

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, SEPTEMBER 13, 2012
AT THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:41 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, September 13, 2012, commencing at 10:41 A.M. E.S.T.

Members of the Authority

Present: Senator Fontana, Chairman
Michael Dunleavy, Vice-Chairman
Sean Logan, Secretary
Anthony Ross, Treasurer
Councilwoman Darlene Harris, Member
Sala Udin, Member

Absent: James Ellenbogen, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rifat Qureshi, Steve Morrison, Angelica Ciranni, Michelle Masters, and Jingxiong Wang of the Authority; Mark Leahy, Tim Mangis, Ryan Buries, Kevin Fonner, of SMG; Clarence Curry of CFC-3 Management Services; Mike Barnard of Oxford Development Company; Jason Kobeda and Chris Hunter of Pittsburgh Associates; Scott Wivell of Hill International; Frederick Winkler, architect; Doug Lape of SCS; Adam Smeltz of Pittsburgh Tribune-Review; 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. Hearing none, the meeting continued with the

approval of minutes from the meeting of July 12, 2012. A motion was made, seconded, and unanimously approved.

Senator Fontana began addressing new business with the first item on the agenda, a request for ratification of a \$3,900 contract with B & R Pools for the installation of a new chlorination system for the water feature.

Mr. Buries stated that the Convention Center water feature's current chlorination system uses a pump to inject a calcium hypochlorite solution to the return lines of the filtration system. The solution is created by mixing granulated chlorine and water into the storage tanks in the underground mechanical room. The underground room is a confined space, and mixing the solution requires extensive use of personal protection equipment for the staff. Installing the PPG 1030 power base tablet feeder will alleviate the need to mix these chemicals in the confined space. Three potential systems were evaluated for use in this application, and the PPG system was found to be the safest and most cost effective.

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. 5095

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby ratify a \$3,900 contract with B & R Pools for the installation of a new chlorination system for the water feature; 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 \$119,000 contract with CJL Engineering, Inc. to provide Phase I engineering design services for changes to the building automation system, including reimbursable expenses over the term of the contract.

Mr. Mangis explained that SMG issued a request for proposals for professional engineering services to upgrade the existing building automation system at the Convention Center. The upgrade includes advanced web-based open protocol hardware and software that will enable the staff to better operate, monitor, and manage various building systems, including the HVAC system, central chiller plant and heating plant, the lighting, and the water features. Due to advances in technology since the original BAS installation in 2002, a new BAS would provide improved energy management, automated controls, trend logging, diagnostics, and maintenance capability. The current system is no longer supported by the manufacturer and spare parts will become unavailable in a few years. The project is anticipated to be completed in three phases over several years.

Phase I includes the consultant to provide input into the reprogramming and replacement of the existing system control. Phase II includes the design and replacement of the terminal places for the improved system for additional sensor capabilities. Phase III includes providing the design for integration system of the BAS such as lighting and the waste water treatment.

The building case study, performed by evolve:EA in November 2011 recommended the replacement and upgrade of the system. It estimated the cost of Phase I to be between \$250,000 and \$400,000. CJL submitted the total cost of the upgrade at \$332,500 with a simple payback in operational efficiency and utilities savings in three and a half years. The RFP was advertised in the Pittsburgh Tribune Review, Pittsburgh Courier, and on the Authority's website. 10

companies requested the RFP and two attended non-mandatory pre-proposal meeting held on July 18, 2012. CJL and Advantus Engineers were the ones who attended. Proposals were due on July 25 for Phase I with only one proposal received from CJL for a lump sum of \$119,000. In reviewing CJL's proposed scope and hours for Phase I, SMG agreed with the cost and found it to be reasonable and acceptable. A review committee was established that included SMG and the Authority. The committee agreed on CJL Engineering based on their experience, management team, and their MBE/WBE participation. SMG recommends that only Phase I be awarded to CJL and Phase II and Phase III be reevaluated in future years. CJL is qualified to perform this work as they were involved in the building case study and have a complete knowledge of the existing building systems and conditions.

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. 5096

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 \$119,000 contract with CJL Engineering, Inc. to provide Phase I engineering design services for changes to the building automation system, including reimbursable expenses over the term of the contract; 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 \$55,926 change order to Dagostino Electronic Services, Inc. for work associated with the DLCC Security Project.

Mr. Morrison stated that the Board had approved an agreement with Dagostino in December 2010 for a security system upgrade. The project included new hardware such as access control systems, closed circuit television, and a video recorder. The system is under full warranty until July 2013. The contractor completed the installation system in July 2011 and now 10 cameras originally not in the project are in need of replacement. The phased placement of the remaining original cameras was contemplated in a program developed by TransSystems, the Authority's security consultant. Due to various building changes and additions, eight additional cameras are recommended to cover areas of the Convention Center, including the Riverfront Plaza's new code blue station and second level garage pay station. Additionally, new access card doors were installed in the building and integrated into the security system by the contractor. The net cost of these changes is \$55,926.

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. 5097

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$55,926 change order to Dagostino Electronic Services, Inc. for work associated with the DLCC 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 \$4,574 contract with Eaton Corporation for electric vehicle charging stations at the Convention

Center Garage, and for costs related to the installation and signage, all of which are 40% reimbursable by the Alternative Fuels Incentive Program.

Ms. Ciranni stated that the Board had previously approved a grant agreement for the installation of two electric vehicle charging stations at the Convention Center Garage. As part of the grant agreement, the Authority agreed to install Eaton charging stations. The staff solicited five quotes for the purchase of those stations, and two were received. Eaton had the lowest quote, which included the purchase, shipping, and also the commissioning and start-up by an Eaton engineer, which will include staff training. In addition, SMG electricians will install the stations at a cost of \$1,750, which includes electric meters to track the amount of electricity used at the stations. SMG will also purchase and install signage to mark the locations of the stations in the garage. This item will be paid for by the MRR Operating Budget at the Convention Center.

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. 5098

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into \$4,574 contract with Eaton Corporation for electric vehicle charging stations at the Convention Center Garage, and for costs related to the installation and signage, all of which are 40% reimbursable by the Alternative Fuels Incentive 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 introduced the next item, a request for authorization to enter into a \$4,403 agreement with Little Kelpie for signage for the South Terrace Green Roof.

Ms. Ciranni explained that the recently completed green roof needs mobile signage so that SMG may move it around depending on event needs. Three proposals were received for the design and fabrication of this signage. Little Kelpie provided the lowest proposal which included the design and revisions based on comments on the final artwork from the Authority and also the oversight and fabrication for the sign. The estimated cost of fabrication is \$3,000, which is included in the number provided. This will also be paid for from the MRR Operating Budget at the Convention Center.

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. 5099

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 \$4,403 agreement with Little Kelpie for signage for the South Terrace Green Roof; 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 lease to SMG for office space on Penn Avenue for rent of \$5,040 per year.

Mr. Qureshi explained that the item referred to the first floor retail space in the Convention Center. The retail space is comprised of four separate areas, two larger areas, and two smaller office areas. SMG approached the Authority to lease out the smaller of the office spaces for one of their senior executives. The term would be month to month, with the Authority reserving the right to terminate the lease after thirty days notice. The overall term will not be

longer than two years. The rent is \$20 per square foot, which is comparable to similar downtown office space rental rates the Authority researched before moving into its new office space at the Convention Center. Utilities will be included in the rent. Telecom costs, parking, and housekeeping in common areas, will be SMG's responsibility. SMG proposes to improve the office space at their sole cost, with the Authority's review and approval, which will include painting, installing telecom connections, and providing window treatments that would match the Authority's second floor office. At the lease's end, the improvements would become property of the 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. 5100

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 lease agreement to SMG for office space on Penn Avenue for rent of \$5,040 per 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, a request for authorization to enter into a \$174,360 contract with Suburban Maintenance & Construction, Inc. for building envelope repairs.

Mr. Barnard stated that in November 2011, THP Limited was contracted to review various components of the Convention Center building envelope. A draft report of this review was issued detailing findings and presenting recommended repairs for the area. Bid documents

were received for these repairs in early August 2012, which were reviewed prior to their release, by Oxford, SMG, Authority staff, and Dr. Renee Dupuis, the Authority's consultant for issues related to the existing waterproofing membrane. The project was advertised in the Pittsburgh Tribune Review, the Pittsburgh Courier, and on the Authority's website. Bids for three contractors were received in a public opening on August 28th. SMCI was confirmed to be the lowest responsible bidder and also was confirmed to be an approved contractor for the specified product for the membrane repair. This award includes the acceptance of Alternate #1, which is an expanded repair of the fourth floor escalator in order to more completely address the membrane issues in this area while remaining within the budgeted cost.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and carried with one abstention, the following resolution was approved:

RESOLUTION NO. 5101

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 \$174,360 contract with Suburban Maintenance & Construction, Inc. for building envelope repairs; 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 \$18,570 contract with A&A Consultants Inc. for on-site construction inspection services during completion of the building envelope repairs.

Mr. Barnard explained that in relation to the previous item, an RFP to provide third-party inspection services on a full-time basis during completion of the work was concurrently issued

along with the bid documents. This RFP was publicly advertised in a pre-proposal meeting conducted on August 15. Six firms attended the pre-proposal meeting. Four proposals were received from local firms in August 28, and upon further review of the proposals by Oxford, SMG, and the Authority, A&A Consultants was selected based on price, project staffing plans, and relevant experience.

A&A will provide a full-time on-site inspector during the construction repairs to review and document installation conditions and to ensure that THP's design and specifications are adhered to throughout the project. Services will be billed hourly, not to exceed the total sum of the authorization. Inspection reports will be prepared by A&A daily for review and approval by the project engineer of record. A&A is a local 100% MBE firm.

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. 5102

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 \$18,570 contract with A&A Consultants Inc. for on-site construction inspection services during completion of the building envelope repairs; 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 \$9,920 change order to THP Limited, Inc. for construction administration services associated with the building envelope repairs.

Mr. Barnard explained that this operation was for Phase III of a previously authorized scope of work for THP related to the building envelope. THP provided the initial report and the specifications for construction. This is the fee increase for the Phase III construction administration as submitted originally in their proposal. Phase III services include submittal review, approval for site visits, phone calls and correspondence with contractors and owner's representatives during the execution of the repair.

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. 5103

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 a \$9,920 change order to THP Limited, Inc. for construction administration services associated with the building envelope repairs; 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 of feasibility analyses of lighting upgrades by CJL Engineering in the North Shore Garage and Convention Center Garage at an amount not to exceed \$26,000.

Ms. Ciranni explained that since the construction of both garages, lighting technology has advanced. This authorization will allow CJL to do a feasibility analysis to evaluate the current lighting system and then provide options, with payback periods, for the Authority to analyze. Part of their scope of work will also be to evaluate the Act 129 rebates that would be available

for the project. The RFP for this contract was issued publicly. The Authority received three proposals reviewed by a committee comprised of the Authority, SMG, and Alco Parking staff, as well as Diversity Coordinator Clarence Curry. CJL was the lowest priced proposal. They have 10% WBE participation on this contract. The contract for this work will be held with Alco Parking in accordance with their management agreement for these garages. The North Shore Garage portion, which is \$14,000, will be funded through the Capital Budget for the garage. The \$12,000 for the Convention Center Garage will be funded through the 2012 MRR 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. 5104

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to provide a contract for feasibility analyses of lighting upgrades by CJL Engineering in the North Shore Garage and Convention Center Garage at an amount not to exceed \$26,000; 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 final not to exceed \$40,093 change order to PSI, Inc. for compaction inspection and environmental testing services related to the Civic Arena Demolition project.

Mr. Barnard explained that PSI has been a test engineer on the project throughout the course of the demolition of the arena. Previously they had been issued a not-to-exceed fee based on a 90 day single shift schedule for review of the compaction work during the backfilling of the

arena operations. This increase accounts for required additional shifts onsite by the inspector to verify that the material was placed in accordance with the specifications. A portion of the fee accounts for additional items that were encountered throughout the process to verify the cleanliness of the fill, including some slag material and some areas around electrical switchgear, and items that could have been considered contaminated and may have jeopardized the clean fill certification for the site.

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. 5105

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a final not to exceed \$40,093 change order to PSI, Inc. for compaction inspection and environmental testing services related to the Civic Arena Demolition 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 issue a \$63,126 change order to Noralco Corporation for the removal of subsurface obstructions, the installation of fencing and other materials, and equipment related to public agency approvals of the interim parking lot.

Mr. Barnard stated that on June 14, 2012, Noralco was approved to construct the interim parking lot on the arena site. The agreement included costs for grading, paving, installation of site lighting, and a subsurface stormwater drainage system. At the time the work was authorized, the design documents were still under the review of the Pittsburgh Water and Sewer Authority

and the Allegheny County Health Department. Following their review, additional equipment was needed to conform to their final approval. Additional comments were received from the Bureau of Building Inspection related to fencing to provide additional public safety. The second portion of the change order includes additional costs for labor and equipment required to remove, crush, and replace the subsurface concrete foundation discovered at the arena's west plaza area, which had been formerly covered during a previous renovation. This work was completed on a timely basis in accordance with contractually approved rates set during the bid period.

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. 5106

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$63,126 change order to Noralco Corporation for the removal of subsurface obstructions, the installation of fencing and other materials, and equipment related to public agency approvals of the interim parking lot; 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 \$24,272.64 contract with CDM Smith for Inspection Services for North Shore Riverfront Park structures.

Mr. Straley stated the North Shore Riverfront Park consists of various structural components such as the underwater sheet pile wall, the Market Street Pier, and various pedestrian bridges. The last inspection was performed in 2008, and they then recommended the

timing for the next inspection. The Authority put out a request for proposals and advertised in the Tribune Review, the Courier and on the Authority website. Eight firms attended a pre-proposal meeting and three proposals were submitted. The low two proposals were brought in for a scope review and it was determined that CDM Smith had the lowest responsible proposal. They have 19% MBE and 16% WBE as part of this work.

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. 5107

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 \$24,272.64 contract with CDM Smith for Inspection Services for North Shore Riverfront Park structures; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Finishing new business, Senator Fontana asked if any members of the audience would like to address the Board or comment on the agenda. Hearing none, Senator Fontana asked if there were comments from Board Members.

There being no comments or business, Senator Fontana asked for a motion to adjourn. Upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 10:58 A.M.


Mary Conturo
Second Assistant Secretary

