

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, MAY 10, 2012
AT THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:46 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 Rooms 110 and 111 of the David L. Lawrence Convention Center in Pittsburgh, PA 15222, on Thursday, May 10, 2012, commencing at 10:46 A.M. E.S.T.

Members of the Authority

Present: Senator Fontana, Chairman
Michael Dunleavy, Vice-Chairman
Sala Udin, Member
Anthony Ross, Treasurer

Absent: Councilwoman Darlene Harris, Member
Sean Logan, Secretary
James Ellenbogen, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rosemary Carroll, Mark Johnson, Theresa Bissell, Rifat Qureshi, Angelica Ciranni, Michelle Masters, of the Authority; Greg Miller of Buchanan Ingersoll and Rooney; Tim Mangis, Ryan Buries, and Mark Leahy of SMG; Clarence Curry of CFC-3 Management Services; Mike Barnard of Oxford Development Company; Tom Ryser of TPR, LLC; Chris Hunter and Jason Kobeda of Pittsburgh Associates; Eric Hagarty of County Executive's Office; Stephanie Turman of Always Busy Consulting; Sridhar Aluguvelli of Cosmos Technologies, Inc.; Frederick Winkler, architect; and Mark Belko of Pittsburgh Post-Gazette.

Senator Fontana called the meeting to order with the Pledge of Allegiance, followed by a roll call of the Board Members. A quorum was present, with one vacancy on the Board.

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 on April 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 authorization to enter into a \$173,100 contract with Gunning, Inc. for upgrades and repairs to the Convention Center Natural Ventilation System.

Mr. Barnard stated that during previous board meetings, authorizations were approved for contracts for inspection and early repairs to the natural ventilation system in the exhibition halls of the Convention Center. This contract is a capital project to retrofit a few natural ventilation dampeners to aid in the maintenance and operation of the system. It is anticipated that the retrofitting will provide significant operating savings for the energy costs and operation of that 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. 5069

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 \$173,100 contract with Gunning Inc. for upgrades and repairs to the Convention Center Natural Ventilation System; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana introduced the next item, which was a request for authorization to enter into a \$361,840 contract with Miller Electric Construction, Inc. for the installation of the new architectural lighting system at the Convention Center Water Feature.

Mr. Barnard explained that in the past October, a design contract was awarded to The Lighting Practice and to Strada for the Water Feature lighting system the 10th Street. The design process and construction documents were completed in March, and the installation went for public bid in April. Miller was the low bid for this process. They will install an LED lighting system along the ceiling of the 10th Street Water Feature to illuminate it. It will provide significant operating and energy savings over the existing system that was installed with the building.

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. 5070

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 \$361,840 contract with Miller Electric Construction, Inc. for the installation of the new architectural lighting system at the Convention Center 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, a request for authorization to issue a \$16,000 change order to Tri-State Design and Development, Inc. to perform professional surveying services associated with the Convention Center Building and Infrastructure.

Mr. Ryser stated that the Board had previously approved Tri-State to complete an as-built, final right-of-way survey and a subdivision plan for the roadway work performed around the Convention Center. They completed that work and subsequently, the Authority asked to make modifications, such as adding a parcel along 11th Street and utilities to the subdivision. The change order would include that work, plus an additional \$5,000 for billable hour changes during the survey approval process with the PWSA and the City.

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. 5071

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 \$16,000 change order to Tri-State Design and Development, Inc. to perform professional surveying services associated with the Convention Center Building and Infrastructure; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana introduced the next item, a request for ratification of a \$14,015 contract with McCutcheon Enterprises, Inc. for an emergency pump-out of the Waste Water Treatment Plant storage tank in the David Lawrence Convention Center.

Mr. Buries stated that the Board had recently approved purchasing spare grinder pumps for the storage tank. He explained the redundant system in the storage tank pumps the storage sewage into the bioreactor in the waste water treatment plant. There was a scheduled replacement of the grinder pumps at the end of the month during a dark-time at the Convention Center. Unfortunately, both pumps failed before this could occur, causing an emergency

replacement of the pumps. McCutcheon was selected to complete the pump out so the repairs could take place. SMG used the procurement documents from a similar bioreactor project to compare prices, and they found them comparable.

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. 5072

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby ratify a \$14,015 contract with McCutcheon Enterprises, Inc. for an emergency pump-out of the Waste Water Treatment Plant storage tank in the David Lawrence Convention Center; 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 Pittsburgh Steelers Stadium Incorporated in an amount not to exceed \$159,200 from the Heinz Field Capital Reserve Fund for waterproofing, caulking, sealant and concrete repairs.

Mr. Johnson explained that the Authority has a lease with the Pittsburgh Steelers Stadium Incorporated, and qualifying capital repairs will be paid for from the Capital Reserve Fund established for stadium repairs. As part of the agreement, the Authority conducts periodic inspections of the facility. Recent inspections have revealed that some waterproofing, caulking, and concrete repairs are necessary at the balcony, canopy, roof, and seating bowl area, the Gate B ground level area, and the lower suites level. PSSI received bids from four contractors for this work, and CPS Construction was the best responsible bidder after interviewing the contractors and comparing their costs and quantities. The information has been reviewed by the Authority's

Solicitor. CPS Construction will be using an MBE supplier for 10% of the project costs and a WBE supplier for 5% of the cost.

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. 5073

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse Pittsburgh Steelers Stadium Incorporated in an amount not to exceed \$159,200 for waterproofing, caulking, sealant, and concrete 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 \$26,089 contract with Sargent Electric to provide installation services for the lighting fixtures at the North Shore Riverfront Park Water Steps.

Mr. Johnson stated that components of this project have been taken to the Board previously when the 65 light fixtures at the North Shore Riverfront Park Water Steps were stolen, such as the engineering design for the electrical installation and the specifications. The replacement lights from Graybar Electric have been procured. There was a public bid for the installation of the lights, and seven electrical contractors responded to the request for proposals. Sargent Electric had the lowest cost of all the electrical contractors. This project is reimbursed by the Authority's insurance company minus a \$10,000 deductible for the entire project.

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. 5074

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 \$26,089 contract with Sargent Electric to provide installation services for the lighting fixtures at the North Shore Riverfront Park Water Steps; 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 increase by \$67,006 the authorization with Oxford Development Company and Chester Engineers (via joint venture) for additional SEA owner's representative services to be billed at hourly rates.

Mr. Straley explained that Oxford Chester is a joint venture, and Chester is an MBE certified company. They have been the Authority's owner's representative during the demolition of the existing Civic Arena and the Lower Hill Redevelopment planning. This proposal will be to September, and their tasks will relate to completion of the demolition, oversight of the interim parking lot construction if approved by zoning and planning, Master Plan coordination, and option agreement negotiation with the Penguins. Additionally, this extension also covers the final invoice for legal work related to the Preservation Pittsburgh case which was dismissed by the third circuit on April 27, 2012. The hourly rates are being maintained through previous authorizations and the Authority staff recommends award.

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. 5075

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby increase by \$67,006 the authorization with Oxford Development Company and Chester Engineers (via joint venture) for additional SEA owner's representative services to be billed at hourly rates; 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 extend the contract with the Pittsburgh Cultural Trust for the "Magnolias for Pittsburgh" artwork until June 2015.

Mr. Straley explained that "Magnolias for Pittsburgh" was one of the original artworks built for the Convention Center and to be located where the hotel is planned for 10th and Penn Avenue. In 2006, the Authority partnered with the Pittsburgh Cultural Trust to put artwork at 7th Avenue until such time that the Authority would be prepared to use them on the existing site. The partnership has gone very well and the Authority would like to extend the existing agreement by three years.

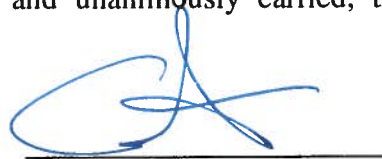
After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5076

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to extend the contract with the Pittsburgh Cultural Trust for the "Magnolias for Pittsburgh" artwork until June 2015; 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 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 10:59 A.M.



Gregory Miller
Assistant Secretary

