

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, JUNE 14, 2018
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 408 at the David L. Lawrence Convention Center in Pittsburgh, PA 15222, on Thursday, June 14, 2018 commencing at 10:41 A.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman
Councilman Anthony Coghill, Member
Rev. Glenn Grayson, Member
Jill Weimer, Member (via telephone)
Sala Udin, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rosemary Carroll, Taylor Blice, Rifat Qureshi, Sharon Mink, Simona Loberant, Rachel Cohen and Maggie Pike of the Authority; Morgan Hanson, Solicitor; Clarence Curry of CF3 Management; Ryan Buries, Conor McGarvey, Hiedi Strothers, Kevin Fonner, and Kevin Mielcarek of SMG; Steve DeGenaro of Siemens; Erin Smith of Cohen & Grigsby; and Frederick Winkler, architect.

Senator Wayne Fontana called the meeting to order with the Pledge of Allegiance. Mr. Morgan Hanson followed with a roll call of the Board Members. Mr. Hanson confirmed that Ms. Jill Weimer was attending via telephone, and that she could hear the other Board Members and the Board Members could hear her. Mr. Hanson advised that a quorum was present.

Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the Board. Seeing none, he moved to the next item on the agenda,

approval of the minutes from the meeting of May 10, 2018. A motion was made, seconded and unanimously approved.

Senator Fontana continued on to the next item on the agenda under David L. Lawrence Convention Center, authorization to reimburse convention center operations budget up to \$24,536 (precast repairs: \$7,445; electrical parts: \$2,631; water feature: \$2,673; additional in-house labor: \$11,787) for Riverfront Plaza flood damage repair.

Mr. Kevin Mielcarek explained that the Convention Center Riverfront Plaza (CCRFP) and water feature were impacted by multiple floods in 2018. The January flood was particularly damaging due to the ice that was associated with it.

There were four different scopes of work that SMG procured to resolve the issue. The first was repairs to precast. Three quotes were obtained for the repair of the pillars and the lowest cost was submitted by Harris, who was the original contractor on the project. Harris completed the work on May 9, 2018. Second, electrical parts were ordered by in-house electricians to repair the damaged lights. SMG vendor pricing was used. The third was to unclog water feature suction lines. Quotes were requested from five companies to camera and clean the water feature suction and piping lines. Jet Jack Inc. presented a turnkey solution. Jet Jack completed the work on May 1, 2018. Fourth, SMG had to call in labor to assist with the cleanup. The reimbursement for this work is related to the damage and clean up caused by flood events and does not include regular annual maintenance work.

Both the CCRFP and the water feature were fully operational on Friday, May 11, 2018.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5543

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse convention center operations budget up to \$24,536 (precast repairs: \$7,445; electrical parts: \$2,631; water feature: \$2,673; additional in-house labor: \$11,787) for Riverfront Plaza flood damage repair; 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, authorization to issue a final change order with Graciano Corporation in a lump sum amount of \$41,728 for exhibit hall concrete repairs.

Mr. Ryan Buries explained that in July 2017, the Board authorized a contract with Graciano Corporation to perform various repairs to the concrete in the exhibit halls at the convention center. These repairs included: route and sealing cracks, control joint sealants, and other various repairs. The project was publicly bid with Graciano submitting the lowest responsible bid. The bid included base quantities for the various types of repairs and unit pricing for additional repairs beyond these quantities.

Through the course of the project, additional quantities in need of repair that were not included in the original bid were identified. Mr. Buries referred the Board to the summary of the amounts and the unit pricing included in their meeting materials.

The design engineer, Barber & Hoffman, has reviewed and verified the additional repair quantities and agrees that the change order amount is valid based on the additional quantities and previously agreed upon unit rates.

Repairs were completed in December 2017.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5544

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 change order with Graciano Corporation in a lump sum amount of \$41,728 for exhibit hall 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, authorization to enter into an agreement with Stantec Architecture and Engineering LLC in a not-to-exceed amount of \$247,669 based on hourly rates for the design, bidding and construction administration for the replacement of flat roof systems at various building locations.

Mr. Buries explained that the flat ballasted roof systems at the David L. Lawrence Convention Center comprise approximately 77,000 square feet at over 13 different roof locations. The roof areas covered by this scope are all original construction and are approaching the end of their useful lives. This contract, if authorized, will include the design of replacement for all of the ballasted roof systems. However, the agreement will allow for the option to complete the construction work in phases as deemed most beneficial by the Authority, spanning up to three years (2019-2021). This flexibility will allow us to address problem areas right away, and phase other areas as necessary.

In May 2018, an RFP was publicly advertised in the Post-Gazette, and the New Pittsburgh Courier, as well as the SEA website. A pre-proposal meeting was held with seven firms in attendance. We ultimately received five proposals, with Stantec submitting what was deemed by the review committee the most complete proposal.

It was unanimous selection by the review committee, and after a scope review, the committee is recommending using Stantec on this project based on their understanding of the scope, MBE/WBE participation, strength of their project team, and their fee proposal.

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If authorized, the design work will be completed in 2018. The first bidding phase will be conducted in fall of 2018 and the first construction phase is anticipated to begin in spring of 2019.

Stantec is proposing 47% MBE participation using Cost Engineers for construction administration services, and 4% WBE participation for sustainability oversight by evolveEA.

Senator Fontana asked if there were any questions from the Board.

Mr. Sala Udin asked if Cost Engineers is an African-American company.

Mr. Buries confirmed.

Mr. Udin asked if they are doing 47% of the contract.

Mr. Buries explained they are doing construction administration through the construction phases, so it would be potentially over three years from 2019 to 2021.

Senator Fontana asked if the prices would be held for three years.

Mr. Buries confirmed and explained that the amount up for authorization included price escalations for those three years in their hourly rates, and that this is a not-to-exceed contract.

Senator Fontana asked if there were any further questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5545

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 Stantec Architecture and Engineering LLC in a not-to-exceed amount of \$247,699 based on hourly rates for the design, bidding and construction administration for the replacement of flat roof systems at various building locations; 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, authorization to enter into an agreement with Michael Baker International in a not-to-exceed amount of \$11,260 based on hourly rates for the design of a replacement UV system for the waste water treatment plant.

Mr. Buries explained that the convention center has an onsite wastewater treatment plant (WWTP) that is used to treat, disinfect and recycle water to the convention center for toilet and urinal flushes throughout the building. This system recycles approximately 5.2 million gallons of water annually which is about 36% of the building's total annual water use. The UV disinfection component of the WWTP process ensures that treated and stored water remains free of harmful bacteria until it is pumped back into the building. The current system has exceeded its useful life and needs to be replaced. It is original to construction and there are no applicable warranties.

An RFP for professional design services was publicly advertised in November 2017, with a pre-proposal meeting held on November 15, 2017 with six firms in attendance. The review committee comprised of personnel from SEA, SMG and Veolia, which is the third-party operator of the WWTP, reviewed the proposal and met with Michael Baker personnel to discuss the scope. The agreement with Michael Baker will be a not-to-exceed contract based on actual hours worked and hourly rates. The rates submitted by Michael Baker are comparable to other recently approved professional services contracts.

If authorized, design work will commence upon execution of the agreement, with the anticipation of a publicly bid construction contract in summer 2018.

Michael Baker is proposing 25% MBE participation by using Cosmos Engineering during the construction administration phase.

Senator Fontana asked if there were any further questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5546

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 Michael Baker International in a not-to-exceed amount of \$11,260 based on hourly rates for the design of a replacement UV system for the waste water treatment plant; 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, authorization to extend an agreement with the Pittsburgh Cultural Trust for the "Magnolias for Pittsburgh" artwork until June 2021.

Mr. Doug Straley explained that as part of the original David L. Lawrence Convention Center art program, there was an exterior piece called "Magnolias for Pittsburgh", created by Tony Tasset. It was originally intended to be located at the 10th and Penn intersection, and integrated into the design of the plazas and public space with the anticipated convention center hotel project. Due to that project not moving forward, the Authority worked with the Cultural Trust to come up with an agreement to install the artwork at Penn and 7th. The artwork consists of two hand-made bronze magnolia trees, in full flower. The trees are placed in a parklet, surrounded by five live magnolia trees, ivy groundcover, and a curving pathway.

The Loan Agreement requires that the Cultural Trust maintain the artwork and surrounding landscape. The Cultural Trust is also responsible for insuring the artwork at the appraised value of \$1.5 million.

This agreement would be a three-year extension.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5547

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to extend an agreement with the Pittsburgh Cultural Trust for the "Magnolias for Pittsburgh" artwork until June 30, 2021; 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.

Senator Fontana introduced the next item, under North Shore Riverfront Park, authorization to enter into an agreement with Frank J. Zottola Construction in a not-to-exceed amount of \$141,287 for concrete and caulking repairs, cleat installation and repair, and other miscellaneous items.

Mr. Taylor Blice explained that in July 2017, CSD Engineers performed the five-year structural inspection of the North Shore Riverfront Park (NSRFP), which includes the riverwalk, sheet pile cap face, and the pedestrian bridge over the esplanade. They submitted a report with the deficiencies, which included spalling on the cap face wall and the riverwalk, and some cracking, along with cleat replacements, and debris that has gathered underneath the Market Street Pier.

A bid specification was developed using the structural report. The base bid included multiple line items such as concrete spalling and surface cracking. There were also seven alternates that included replacement of cleats and sign installation for docking.

The Authority advertised this work in the New Pittsburgh Courier, the Pittsburgh Post-Gazette, the SEA website, and with the Pittsburgh Builders Exchange. Eight contractors

requested the bids. Two companies attended a non-mandatory pre-bid meeting on May 2. Two bids were received from Pullman SST, Inc and Frank J. Zottola Construction. Zottola is the lowest responsible bidder. SEA performed a scope review with Zottola and is confident they understand the scope of work.

The cost to perform the base bid repairs is \$124,462, and the cost for the alternates selected is \$16,825, for a total project cost of \$141,287. Work will begin this summer and is anticipated to be completed this fall.

Senator Fontana asked if there were any questions from the Board.

Mr. Udin asked for more information regarding the 2.7% MBE participation.

Mr. Blice and Mr. Clarence Curry explained that the MBE firms participating in the project are one trucking and two supplying firms.

Mr. Udin asked if Zottola is a self-performing company.

Mr. Blice confirmed that they are self-performing, and added that there is potential for Zottola to use MBE/WBE firms through some of the alternates that were selected.

Mr. Udin asked Mr. Blice to define the terms "spalling" and "cleats".

Mr. Blice explained that spalling is when the surface of concrete begins to chip. Cleats are fixtures that boats tie off of when they pull up along the riverfront.

Senator Fontana asked if there were any further questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5548

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 Frank J. Zottola Construction in a not-to-exceed amount of \$141,287 for concrete and

caulking repairs, cleat installation and repair, and other miscellaneous items; 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, under SEA Operating, authorization to bind all insurance for July 1, 2018 to June 30, 2019 at a cost not-to-exceed \$291,392 plus processing and workers compensation auditing fees.

Ms. Rosanne Casciato explained that Willis of Pennsylvania is currently in the second year of a three-year term as the insurance broker for the SEA and the Stadium Authority, and they have obtained insurance quotes for the upcoming year. Henderson Brothers, our Risk Management Consultant, asked Willis to also market the insurance lines to Philadelphia Insurance Company because of changes they have seen in the market in the past year. Based on the results the price for the SEA insurance is \$1,726 less than last year and all insurance would be maintained with the existing carriers.

AIG, the property insurance carrier, is in the second year of a two-year price guarantee so property insurance is not changing. The flood insurance is with a national program, so that price is not changing. Cyber insurance is a joint policy of the SEA and the Stadium Authority and the cost of \$5,493 for \$1 million coverage is split between the two. The Authority did have an increase in Workers Comp of \$921 this year due to a claim that it had. In September, there will also be an audit of the prior year payroll records and based on that, any payroll changes from July to June, additional costs may be incurred or reimbursements received. The prices quoted for the remaining insurances were either flat or had less than 3% increases.


Henderson Brothers is recommending that the Authority accept Willis' proposal, and if it is approved, the coverage will be bound July 1, 2018.

Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5549

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to bind all insurance for July 1, 2018 to June 30, 2019 at a cost not-to-exceed \$291,392 plus processing and any workers compensation auditing 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 was public participation, and Senator Fontana asked if anyone in the audience desired to address the Board. There being no additional 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
Assistant Secretary

