

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD TUESDAY, OCTOBER 1, 2019
AT THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 2:05 P.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 Tuesday, October 1, 2019 commencing at 2:05 P.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman
Michael Dunleavy, Member
Councilman Nicholas Futules, Member
Rev. Glenn Grayson, Member
Sala Udin, 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; Matt Butter of the Pittsburgh Pirates; Bryan Martucci of H.R. Gray and Associates; 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 September 12, 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 approve a final change order with Kerestes-Martin Associates, Inc., (KMA Design), in a lump sum amount of \$18,394.50 for additional design service related to the digital and static wayfinding signage design and installation project.

Mr. Conor McGarvey stated in February 2018, the Board approved a contract with KMA Design in the amount of \$118,667 for interior digital and static wayfinding design services and construction administration at the DLCC. In October 2018, the Board approved a contract for the demolition of existing signs, fabrication of new signage, and installation of new static and digital signage with Eastern Sign Tech, LLC. The project is approaching completion and a final change order for work performed by KMA Design is being requested.

The change order pertains to time and material cost for design services related to the following items, not included in KMA Design’s initial proposal or scope of work: two-phased design and construction administrator services for the static and digital signage; oversight for two separate punch lists for project completion; design and oversight for additional electrical circuits and transformer to service LED boards; and design of three additional static signs.

All change order requests have been reviewed and signed-off by the DLCC project manager and the project review team. The change order includes 100% WBE participation, as KMA Design and Santangelo Lindsay performed all of the work and both are certified WBE.

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. 5635

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers

are authorized to approve a final change order with Kerestes-Martin Associates, Inc., (KMA Design), in a lump sum amount of \$18,394.50 for additional design service related to the digital and static wayfinding signage design and installation project; 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 a three year agreement with Shamrock Building Services Inc. in an amount up to \$120,000, estimated at \$40,000 per year, and authorization to exercise, upon staff review and recommendation, an owner option for two additional years in an amount up to \$80,000, to be billed on actual hourly rates spent for maintenance and repair of the shades systems.

Mr. Ryan Buries stated that the DLCC's exhibit hall shades system serves many functions. As part of the lighting system, the presence of daylighting contributes to the building's biophilic advantage and is a marketable feature of the building. The shades system also allows for darkening of the exhibit hall for audio-visual needs. The three separate shade systems must work in conjunction with each other and must be fully functional to provide the full benefit of the system.

The mechanical aspects of the shades system are an intricate combination of motors, cables, pulleys and shafts located up to 130 feet above the exhibit hall floor. The complicated set up and restricted access makes repairs and maintenance cumbersome. Historically, the DLCC has had difficulty identifying contractors that are capable and willing to perform required work on the shades system. Shamrock Building Services has held the existing contract since 2014.

In August 2019, a RFP was issued in the New Pittsburgh Courier, Post-Gazette and on the SEA website. In an effort to solicit as many proposals as possible, twenty-five companies were contacted, including six MBE/WBE companies, regarding the RFP. A pre-proposal meeting

was held on August 20, 2019 with two companies in attendance. The only proposal received in response to the RFP was from Shamrock Building Services.

It is recommended to award the contract to Shamrock based on their expertise, the unique access work, familiarity with the control system, and the ability to efficiently and safely perform the work. The hourly rates proposed for this contract reflect a 4.35% increase from the base rate proposed in 2014 and will be held at these rates through the duration of the contract, including option years.

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. 5636

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 a three year agreement with Shamrock Building Services Inc. in an amount up to \$120,000, estimated at \$40,000 per year, and authorization to exercise, upon staff review and recommendation, an owner option for two additional years in an amount up to \$80,000, to be billed on actual hourly rates spent for maintenance and repair of the David L. Lawrence Convention Center shades systems; 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 enter into an agreement with P.J. Dick Incorporated ("P.J. Dick") in the amount of \$2,903,000 for composite deck repairs in the ballroom.

Mr. Buries stated that in an effort to remain competitive with other convention centers, improvements are needed to the DLCC ballroom to ensure efficient service to DLCC clients. Meetings and conventions are now incorporating more elaborate staging and multi-media

elements in their productions. Smaller trade shows often desire to have the exhibit floor in close proximity to the meeting rooms. The DLCC ballroom provides the square footage to accommodate this, however, the current ballroom structure and configuration does not allow DLCC the ability to properly accommodate the demands of a trade show floor.

This enhancement project will improve the versatility and marketability of the Spirit of Pittsburgh ballroom. Key elements of the enhancement project include increasing the loading capacity of the floor and installation of additional utility boxes in the floor. Future project such as replacement of acoustical panels and installation of carpet tiles will be bid at a later date..

This project will also address degradation of the concrete in certain areas of the ballroom. In March 2017, roughness and unevenness on the concrete floor beneath the ballroom's carpet were discovered. Wiss Janney Elstner ("WJE") conducted a full analysis of the ballroom construction detail usage requirements and concrete condition. The analysis helped determine the correct repair details to achieve the desired enhancements.

In August 2019, the project was publicly advertised in the Post-Gazette, New Pittsburgh Courier, and on the SEA website. Nine contractors attended a non-mandatory pre-bid meeting on August 23, 2019. Two bids were received, with P.J. Dick submitting the low responsible bid at \$2,903,000. A scope review was conducted with personnel from SMG, SEA and WJE which determined that P.J. Dick's bid satisfactorily addressed the established scope of repair. In order to not impact scheduled events, there is a need for the repairs to be performed on a tight schedule. Construction will begin on November 18, 2019 and be completed on or before February 14, 2020. The contract includes significant liquidated damages: \$10,000 per day, if completed in the first three days after February 14, 2020 and \$30,000 per day after that.

P.J. Dick has increased their overall MBE participation from the initially proposed 6% to 8.3% using Spencer Cleaning Services, Cooper Trading, Boyd Hauling, and Tye Bar, LLC. P.J. Dick has also committed to using 25% minority workforce on a crew of approximately 40 people during the project. While it does not count towards the SEA, MBE/WBE policy, P.J. Dick is also using a veteran-owned business for additional 5% participation toward the electrical work.

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

Mr. Sala Udin asked if the veteran-owned business was a federally recognized disadvantaged class.

Mr. Clarence Curry stated that the Veterans Administration certifies veteran-owned businesses and disabled-owned businesses. There are goals for some federal contracts, but no goals under SEA policy.

Mr. Udin asked if it was included in the 8.5% and why it was included in the action under MBE/WBE participation.

Mr. Curry stated that the veteran-business did not factor into the 8.3%, but was included in the section as an example of P.J. Dick's demonstration of good faith efforts.

Reverend Glenn Grayson asked whether the 25% minority workforce participation was included in the 8.3% and whether the 25% was guaranteed or a hope?

Mr. Buries stated that it is based on P.J. Dick's bid and schedule of values for the work they are scheduling those contracts to complete.

Mr. Doug Straley stated that SEA and ASM Global spoke to P.J. Dick to identify minorities within the firm as well as to receive a guarantee of minority workers on the project.

Mr. Curry added all minority workers will be from the labor union and have sufficient union documentation.

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. 5637

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 P.J. Dick Incorporated in the amount of \$2,903,000 for composite deck repairs in the David L. Lawrence Convention Center ballroom; 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 Uveon Technologies, LLC (“Uveon”) in the amount of \$18,700 for the replacement of the UV system for the waste water treatment plant.

Mr. Buries stated that the waste water treatment plant was installed as a part of the original construction of the DLCC. Annually, approximately 5.2 million gallons of water are treated, processed, and reused for toilet and urinal flushing within the DLCC. This is approximately 36% of the building’s total water usage. The ultra-violet disinfection component of the waste water treatment plant ensures that treated and stored water remains free of harmful bacteria until it is pumped back into the building. The current UV system has exceeded its useful life and needs to be replaced. It is original to construction and there are no applicable warranties.

In October 2018, a RFP was publicly issued soliciting proposals for the replacement of the UV system; however, only one proposal was received and the cost exceeded the projections by 50%. At that time, alternate approaches were discussed and four quotes were solicited for a

repair approach that reused the infrastructure (cabinets, disinfection vessels, etc.) but replaced internal components (the processor, the UV lamps, and the user interface).

Uveon submitted a quote of \$18,700. There was a lower quote; however, the proposer could not meet the specifications in two areas. First, they could not provide stainless steel compression bolts for the quart sleeves. Secondly, they could not provide a three-year warranty on the equipment. Additionally, the Uveon quote uses non-proprietary equipment in the cabinet, so the DLCC will not be locked in to a specific provider in the future. Personnel from Veolia Water North America (“Veolia”), the DLCC’s operator of the waste water treatment plant, reviewed both quotes and concurred with the recommendation to proceed with Uveon, despite the higher cost.

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. 5638

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 Uveon Technologies, LLC in the amount of \$18,700 for the replacement of the 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 under DLCC, authorization to amend an existing agreement with Trinity Automated Solutions (“Trinity”) in a not to-exceed amount of \$7,300 for the programming of the UV system for the waste water treatment plant.

Mr. Buries explained in May 2019 the Board authorized a contract with Trinity for service and support of the DLCC’s building automation system and waste water treatment plant

automated controls. This item is related to the prior authorization with Uveon for upgrade of the UV disinfection system. This request is a scope addition to the Trinity agreement. The additional scope will be to tie the UV system into the overall waste water treatment plant controls. Tying these systems together will allow automatic system alerts and alarms directly to Veolia, the DLCC's operator of the waste water treatment plant.

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. 5639

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 Trinity Automated Solutions in a not to-exceed amount of \$7,300 for the programming of the 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 under North Shore Riverfront Park, authorization to enter into a three-year agreement with Whitey's Mobile Wash, Inc. in an amount up to \$54,000 for snow and ice removal of the WWII Memorial, Tribute to Children, Law Enforcement Officer's Memorial, North Shore Drive sidewalk, stairs, and esplanade.

Mr. Bill Williams stated that one of the SEA's responsibilities at North Shore Riverfront Park is snow and ice removal from the WWII Memorial, Tribute to Children, Law Enforcement Officer's Memorial, North Shore Drive sidewalk, stairs, and esplanade.

In August 2019, a RFP was publically advertised in the Post-Gazette, New Pittsburgh Courier, and on the SEA website. Additionally, the SEA notified twelve companies of the RFP, seven were MBE/WBE contractors. One proposal was received from Whitey's Mobile Wash,

Inc., who is the current contractor for this service. This upcoming season's cost is identical to last season's snow removal and ice melt service. There is a slight decrease in cost for the ice melt only service. As a note, the ice melt product is limited to compounds acceptable to TreeVitalize. SEA staff recommends that Whitey's Mobile Wash, Inc. be awarded this three-year agreement budgeted for \$18,000 per year, in an amount up to \$54,000 for the agreement term.

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. 5640

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to enter into a three-year agreement with Whitey's Mobile Wash, Inc. in an amount up to \$54,000 for snow and ice removal of the WWII Memorial, Tribute to Children, Law Enforcement Officer's Memorial, North Shore Drive sidewalk, stairs, and esplanade of North Shore Riverfront Park; 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 Lower Hill – I-579 Cap Project, authorization to enter into a supplement to the agreement with HDR Engineering in a not-to-exceed amount of \$208,305, based on billable hours, for engineering services related to services during construction for the Lower Hill I-579 Urban Open Space Cap.

Mr. Tom Ryser explained that the I-579 Cap project will be a structure over I-579 creating an urban open space bound by Washington Place, Centre Avenue, Chatham Square, and Bedford Avenue. In March 2014, HDR Engineering was selected, in accordance with PennDOT procedures, for the preliminary and final design of the I-579 Cap.

The complete scope of work included the preliminary design, final design, and services during construction. In August 2014 and November 2015, the Board approved entering into agreements with HDR for the preliminary design and final design services, respectively. This supplement is the additional time needed for the services during construction tasks including, shop drawing review and construction consultation.

Because there are federal dollars funding the HDR Engineering contract, PennDOT negotiation procedures and PennDOT construction management systems are used for the contract management, including amendments. For the overall contract, the MBE participation is 14% and the WBE is 9%.

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

Rev. Grayson stated that he appreciated that we reference the project area as the Lower Hill.

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. 5641

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County its Executive Director and other proper officers are authorized to enter into a supplement to the agreement with HDR Engineering in a not-to-exceed amount of \$208,305, based on billable hours, for engineering services related to services during construction for the Lower Hill I-579 Urban Open Space Cap; 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.

Ms. Mary Conturo added that there was an executive session held on September 12, 2019 to discuss litigation and personnel matters.

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 2:23 P.M.


Mary Conturo
Assistant Secretary