

**STADIUM AUTHORITY OF THE CITY OF PITTSBURGH**  
**BOARD MEETING**  
**MONDAY, JUNE 17, 2019**  
**2:01 P.M. E.S.T.**

A general meeting of the Board of Directors of the Stadium Authority of the City of Pittsburgh was held upon proper notice on June 17, 2019 in the Executive Board Room of the David L. Lawrence Convention Center. Board members in attendance: Stanley Lederman, Chairperson; James Malanos, Vice-Chairman; Reverend Brenda Gregg, Treasurer and Assistant Secretary; Keith Reed, Member and Steve Steingart, Member; as well as Authority staff members: Mary Conturo, Doug Straley, Rosanne Casciato, Bill Williams, Rhea Thomas, Rifat Qureshi, Sharon Mink, Simona Loberant, Maggie Pike, Demetrius Haskins, and Clarence Curry. Also in attendance: Diane Wohlfarth, Solicitor and Frederick Winkler, architect.

Mr. Lederman called the meeting to order at 2:01 P.M. and requested that everyone rise for the Pledge of Allegiance. Thereafter, Ms. Wohlfarth proceeded with a roll call of the Board Members, and confirmed that a quorum was present.

The following agenda items were discussed:

1. Public Participation

Mr. Lederman asked if any members of the public would like to speak. Seeing none, Mr. Lederman moved to the next item on the agenda.

2. Approval of the Minutes from the meeting of April 9, 2019.

A motion to approve was made, seconded and carried. The Minutes were accepted. Mr. Lederman continued on to the next item on the agenda.

3. New Business

The first item read was:

- A. Authorization to bind all insurance for July 1, 2019 to June 30, 2020 at a cost not-to-exceed \$70,082 plus processing fees.

Ms. Rosanne Casciato explained that Willis of Pennsylvania (“Willis”) is in the third year of a three-year term as the insurance broker for the Stadium Authority. They obtained insurance quotes for the upcoming year. Willis was notified early in the process that AIG, the existing property insurance carrier, would have a 60% increase in rates. This was mainly due to the

recent natural disasters across the country, increased costs of terrorism insurance and the fact that the property rates for the Authority's facilities have been held steady since 2014.

Willis marketed the property insurance to twelve (12) companies and received three (3) quotes from AIG, Chubb, and Zurich. AIG and Zurich performed inspections of the Stadium Authority garages and confirmed the properties were in good operating condition.

Zurich's quote for Stadium Authority property insurance was the lowest. However, the quote was good only if the Sports & Exhibition Authority (SEA) also choose Zurich for its property insurance which it did not do due to increased pricing. Chubb was the next lowest property quote with a \$10,000 deductible versus AIG's deductible which was increased to \$25,000.

Other quotes were received for Public Officials, General and Umbrella Liability and Cyber insurance.

Public Officials coverage renewal with AIG decreased approximately 10% from \$7,700 to \$6,900. Chubb provided a competitive option at \$6,142, however Willis recommended staying with AIG for continuity. Staff received clarification on AIG's defense provisions that had been requested.

General and Umbrella liability are being bound based on a multi-year proposal that was received last year, so there is no change in those coverages or prices. Cyber insurance is a joint policy of the SEA and the Stadium Authority and the cost of \$5,500 for \$1 million coverage is shared between the two authorities.

Henderson Brothers, the Authority's risk management consultant, recommends accepting Willis' proposal. This coverage will be bound July 1, 2019.

Mr. Lederman asked if any Board Members had any questions.

Mr. Keith Reed asked if the bid from Zurich, with respect to its low bid, was contingent on commitment to use them for other insurance coverages.

Ms. Casciato confirmed that the bid from Zurich was contingent on commitment to use them for other insurance coverages.

Mr. Reed also asked which insurance firm the SEA is using for those same coverages and whether there were cost savings from which both authorities might benefit.

Ms. Casciato stated the Stadium Authority's insurance increased 14% and the SEA's insurance increased 40%, so the SEA chose AIG because that was the lowest quote received. Chubb's quote to the SEA for property insurance was much higher than AIG.

Ms. Mary Conturo added that the SEA spends about \$250,000 on insurance compared to the \$70,000 that the Stadium Authority spends. The SEA's lift is larger than the Stadium Authority's lift.

Mr. Lederman asked if any Board Members had any further questions. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

**RESOLUTION NO. 4 (2019)**

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to bind all insurance for July 1, 2019 to June 30, 2020 at a cost not-to-exceed \$70,082 plus processing fees; and further that the proper officers and agents of the Authority are authorized and directed to take all action and execute such documents as are related and proper to effectuate the terms of this resolution.

The next item read was:

- B. Authorization to transfer up to \$300,000 to the Sports & Exhibition Authority for North Shore Riverfront Park capital projects.

Mr. Doug Straley explained that in 2000 the City of Pittsburgh transferred land to the SEA to build the North Shore Riverfront Park (the "Park"). The Park stretches from the Roberto Clemente Bridge through the Carnegie Science Center. The City reserved the right for the land and improvements to be transferred back to the City upon completion of the improvements.

The Authority collects various revenues throughout the year from events at the Park, in the form of special event fees, donations, permit fees, and in-kind services, which revenues are basically able to cover the operating costs of the Park. However, there has never been a capital reserve fund for non-routine capital items at the Park and the SEA is requesting that the Authority transfer funds to the SEA in order to provide the necessary capital repairs to maintain the Park as a first-class venue and destination for the City of Pittsburgh.

The Stadium Authority has done this in previous years: 2004, 2005, 2010, and most recently in 2014. The following projected capital repairs include but are not limited to: concrete repair and replacement; landscaping work including repair to the landscape damaged by flooding; rebuilding boat landings at both PNC Park and Heinz Field; and repairs and upkeep related to the North Shore Water Steps. Projects to be undertaken at the Park for expenditure of the funds will be subject to approval and authorization of the SEA Board.

Mr. Lederman asked if the transfer of the money is consistent and in line with the Authority's agreements with the SEA and the City, as those agreements relate to the future Park transfer.

Mr. Straley confirmed that is correct.

Ms. Conturo added that the SEA has started the process of asking the City to accept the North Shore Riverfront Park as a City Park. The SEA provided documentation to the City related to the Park which consisted of three (3) binders including manuals and the ownership entities related to the Park's memorials and easements, as well as additional Park information. The process has been started and hopefully the transfer of the Park will be concluded in the near future.

Mr. Lederman asked if once the transfer is completed, will the Park then be off the Authority's books.

Ms. Conturo confirmed that is correct.

Mr. Lederman asked if any Board Members had any questions.

Mr. Reed asked if \$300,000 is the final amount expected to be transferred to the SEA and noted that it is double the amount of money transferred in 2014.

Ms. Conturo stated that the transfer had occurred every other year, and so it has been a few years since the Board has approved a transfer. Additionally, as the Park gets older, its maintenance becomes more expensive. The \$300,000 will be transferred to a capital reserve fund held by the SEA. SEA will provide an accounting of that fund and it may be two (2) years before it all gets used, but eventually it will get used.

Mr. Straley stated that the SEA and Stadium Authority have agreements with buildings on the North Shore and money provided pursuant to those agreements is used to help cover the maintenance costs. Those agreements are another reason the SEA has needed to transfer money less frequently in recent years.

Mr. Lederman asked if any Board Members had any further questions. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

**RESOLUTION NO. 5 (2019)**

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to transfer up to \$300,000 to the Sports & Exhibition Authority for North

Shore Riverfront Park capital projects; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

The next item read was:

- C. Authorization to amend Agreement with O&S Associates in an amount not-to-exceed \$12,500 including reimbursable expenses, to be billed on an hourly basis, for construction oversight of concrete and sealant repairs.

Mr. Bill Williams stated in August 2017 the Stadium Authority approved entering into an Agreement with O&S Associates to create a bid specification to repair concrete sealant on every floor of the West General Robinson Street Garage. As part of the request for proposal used to select O&S Associates, a \$20,000 allowance was included in the original contract for construction oversight. O&S had the lowest proposed hourly rates of the eight proposals that were received in the RFP process.

In April 2018, the Stadium Authority approved CPS Construction Group for the repair work. The work is currently underway. Kendall Everheart is the primary O&S inspector assigned for this project. The construction oversight cost exceeded the overall allowance due to unforeseen conditions and additional scope not included in the original work, such as broken and missing shear connectors, façade repairs over the south entrance, and speed ramp joint repairs. The proposed schedule is to complete the work and construction oversight in August 2019.

Mr. Lederman asked if the number is to cover cost overages that were not anticipated in the scope of work of the original allocation.

Mr. Williams confirmed that is correct.

Mr. Lederman asked if any Board Members had any questions. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

**RESOLUTION NO. 6 (2019)**

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to amend Agreement with O&S Associates in an amount not-to-exceed \$12,500, including reimbursable expenses, to be billed on an hourly basis, for construction oversight of concrete and sealant 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.

The next item read was:

- D. Authorization to enter into an agreement with BDA Engineering, Inc. in an amount not-to-exceed \$14,600, including reimbursable expenses, to be billed on an hourly basis, for engineering and design services for elevator equipment and shaft space conditioning.

Mr. Williams stated West General Robinson Street Garage has five (5) elevators served by three (3) small elevator mechanical rooms, all of which are on the eighth floor of the garage. At times during winter months, condensation forms within the equipment elevator rooms and also in the elevator shafts. During summer months, the equipment rooms and shafts experience excessive heat. The climate conditions have caused and continue to cause failures in the elevator equipment. The elevator shaft and elevator rooms require climate control.

An engineering and design service request for proposals was developed to review the existing conditions, design a corrective solution, prepare and stamp drawings, prepare bid packages and provide construction oversight activities. The proposal was issued to seven (7) firms, was advertised in the Post-Gazette and the New Pittsburgh Courier, and on the Sports and Exhibition Authority website. Three (3) proposals were received with BDA Engineering providing the low-fee proposal. The proposed schedule is to complete the design and bid the construction phase in September 2019. BDA Engineering has 54% WBE participation.

Mr. Lederman asked if any Board Members had any questions. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

**RESOLUTION NO. 7 (2019)**

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into an agreement with BDA Engineering, Inc. in an amount not-to-exceed \$14,600, including reimbursable expenses, to be billed on an hourly basis, for engineering and design services for elevator equipment and shaft space conditioning; 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.

Mr. Lederman asked if there were any comments from the public. Hearing none, Mr. Lederman asked for a motion to adjourn. The motion was seconded and unanimously carried.

The meeting was adjourned at 2:18 P.M.