

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, APRIL 9, 2015  
AT THE DAVID L. LAWRENCE CONVENTION CENTER  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:37 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, April 9, 2015, commencing at 10:37 A.M. E.S.T.

Members of the Authority

Present: Senator Wayne Fontana, Chairman  
Reverend John Welch, Member  
Michael Dunleavy, Vice-Chairman  
Sala Udin, Member  
Councilman Dan Gilman, Member

Absent: Jill Weimer, Member  
Councilman James Ellenbogen, Member


Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Theresa Bissell, Rosemary Carroll, Rifat Qureshi, Taylor Blice, Steve Morrison, Michael Beasley, Christina Lynch and Allison Botti of the Authority; Clarence Curry of CFC-3; Morgan Hanson of Cohen & Grigsby; Tim Muldoon, Conor McGarvey, and Linda Mihalic of SMG; Jason Kobeda of Pittsburgh Associates; Bill Duffy of showNets; Frederick Winkler, architect; Mark Belko from Pittsburgh Post-Gazette; and Tom Fontaine of Pittsburgh Tribune-Review

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, he moved to the next item on the agenda. The meeting continued with the approval of minutes from the meeting of March 12, 2015. A motion was made, seconded, and unanimously approved.

Senator Fontana addressed new business with the first item on the agenda, a request for authorization to enter into an agreement with Dan Taylor Interiors, Inc. in a lump sum amount of \$598,503 for Phase 3 carpet replacement in the 3<sup>rd</sup> Floor South and 4<sup>th</sup> Floor Prefunction areas.


Ms. Mihalic stated that the original carpet at the Convention Center was installed in 2001 to 2003 when the building was constructed. At the present time, the original carpeting is visibly worn, stained, and faded, particularly in highly utilized areas. The phasing plan for carpet replacement throughout the building prioritized the high-traffic areas in 2014 and 2015, and deferred replacement of low-traffic areas for 5 to 8 years. GBBN, the project architect, has specified replacement in kind with the original carpet product named as basis of design. This product has been proven through independent testing to have superior resistance to wear, soiling, and staining; and it exceeds industry recommendations for extra heavy traffic. Custom colors and pile types are consistent with the design architect's original specifications. With regular care as recommended by the manufacturer, a 12-year useful life is estimated for the carpet throughout the facility.

The contract that combined the previous phases 1, 2 and 2a was bid in 2013 and awarded to DeGol Carpet. Completed in 2014, the work included flooring in the Ballroom, Prefunction areas on the north side of the building, and entrance lobbies and vestibules.



The bid package for Phase 3 was issued on February 11, 2015 and advertised in the Tribune Review, the New Courier and the SEA website. Three firms attended the pre-bid meeting on March 3. Two bids were received on March 26. Dan Taylor Interiors, Inc. provided the lowest bid.

Under Phase 3, 12,000 square yards of carpet will be replaced in the 3<sup>rd</sup> Floor South and 4<sup>th</sup> Floor Prefunction areas. The carpet in these areas, particularly the ballroom Prefunction, is severely worn, stained, frayed, and in some areas noticeably faded due to exposure from the sun from south and west facing window walls and skylights. The carpet will be special ordered and will be available for the Ballroom Prefunction area in July of this year. Working around the event schedule, the contract work is anticipated to be completed before the end of January 2016.



Dan Taylor's contract work also includes concrete repairs, grinding and filling on the subfloors, sheet vinyl flooring at the cable terminations in the 3<sup>rd</sup> Floor South Prefunction area, and replacement of about 16 feet of expansion joint cover. All repairs and improvements are aesthetic. Structural engineer Thornton Tomasetti evaluated the concrete subfloors and found no structural issues. This contract also includes unit pricing for additional subfloor preparation that may be discovered upon removal of the existing carpet, as well as a differential cost per hour of overtime in the event that the work would need to be expedited to accommodate the Ballroom event schedule.

Due to the Authority's exemption from sales tax, this authorization includes the direct purchase of carpet material from the manufacturer. The contractor will complete the three-party purchase order form that will then be executed by the vendor, the contractor, and the Authority. The contractor will be responsible for receiving, storing and handling the material through

installation. A change order deduct will be executed for direct material purchase at the end of the project.

The new carpet will have a 10-year warranty. All of the old carpet will be recycled as part of the project. The Dan Taylor Interiors contract includes 6% MBE participation through N-Powell Company. The participation was reviewed by the Authority's Diversity Coordinator, Clarence Curry.


Mr. Udin asked Ms. Mihalic what Mr. Powell will be doing on the project. Ms. Mihalic explained that they would be working as a sub-contractor, doing some of the sub-floor work. He asked if they would be installing the sub-floor work. She told him it was the concrete remediation work and the filling and grinding that needs to be completed before the carpet is put down.

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

**RESOLUTION NO. 5306**


**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 Dan Taylor Interiors, Inc. in a lump sum amount of \$598,503 for Phase carpet replacement in the 3<sup>rd</sup> Floor South and 4<sup>th</sup> Floor Prefunction areas; 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 contract with Modjeski & Masters, Inc. in an amount not-to-exceed \$38,986, to be billed on hourly rates plus reimbursable expenses, for cable system water infiltration investigation.




Ms. Mihalic explained that the roof over the main exhibition halls of the Convention Center is supported by 16 hexagonal shaped galvanized steel cable bundles that are anchored on their north and south ends, and are supported by steel columns at the high point of the roof. The cable bundles are exposed to the elements above the roof, and penetrate the roof in 16 locations to terminate on anchor blocks inside the building.

Water infiltration into the building at the cable penetrations became an issue soon after construction was completed in 2003. Two solutions were implemented to address the leakage; the hexagonal cable bundles were coated on the top five sides with a silicon material, and flashing & sealant improvements were made at the Ballroom Prefunction roof penetrations. These attempts slowed the water infiltration but did not completely stop it.



In 2013, Modjeski & Masters performed a structural inspection of the cable system. The inspection, which is routinely performed every three years, focused on structural integrity of the cable system and not on water infiltration into the building. On January 9th of this year, a Request for Proposals was advertised in the Tribune Review, the New Courier and on the Authority website for leak investigation, evaluation and remediation design for existing conditions at locations where structural cables penetrate roofing systems. Proposals were submitted by four consultants and reviewed by a committee made up of SMG, the Authority, and Oxford Development staff. The project team interviewed Modjeski & Masters and Wiss, Janny, Elstner Associates, and are recommending Modjeski & Masters for award because of their previous hands-on experience from the 2013 cable inspection and their considerable experience with cable systems waterproofing from other projects.



This contract entails only the evaluation, reporting, and recommendation phase at this time, with a provision for remediation design to be approved in the future, based on the results of

this phase. Modjeski & Masters' work will be conducted on a not-to-exceed basis, with consultant hours and expenses billed monthly. The contract includes 14.5% MBE participation through A&A Consultants, Inc. The participation was reviewed by the Authority's Diversity Coordinator, Clarence Curry.

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. 5307**

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 contract with Modjeski & Masters, Inc. in an amount not-to-exceed \$38,986, to be billed on hourly rates plus reimbursable expenses, for cable system water infiltration investigation; 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 an agreement with Stage Right Corporation in a lump sum amount of \$53,337 for a stage system.

Mr. McGarvey explained that the Convention Center has 16 stage bases and 112 stage decks that can be adjusted from 48" to 70" high. They were purchased from StageRight in 2002. SMG has been required to frequently rent more staging and stack shorter stages to meet the needs of their clients. A purchase of an additional nine stage bases and 48 stage decks will lessen, or in some cases, eliminate the need to rent and stack stages. With the purchase of additional stages, the Convention Center can expect a return on investment of approximately 3.5 years based on several factors including the decreased need for rental of stages, an increase in revenue through rental to clients, and more efficient setup and tear down for events.

Stage systems manufactured by companies other than StageRight are not compatible with the convention center's current staging system inventory. Compatibility issues include not being able to use existing ADA ramps, ADA lifts, stage skirts, steps, handrails, and stage decks. StageRight does not license or distribute their systems to other companies. StageRight only sells their stage systems directly to customers. Two other companies were contacted to submit quotes to ensure that pricing was comparable. It was; however their equipment was not compatible with the center's current staging system. There is a 10-12 week lead time once the purchase order has been executed. The stages have a warranty of one year from first use.

Mr. Gilman asked about the condition of the original purchase. Mr. McGarvey told him that the originals were in very good condition and explained that in stacking the stages they have seen some degradation but the in-house carpenters were able to remediate and resolve the issues.

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. 5308**

**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 StageRight Corporation in a lump sum amount of \$53, 337 for a stage 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 continued on to the next item, a request for authorization to enter into an agreement with Tennant Sales and Services Company in a lump sum amount of \$49,031 for purchase of a mechanized scrubber.

Mr. McGarvey stated that in 2002, during the initial outfitting of the convention center, two American Lincoln riding floor scrubbers were purchased. Floor scrubbers are used to clean the 313,000 square feet of exhibit space, along with the loading docks, service corridors, parking garage, and sidewalks that surround the center. The American Lincoln scrubbers are reaching the end of their useful life. The machines are in need of more frequent repairs, and replacement parts are becoming increasingly difficult to find.


The project was publicly bid. It was advertised in the Pittsburgh Tribune Review, the New Courier and posted on the SEA website on March 18<sup>th</sup>. Bids were due on March 30<sup>th</sup>. Three companies submitted bids, and the low bid was \$49,030.90 for a Tennant M20 sweeper/scrubber. Three alternatives were included in the bid package. Only Alternative 2, a remote operating information system was selected to be included in this agreement, at no additional cost. Delivery time is expected at approximately ten weeks after the purchase order has been executed. The Tennant M20 has a warranty of 36 months on parts, 24 months on labor, and 2,000 hours on the hour meter.

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. 5309**


**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 Tennant Sales and Services Company in a lump sum amount of \$49,031 for purchase of a mechanized scrubber; 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 continued on to the next item, a request for authorization to enter into a three-year agreement (2015-2017) with an option to extend for two years (2018/2019) for interior and exterior window cleaning services with American National Skyline, Inc. in an amount not-to-exceed \$100,275 or \$33,525 per year for the initial three year term.

Mr. McGarvey stated that in addition to routine scheduled window cleaning, SMG has the interior and exterior of all of the windows of the convention center cleaned annually. In 2012, the Board approved a three-year contract with American National Skyline, Inc. (ANSI) for annual window cleaning services. This 2012 contract with ANSI had a total cost for three years of \$71,340 or approximately \$23,780 per year.



SMG issued a request for proposals for a new three-year contract from 2015-2017 with a two year option. The RFP was advertised in the New Courier, the Pittsburgh Tribune Review, and posted on the Authority website. Three companies attended the pre-proposal meeting that was held on March 20<sup>th</sup>, and three proposals were submitted on March 27<sup>th</sup>.

ANSI submitted the lowest proposal at a total cost of \$100,275 over three years, or \$33,425 per year. They will use the convention center's aerial lifts rather than supply their own, which will save \$39,720 over the contract term, with savings reflected in the \$100,275 contract amount.

The agreement will be structured as a three-year agreement with the Authority having the option to extend for an additional two years if ANSI's performance of the first cleaning is evaluated as satisfactory. ANSI had the lowest cost for the two-year option period of the three proposals at a cost of \$68,862 or \$34,431 per year.

SMG will coordinate the window cleaning project with the ongoing building exterior cleaning project. The window cleaning will take place during times that are mutually agreed

upon by American National Skyline, Inc. and SMG. During the first year, the work will be completed between May and September. During subsequent years, the work will be completed between April and August.

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

**RESOLUTION NO. 5310**

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 an option to extend for two years with American National Skyline, Inc. in an amount not-to-exceed \$100,275 for interior and exterior window cleaning 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 and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item, a request for authorization to enter into an agreement with Horizon Information Systems in a lump sum amount of \$645,894 for purchase, installation and programming of a sound system upgrade.

Mr. Morrison stated that the sound system at the convention center was installed during the building's initial construction from 2000 to 2003. Some of the components have reached the end of their useful life and need to be replaced. Last year the Authority retained Anthony James Partners to do an evaluation of the existing system and recommend a replacement. The components design was issued as an RFP in February. It was advertised, placed on the Authority's website and a pre-proposal meeting was held on February 26. Three proposals were received on March 13, 2015.

The selection committee held a scope review meeting on March 23 with the two low proposers. After the scope review meeting it was determined that Horizon had the best proposal

and was also the lowest proposer. They submitted a revised proposal based on the scope review. The expected useful life of the sound system is approximately 10 years. Horizon is a 100% WBE company, and this project also includes 20% MBE participation.

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

#### **RESOLUTION NO. 5311**

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 Horizon Information Systems in a lump sum amount of \$645,894 for purchase, installation and programming of a sound system upgrade; 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 continued on to the next item, a request for authorization to enter into an agreement with Dagostino Electronic Services, Inc. in a lump sum amount of \$17,822 for security system camera replacements and card access door installation.

Mr. Morrison stated that the Authority upgraded the convention center's security system in 2010 with a new IP-based security system but kept 50 of the original analog cameras that were installed during the center's construction. This project is to replace six of those failed analog cameras with new IP cameras. Additionally this contractor will be installing card access doors on the west lobby entrance of the convention center.

The camera portion of this project was placed on the Authority's website. Four vendors were contacted directly. Two complete quotes were received from Horizon and Dagostino. Dagostino provided the lowest quote of \$12,348, a price also available through Costars, for the cameras, to include integration with the rest of our system. The card access quote was only

provided by Dagostino for \$5,474, also provided through Costars pricing. Dagostino is the contractor providing support for the convention center's existing access control system.

Mr. Udin asked about the warranty. Mr. Morrison explained that the project includes three warranties. There is a one year warranty on the labor, a two year warranty on the access control component, and a three year warranty on the cameras.

Reverend Welch observed the plan was to replace the remaining 12 cameras over the next two to three years and asked Mr. Morrison to confirm that costs will be \$17,000 to replace six cameras now. Mr. Morrison explained that it was actually \$12,000 to replace the six cameras at this time. There is an amount of \$18,000 budgeted for camera replacement over the next two years, and it is our assumption that the remainder of the original cameras will be replaced over the next two years. Reverend Welch asked why they weren't all being replaced at the same time. Mr. Morrison told him that they were not being replaced at this time because 12 of the cameras were still functioning and there is only \$18,000 budgeted for the project.

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

#### **RESOLUTION NO. 5312**

**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 Dagostino Electronic Services, Inc. in a lump sum amount of \$17,822 for security system camera replacements and card access door installation; 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 continued on to the next item, a request for authorization to enter into a five-year agreement with showNets, LLC for exclusive Internet and Telecommunication services.

Mr. Muldoon stated that in October 2014 the convention center issued an RFP for exclusive internet and telecom services. The exclusive provider will have a physical presence at the center and service a high percentage of the events. Events contract directly with the exclusive provider for all internet/telecommunication services with a revenue share being paid back to the convention center.

The RFP was published in the Pittsburgh Tribune Review, the New Courier, and the Authority website on October 31, 2014. SMG also sought out companies to submit proposals. A pre-proposal meeting was held on November 13. Proposals were due December 5, 2014 Two companies submitted proposals: showNets and SmartCity.

The committee analyzed the two proposals focusing on three key areas: commitment of capital investment, building revenue share, and the proposed client pricing model. ShowNets' revenue share on gross revenues from internet and telecom was 20% with a minimum capital investment of \$844,383. SmartCity proposed a revenue share of 20% with a half a million dollars capital investment. A review of the proposed client pricing for both companies revealed no significant price differential.

SMG believes that making the switch from SmartCity to showNets presents the best overall package for the convention center based on its aggressive capital investment into the center, competitive client pricing, and a solid revenue share proposal. ShowNets spoke with Mr. Curry and agreed to the use of MBE/WBE for subcontracting for labor services, which will represent 9% participation. SMG will be an active participant in the subcontractor selection

process. To date, showNets has received a quality proposal from a potential subcontractor, Emerald Electric Services, which is an MBE company, and the value of that contract will be a minimum of \$70,000.

Councilman Gilman asked if either company was local. Mr. Muldoon stated that neither was local and explained that there are a select few who can provide internet services to such a broad facility like a convention center and so they are limited to the amount of companies that provide such services.

After asking for additional 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. 5313**

**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 five-year agreement, with showNets, LLC for exclusive Internet and Telecommunication 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 and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item, a request for authorization to reimburse Pittsburgh Associates in a lump sum amount of \$2,825,000 by the PNC Park Capital Reserve Fund for the control room and sound system repairs project.

Mr. Blice explained that each year there is an annual inspection of the facilities. In the 2012-2013 annual inspection, it was outlined that there were audiovisual equipment problems. In 2013, the Pirates hired Wrightson, Johnson, Haddon and Williams as a technology consultant to view these reports and to do an overall inspection of the facility.

In 2014, the Authority hired Anthony James Partners (“AJP”) to review the report that WJHW wrote and to perform an on-site visit and inspection of the audio visual equipment at the ballpark.

There are three components of the project. They are (i) audio equipment, (ii) video equipment, and (iii) an overall remodeling of the spaces that houses the equipment. The Pirates issued bid packages for the audio and the visual components. They received four bids for the video, and three for the sound repair. The Pirates and their consultant recommend awarding the video component to Sony for the control room in an amount of \$4,513,162. For the sound system component, they recommend award to Accent for \$341,865. The control room modifications came to a total of approximately \$839,500, and the Pirates engaged various contractors to do the work for the reconstruction. The total for the project is \$5,694,527.

In December 2014, the Pirates informed the Authority that they were proceeding with the project. The Authority had AJP review their equipment list from Sony and Accent, as well as the work they performed in the control room itself. Based on AJP’s input, the Authority proposed reimbursement from the capital reserve fund of approximately \$2.28 million in control room equipment, \$340,000 in sound system controls, and \$200,000 for modifications to the control room. The total is \$2,825,000 of the \$5.7 million.

The Pirates have agreed on that amount of reimbursement from the capital reserve fund. All excess costs will be covered by the Pirates. Additionally, the Pirates will not be eligible to submit any additional requests for capital repair or improvement reimbursements from the capital reserve fund related to the control room equipment or sound system controls or components thereof for a period of 10 years. Both the control room and sound system controls have been substantially completed and will be functional for opening day.

The installation and construction costs (excluding the cost of equipment purchased directly from the manufacturer) will include 16% MBE and 6% WBE participation.

Mr. Udin asked what the resulting savings were from the negotiations based on the comparisons between the Authority's consultants and the Pirates' consultants original recommendations Mr. Blice answered that the savings was a little over \$2.8 million. In response to a request for clarification from Mr. Udin, Mr. Blice explained that the video component that was the Pirates part of the project was \$4.5 million. The Authority's consultant suggested that it would be appropriate for the capital reserve fund to contribute at a value of \$2.3 million. However the sound equipment component proposed by the team was \$341,865 and AJP recommended that this value be accepted. The total construction cost was \$839,500. AJP suggested that it was appropriate that the Authority contribute the amount of \$201,228.

Mr. Udin asked Mr. Blice to describe the control room modification and which upgrades were the Authority's responsibilities. Mr. Straley explained that the new equipment the Pirates specified has additional capabilities and features that the old equipment didn't have. AJP considered the difference between the two values. As far as the control room build out, the build out itself creates a separate HVAC-controlled room for the equipment. The revised space will extend the life of that equipment, which is why the Authority determined that a portion of that cost should be attributed to reimbursement from the capital reserve fund.

Mr. Udin asked if it was the Authority's responsibility to replace what's there but if the Pirates wanted to enhance equipment it would be their responsibility. Mr. Straley confirmed that is how their request was evaluated. Mr. Udin asked him to confirm that MBE participation would be 16%. Mr. Straley confirmed and also explained that the percentage removed the component of equipment that's directly purchased from the manufacturer.



After asking for additional 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. 5314**

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 a lump sum amount of \$2,825,000 for control room and sound system repairs project, funded by 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 and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item, a request for authorization to amend an agreement with Objects Conservator, LLC in an amount not-to-exceed \$10,920 for semi-annual inspection and annual treatment services of Tribute to Children, to be funded by Colcom Foundation.

Mr. Blice stated that in November 2009 the Tribute to Children project was completed. In March 2010, the Authority accepted it as an asset in North Shore Riverfront Park. Colcom Foundation provided the funding for its construction, as well as an ongoing maintenance funding.

In 2014, Colcom requested certain restoration efforts for Tribute with respect to its patina. Colcom solicited three quotes for the restoration work, with Objects Conservator being the successful bidder. They consulted with the artist's studio and the original foundry, and all parties agreed that the statue should reflect its original patina. The Authority Board approved the project in April 2014, with costs being reimbursed by Colcom.

Colcom also expressed interest in obtaining conservation services after restoration work was completed. The purpose of the service was to ensure that the restoration work performed would be correctly maintained, and that any other defects would be addressed in a timely manner.

In light of Objects Conservator's knowledge of Tribute and its high quality restoration work, Colcom requested a proposal from them for ongoing maintenance and inspection of Tribute. Colcom recommended utilizing them to provide the inspection and maintenance work outlined in their proposal. Colcom will reimburse the Authority all costs related to this service. Objects Conservator is a 100% WBE.

After asking for additional 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. 5315**

**RESOLVED** by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend an agreement with Objects Conservator, LLC in an amount not-to-exceed \$10,920 for semi-annual inspection and annual treatment services of Tribute to Children, to be funded by Colcom Foundation; 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 continued on to the next item, a request for authorization to enter into an agreement with Emerald Electric Services, LLC in a lump sum amount of \$3,490 for purchase and installation of a sound system at Tribute to Children, to be funded by Colcom Foundation.

Mr. Blice explained that Colcom Foundation desired that a new amenity be added to Tribute to Children. They recommend a sound system where music, spoken word or other

programming related to Fred Rogers could be quietly heard by visitors to Tribute. The speakers of the sound system are intended to be installed within the archway, to be placed on the east and west ledges at the top of the arch interior. The speakers would be placed where they would not detract from Tribute and limit the projection of sound to keep within the interior archway. Programming materials will be provided by the Fred Rogers Company, and may be updated seasonally or as needed. The programming will occur in a loop from approximately 9 am to 9 pm, and can be managed through the sound system.

Three proposals were solicited and received from Lighthouse Electric, Hollowood Sound and Emerald Electric, with Emerald Electric being successful with the lowest cost of \$3,490. The installation schedule will start in spring and will take approximately two weeks. The project will be funded by the Colcom Foundation. Emerald Electric is 100% MBE.

Mr. Udin asked if the sound system would be activated by visitors or if it would just be a continuous loop. Mr. Blice answered that it was a continuous loop. Mr. Udin asked if it was raining and no one has been there for two days, if it would still be continuing. Mr. Blice affirmed that it would, adding that the Authority had discussed this issue with Colcom. It was concerned that if someone walked in and triggered the sound, someone else could walk in and trigger it again, resulting in an interrupted flow of sound and Colcom therefore recommend that a continuous loop be used.

Reverend Welch asked if it could be triggered by a motion sensor so that it wouldn't play when there were no visitors instead of direct invocation. Mr. Blice told him that they had discussed a push button and a motion sensor, but Colcom recommended the continuous loop. Mr. Udin added that Colcom was paying for it.

After asking for more 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. 5316**

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 Emerald Electrical Services, LLC in a lump sum amount of \$3,490 for the purchase and installation of a sound system at Tribute to Children, to be funded by Colcom Foundation; 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 continued on to the next item, a request for authorization to enter into a change order with Wiss, Janney, Elstner and Associates, Inc. ("WJE") in an amount not-to-exceed \$3,900 for the 2015 Condition Assessment and Repairs inspection, report and project oversight at the North Shore Garage.


Mr. Blice stated that the Authority conducted a proposal process in 2010 for an engineering firm to perform an annual condition assessment of the West General Street Garage and North Shore Garage. Proposals were received with WJE being the recommended proposer. The Board authorized entering into an agreement with WJE to perform annual condition assessments at the North Shore Garage in the amount of \$10,000 per year per facility for three years beginning in 2011.

After the first inspection in 2011 of the North Shore Garage, it was determined that the inspection should be performed every other year. WJE held their pricing of \$10,000 for the inspection year 2013. To perform the 2015 inspection, WJE has requested a change order to



reflect a change in their costs from 2011. The request is for an amount not-to-exceed \$3,900 bringing the cost of the 2015 Condition Assessment of the North Shore Garage to \$13,900.

WJE's proposed work would include a visual condition survey of parking decks and façade and limited acoustical sounding. They will develop drawings and specifications in the event that they find something. WJE would also conduct project management tasks such as reviewing submittals and schedules and change orders in the event that there are any repairs to be performed.



Councilman Gilman asked if the original 2010 contract had an option for extension. Mr. Blice explained that the language in it was for 2010-2013 with language providing that WJE could increase the pricing if it extended beyond that. There was a follow up agreement changing the years to 2011, 2013, and 2015. Councilman Gilman asked if there were any set increase amounts in the original language. Mr. Blice explained that the original contract (before the extended timeline was recommended) did not include a set increase to the fee. Councilman Gilman asked when the Authority would rebid the contract. Mr. Blice told him that the Authority was currently in the process of developing an RFP for the next round of assessments and that this would be the last assessment to be performed under the existing agreement with WJE.

Councilman Gilman then asked where the Authority was in regards to the light changes for energy reduction at the garages. Mr. Blice told him that that work was completed.

After asking for more 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. 5317

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 change order with Wiss, Janney, Elstner Associates, Inc. in an amount not-to-exceed \$3,900 for the 2015 Condition Assessment and Repairs inspection, report and project oversight at the North Shore Garage; 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 continued on to the next item, a request for authorization to file an application requesting a Gaming Economic Development Fund grant from the Redevelopment Authority of Allegheny County in an amount up to \$500,000 to be used for the Lower Hill Infrastructure Project, and, if approved, to enter into all documents for receipt of funds.

The Gaming Economic Development Fund is a program that is administered by the Redevelopment Authority of Allegheny County and is funded by the Commonwealth of Pennsylvania. The program provides financial assistance to help facilitate economic development projects in Allegheny County. Grants may be requested up to \$500,000 per application. The Authority is requesting assistance up to that amount to be used, if approved, toward construction costs related to construction of the new street grid and related infrastructure of Element II for the Lower Hill Infrastructure project. Element II consists of the western portion of the 28-acre site. The deadline to apply for the grant is May 1, 2015.


After asking for more 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. 5318

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to file an application requesting a Gaming Economic Development Fund grant from the Redevelopment Authority of Allegheny County in an amount up to \$500,000 to be used for the Lower Hill Infrastructure Project, and, if approved, to enter into all documents for receipt of funds; 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 continued on to the next item, a request for acceptance of the Sports & Exhibition Authority audit as of December 31, 2014.



Ms. Bissell explained that the Authority's audit was completed by MaherDuessel. MaherDuessel issued 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. No federal audit was required for this audit period. She informed the Board that they were provided with a document called Management's Discussion and Analysis which provides a narrative overview of the Authority's financial picture.

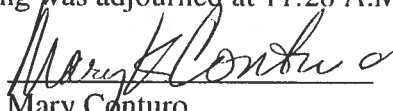
Senator Fontana asked if it would be on the Authority website. Ms. Bissell told him that as soon as it was approved, the Authority would notify the auditors and they would issue out the bound copies. They are expected next week and will be put on the website at that time.

After asking for additional 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. 5319**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that the Independent Auditor's Report for the years ending December 31, 2014 and December 31, 2013 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.

Finishing new business, Senator Fontana asked if any members of the audience would like to address the Board or if there were comments from the 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 11:28 A.M.

  
Mary Conturo  
Assistant Secretary