

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, FEBRUARY 9, 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, February 9, 2017 commencing at 10:40 A.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman  
Michael Dunleavy, Vice-Chairman  
Sala Udin, Secretary  
Councilman Daniel Gilman, Treasurer  
Councilman James Ellenbogen, Member  
Jill Weimer, Member  
Reverend John Welch, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rosemary Carroll, Rifat Qureshi, Clarence Curry, Simona Loberant, Maggie Pike and Sara Payne and of the Authority; Morgan Hanson, Solicitor; Tim Muldoon, Ryan Buries, Kelli Donahoe, Conor McGarvey, Linda Mihalic, Hiedi Strothers, Matt Hillwig and Nick Foglio of SMG; and Tim Pratt of Pittsburgh Associates.

Senator Wayne Fontana called the meeting to order with the Pledge of Allegiance. Mr. Morgan Hanson followed with a roll call of the Board Members. Mr. Hanson confirmed that Mr. Sala Udin, Councilman James Ellenbogen and Rev. John Welch were attending via telephone, and they could hear the other Board Members and the Board Members could hear them. 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 December 15, 2016. A motion was made, seconded, and unanimously approved.

Senator Fontana continued on to the next item on the agenda, the election of officers. Rev. Welch nominated Sen. Fontana for Chairman, Mr. Michael Dunleavy for Vice Chairman, Mr. Udin for Secretary, Councilman Dan Gilman for Treasurer, Mr. Hanson for 2<sup>nd</sup> Assistant Secretary, Ms. Mary Conturo for Assistant Secretary and Ms. Rosanne Casciato for Assistant Treasurer. Sen. Fontana called for a motion for the election of the persons nominated to the offices. A motion was made, seconded and unanimously approved.

Board Member Ms. Jill Weimer joined the meeting.

Senator Fontana continued on to the next item on the agenda under David L. Lawrence Convention Center authorization to issue a purchase order to Deckman Control Systems in the amount of \$20,670 for building automation system components.

Mr. Ryan Buries explained that in June 2014, the Board authorized a three-year service contract with Deckman Control Systems, Inc. wherein their engineers evaluate components of the building automation system to ensure that they are working properly. Part of the process includes Deckman personnel checking the calibration and operation of each Alerton device comprising the BAS system. Once Deckman identifies the repairs or replacements that should be done, including the devices that need to be repaired or replaced, Lugaila Mechanical performs such work pursuant to a contract authorized by the Board in April of 2016.

One of the items of work identified by Deckman in the commissioning process was replacement of faulty CO2 sensors throughout the facility. The existing sensors are at the end of

their expected life, and there is no existing warranty. Deckman and Lugaila have recommended replacing the faulty duct-mounted CO2 sensors with sensors integrated into a Microset 4 wall-mounted thermostat. This approach is efficient because the existing Microset 1 thermostats are also approaching the end of their life expectancy and will need to be replaced soon.

The labor will be provided by Lugaila at the originally contracted rates. The sensors are being purchased directly from Deckman through the building's service contract with them, which includes a discount of list price less 60%. There is a 2-year warranty on the new sensors.

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. 5448**

Resolved by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a purchase order to Deckman Control Systems in the amount of \$20,670 for building automation system components; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana introduced the next item, authorization to issue a final change order with Lugaila Mechanical, Inc. in an amount not to exceed \$69,330, to be based on unit pricing and hourly rates, for building automation system end device repairs.

Mr. Buries explained that the contract with Lugaila was procured through an RFP process in 2016 to replace the previous contractor who went out of business during the course of this project. A contract value of \$65,000 was recommended at that time.

Difficult access points and additional work identified by Deckman, including the installation of the CO2 sensors, has required a change order for Lugaila to complete the work.

This will be completed at the hourly rates and unit pricing provided by Lugaila per the original publicly procured contract.

Senator Fontana asked if there were any other 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. 5449**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a final change order with Lugaila Mechanical, Inc. in an amount not to exceed \$69,330, to be based on unit pricing and hourly rates, for building automation system end device repairs; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as necessary and proper to effectuate the terms of this resolution.

Senator Fontana introduced the next item, authorization to enter into an agreement with Tempest Interactive Media, LLC in a lump sum amount of \$71,500 for website design, production and support.

Ms. Kelli Donahoe explained that the new design will identify, support and better engage three main users: Meeting Planner, Exhibitor, and Attendee, and filter information accordingly.

A notice to proposers was advertised in the Pittsburgh Tribune-Review and the New Pittsburgh Courier and on the SEA website. A non-mandatory pre-proposal meeting was held on Monday, November 21, 2016 with three companies in attendance. The RFP was sent to 23 companies, including three MBE and two WBE companies. Three qualified proposals were received from Shift Collaborative, LLC, Ungerboeck Software International, Inc. and Tempest Interactive Media, LLC.

The selection committee was comprised of the following members: Tim Muldoon, General Manager; Kelli Donahoe, Director of Sales & Marketing; Lori Novacek, Booking

Coordinator; Jennifer Tadler, Senior Event Manager; and Angie Jasper, National Sales Manager of SMG and Steve Morrison, SEA Director of Information Systems.

Tempest Interactive Media, LLC was chosen based on their industry experience, 34% proposed MBE participation, shortest project timeline, lowest cost, clarity of maintenance plan, and the added benefit of their relationship with VisitPittsburgh.

Senator Fontana asked if there were any other questions. 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. 5450**

**RESOLVED** by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are to enter into an agreement with Tempest Interactive Media, LLC in a lump sum amount of \$71,500 for website design, production and support; and further that the other proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana introduced the next item, authorization to enter into a contract with Pittsburgh Electric Motor Repair, Inc. in a lump sum amount of \$6,300 to rebuild chilled water pump #3.

Ms. Linda Mihalic explained that the chilled water plant utilizes four pumps to deliver chilled water to the HVAC system piping. The chilled water pumps are original to construction of building and are nearing the end of their useful life. The operator of the chilled water plant has recommended that pump #3 be rebuilt at this time because it is showing indicators of a failing bearing.

Quotes were received from three vendors to rebuild the pump. Pittsburgh Electric Motor Repair, Inc. (PEMR) provided the lowest quote in the amount of \$6,300. PEMR will provide a 1-year warranty on parts and labor. The work is anticipated to be completed in March 2017.

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

**RESOLUTION NO. 5451**

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 contract with Pittsburgh Electric Motor Repair, Inc. in a lump sum amount of \$6,300 to rebuild chilled water pump #3; and further that the other proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana introduced the next item, authorization to purchase an aeration blower from Airtek, Inc. in the amount of \$6,166 for the wastewater treatment plant.

Ms. Mihalic explained that the wastewater treatment plant at the David L. Lawrence Convention Center utilizes two air blowers to supply oxygen to the bioreactor during the treatment process. In the fall of 2016, the operator of the treatment plant noted that the #1 blower was exhibiting an atypical noise. The blower was removed and was sent to Airtek, Inc., the manufacturer of the unit, for evaluation. Airtek, Inc. confirmed that the unit was experiencing a bearing failure and provided a quote for the repair in the amount of \$2,834.

Aeration blowers #1 and #2 are original to construction. Typically, only one blower is needed at a time for plant operation, with the second blower as a backup. Both blowers were rebuilt in 2013 with a one-year warranty on parts and labor. At this time, purchasing and

installing a new blower instead of rebuilding the original blower again are recommended. This approach has proven to be cost effective in other facilities.

Three quotes for a new blower were obtained from vendors. Airtek, Inc. provided the lowest quote in the amount of \$6,166. Airtek, Inc. will provide a two-year warranty on the unit. Based on the history of the original blowers, the new unit is expected to have a useful life of 12 years.

Airtek, Inc. indicated there is a two to three week order time. The new blower will be installed upon delivery, which is expected in March 2017.

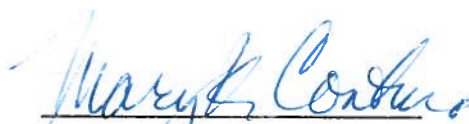
Senator Fontana asked if there were any questions from the Board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5452**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to purchase an aeration blower from Airtek, Inc. in the amount of \$6,166 for the wastewater 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 asked if any additional members of the audience would like to address the Board or if there were comments from the Board Members.

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 10:51 A.M.

  
Mary Conturo  
Assistant Secretary