

**STADIUM AUTHORITY OF THE CITY OF PITTSBURGH**  
**BOARD MEETING**  
**TUESDAY, AUGUST 2, 2016**  
**11:05 A.M. E.S.T.**

A general meeting of the Board of Directors of the Stadium Authority of the City of Pittsburgh was held upon proper notice on August 2, 2016 in Room 333 of the David L. Lawrence Convention Center. Board members in attendance: Stanley Lederman, Chairperson; Michael Danovitz; James Malanos, Vice-Chairman; and Reverend Brenda Gregg, Treasurer and Assistant Secretary; as well as Authority staff members: Mary Conturo, Doug Straley, Tom Ryser, Taylor Blice, Rifat Qureshi, Rosemary Carroll, Theresa Bissell, Clarence Curry, Marie Fechik-Kirk, and Caitlin Fadgen. Also in attendance: Diane Wohlfarth, Solicitor; Tom Fontaine, Pittsburgh Tribune-Review; Lindsay Moore, Pittsburgh Post-Gazette; and Frederick Winkler, architect.

Mr. Lederman called the meeting to order at 11:05 A.M. and requested that everyone rise for the Pledge of Allegiance. Thereafter, Ms. Wohlfarth proceeded with a roll call of the Board Members, and advised that a quorum was present.

The following agenda items were discussed:

1. Public Participation

Mr. Lederman asked if any members of the public would like to speak. Seeing none, Mr. Lederman moved to the next item on the agenda.

2. Approval of the Minutes from the meeting of June 14, 2016.

A motion to approve was made, seconded and carried. The Minutes were accepted. Mr. Lederman continued on to the next item on the agenda.

3. New Business

The first item read was:

- A. Authorization to enter into a \$4,961,000 lump sum contract with Massaro Corporation for Lot 1 Parking Facility Bid Package No. 3: General Trades, with the contract being immediately assigned to Construction Manager, Massaro Corporation.

Mr. Tom Ryser explained that this item is related to the 1,000-space parking garage located in Lot 1 on the North Shore. In February 2016 and June 2016, the Board authorized a guaranteed maximum price (GMP) contract with Massaro Corporation as the construction manager at risk for the construction of the Lot 1 Parking Facility. As part of that agreement, Massaro was required to bid out packages. They planned on bidding out seven packages. This is the third bid package.

A notice to bidders was advertised in the Pittsburgh Tribune-Review and the Pittsburgh Courier and was posted on the SEA website. MBE/WBE community outreach meetings were held on April 25, 2016 at the New Hazlett Theater and on May 10, 2016 at the Bidwell Training Center. A third minority and female workforce community outreach meeting was held on June 6, 2016 at the Bidwell Training Center. A pre-bid meeting was held on June 30, 2016 and at that meeting all bidders were informed of the Construction Manager's right to submit a bid to self-perform the work being bid. Two (2) contractors (Massaro Corporation and Waller Corporation) submitted bids on July 14, 2016.

Massaro Corporation submitted the lowest responsible base bid of \$4,691,000.

In addition to the base bid, several alternates were taken as part of the bid process. At this time, Alternate No. 3-10 Traffic Coating and Alternate No. 3-12 Public Toilet Room will be reserved for 180 days. The addition of Alternate BP3-10 Traffic Coating would mean an add of \$193,000 and the addition of Alternate No. 3-12 Public Toilet Rooms would mean an add of \$145,000. If these alternates are accepted, Massaro Corporation would still remain the lowest responsible bidder.

Mr. Lederman asked if any Board Members had any questions. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

**RESOLUTION NO. 38 (2016)**

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into a \$4,961,000 lump sum contract with Massaro Corporation for Lot 1 Parking Facility Bid Package No. 3: General Trades, with the contract being immediately assigned to Construction Manager, Massaro Corporation; 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.

The next item read was:

- B. Authorization to enter into a \$306,333 lump sum contract with W.G. Tomko for Lot 1 Parking Facility Bid Package No. 4: Plumbing & Fire Protection, with the contract being immediately assigned to Construction Manager, Massaro Corporation.

Mr. Tom Ryser explained that this item relates to the previous Board action. A notice to bidders was advertised in the Pittsburgh Tribune-Review and the Pittsburgh Courier and was posted on the SEA website. MBE/WBE community outreach meetings were held on April 25, 2016 at the New Hazlett Theater and on May 10, 2016 at the Bidwell Training Center. A third minority and female workforce community outreach meeting was held on June 6, 2016 at the Bidwell Training Center. A pre-bid meeting was held on June 30, 2016. Three (3) contractors (A.J. Demor & Sons, Inc., SSM Industries, Inc., and W.G. Tomko) submitted bids on July 14, 2016. W.G. Tomko submitted the lowest responsible base bid of \$306,333.

In addition to the base bid, several alternates were taken as part of the bid process; at this time, Alternate No. 4-12 Public Toilet Room will be reserved for 180 days. Alternate No. 4-12 Public Toilet Rooms would mean an add of \$35,300. If this alternate is accepted, W.G. Tomko would still remain the lowest responsible bidder.

Mr. Lederman asked if any Board Members had any questions. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

**RESOLUTION NO. 39 (2016)**

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into a \$306,333 lump sum contract with W.G. Tomko for Lot 1 Parking Facility Bid Package No. 4: Plumbing & Fire Protection, with the contract being immediately assigned to Construction Manager, Massaro Corporation; 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.

The next item read was:

- C. Authorization to enter into a \$40,192 lump sum contract with D&G Mechanical, Inc. for Lot 1 Parking Facility Bid Package No. 5: HVAC, with the contract being immediately assigned to the Construction Manager, Massaro Corporation.

Mr. Ryser explained that a notice to bidders was advertised in the Pittsburgh Tribune-Review and the Pittsburgh Courier and was posted on the SEA website. MBE/WBE community outreach meetings were held on April 25, 2016 at the New Hazlett Theater and on May 10, 2016 at the Bidwell Training Center. A third minority and female workforce community outreach meeting

was held on June 6, 2016 at the Bidwell Training Center. A pre-bid meeting was held on June 30, 2016. Six (6) contractors (A.J. Demor & Sons, Inc., D&G Mechanical, Inc., Gunning Inc., Huckestein Mechanical Services, Inc., SSM Industries, Inc., and W.G. Tomko) submitted bids on July 14, 2016.

D&G Mechanical, Inc. submitted the lowest responsible base bid of \$40,192.

In addition to the base bid, alternates were taken as part of the bid process. Alternate No. 5-12 Public Toilet Room will be reserved for 180 days. Alternate No. 5-12 Public Toilet Rooms would mean an add of \$4,791. If this alternate is accepted, D&G Mechanical would still remain the lowest responsible bidder.

Mr. Lederman asked if any Board Members had any questions. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

**RESOLUTION NO. 40 (2016)**

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into a \$40,192 lump sum contract with D&G Mechanical, Inc. for Lot 1 Parking Facility Bid Package No. 5: HVAC, with the contract being immediately assigned to the Construction Manager, Massaro Corporation; 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.

The next item read was:

- D. Authorization to enter into a \$1,693,000 lump sum contract with Clista Electric for Lot 1 Parking Facility Bid Package No. 6: Electrical, with the contract being immediately assigned to the Construction Manager, Massaro Corporation.

Mr. Ryser explained that a notice to bidders was advertised in the Pittsburgh Tribune-Review and the Pittsburgh Courier; and was posted on the SEA website. MBE/WBE community outreach meetings were held on April 25, 2016 at the New Hazlett Theater and on May 10, 2016 at the Bidwell Training Center. A third minority and female workforce community outreach meeting was held on June 6, 2016 at the Bidwell Training Center. A pre-bid meeting was held on June 30, 2016. Five (5) contractors (Bruce-Merrilees Electric Co., Clista Electric, Ferry Electric Co., Kirby Electric, Inc., and Vantage Corp.) submitted bids on July 14, 2016.

Clista Electric submitted the lowest responsible base bid of \$1,693,000.

In addition to the base bid, several alternates were taken as part of the bid process. Alternate No. 6-12 Public Toilet Room will be reserved for 180 days. Alternate No. 6-12 Public Toilet Rooms would mean an add of \$8,700. If this alternate is accepted Clista Electric would still remain the lowest responsible bidder.

Mr. Lederman asked if any Board Members had any questions. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

**RESOLUTION NO. 41 (2016)**

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into a \$1,693,000 lump sum contract with Clista Electric for Lot 1 Parking Facility Bid Package No. 6: Electrical, with the contract being immediately assigned to the Construction Manager, Massaro Corporation; 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.

The next item read was:

- E. Authorization to enter into a \$146,630 lump sum contract with John Zottola Landscaping, Inc. for Lot 1 Parking Facility Bid Package No. 7: Landscaping, with the contract being immediately assigned to the Construction Manager, Massaro Corporation.

Mr. Ryser explained that a notice to bidders was advertised in the Pittsburgh Tribune-Review and the Pittsburgh Courier and was posted on the SEA website. MBE/WBE community outreach meetings were held on April 25, 2016 at the New Hazlett Theater and on May 10, 2016 at the Bidwell Training Center. A third minority and female workforce community outreach meeting was held on June 6, 2016 at the Bidwell Training Center. A pre-bid meeting was held on June 30, 2016. Two (2) contractors (John Zottola Landscaping Inc. and Penn Landscaping & Cement Work) submitted bids on July 14, 2016. A summary of the bids is attached.

John Zottola Landscaping, Inc. submitted the lowest responsible base bid of \$146,630.

Mr. Lederman asked if any Board Members had any questions. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

**RESOLUTION NO. 42 (2016)**

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into a \$146,630 lump sum contract with John Zottola Landscaping, Inc. for Lot 1 Parking Facility Bid Package No. 7: Landscaping, with the contract being immediately assigned to the Construction Manager, Massaro Corporation; 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.

The next item read was:

F. Approval of the Stadium Authority audit as of March 31, 2016.

Ms. Theresa Bissell explained that the Stadium Authority audit was completed by McGee, Maruca and Associates on July 15, 2015 with an unmodified opinion, which means that the Financial Statements present fairly, in all material respects, the financial position of the Authority. There were no significant deficiencies, findings, or questioned costs relating to the audit and therefore, no management letter was issued. On July 28, 2016, the Auditor, Leslie McGee, met with the Stadium Authority Chairman (Stanley Lederman), Stadium Authority Treasurer (Rev. Brenda Gregg) and finance staff to review the statements and answer any questions.

The Board was referred to the section called “Management’s Discussion and Analysis” (pages i-ix), which provides a narrative overview of the Authority’s financial picture.

Mr. Lederman said he was present at the meeting, and it was a very good audit in the sense that the financial position of the Stadium Authority has improved in the last fiscal year and the Authority’s prospects look good into the future.

Mr. Lederman asked if any Board Members had any questions. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

**RESOLUTION NO. 43 (2016)**

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that the Independent Auditor's Report for the year ending March 31, 2016 prepared by McGee Maruca and Associates is hereby accepted; 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.

The final item read was:

4. Public Participation

Mr. Lederman asked if there were any comments from the Board. Hearing none, Mr. Lederman asked if there were any additional comments from the public. Hearing none, he asked for a motion to adjourn. The motion was seconded and unanimously carried.

The meeting was adjourned at 11:20 A.M.