,737,298.

The Heinz Field metal halide field lighting system is part of the original construction consisting of 608 - 1,500W luminaires located on the east and west roof canopies of the stadium. PSSI hired ME Engineers (ME) last February to conduct an assessment, which concluded the fixtures are in relatively poor condition, experience failures typical for luminaires exposed to the elements and are nearing the end of their useful life. ME noted issues with the emergency lighting hot strike capabilities.

CannonDesign, the SEA's annual inspection consultant, concurred with ME's recommendation. The scope of work is to replace the lighting system with 404 LED light fixtures, light racks, drivers, enclosure mounting brackets and hardware. It also includes a DMX lighting controller, which is considered an enhancement to the original system and, therefore, is not eligible for reimbursement.

PSSI issued an RFP to four firms and received four bids. PSSI held scope reviews and requested best and final pricing. Musco Lighting was the lowest bidder at a total reimbursable cost of \$1,737,298.

The warranty is for 15 years for labor and material. There is 5.4% MBE participation from Emerald Electric for installation and Greenwood McDonald for materials, and 1% WBE participation from Mayer Electric on this project.

This project is expected to be completed by August 1, 2019. The reimbursement will be funded from the Heinz Field Capital Reserve Account, which currently has a balance of approximately \$2.8 million.

Senator Fontana asked if there were any questions from the Board.

Mr. Udin stated there is MBE/WBE participation but it is small.

Mr. Williams explained that the Authority reviewed the installation cost versus the cost of parts, and the cost of parts for this project is somewhere between \$1.2 and \$1.3 million of the overall \$1,737,298. If you remove the installation portion, the participation increases.

Mr. Curry added that he asked Mr. Williams to break out the budget on this project, and the total onsite installation came to \$418,000. The Emerald Electric installation of \$100,000 is 24% of the available onsite installation. Most of this project is direct purchase of lighting materials from the bidder.

Senator Fontana asked if there were any further questions from the Board. 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. 5604**

RESOLVED by the Board of the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse PSSI Stadium Corporation in a not-to-exceed amount of \$1,737,298 from the Heinz Field Capital Reserve Account for field 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 under SEA Operating, acceptance of the Sports & Exhibition Authority audit for the years ending December 31, 2017 and December 31, 2018.

Ms. Sharon Mink explained that the Sports & Exhibition Authority audit was completed by MaherDuessel. MaherDuessel is issuing an unmodified opinion, which means that the Financial Statements present fairly, in all material respects, the financial position of the Authority. There were no significant deficiencies, findings or questioned costs relating to the audit and therefore no management letter was issued. A federal audit was not required for 2018.

Finally, a Parking System Report was completed per the SEA Parking System Revenue Bonds, Series of 2017.

The auditors from MaherDuessel have reviewed the audit with Senator Fontana and Jill Weimer.

The Board is directed to reference the section called "Management's Discussion and Analysis" which provides a narrative overview of the Authority's financial picture.

Mr. Curry stated that MaherDuessel is a 100% WBE firm.

Senator Fontana added that he and Ms. Weimer had a positive conversation with the auditors and they reported that the Authority had a good year.

Senator Fontana asked if there were any questions from the Board. 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. 5605**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that the Independent Auditor's Report for the years ending December 31, 2017 and December 31, 2018 prepared by MaherDuessel is hereby accepted; 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.

The next item was public participation, and Senator Fontana asked if anyone in the audience desired to address the Board. There being no additional comments or business, Senator Fontana declared the meeting recessed at 11:12 A.M. until the recall of the Chairman.

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD TUESDAY, APRIL 16, 2019  
AT THE DAVID L. LAWRENCE CONVENTION CENTER  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 1:30 P.M. E.S.T.

A recall of the recessed meeting of the Board of Directors of the Sports & Exhibition Authority of Pittsburgh and Allegheny County (the "Authority") on Thursday, April 11, 2019 was held upon proper notice in the DLCC Executive Board Room in Pittsburgh, PA 15222, on Tuesday, April 16, 2019 commencing at 1:30 P.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman (via phone)  
Councilman Anthony Coghill, Member (via phone)  
Michael Dunleavy, Member (via phone)  
Councilman Nicholas Futules, Member (via phone)  
Sala Udin, Member (via phone)  
Jill Weimer, Member (via phone)

Also Present: Mary Conturo, Doug Straley, Bill Williams, Rhea Thomas, Rachel Cohen and Maggie Pike of the Authority; Morgan Hanson, Solicitor (via phone); Tom Ryser of TPR; Clarence Curry of CF3 Management; Tim Muldoon, Ryan Buries and Hiedi Strothers of SMG; and Mark Belko of the Pittsburgh Post-Gazette.

Senator Wayne Fontana recalled the recessed meeting of Tuesday, April 11, 2019 to order with a roll call of the Board Members. Mr. Morgan Hanson confirmed that Councilman Anthony Coghill, Mr. Sala Udin, Councilman Nicholas Futules, Mr. Michael Dunleavy, Ms. Jill Weimer and Senator Fontana were attending via telephone. Mr. Hanson advised that a quorum was present.

Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the Board. Ms. Mary Conturo confirmed that no members of the audience had come forward to address the Board.

Senator Fontana introduced the next item, authorization to enter into the following contracts in the total amount of \$3,367,831 for the 4<sup>th</sup> Floor Terrace – Phase 1, with the contracts being immediately assigned to the Construction Manager, Mascaro Construction Company, LP:

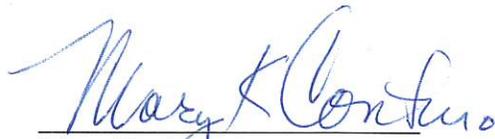
- award of a \$1,440,000 lump sum contract with Mascaro Construction Company, LP for Bid Package No. 1: General Trades;
- award of a \$1,281,400 lump sum contract with Phoenix Roofing, Inc. for Bid Package No. 2: Roofing/Waterproofing;
- award of a \$389,070 lump sum contract with Eisler Landscaping, Inc. for Bid Package No. 3: Landscaping;
- award of a \$96,966 lump sum contract with W.G. Tomko, Inc. for Bid Package No. 4: Plumbing;
- award of a \$160,395 lump sum contract with Imbue Technology Solutions, Inc. for Bid Package No. 5: Electrical;
- Project Stabilization Agreement related to the 4<sup>th</sup> Floor Terrace – Phase 1

Senator Fontana asked if there were any questions from the Board. 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. 5606

RESOLVED by the Board of the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into the following five contracts (totaling \$3,367,831) for the 4<sup>th</sup> Floor Terrace – Phase 1 project and to immediately assign to the Construction Manager, Mascaro Construction Company, LP: (1) \$1,440,000 lump sum contract with Mascaro Construction Company, LP for Bid Package No. 1: General Trades; (2) \$1,281,400 lump sum contract with Phoenix Roofing, Inc. for Bid Package No. 2: Roofing/Waterproofing; (3) \$389,070 lump sum contract with Eisler Landscaping, Inc. for Bid Package No. 3: Landscaping; (4) \$96,966 lump sum contract with W.G. Tomko, Inc. for Bid Package No. 4 Plumbing; (5) \$160,395 lump sum contract with Imbue Technology Solutions, Inc. for Bid Package No. 5: Electrical; to enter into the Project Stabilization Agreement for the project; and further that the proper officers and agents are authorized and directed to take all action and execute such documents as are related and proper to effectuate the terms of this Resolution.

The next item was public participation, and Senator Fontana asked if anyone in the audience desired to address the Board. There being no additional 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 1:33 P.M.

  
Mary Conturo  
Assistant Secretary

