

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, JULY 14, 2016
AT THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:45 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, July 14, 2016 commencing at 10:45 A.M. E.S.T.

Members of the Authority

Present: Michael Dunleavy, Vice-Chairman
Sala Udin, Secretary
Councilman Dan Gilman, Treasurer
Jill Weimer, Member
Reverend John Welch, Member

Absent: Senator Wayne Fontana, Chairman
Councilman James Ellenbogen, Member

Also Present: Mary Conturo, Doug Straley, Taylor Blice, Rosanne Casciato, Rosemary Carroll, Theresa Bissell, Rifat Qureshi, Clarence Curry, Marie Fehik-Kirk, Giuseppe Orsini and Caitlin Fadgen of the Authority; Morgan Hanson, Solicitor; Tim Muldoon, Linda Mihalic, Ryan Buries, and Conor McGarvey of SMG; Nikki Lu and Sam Williamson of SEIU 32BJ; Tim Pratt of Pittsburgh Associates; and Frederick Winkler, architect.

Mike Dunleavy called the meeting to order with the Pledge of Allegiance. Mr. Morgan Hanson followed with a roll call of the Board Members. Mr. Dunleavy confirmed that Jill Weimer was attending via telephone and she could hear the other Board Members and the Board Members could hear her. Mr. Hanson advised that a quorum was present.

Beginning with public participation, Mr. Dunleavy asked if any members of the audience would like to address the Board. Sam Williamson expressed an interest and indicated that he resides at 243 South Pacific Avenue in Pittsburgh. He began by explaining that he is the Western Pennsylvania director of SEIU 32BJ. The service employee union is asking the SEA and other authorities to consider adopting a service worker prevailing wage resolution that would mirror laws already in place in the City of Pittsburgh and Allegheny County. He explained why his organization believes it is important for the SEA to adopt the resolution. He said that in 2008 or 2009 unions and community groups on the North Side urged the Stadium Authority and Continental Development to make sure that development on the North Shore create and maintain good paying service jobs. City Council passed a service sector prevailing wage ordinance in Pittsburgh. Mr. Williamson said the ordinance ensures that where public money is spent either through direct contracts with private companies or subsidizing public development, that the permanent jobs created for service workers in those developments end up being good jobs that can sustain communities and provide a boost to the economy rather than undercut existing efforts of service workers across the regions to improve the quality of jobs and levels of wages and benefits.

Mr. Udin asked Mr. Williamson about the effect of City Council and County Council legislation on contracts and projects and whether any other authorities have adopted the policy. Mr. Williamson responded that City Council passed a service sector prevailing wage ordinance in 2010 and County Council passed a similar law shortly after, but the laws do not apply to any of the County authorities. SEIU 32BJ is currently working on similar policies for other authorities.

Mr. Dunleavy asked if any other members of the audience would like to address the Board. Hearing none, he moved on to the next item on the agenda, approval of the minutes from the meeting of June 9, 2016. A motion was made, seconded, and unanimously approved.

Mr. Dunleavy continued on to the next item on the agenda under David L. Lawrence Convention Center, the ratification of final change orders with Deckman Control Systems in a total amount of \$23,890 for control upgrades to the waste water treatment plant.

Mr. Ryan Buries explained that in September 2015, the Board authorized a contract with Deckman Control Systems for replacement of the waste water treatment plant controls system. Through the course of the project, it became apparent that additional work would be required to fully implement the new control system. This additional work was outlined as follows:

- \$9,350 – Installation of a 4” bypass service line and allowance for premium time to install the automated city water bypass valve on the 8” main service line. (84% WBE)
- \$2,610 – Integration of supplied water pump skid control relays for automated monitoring of the supplied water pump skid. (52% MBE)
- \$4,330 – Provision and installation of two electric meters within the waste water treatment plant to give an accurate measure of total kWh consumption used by the plant. (18% MBE)
- \$7,600 – Provision and installation of two new VFD (variable frequency drive) compatible 25hp motors, which will allow full realization of project energy savings. (Act 129 eligibility pending; 43% WBE)

The original contract was procured via a public RFP process. The change order work was reviewed by SMG, SEA and Veolia. There is a two (2) year warranty on all equipment provided. There is 16% MBE and 17% WBE participation on this project.

Mr. Dunleavy 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. 5414

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to ratify final change orders with Deckman Control Systems in a total amount of \$23,890 for control upgrades to 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.

Mr. Dunleavy introduced the next item, the ratification of a contract with SSM Industries, Inc. in a lump sum amount of \$72,600 for grease interceptor replacements.

Mr. Buries explained that the kitchen waste lines serving the Levy commercial kitchen and the Jimmy John's restaurant flow into a grease interceptor (located in the DLCC wastewater treatment plant), which removes kitchen grease from the discharge water before it enters the sewer systems. The current configuration of the waste lines and the interceptor is such that any problem in the plumbing line and/or the interceptor itself will impact both Jimmy John's and the Levy kitchen. On April 6 and again on April 21, the line to the grease inceptor clogged and backed up into the Jimmy John's space. After the April 21 incident, Jimmy John's notified the Authority it would take legal action against the Authority if the situation was not corrected.

On April 22, Advantus Engineers, with subconsultant Allen and Shariff, was engaged in an amount up to \$24,450 through an existing open-ended contract to begin preparing design

documents to be used for solicitation of quotes for this project. This repair plan entails installing a second grease interceptor in a location much closer to the Levy kitchen, reconfiguring and separating the plumbing that service the Levy kitchen and Jimmy John's space and replacing the existing grease interceptor. Advantus met with the Allegheny County Health Department (ACHD) to review the design and the permit for the work currently in progress.

On June 1, the design package was advertised on the SEA website and sent to fifteen contractors. A pre bid meeting was held on June 3 with four companies participating. Bids were received from three firms on June 8 with SSM Industries, Inc. submitting the lowest responsible base bid and alternate of \$72,600. There is a lead time of 4-6 weeks on the interceptors. SSM has mobilized to the site and will work to have all of the work that does not require service interruptions completed in advance of having the new units on site. The existing grease interceptor is original to the building and no warranties currently apply. The new interceptors have a warranty of one (1) year and a useful life of fifteen (15) years.

The Authority Solicitor advised that separating Jimmy John's and the Levy kitchen and preventing future issues with the grease inceptor qualifies as an emergency repair.

Mr. Dunleavy asked if there were any questions from the Board. Mr. Sala Udin asked why the separation of waste water and grease from Jimmy John's was not built into the design to begin with. Mr. Buries responded that the original design of the Convention Center did not account for a restaurant to be in that retail space. When the lease with Jimmy John's was entered, it was evaluated and these problems with the system were not anticipated.

Councilman Dan Gilman asked if the new design will also fix the original problem causing the backups rather than just separating the two waste lines. Mr. Buries responded that the interceptor servicing the Levy area will be located much closer to the kitchen area and that will

help prevent the cooling and congealing of kitchen grease as it travels through the pipes to the grease interceptor. Rev. John Welch asked if the problem was a matter of capacity with the two different service lines going into the one grease interceptor. Mr. Buries replied that the original grease interceptor was sized appropriately. The travel distance caused issues in allowing the grease to congeal and harden before it got to the interceptor.

Rev. Welch commented that he commends the SEA for its aggressive goals for MBE/WBE participation, but one of the contractors had a much more MBE/WBE participation rate and was only a 7% difference in cost. Going forward, he asked how to not penalize a contract that might have a 7% margin in cost, but have a significant MBE/WBE participation. Mr. Buries responded that due to the emergency nature of this contract and long lead times, they are currently working with the contractor for better MBE/WBE participation. It was not finalized in time for this Board authorization.

Mr. Dunleavy 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. 5415

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to ratify a contract with SSM Industries, Inc. in a lump sum amount of \$72,600 for grease interceptor replacements; 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.

Mr. Dunleavy introduced the next item, the authorization to enter into a contract with Plavchak Construction Co., Inc. in a lump sum amount of \$58,800 for construction of renovations to the East Lobby.

Ms. Linda Mihalic explained that a collaborative effort between DLCC and VisitPittsburgh has been undertaken to energize the East Lobby area to more effectively serve guests by providing a space for conversation and networking, charging stations, and a Visitor's Center with retail store for Pittsburgh-related items and guest conveniences. The SEA will provide for the physical modifications to the building and VisitPittsburgh will fund the cost of fitting out the retail store as well as seating and work spaces with integrated power for the East Lobby. Each party will spend approximately \$150,000 for the various improvements with the Authority contribution being the general trades and electrical contracts. Additionally, Levy Restaurants is planning to install and operate a snack and beverage station in the East Lobby. Levy will utilize its existing display shelving and coolers and is exploring potential options that may be provided by coffee and beverage vendors. Construction will begin at the end of July and be completed by the end of October. Substantial completion for the furniture installation and the retail store buildout is scheduled for mid-November. The furniture selection process will be collaborative with representatives from VisitPittsburgh, SMG and the SEA.

Bid drawings and specifications were prepared by ED3, the Authority's open contract architectural consultant. The notice to bidders was advertised in the Pittsburgh Tribune-Review and the Courier, and on the Authority's website. Three (3) general contractors attended the pre-bid meeting on June 23, 2016. Four (4) bids were received on July 8, 2016. Plavchak Construction Co., Inc. is the lowest responsible bidder with a base bid of \$64,400. SMG has decided to accept the deduct alternate in the amount of \$5,800 for a permanent water line to service the food and beverage station. SMG can do this work in house if desired in the future.

The contract includes 8% MBE participation from J & S Handyman for painting and Coker Construction as a material supplier. The Authority's Senior Diversity Coordinator has reviewed this information.

Mr. Dunleavy 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. 5416

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 Plavchak Construction Co., Inc. in a lump sum amount of \$58,800 for construction of renovations in the East Lobby; 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.

Mr. Dunleavy introduced the next item, the authorization to enter into a contract with Emerald Electrical Services, LLC in a lump sum amount of \$36,500 for electrical work for renovation of the East Lobby.

Ms. Mihalic explained that similar to the previous Board item on the East Lobby project, this item is the second piece of that overall project.

Bid drawings and specifications were prepared by ED3, the Authority's open contract architectural consultant. The notice to bidders was advertised in the Pittsburgh Tribune-Review and the Courier, and on the Authority's website. Two (2) electrical contractors attended the non-mandatory pre-bid meeting on June 23, 2016. Three (3) bids were received on July 8, 2016. Emerald Electrical Services, LLC is the lowest responsible bidder. Emerald Electrical Services, LLC is a registered MBE and WBE contractor. The Authority's Senior Diversity Coordinator has reviewed this information.

Mr. Dunleavy 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. 5417

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 Emerald Electrical Services, LLC in a lump sum amount of \$36,500 for electrical work for renovation of the East Lobby; 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.

Mr. Dunleavy continued to the final item on the agenda and asked if there were any questions from the Board or the audience. Rev. Welch asked if it would be appropriate for the Board to further look into the resolution regarding the prevailing wage presented at the beginning of the meeting. Ms. Mary Conturo responded that at the moment the solicitor is reviewing it, but if there are volunteers for a subgroup for further discussion, that it would be appreciated.

There being no other comments or business, Mr. Dunleavy asked for a motion to adjourn. Upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 11:07 A.M.


Mary Conturo
Assistant Secretary

