

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, MAY 11, 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 405 at the David L. Lawrence Convention Center in Pittsburgh, PA 15222, on Thursday, April 13, 2017 commencing at 10:35 A.M. E.S.T.

Members of the Authority

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

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rosemary Carroll, Taylor Blice, Sharon Mink, Rifat Qureshi, Simona Loberant, Maggie Pike, Caitlin Fadgen and Sara Payne of the Authority; Clarence Curry of CF3 Management; Morgan Hanson, Solicitor; Tim Muldoon, Ryan Buries, Conor McGarvey, Linda Mihalic and Hiedi Strothers of SMG; Tim Pratt of Pittsburgh Associates; Mark Belko of the Pittsburgh Post-Gazette; 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 confirmed that Councilman James Ellenbogen was attending via telephone, and he could hear the other Board Members and the Board Members could hear him. 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 April 13, 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 a contract with Nexus Construction in a lump sum amount of \$17,130 for repair and replacement of backflow prevention valves.

Ms. Linda Mihalic explained that as required by plumbing code, backflow prevention valves prevent water in building pipes from flowing back into the PWSA distribution system. Testing in February indicated that results were outside the acceptable range for five of the backflow prevention valves in the steam room and one backflow prevention valve in the chilled water plant. Three backflow prevention valves will be replaced, while the other three will be rebuilt. Additionally, the 10" sprinkler system service check valves need to be rebuilt as they are no longer functioning properly.

Quotes were solicited from 10 contractors and the opportunity was advertised on the SEA website. Nexus Construction, a registered MBE contractor, provided the lowest quote.

Nexus Construction will begin work immediately following contract award and execution. The contract includes a 1-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. 5464

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 Nexus Construction in a lump sum amount of \$17,130 for repair and replacement of backflow prevention valves; 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 change order to Pittsburgh Electric Motor Repair, Inc. in a lump sum amount of \$3,063 for unforeseen conditions identified during the rebuild of chilled water pump #3.

Ms. Mihalic explained that the Board approved a lump sum contract with Pittsburgh Electric Motor Repair, Inc. (PEMR) to rebuild chilled water pump #3 in February 2017. During the rebuild work, PEMR discovered that the impeller was out of tolerance and additional work is needed to return the pump to service. The pump shaft, bushings, wear ring and casing gasket will be replaced.

The work will be completed in May 2017. PEMR will provide a 1-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. 5465

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a change order to Pittsburgh Electric Motor Repair, Inc. in a lump sum amount of \$3,063 for unforeseen conditions identified during the rebuild of chilled water pump #3; 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, ratification of a purchase order issued to Intertech Security for fire alarm system dialer replacement equipment in a lump sum amount of \$6,195

Ms. Mihalic explained that the fire alarm system in the Convention Center is manufactured by Siemens, Inc. and is original to construction of the building. Intertech Security is the Seimens service provider for the DLCC fire alarm system. They provide monitoring services (through a third-party monitoring company) and field service calls. In 2014/15 Intertech was contracted to install an upgraded monitoring and reporting system within the DLCC. The DLCC fire alarm system has two dialers that alert the monitoring company to fire alarms, and the monitoring company then calls the fire department.

Since the upgrade in 2015, Intertech has provided field service support. In late January 2017, the monitoring company alerted SMG that they were receiving “late to test” reports from one of the dialers. SMG contacted Intertech to request service. Through the course of troubleshooting, Intertech found that one of the dialers was no longer functioning properly. The dialer and associated equipment was replaced in order to keep the emergency response system operational. The system has been tested and is fully back in service.

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. 5466

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to ratify a purchase order issued to Intertech Security for fire alarm system dialer replacement equipment in a lump sum amount of \$6,195; 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 approve a change order with Pennsylvania Roofing Systems in the amount of \$158,863 for replacement of the 4th floor ballast roof on the southwest side.

Mr. Tom Ryser explained that in October 2016, the Board approved entering into a contract with Pennsylvania Roofing Systems for isolated roof repairs to the Convention Center flat roof.

One of these locations was at the southwest side of the building on the 5th floor, above the south side meeting room pre-function area. The intended scope of work was to install six additional roof drains, make the required roofing membrane repairs around the new roof drains, and modify the roof membrane and coping at the south edge of this roof.

The contractor started to install the new roof drains, and prior to the installation of the new roofing material around the new roof drains, a pull off test was done to confirm the new roof membrane will adhere to the existing roof membrane. The new roof membrane did adhere to the existing roof membrane, however, the existing roof membrane is no longer adhering to the roof deck. Therefore, both the architect, Indovina, and peer reviewer, WJE, recommend removing the existing roof membrane and installing a new roof membrane. There will be a 20-year material warranty on the new roof membrane.

Senator Fontana asked if there were any 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. 5467

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to approve a change order with Pennsylvania Roofing Systems in the amount of \$158,863 for replacement of the 4th floor ballast

roof on the southwest side; 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 under North Shore Riverfront Park, authorization to accept a grant from Colcom Foundation in the amount of \$550,000 and to enter into an agreement with Carl Walker Construction, Inc. in a lump sum amount of \$465,813 for concrete and railing repairs to the Tribute to Children Monument.

Mr. Taylor Blice explained that during a recent inspection of the Tribute monument, WJE recommended that repairs be made within the year to the water management system in order to mitigate premature deterioration of the structure. At the request of Colcom Foundation, WJE developed the plans and specifications for the repair of the topping slab and waterproofing on the monument. The project will include replacing lighting, drains, railings, masonry walls and topping slabs.

The project was advertised and three bids were received. Carl Walker submitted the lowest bid.

The project will take approximately 13 weeks and will be completed in summer of this year.

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. 5468

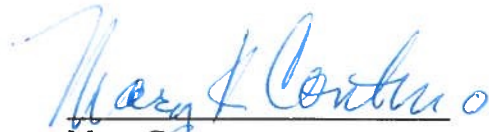
RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to accept a grant from Colcom Foundation in the amount of \$550,000 and to enter into an agreement with Carl Walker Construction, Inc. in a lump sum amount of \$465,813 for concrete and railing repairs to

the Tribute to Children Monument; 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 asked if any additional members of the audience would like to address the Board or if there were comments from the Board Members.

Frederick Winkler, an architect in Pittsburgh, presented further on the parking lot topping design, which he previously presented to the Board. He showed a picture of Gold Lot 1 with a design that marks where the Three Rivers Stadium was originally located including the yard lines. He said that people value history as evidenced by the plaque showing where the "Immaculate Reception" happened. Mr. Winkler noted that he will be reaching out further to Alco Parking, the lot manager.

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