

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD WEDNESDAY, OCTOBER 9, 2014  
AT THE DAVID L. LAWRENCE CONVENTION CENTER  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:34 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, October 9, 2014, commencing at 10:34 A.M. E.S.T.

Members of the Authority

Present: Senator Wayne Fontana, Chairman  
Michael Dunleavy, Vice-Chairman  
Sala Udin, Member  
Reverend John Welch, Member  
Jill Weimer, Member

Absent: Councilman James Ellenbogen, Member  
Councilman Dan Gilman, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rifat Qureshi, Theresa Bissell and Allison Botti of the Authority; Clarence Curry of CFC-3; Tim Muldoon, Ryan Buries, Linda Mihalic and Hiedi Strothers of SMG; Morgan Hanson of Cohen & Grisby; Jason Kobeda of Pittsburgh Associates; John J. Fratto of CPS Construction Group, Inc.; Frederick Winkler, architect; Tom Fontaine of the Pittsburgh Tribune Review; and Mark Belko of the Pittsburgh Post-Gazette

Senator Fontana called the meeting to order with the Pledge of Allegiance, followed by a roll call of the Board Members. With a quorum present, the meeting began with Senator Fontana asking 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 September 11, 2014. A motion was made, seconded, and unanimously approved.

Senator Fontana began new business with the first item on the agenda, a request for authorization to enter into an agreement with Professional Mechanical Services for building automation systems repairs in an amount not-to-exceed \$150,000, to be billed based on time and materials.

Mr. Buries stated that in August 2012 the Board authorized a contract with CJL Engineering to provide engineering services for a multi-faceted project to repair the Building Automation System (BAS) at the center. The BAS is used to control heating, ventilation and air conditioning. In June 2014 the Board authorized a three-year service agreement with Deckman Control Systems, the authorized Alerton provider, for support, troubleshooting, and maintenance contract. Alerton is the systems manufacturer. Part of the scope of that contract was also building re-commissioning in which Deckman Controls Systems technicians will evaluate all of the end devices in the building, like the thermostats on the walls and the sensors in the return ducts, and they will identify issues with those end devices.

This contract was advertised as an RFP in the Pittsburgh Courier, the Pittsburgh Tribune-Review, and the Authority website. They solicited bids from local mechanical contractors. A review committee comprised of Mr. Buries and Ms. Mihalic from SMG, Mr. Straley and Mr. Blice from the Authority, decided with input from Deckman Control Systems and CJL, that based on hourly rates, unit prices, and qualifications to recommend Professional Mechanical Services for the award of this contract. The project will begin upon approval and execution of the contract. This is a 100% MBE contract.

Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

## RESOLUTION NO. 5262

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 Professional Mechanical Services for building automation systems repairs in an amount not-to-exceed \$150,000, to be billed based on time and materials; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary or proper to effectuate the terms of this Resolution.

Senator Fontana introduced the next item on the agenda, a request for authorization to enter into an agreement with Shamrock Building Services, Inc. in an amount up to \$120,000, not-to-exceed \$40,000 per year, to be billed on actual hourly rates spent for maintenance and repair of the shades systems.

Mr. Buries explained that the exhibit hall shade system serves many functions. As part of the lighting system, the presence of daylighting is a biophyllic benefit, while the shades allow for darkening for audio/visual needs and is a marketable feature of the building. As part of an operational philosophy, use of the shades contributes to measures of green sustainability in that the opening and closing of the shades to control solar heating and cooling loss through the skylights helps to reduce energy costs. There are three different shade systems in discussion. There are the banana shades, the elevation shades on the east and west ends of all the exhibit halls, and the skylight shades that run all along the column lines in the exhibit halls. It is a complicated setup consisting of an intricate combination of motors, cables, pulleys, and shafts that are located up to 130' above the exhibition hall floor. Historically it has been difficult identifying a contractor with the capability and willingness to perform the required work.

An RFP was advertised in the Courier, Trib and on the SEA website. On September 19<sup>th</sup> there was a pre-proposal meeting which had one contractor attend. Mr. Buries stated that they

also solicited input from several of SMG's consultants and contacts in the industry to try to find business, resulting in three firms submitting proposals. They were received and reviewed by a review committee comprised of Mr. Buries and Ms. Mihalic of SMG, and Mr. Straley and Mr. Blice from the Authority. The review committee recommended awarding the contract to Shamrock Building Services Incorporated. They believe that their familiarity with unique access work and the Lutron Control systems associated with the shades, will allow them to efficiently and safely perform the work.

Work will begin upon full execution of the contract. There are several shades that are in need of repair. Additionally, less critical repairs will be scheduled as the event schedule allows. Each repair will be evaluated separately so that lead times will vary based on the specific needs of each repair. Billing will be based on a time and material basis for each job. There is no MBE/WBE participation, although two of the proposers were a WBE.

Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5263**

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 agreement with Shamrock Building Services, Inc. in the amount up to \$120,000, not-to-exceed \$40,000 per year, to be billed on actual hourly rates for maintenance and repair of the shades systems; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary or proper to effectuate the terms of this Resolution.

Senator Fontana introduced the next item on the agenda, a request for authorization to reimburse Pittsburgh Associates an amount not-to-exceed \$2,215,050 for waterproofing, sealing

and concrete repairs of the club and upper level, funded from the PNC Park Capital Reserve Fund.

Mr. Straley stated that both the annual inspection report and the structural assessment report in 2011 noted expansion joint covers, concrete and caulking that had deteriorated, creating leaks throughout the ballpark and were in need of repair or replacement. In October of 2013, the Board approved reimbursing the Pirates \$36,500 for Wiss, Janney, Elstner Associates to do an inspection of the ballpark and provide construction documents to address the various sealant and concrete deficiencies. In February of 2014 WJE issued a publicly advertised request for qualifications for contractors to perform the proposed waterproofing and repair scope of work. Bid packages were issued to five firms and four of them submitted bids for this work in May 2014. WJE did a scope review, and revised bids were submitted by CPS and Harry Peterson in June 2014. CPS was the lowest responsible bidder in an amount not-to-exceed \$2,018, 050 for Phase I and was recommended by the Pirates and WJE for award of this work. The waterproofing, sealing and concrete repairs project will be done in three phases over three years. The scope of the first phase is the club and upper level. Due to the temperature sensitivities requiring that most of this product must be applied with 40 degree temperature or higher, and a limited time frame to complete before next season, the work needs to start soon. Whatever is not completed before the season will have to be done when the team is away during the next season. None of this work has been replaced previously as it was original to the building and there were no warranties on the original work that apply. The following warranties will apply to this work: 10 year material and two year labor on expansion joint covers and hot applied sealer, and five year material and labor on traffic coatings and joint sealants. For this phase of the work there is 5% MBE participation and 1% WBE participation.

The second part to this reimbursement request is for WJE to do construction management and inspection services during this work, in an amount not to exceed \$197,000. This is based on attached unit rates in their proposal and will be billed monthly only for the hours worked. This reimbursement will be funded through the PNC Park capital reserve fund.

Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5264**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse Pittsburgh Associates in an amount not-to-exceed \$2,2105,050 for waterproofing, sealing and concrete repairs of the club and upper level, funded from the PNC Park Capital Reserve Fund; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary or proper to effectuate the terms of this Resolution.

Senator Fontana introduced the next item, which was a request for authorization to enter into a three-year agreement with Snow and Ice Management Company in an amount up to \$48,000, not-to-exceed \$16,000 per year, to be billed on actual unit pricing spent for snow removal services.

Mr. Straley explained that because the Authority maintains the North Shore Riverfront Park, one of the maintenance activities they have to do is snow removal. The contract for snow removal elapsed as of summer 2014, so the Authority solicited contractors to perform this work, of which six were MBE/WBE contractors. Three proposals were received, and the recommendation is to go with the lowest priced proposal from the existing contractor that was previously doing the work. The work covers five select areas: Tribute to Children monument and the Law Enforcement Officers memorial costs are covered by the Colcom Foundation, the WWII

memorial which is paid for by the WWII maintenance fund, and then the North Shore Drive walkway and the stairs next to the Great Lawn, with those two being paid for by the North Shore operating account.

Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5265**

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 agreement with Snow and Ice Management Company in an amount up to \$48,000, not-to-exceed \$16,000 per year, to be billed on actual unit pricing spent for snow removal services; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary or 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. Hearing none, Senator Fontana asked if anyone else would like to address the Board. 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 10:45 A.M.



Mary Conturo  
Assistant Secretary