

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, SEPTEMBER 14, 2017  
AT THE DAVID L. LAWRENCE CONVENTION CENTER  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:40 A.M. E.S.T.

A meeting of the Board of Directors of the Sports & Exhibition Authority of Pittsburgh and Allegheny County (the "Authority") was held upon proper notice in Room 333 at the David L. Lawrence Convention Center in Pittsburgh, PA 15222, on Thursday, September 14, 2017 commencing at 10:40 A.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman  
Sala Udin, Secretary  
Jill Weimer, Member (via telephone)  
Hon. Daniel Gilman, Treasurer (via telephone)

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rosemary Carroll, Taylor Blice, Rifat Qureshi, Simona Loberant, Maggie Pike, Sharon Mink and Rachel Cohen of the Authority; Tom Ryser of TPR; Clarence Curry of CF3 Management; Morgan Hanson, Solicitor; Tim Muldoon, Conor McGarvey and Linda Mihalic of SMG; 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. Mr. Hanson confirmed that Ms. Jill Weimer and Councilman Daniel Gilman were attending via telephone, and they could hear the other Board Members and the Board Members could hear them.

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 August 10, 2017. 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 enter into an agreement with CleanRiver Recycling Solutions in a not-to-exceed amount of \$50,190 for the purchase and delivery of forty-two trash/compost/recycling receptacles.

Mr. Conor McGarvey explained that during the outfitting of the David L. Lawrence Convention Center, forty paper recycling receptacles, forty bottle and can recycling receptacles, and forty waste receptacles were purchased. Those units are in disrepair and do not represent the three waste streams that the David L. Lawrence Convention Center has in practice. The DLCC has also been sorting organic or compostable waste in back-of-house for the past twelve years. This organic or compostable waste is sent out to be processed, turned into nutrient-rich compost, and is also reused on the green roof on the north end of the building.

A bid package was developed by SMG to replace the outdated and distressed waste receptacles. The bid specification included a base bid of thirty units and a price-per-unit for up to twelve additional units. It also included three waste streams in each unit, and each waste stream having its own thirty-two gallon containers.

The project was publicly bid. It was advertised in the Pittsburgh Post-Gazette, the New Pittsburgh Courier, and on the SEA website on August 23. Bids were due on September 5. Two companies submitted bids, with CleanRiver Recycling Solutions being the low for both the base bid and the alternate of twelve additional units. Delivery time is expected approximately eight to twelve weeks after the design has been approved and the purchase order has been executed. The

receptacles have a three-year warranty and will be utilized on the first and second levels of the DLCC, inside lobbies, and the exhibit halls.

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. 5485**

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 CleanRiver Recycling Solutions in a not-to-exceed amount of \$50,190 for the purchase and delivery of forty-two trash/compost/recycling receptacles; 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, authorization to enter into a lump sum contract with Lugaila Mechanical, Inc. in the amount of \$59,336 for air compressor equipment replacement and installation.

Ms. Linda Mihalic explained that the David L. Lawrence Convention Center utilizes compressed air in the pneumatic HVAC control system. The existing system utilizes two air compressors, one refrigerated air dryer, a secondary air drying system consisting of a coalescing filter and a desiccant dryer, and a storage tank. All equipment is original to construction and regular preventative maintenance has been performed since original installation. One air compressor and the refrigerated air dryer have reached the end of their useful life and are currently out of service.

SMG developed a scope of work to replace both existing compressors, the refrigerated air dryer and the coalescing filter. The desiccant dryer and storage tank are in good condition and do not need to be replaced at this time. The new equipment will have variable frequency drive

motors for optimum energy efficiency, and the project is eligible for an Act 129 rebate. An application for the rebate will be submitted to Duquesne Light after installation and testing is complete.

The bid package was publicly advertised in the Pittsburgh Post-Gazette and the New Pittsburgh Courier, and a notice was posted on the SEA website. Nine firms attended the pre-bid meeting. Three bids were received. Lugaila Mechanical, Inc. provided the low bid. After a thorough scope review, it was determined that the equipment proposed by Lugaila is an acceptable replacement for the equipment specified as basis of design. The work will commence in October 2017. There is a four-week lead time on the equipment order. The contract provides a two-year standard manufacturer's warranty on equipment, and a one-year warranty on installation, startup, and training. A useful life of approximately fifteen years is expected from the new equipment. The Lugaila Mechanical contract includes 35% MBE participation with T.N. Walker, Inc. and Valenko Incorporated as suppliers.

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. 5486**

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 a lump sum contract with Lugaila Mechanical, Inc. in the amount of \$59,336 for air compressor equipment replacement and installation; 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, authorization to enter into a contract with FMS Construction for a lump sum amount of \$624,675 for the west 4th floor terrace south replacement.

Mr. Tom Ryser explained that the west 4<sup>th</sup> floor south terrace is a narrow balcony along the 4<sup>th</sup> floor meeting room prefunction area. It is approximately 360 feet long by 10 feet wide, and it overlooks the green roof. This work will consist of removing the existing railing, concrete, waterproofing and roofing, and installing new waterproofing, roofing, a porcelain paver system, and painting and reinstalling the existing railing.

The notice to bidders was advertised in the Pittsburgh Post-Gazette and the New Pittsburgh Courier, and was posted on the SEA website. The notice to bidders was also sent directly to fifteen firms capable of performing the work. A pre-bid meeting was held on August 24 with ten contractors attending. Two contractors, FMS Construction and Plavchak Construction, submitted bids on September 5, 2017, with FMS submitting the lowest bid.

A scope review was conducted on September 7 with the SEA, SMG, Indovina, the project architect, WJE, the Authority's peer review consultant, and FMS Construction. Based on the scope review, the Authority believes FMS Construction demonstrated good understanding of the tasks required and is recommending entering into the contract.

Notice to proceed for the project will be given in September. The agreement provides for a completion date by May 2018, but the contractor expects to complete the project before winter.

FMS Construction includes 8% MBE and 3% WBE 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. 5487

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 contract with FMS Construction for a lump sum amount of \$624,675 for the 4th floor terrace south replacement of the convention center roof; 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 Lower Hill Project, authorization to enter into a \$54,631 change order with SAI Consulting Engineers, Inc. related to inspection services for Lower Hill Street Infrastructure project based on a fixed hourly rate.

Mr. Ryser explained that the Board previously approved entering into a contract with SAI for inspection services of the modified Element I, represented by a gold roadway (as shown on a board of the Lower Hill Street grid), and Element II-C, represented by a light blue roadway, for a fixed hourly rate for work through December 2017.

This request is for additional time related to extending the duration of the construction and the closeout procedure for modified Element I and Element II-C.

The agreement with SAI is a fixed hourly rate not-to-exceed agreement based on actual hours worked. The allotted hours will provide for the inspection services through a two-month closeout period estimated to be December 2017. PennDOT requires the construction inspection through the closeout of the project.

SAI Consulting Engineers, Inc. MBE/WBE participation including this change order will be 16% MBE and 19% 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. 5488

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a \$54,631 change order with SAI Consulting Engineers, Inc. related to inspection services for Lower Hill Street Infrastructure project based on a fixed hourly rate 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 \$50,200 lump sum agreement with CJL Engineering (CJL) for engineering design services for the David L. Lawrence Convention Center roadway and exterior lighting upgrades (\$38,480) and North Shore Garage interior and exterior lighting upgrades (\$11,720).

Ms. Simona Loberant explained that the roadway and sidewalk lighting at the convention center is still the original metal halide lighting, which has become energy inefficient and difficult to maintain. This is made more difficult by its location over roadways. The lighting is in need of updating to maintain current roadway safety standards, minimize maintenance, and save energy. Similar issues are present at the North Shore Garage, where the lighting in some cases is inoperable and difficult to maintain. The design will update the lighting in all of these areas to more energy-efficient fixtures with fewer maintenance needs.

The RFP was advertised through the New Pittsburgh Courier, the Pittsburgh Post-Gazette, and sent to a list of potential consultants. Seven proposals were submitted in response to the RFP, and the list was narrowed down to three firms, which were invited for interviews. The recommended proposal was from CJL Engineering. CJL Engineering was the low proposer, and have done previous work at the convention center, and are familiar with the convention center's energy usage. Their subconsultant, Santangelo & Lindsay, Inc., was part of the team that worked

on the original building as lighting designers. CJL also has extensive experience with PennDOT, which the Authority believes is necessary for proper design of the roadway lighting.

The proposal constitutes an 11% WBE component from Santangelo & Lindsay, Inc.

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. 5489**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into the agreement with CJL Engineering for the lump sum agreement in the amount of \$50,200 for engineering design services pertaining to lighting design at the David L. Lawrence Convention Center and North Shore Garage; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

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 10:53 A.M.

  
Mary Conturo  
Assistant Secretary