

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, SEPTEMBER 12, 2019
AT THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:49 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 the DLCC Executive Board Room in Pittsburgh, PA 15222, on Thursday, September 12, 2019 commencing at 10:49 A.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman
Michael Dunleavy, Member
Councilman Anthony Coghill, Member
Councilman Nicholas Futules, Member
Rev. Glenn Grayson, Member
Sala Udin, Member
Jill Weimer, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Bill Williams, Rhea Thomas, Rifat Qureshi, Lauren Henderson, and Maggie Pike of the Authority; Morgan Hanson, Solicitor; Tom Ryser of TPR; Clarence Curry of CF3 Management; Tim Muldoon, Ryan Buries, Hiedi Strothers, and Conor McGarvey of SMG; Frankie Garland of the Pittsburgh Pirates; Heidi Edwards of Heinz Field; Rick Dayton and Scott Danka of KDKA-TV; Jack Klingensmith of WPXI-TV; Tim Schooley of the Pittsburgh Business Times; Mark Belko of the Pittsburgh Post-Gazette; Bob Bauder of the Pittsburgh Tribune Review; Joe DeStio of KDKA Radio; Chad Williams, Weston White, Jane A. Lei, Cynthia James, Dara Ware Allen, and Mike Denove of Youth Places; Jeremy Waldrup of Pittsburgh Downtown Partnership; 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 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 July 11, 2019. 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 ("DLCC"), authorization to enter into an agreement with First American Industries, Inc. for a lump sum amount of \$66,400 to add a heating and cooling system to the interior space adjacent to the food service loading dock.

Mr. Ryan Buries stated the DLCC's food service loading dock interior space area has been historically difficult to keep cool in the summer and warm in the winter. Currently, there is no cooling in the dock area and heat is generated by the equipment in the space. Over time, there have been frozen water lines during the winter months, and high heat in the summer. With an elevator-machine room and walk-in coolers, there is a substantial amount of heat generated in the dock area. Several solutions were considered. Advantus Engineers was engaged to evaluate options for addressing the heating/cooling concerns. After a review of the options and cost estimates, a heating and cooling system for the space was recommended.

The base bid was for the addition of the heating and cooling unit and alternate #1, which is recommended to be accepted. The new equipment will tie its system controls into the Building Automated System (BAS) and will provide for the ability to remotely control the temperature.

This project was advertised in the Pittsburgh Post-Gazette, the New Pittsburgh Courier and on the SEA website. A non-mandatory pre-bid meeting was held on July 9, 2019. Five bids were received with First American Industries, Inc. being recommended as the low responsible

bid. There is a one year warranty on parts and labor, 28% MBE participation and 10% WBE participation on this contract.

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. 5621

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 First American Industries, Inc. for a lump sum amount of \$66,400 to add a heating and cooling system to the interior space adjacent to the food service loading dock; 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 on the agenda under DLCC, authorization to enter into an agreement with Veolia Water North America ("Veolia") in a lump sum amount of \$13,634 for six replacement valves in the chilled water plant.

Mr. Buries stated that Veolia, the DLCC's chilled water plant operator, has recommended that six valve actuators be replaced at the chilled water plant. SMG solicited quotes from six companies for this purchase, with Veolia submitting the low quote of \$13,634. Veolia technicians will install the valves upon delivery under the existing operating contract at no additional labor cost. There is a one year warranty on the valves and installation. There is no MBE/WBE participation associated with this purchase.

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. 5622

RESOLVED by the Board of 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 Veolia Water North America ("Veolia") in a lump sum amount of \$13,634 for six replacement valves in the chilled water 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 continued on to the next item on the agenda under DLCC, authorization to issue a change order with Nathan Contracting in the amount of \$2,887 for additional quantities of exterior concrete repairs.

Mr. Buries stated that in November 2018, Nathan Contracting was awarded a contract to make repairs to the exterior concrete and caulking around the DLCC. Unit prices were included in the bid so that additional quantities could be purchased at competitively bid prices. Wiss Janney Elstner Associates, Inc. performed final site inspections and confirmed that the additional quantities were legitimate, this cost is appropriate for the unit pricing, and the additional quantities that were in areas identified as in need of repair.

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. 5623

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to issue a change order with Nathan Contracting in the amount of \$2,887 for additional quantities of exterior 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 under DLCC, authorization to enter into an agreement with D.J. Electrical Services in the amount of \$113,302 for shade controls replacement.

Mr. Buries stated that the exhibit hall shades system serves many functions. It allows for daylighting of the exhibit halls and also for darkening for audio visual needs. There are three separate shade systems that must work in conjunction with each other in order to provide the full benefit of the system. There is currently a Lutron control system for the shades. The processors for the Lutron system have exceeded their useful life and are no longer functional. For the past year, SMG has manually operated the shades, which is a time-intensive process.

In May 2019, a Request for Proposals ("RFP") was publicly advertised in the Pittsburgh Post-Gazette, the New Pittsburgh Courier, and on the SEA website. A selection committee, consisting of SMG and SEA staff, reviewed the five proposals received and unanimously agreed to recommend awarding the contract to D.J. Electrical Services based on the following criteria: they submitted the lowest cost proposal and their 9% MBE and 26% WBE participation.

The equipment cost is a significant portion of the total cost of this item, approximately \$56,000. If the participation is adjusted based on equipment cost, the remaining portion of the contract is 18% MBE participation. Two important factors were the minimally disruptive construction approach and the cost effective option of replacing Legacy Lutron components. There is a two year warranty on the equipment, a three year warranty on the laptop, and a one year warranty on the labor.

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. 5624

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to enter into an agreement with D.J. Electrical Services in the amount of \$113,302 for shade controls replacement; 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 DLCC, authorization to enter into an agreement with T.S.B. Inc. dba Schultheis Electric in a lump sum amount of \$480,000 for replacement of the fire alarm control panels.

Mr. Buries explained the fire alarm system at the DLCC is a Siemens system original to the building. This project will replace and upgrade the existing main panels of the system with panels that can be supported by the manufacturer and are compatible with existing field devices. Based on age and operation, current panels are considered to have reached the end of their useful life. They have been discontinued as of October 31, 2018 and parts and support are difficult to procure.

A public bid was advertised in June 2019, in the Post-Gazette, New Pittsburgh Courier and on the SEA Website. A pre-bid meeting was held on June 19, 2019 with eight companies in attendance. The pre-bid meeting was not mandatory, but all companies submitting bids were required to make a documented site visit to review the system and all bidders complied with this requirement.

Three bids were received with Schultheis submitting the low responsible bid. The bid includes 2% WBE and 6% MBE participation.

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

Mr. Sala Udin asked if Siemens bid on the system.

Mr. Buries responded that Siemens provided bids to the electrical contractors who responded to the DLCC's public bid, but did directly respond to the DLCC's bid.

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. 5625

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to enter into an agreement with T.S.B. Inc. dba Schultheis Electric in a lump sum amount of \$480,000 for replacement of the fire alarm control panels.; 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 DLCC, authorization to reimburse DLCC's operating account in a lump sum amount of \$10,520 for fire pump repairs.

Mr. Buries stated in March 2019, the Authority's property insurance provider, AIG, conducted a review of the facility. In their report, AIG recommended replacing the fire pump coupling. The fire pump couplings were identified as a point of failure in other facilities and therefore AIG recommended replacement of the device. The fire pump couplings are the first component that controls the water that flows to the sprinkler system in the event of a fire. The project scope was sent to three companies directly and the lowest quote was provided by Grunau Company. A purchase order was issued and Grunau completed the work. During the work, Grunau identified additional components that they recommended for replacement based on signs of wear: relief valve, 1" drain, bearings, rings, packing, and they recommend a test of the operation at a total cost of \$7,870. There is a one year warranty on the parts and labor.

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. 5626

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to reimburse the David L. Lawrence Convention Center operating account in a lump sum amount of \$10,520 for fire pump 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 under DLCC, authorization to reimburse DLCC's operating account in a lump sum amount of \$11,604 for dry sprinkler fire system repairs.

Mr. Buries explained that the DLCC's building-wide fire system is inspected annually by Johnson Fire Control Protection. As part of their inspection, they test the dry sprinkler system in the garage by filling it with water. The recent inspection identified piping sections of the system that were leaking. The piping that was identified required immediate repair to keep the integrity of the fire system in working order. The most expeditious way to complete these repairs was to have Grunau Company complete the work, as they were already mobilized for another repair. They provided a quote and while they were completing the work, they also replaced two accelerators on the dry pipe sprinkler valves. This work was completed in July 2019 and comes with a one year warranty on parts and labor.

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. 5627

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to reimburse the David L. Lawrence Convention Center operating account in a lump sum amount of \$11,604 for dry sprinkler fire system 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 under DLCC, authorization to amend the agreement with Indovina Associates Architects, LLC, in an amount not-to-exceed \$231,950, to be billed at hourly rates based on actual hours spent including expenses, for final design and construction administration services for 4th Floor East/West Riverfront Terrace.

Mr. Doug Straley explained that in February 2016, Indovina was awarded a contract to design the 4th Floor concrete terraces and various isolated roof repairs. They were hired through a RFP process and the scope was broken into two parts: Part I, Concrete Roofs/Public Terraces (replacement of the 4th Floor Terrace), and Part II, Individual Improvements (four isolated roof repairs at other locations). The Part II project (the four isolated roof repairs) was completed in 2018. Part I (the 4th Floor Terrace project) was broken into three parts: 4th Floor concrete southwest terrace, which was completed in 2019, 4th Floor north/south project which is currently under construction and the final piece is the 4th Floor east/west riverfront project. The final piece is approximately 38,000 square feet. While the scope was in the original RFP, this amendment is required because the bid packages that were originally contemplated have been expanded into four parts due to timing and accessibility conditions outside of Indovina's control. The timeline for the projects have increased from December 2017 to December 2020/April 2021 depending on the last phase of construction. Additionally, Indovina encountered a significant number of

unforeseen conditions (not as shown on the as-built drawings) with respect to the concrete terrace work that has been done to date.

As part of this authorization, Indovina would have a bid package ready in early 2020 with an anticipated construction start date in spring 2020 for the final phase. This proposal has 33% MBE participation and 4% WBE participation.

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

Councilman Coghill asked when the project is expected to be completely done.

Mr. Straley replied the construction is expected to be completed around spring 2021.

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. 5628

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to amend the agreement with Indovina Associates Architects, LLC, in an amount not-to-exceed \$231,950, to be billed at hourly rates based on actual hours spent including expenses, for final design and construction administration services for 4th Floor East/West Riverfront Terrace; 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 DLCC, authorization to amend an existing agreement with AT&T to extend the term of the lease for fifteen years with the following payments to the Authority: 2019 – 2023 (\$200,000); 2024 – 2028 (\$225,000); and 2029 – 2033 (\$250,000).

Mr. Straley stated that in June 2009 the Board authorized an agreement with AT&T whereby it installed twelve wireless repeaters at the DLCC and leased 240 square feet of space in

the building's fifth floor mechanical room for AT&T's wireless antennae equipment. The agreement enabled AT&T to enhance its wireless coverage both in the DLCC and around the facility in exchange for an \$110,000 payment to the SEA every five years. In 2011, AT&T asked to add four more wireless repeaters and paid an additional \$36,666 for the final five-year period. The combined five-year payment by AT&T was approximately \$146,333. This year, the payment would be \$200,000, which represents a \$53,000 increase or 37%. Once the payment is made for the five-year period, it is non-refundable. The remaining terms of our existing agreement will remain substantially similar.

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

Mr. Udin asked if AT&T has expanded their operation throughout the building.

Mr. Straley responded that AT&T has not expanded their operation in the building since the 2011 amendment. They have a total of sixteen repeaters on the fourth floor outside and they rent the 240 square foot mechanical room on the fifth floor, which is leased for this payment of \$200,000 over five years.

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. 5629

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to amend an existing agreement with AT&T to extend the term of the lease for fifteen years with the following payments to the Authority: 2019 – 2023 (\$200,000); 2024 – 2028 (\$225,000); and 2029 – 2033 (\$250,000); 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 DLCC, authorization to enter into a five month lease, with an option to extend for a three year term, with YouthPlaces for retail space along Penn Avenue.

Mr. Rifat Qureshi stated that there are four retail spaces located at the DLCC on the first floor along Penn Avenue. Currently three spaces are occupied: Jimmy John's Gourmet Sandwiches (opened in 2015); CobblerWorld, a pastry store (opened in 2016); and Bike the Gap, a bicycle rental and touring store (opened in 2017). The final vacant space is next to Jimmy John's. The space is approximately 1,882 square feet. It was previously leased to and operated as a UPS store. It is in a vanilla shell condition. YouthPlaces approached the Authority regarding the available space and Avison Young, the Authority's real estate broker, has recommended them for the space. YouthPlaces is a non-profit, based on the North Side that provides for after-school programs for high-school students 12-18 (grades 6-12). After-school programs include academic enrichment, college and career readiness, workforce/job opportunities, among others. YouthPlaces currently has its operations in ten neighborhood sites in the region servicing over 4,000 students. Cynthia James is the President and CEO of YouthPlaces and was in attendance with her team.

In 2018, YouthPlaces was approached by the Pittsburgh Downtown Safety Coalition to help support the youth volume issues in downtown Pittsburgh. YouthPlaces states there are approximately 1,700 students who attend schools downtown (CAPA, City High, and Urban Pathways) and an additional 1,300 who take public transportation to and from Pittsburgh public schools (i.e. Perry, Brashear, and Allderdice) who transition through downtown between the hours of 2:30 p.m. and 5:30 p.m. daily. (Some students are electing to stay downtown instead of returning to their homes directly after school.) YouthPlaces gathered surveys from students,

residents, and business owners regarding the needs and solutions for the downtown youth volume challenges. Recommendations point to providing a safe space downtown for young people to gather after school. YouthPlaces desires to establish a new youth transitional after-school program in a downtown location, and have identified the Authority's retail space. They are requesting a short-term five-month lease as a trial period for the program. The Authority's broker recommended \$18 per square foot plus utilities as an appropriate base rent for this use. YouthPlaces has requested rent abatement for the five month period and, in exchange, they will install a restroom facility in the space. The value of the five-month rent abatement is \$14,115. YouthPlaces will build out the restrooms and secure a temporary use permit to conduct their program. They plan to commence in early October. They will pay for the utilities, security, trash removal, provide for daily maintenance of the space, and snow and ice removal outside the space. Their operating hours will be approximately Monday-Friday (and occasional Saturdays) 8:00am to 8:00pm and will offer a variety of programming options. Students will generally be there between 2:30-5:30 p.m. after school. YouthPlaces anticipates up to 35 students will be in the space at any given time. There will be one full-time and one part-time staff member plus partners to help conduct programming and security as needed. They will accompany students by walking to the bus stops or driving them in vans when they are ready to go home. Proposed programming will include: workforce development and readiness, STEM programs, entrepreneurship programs, college and career case management support, among other things. In the mornings, they intend to hold entrepreneurial workshops and other programs.

Prior to the end of the five month trial period, YouthPlaces will advise the Authority if they intend to continue in the space. They have the option to extend the term for three years at \$18 per square foot, escalating at 2% per year. They will be introducing their program to the

adjacent tenants. Ms. James has already spoken with Jimmy Johns and assured them that students will not gather or loiter outside of the space, as YouthPlaces does not allow students to gather outside at any of their other locations. YouthPlaces has provided letters of support from Pittsburgh Downtown Partnership, Pittsburgh Cultural Trust, Mayor Peduto and the U.S. Attorney for Western District of PA.

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

Mr. Udin asked for Ms. James to give a description of the goals of YouthPlaces in the five month trial period. He also asked what will impact the decision to renew for the additional three year period.

Ms. James stated that YouthPlaces is seeking to support current efforts to mitigate the youth volume challenges downtown. Local businesses have noted that the volume issues have negatively impacted their daily operations. YouthPlaces seeks to support current efforts, such as the Downtown Safety Coalition and the Mayor's Office programming, to engage groups that patrol downtown. Transportation is the core challenge to address volume issues downtown. YouthPlaces wants to do a short-term lease because they want to be realistic. As a non-profit, if other solutions to the volume issues are implemented, such as Yellow School Buses, there may be a reduction in the number of students interested in attending YouthPlaces. YouthPlaces wants to be certain that their program works for the youth population first. Secondly, they want to be certain that it works for the downtown stakeholders. Mr. Jeremy Waldrup from the Pittsburgh Downtown Partnership, who represents the downtown residents and stakeholder's concerns, was present. YouthPlaces wants to be certain everyone is being served to the best capability.

YouthPlaces will evaluate attendance each day. They need to assess whether the demand supports the smaller space, or if a larger space is necessary. Stakeholders, including students,

were surveyed, but it is difficult to assess the number of students that will remain interested. Students have identified that they would like a safe space. The second measure of impact is how much YouthPlaces can contribute to the decrease of loitering downtown. This space is not the only solution, but YouthPlaces hopes to support other solutions in resolving the volume issues.

Mr. Udin stated that the transportation issues have been ongoing for a very long time, and it is unfortunate that non-profits are taking the responsibility for this issue as opposed to the City and School District. The potential of trouble here is great, and he applauded YouthPlaces for stepping in to address the issues. He asked whether the retail neighbors are supportive.

Ms. James stated that Jimmy John's concerns were regarding loitering. She ensured Jimmy John's that YouthPlaces staff will monitor and manage the youth that participate in its program. She also stated that YouthPlaces already has three activity vans and is working on acquiring additional transportation for downtown. Once Jimmy John's concerns were addressed they were in support of YouthPlaces. Cobblerworld was fully in support. As of the meeting, YouthPlaces had been unable to get in touch with Bike the Gap, although attempts were made.

Senator Fontana added that installation of restrooms is part of the effort to prevent youths in the program from gathering outside of Jimmy John's or other neighboring businesses. He also stated that he intends to follow-up with the results of the program.

Ms. James stated that the youth the program is geared towards were surveyed and they identified safety while downtown as a main concern. In the survey, the youth also indicated wanting to learn better decision-making skills.

Councilman Nicholas Futules asked if the Authority is incurring any costs in order to rent the space including the installation of the new restrooms in the space. He added that he was proud of the Authority's efforts to work with this non-profit.

Mr. Qureshi replied that the costs to be incurred for improvements will be the responsibility of YouthPlaces, including installation of the restrooms.

Councilman Futules asked about the funding sources of YouthPlaces and how those funding sources evaluate the effectiveness the program.

Ms. James stated they received a state grant which will evaluate the program annually. The Department of Human Services will evaluate the program twice per year. YouthPlaces also has its own evaluation standards.

Councilman Coghill stated that he was hopeful that this program will help efforts to prevent loitering and support youth. He asked about signage at the site and marketing efforts.

Ms. James replied that marketing is important to them, as a part of the Pittsburgh Downtown Safety Coalition. Efforts to recruit youth will be done through word-of-mouth, discussions with parents, working with local schools, social media marketing, and signage. There will be a temporary window sign in the retail space during the five month period.

Mr. Udin asked for Reverend Grayson's opinion of the program, based on his experience with after-school programming.

Reverend Grayson stated that he wished them the very best of luck in implementing the program and helping the youth downtown.

Senator Fontana asked about parent permission for youth to engage in the program.

Ms. James responded that the program is a drop-in model, so they do not turn away youth. Once the youth comes approximately three times, YouthPlaces will engage the home to ensure that parents are notified and that the youth has permission to attend.

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. 5630

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to enter into a five (5) month lease, with an option to extend for a three (3) year term, with YouthPlaces for retail space along Penn Avenue; 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 PNC Park, authorization to reimburse Pittsburgh Associates in the amount of \$1,945,106 from the PNC Park Capital Reserve Account for the replacement of seat bottoms, backs, and hinges of all lower bowl seats.

Mr. Bill Williams explained the Pirates are seeking reimbursement related to 15,346 lower bowl seats (sections 101-132) totaling \$1,945,106. The Authority previously approved capital fund payments for attic stock seat backs and bottoms in 2016 and 2018; however, the quantity of seats exhibiting issues has significantly increased over the past few years. All of the seats were original to the building and installed in 2000-01. The Pirates original request was for \$2.9 million to replace all seat components, but upon further evaluation, it was determined the metal stanchions could be reused. Over the past few years, the inspection report by Cannon Design, the Authority's stadium consultant, has identified the seat bottoms as exhibiting cracks at the leading edge, which creates pinch points of possible failure. Cannon Design also reported the seat backs are splitting at the top seam, weakening the strength of the seat backs. Many of the original seats are showing loss of paint coverage. In this replacement process, any good seat backs or bottoms will be retained or reused to repair upper bowl seating. The warranty on the

seating components is five years. There is a 22% MBE participation with Harriot Contracting. The current balance in the PNC Park Capital Reserve Fund is \$2.6 million. Authority staff recommends approving this reimbursement.

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. 5631

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to reimburse Pittsburgh Associates in the amount of \$1,945,106 from the PNC Park Capital Reserve Account for the replacement of the seat bottoms, backs, and hinges of all lower bowl seats; 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 PPG Paints Arena, authorization to reimburse the Pittsburgh Penguins in the amount of \$124,214 from the PPG Paints Arena Capital Reserve Fund for the replacement of the medical x-ray machine.

Mr. Williams stated the Penguins are seeking reimbursement for PPG Paints Arena's medical x-ray machine, totaling \$133,445. The current Fujifilm x-ray machine is nine years old and was a part of the original construction budget. Per Fujifilm, the existing x-ray machine reached the end of its useful life in August 2017 and can no longer be serviced. Currently, the Penguins staff states that parts are no longer available. The Penguins received three quotes for the medical x-ray machine: General Electric (\$133,445), Fujifilm (\$89,984), and Siemens (\$139,032). The Penguins stated their first choice was the Siemens machine, but the machine did not fit within the x-ray machine room at PPG Paints Arena. Their second choice was General

Electric and the third choice was the Fujifilm machine. The Fujifilm machine also did not fit within the x-ray machine room. Fujifilm did provide a revised quote at \$124,214 with a machine that would fit within the dimensions of the room. While the Penguins elected to purchase the General Electric Machine, the Authority is recommending a reimbursement of the lowest cost machine, which is the Fujifilm. All machines perform the same function as the existing machine. The warranty on the machine is one year. There is no MBE or WBE participation. The current balance in the PPG Paints Capital Reserve Fund is \$6 million.

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

Reverend Grayson asked if the one year warranty was standard on the medical x-ray machine and asked what is the life expectancy of the machine.

Mr. Williams replied that a one year warranty is the standard across the various companies, and the machine is expected to have a useful life of ten years.

Councilman Futules asked why the Authority is responsible for this replacement.

Mr. William responded that it was original to the construction of the building and in the construction budget.

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. 5632

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to reimburse the Pittsburgh Penguins in the amount of \$124,214 from the PPG Paints Arena Capital Reserve Fund for the replacement of the medical x-ray machine; 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 Heinz Field, authorization to approve the alteration for the modification of the Heinz Field Great Hall, including the relocation of the Steelers ticket window/office area and construction of a new Pittsburgh Steelers Flagship Store.

Mr. Straley explained that in August 2019, the Authority was notified by the Steelers that they were looking to make an alternation to Heinz Field. In accordance with the team's lease, if a project meets specific criteria, such as exceeding \$500,000 in cost (as adjusted by CPI) or affecting the stadium's exterior or structural components, the team must receive prior written approval for the project. This project meets the criterion. The estimated total cost is approximately \$14 million. All project costs for this alteration will be paid by the Steelers and, when complete, it will become part of the Stadium owned by the Authority and leased to the team. Ms. Heidi Edwards addressed the Board providing further details regarding the project description and schedule.

Ms. Edwards stated that Heinz Field is undertaking the addition of a flagship retail store at the Stadium. It will be located along Art Rooney Avenue outside the FedEx Great Hall. It will be a 12,000 square foot footprint in the area of the existing ticket offices. The existing ticket offices will be relocated south along Art Rooney Avenue, as a part of the same project. The project consists of retail area, warehouse space, restrooms, and a new lobby space to enter the Stadium. The second floor of the space includes area for build-out in the future. Heinz Field will be seeking signage variances for the facade of the new flagship store.

Ms. Edwards said that Heinz Field is taking bids the week of September 9, 2019 for the work of the flagship store and ticket office. Heinz Field will be submitting an application for a

building permit upon Board approval. The schedule calls for interior demolition in November 2019 and exterior work in February 2020 with an opening to the public in July 2020.

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

Councilman Futules asked for the store's hours of operation on game day and on non-game days. He added it is a great opportunity for tourism.

Ms. Edwards replied that the store will be open on a daily basis. On game day, the entrance to the store will be open from the inside of the Stadium and ticket holders will enter the Stadium through the normal gates.

Councilman Coghill stated that he approved of the idea as a tourist attraction. He asked for details about the construction on the second floor.

Ms. Edwards replied that they are building the second floor as a shell space; the interior of the second floor will be developed at a later date.

Senator Fontana asked whether the signage will be illuminated and whether the store will have access to the Stadium on non-game days.

Ms. Edwards confirmed that the signage will need to be illuminated and go through normal approvals since the store will be open when it starts to get dark outside. She continued that on a non-game day, the current plan is not to necessarily allow ingress into the Stadium from the flagship store; however, that may be facilitated on tours or planned events.

Senator Fontana then asked whether there will be space to sit and eat lunch.

Ms. Edwards confirmed that the food service space, Bud Light Club 33, is open on a daily basis and once the construction is complete on the flagship store, they will be able to accommodate both eating and retail shopping at Heinz Field on a daily basis.

Mr. Udin asked if there is any revenue sharing involved and the MBE and WBE participation plan.

Ms. Edwards stated that the project is fully funded, approximately between \$11-13 million for the first level, by Heinz Field. She stated that they have asked bidders to comply with the Authority's MBE and WBE participation goals.

Mr. Straley added that the Steelers will be responsible for all maintenance of the projects, routine and capital.

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. 5633

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to approve the alteration for the modification of the Heinz Field Great Hall, including the relocation of the Steelers ticket window/office area and construction of a new Pittsburgh Steelers Flagship Store; 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 enter into a not-to-exceed agreement with Stantec Architecture and Engineering LLC for annual inspections of Heinz Field (\$79,027 total for three years), PNC Park (\$79,027 total for three years) and PPG Paints Arena (\$79,027 total for three years), plus an owner option to extend for two additional years (Heinz Field - \$56,421, PNC Park - \$56,421, and PPG Paints Arena - \$56,421) and supporting services as needed.

Mr. Williams explained the lease agreements with PSSI Stadium Corp., Pittsburgh Associates, and the Lemieux Group, L.P. require that a consulting engineer is hired to inspect Heinz Field, PNC Park, and PPG Paints Arena on an annual basis. The inspection determines the condition of the premises, ensures compliance with applicable laws, and determines whether any deferred maintenance is required. Cannon Design has performed these inspections in the past three years. The Authority issued an RFP for a base of three years and an option for two additional years for the annual inspection of Heinz Field, PNC Park, and PPG Paints Arena. Ten companies attended a non-mandatory pre-proposal meeting. Five proposals were received and three firms (Stantec, GAI, and Cushman and Wakefield) were short-listed and subsequently interviewed. After interview clarifications, Stantec is recommended based on their expertise and familiarity of personnel with the facilities; overall company expertise with NFL, MLB and NHL facilities; and their price proposal. Stantec's proposal is \$79,027 for the base three years for each individual facility and \$56,421 for the two-year options for each individual facility. There is a 31.5% MBE participation.

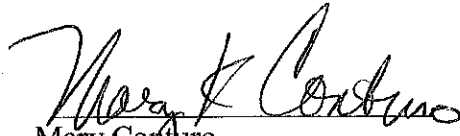
Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5634

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to enter into a not-to-exceed agreement with Stantec Architecture and Engineering LLC for annual inspections of Heinz Field (\$79,027 total for three years), PNC Park (\$79,027 total for three years) and PPG Paints Arena (\$79,027 total for three years), plus an owner option to extend for two additional years (Heinz Field - \$56,421, PNC Park - \$56,421, and PPG Paints Arena - \$56,421) and supporting services as needed; 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 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 11:44 A.M.


Mary Corturo
Assistant Secretary