

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, AUGUST 10, 2017  
AT THE DAVID L. LAWRENCE CONVENTION CENTER  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:35 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, August 10, 2017 commencing at 10:35 A.M. E.S.T.

Members of the Authority

Present: Sala Udin, Secretary (via telephone)  
Reverend John Welch, Member  
Jill Weimer, Member (via telephone)  
Hon. Daniel Gilman, Treasurer

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rosemary Carroll, Taylor Blice, Rifat Qureshi, Simona Loberant, Maggie Pike, Isaiah Faulk and Rachel Cohen of the Authority; Clarence Curry of CF3 Management; Tim Muldoon, and Linda Mihalic of SMG; Tim Pratt of the Pittsburgh Pirates; Mark Belko of the Pittsburgh Post-Gazette; and Frederick Winkler, architect.

Councilman Daniel Gilman called the meeting to order with the Pledge of Allegiance. Ms. Mary Conturo followed with a roll call of the Board Members. Ms. Conturo advised that a quorum was present. Ms. Conturo confirmed that Ms. Jill Weimer and Mr. Sala Udin were attending via telephone, and they could hear the other Board Members and the Board Members could hear them.

Beginning with public participation, Councilman Gilman 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 13, 2017. A motion was made, seconded, and unanimously approved.

Councilman Gilman continued on to the next item on the agenda under David L. Lawrence Convention Center, authorization to exercise owner option to extend term of agreement for shade maintenance and repair with Shamrock Building Services, Inc. for two additional years, for an amount up to \$80,000 (not-to-exceed \$40,000 per year).

Ms. Linda Mihalic explained that the exhibit hall shade system serves many functions. As part of the lighting system, the presence of daylighting contributes to the David L. Lawrence Convention Center's biophilic advantage, and is a marketable feature of the building. The shades allow for darkening for AV needs and other event purposes. Opening and closing the shades help to control solar heating and cooling loss through the skylights, which helps to reduce energy costs. The three separate shade systems 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 complex setup and restricted access make repairs and maintenance cumbersome.

In October 2014, the Board authorized the existing contract with Shamrock Building Services, Inc. This contract was procured via a public Request for Proposal (RFP) process. The contract provides for an initial three-year term, which is set to expire on October 31, 2017, plus terms for two additional years, at the owner's option. Shamrock has performed well over the course of the initial term; it is therefore recommended that the owner option years be exercised. Billing is submitted on a time and material basis for each job.

Councilman Gilman 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. 5481**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to exercise owner option to extend term of agreement for shade and maintenance repair with Shamrock Building Services, Inc. for two additional years, for an amount up to \$80,000 (not-to-exceed \$40,000 per year); 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.

Councilman Gilman introduced the next item, authorization to grant easements for encroachment of building foundations and overhangs and underground utilities at Authority property to support the development of 7-story office building with first floor retail at Lot 14R in the North Shore, to grant a construction license agreement to permit such development and to provide enhancements at Canal Square area, and to license outdoor seating areas.

Ms. Rosemary Carroll explained that this action refers to Lot 14R or Parking Lot 3 on the North Shore. The Stadium Authority approved the sale of Lot 14R for development of a seven-story office building with first floor retail at its board meeting in June. On the drawing presented, Parcel 14 is the red parcel next to North Shore Riverfront Park, and on the east, the parcel abuts Canal Square, and on the south it abuts the Esplanade. Both Canal Square and the Esplanade are part of the North Shore Riverfront Park, which are owned by the Sports & Exhibition Authority (SEA). Parcel 14 is the last development parcel along North Shore Riverfront Drive.

The new building will be built to the property line. The building foundations and overhangs will encroach eight feet beneath and above the Esplanade, and the western side of

Canal Square. A lateral for water will cross a small portion of the Esplanade. An easement agreement between SEA and the buyer will cover these matters.

In order to construct the building, the developer will need to use part of the Esplanade and Canal Square on a temporary basis and a construction license agreement will cover this issue.

The developer will provide at its own cost improvements to the western side of Canal Square, to include planting six new trees, approximately 15 feet by 134 feet brick paver walkway, related irrigation and other improvements as contemplated by the original drawings for the Canal Square project. The new Canal Square improvements along the western side will match the existing conditions at the eastern side of Canal Square, which were constructed in 2007 with financial support from the developer. In consideration of the improvements to be made and pursuant to the understanding between the SEA and developer made in regard to the 2007 improvements, SEA will enter into licenses permitting outdoor seating along the border of the Esplanade and the border of Canal Square next to the building for the benefit of restaurants or other retail on the first floor of the new building.

Similar agreements for easements, construction licenses and licensing of outdoor seating were entered into by the SEA in connection with the other developments along North Shore Drive, that is, the Del Monte building (now called Peoples Center) and the Equitable Building (now called the Peoples Gas Building). The value of the Canal Square Improvements is estimated to be in excess of \$50,000.

Councilman Gilman 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. 5482

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 easement agreement for encroachment of building foundations and overhangs and underground utilities at Authority property to support the development of a 7-story office building with first floor retail at Lot 14R in the North Shore; and to grant a construction license agreement to permit such development and provide enhancements at Canal Square area, and to license outdoor seating areas; and further that the proper officers and agents of the Authority are authorized to take any and all action and execute such documents as are related and proper to effectuate the terms of this Resolution.

Councilman Gilman introduced the next item under North Shore Riverfront Park, authorization to amend agreement with the Western Pennsylvania Conservancy to extend term for two years to October 30, 2019 for Phase 2 of planting and maintenance of Redbud trees within the North Shore Riverfront Park.

Mr. Taylor Blice explained that the Western Pennsylvania Conservancy has received additional funding to extend the Pittsburgh Redbud Project in 2017 and 2018 in partnership with the City of Pittsburgh. The Project will include the planting of redbud trees and complimentary species along the banks of the Ohio, Allegheny, and Monongahela Rivers. The Conservancy has requested the opportunity to plant approximately 130 trees and shrubs on the North Shore this fall. The trees will be maintained by the Conservancy in 2017 and 2018, and starting in 2019, the City of Pittsburgh will take over long-term maintenance through the Forestry Division.

The planting locations will be determined by the Conservancy, the SEA staff, the City of Pittsburgh Forester and contracted partners. Tree planting events will be coordinated by the Conservancy, and will be done by volunteers who have been trained by the Conservancy to make sure the trees are planted correctly. Fall planting events will take place on Saturday, October 15 through December 15.

Councilman Gilman 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. 5483**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend agreement with Western Pennsylvania Conservancy to extend term for two years to October 30, 2019 for Phase 2 of planting and maintenance of Redbud trees within the 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.

Councilman Gilman introduced the next item under North Shore Garage, authorization to enter into a lump sum contract with Emerald Electrical Services, LLC in the amount of \$11,300 for replacement of lobby lighting with LED fixtures and bulbs.

Ms. Simona Loberant explained that the lighting in the lobby of the North Shore Garage became difficult to service and is no longer providing the desired lighting levels. The upgrade will feature aesthetically similar fixtures that will have LED lamping, which will be more efficient and brighter. The longer life of the LED lamping will provide for fewer bulb replacements. It is estimated that bulb replacement will occur once every six years. Six pendant fixtures and eleven sconces are being replaced.

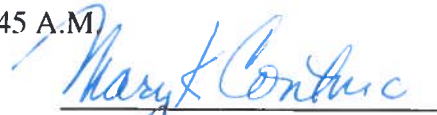
Six companies were contacted, and an advertisement was placed on the SEA website. Four quotes were provided, and Emerald Electric provided the lowest quote, while meeting all of the desired qualities. The lighting will have a five-year limited warranty and the expected return on investment (ROI) is about 6.4 years. The fixtures will come from Brownlee Lighting, and they are ENERGY STAR rated.

Councilman Gilman 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. 5484**

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 lump sum contract with Emerald Electrical Services, LLC in the amount of \$11,300 for replacement of lobby lighting with LED fixtures and bulbs; 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 Councilman Gilman asked if anyone in the audience desired to address the Board. There being no additional comments or business, Councilman Gilman asked for a motion to adjourn. Upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 10:45 A.M.

  
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Mary Conturo  
Assistant Secretary