

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, OCTOBER 13, 2022  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:34 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 on Thursday, October 13, 2022, commencing at 10:34 A.M. E.S.T. Due to the COVID-19 pandemic and guidance from public health experts, the meeting was conducted remotely via the online conferencing platform Zoom.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman  
Michael Dunleavy, Vice-Chairman  
Councilman Nicholas Futules, Member  
Rev. Glenn Grayson, Member  
Michael Quatrini, Member

Also Present: Aaron Waller, Mary Conturo, Doug Straley, Rosanne Casciato, Rhea L. Thomas, Bill Williams, Jhason Dixon, Theresa King, Randall Porch, and Paul McDonald Jr. of the Authority; Morgan Hanson, Solicitor; Clarence Curry, CFC-3 Management Services; Tom Ryser, TPR, LLC; Tim Muldoon, Ryan Buries, and Spencer Girman of SMG; Bob Mayo, WTAE; Chade Stewart, Cosmos Technology; Kyle Barkett; Kathy Hanna; and Phone Number: 614-989-9026.

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 advised that a quorum was present.

Beginning with public participation, Senator Fontana asked if any members of the public would like to address the board. Members of the public were offered participation by email,

telephone or the Zoom chat function. Mr. Paul McDonald Jr. stated that the Authority had not received any comments via email, no one registered to speak via telephone, and no comments were submitted via the Zoom chat function thus far. Seeing no request from the public to address the board, Senator Fontana moved to the next item on the agenda, approval of the minutes from the meeting on August 11, 2022. A motion was made, seconded, and unanimously approved.

Senator Fontana continued to the next item on the agenda under the David L. Lawrence Convention Center ("DLCC"), authorization to issue a purchase order to Encotech Inc. in an amount of \$80,000 for purchase of a new iron filter.

Mr. Ryan Buries stated the water feature at the DLCC is an architectural element that provides a unique gateway from the city to the Riverfront Plaza. The water feature pumps approximately 70,000 gallons of water throughout the system creating a waterfall effect along the walkway. The natural aquifer (or 4<sup>th</sup> River) beneath the city is used as the source of water. The water from the aquifer contains high levels of iron and must be treated prior to use.

Mr. Buries stated in July 2022, a public Request for Proposals ("RFP") was advertised in the Post-Gazette, New Pittsburgh Courier, on the Authority's website, with the Pennsylvania Builders Exchange, African American Chamber of Commerce, First Source Center, Riverside Innovation Center, and the Urban Redevelopment Authority ("URA") assisted in communicating the opportunity through its social media platforms.

Mr. Buries further stated a pre-proposal meeting was held on July 26, 2022. No proposals were received by the August 25, 2022, deadline. Subsequent follow-up with three companies led to the submission of partial proposals from Encotech and Pro Chem Tech. Based on the incomplete proposals and lead time of 20 weeks for equipment, the recommended approach is to award a purchase order for equipment only. This approach will start the clock on the lead time, while allowing the Authority additional time to procure other necessary services. MBE/WBE

participation will increase on the project by procuring other services separately. It is recommended to award the contract to Encotech based on the lowest cost, and that the equipment comes with a one-year warranty.

Senator Fontana asked if there were any questions.

Councilman Nicholas Futules asked if the warranty is for one year once the equipment is installed or 18 months from the time of delivery. Councilman Futules also asked if the equipment is going to be installed right away.

Mr. Buries stated the equipment will be installed right away and the warranty is 18 months from the time of delivery or one year from the time of installation.

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. 5851**

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 Encotech Inc. in an amount of \$80,000 for purchase of a new iron filter; 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 continued on to the next item on the agenda, authorization to enter into an amendment with Trinity Automated Solutions in a not-to-exceed amount of \$23,793, to be billed hourly, for four retro-commissioning initiatives noted in the HEAPY energy audit, with up to 90% of the cost to be submitted to Duquesne Light Company for reimbursement.

Mr. Buries stated in February 2022, the board authorized an agreement with Advantus Engineers, LLC for consulting services related to the LEED re-certification process. That

authorization included completion of a Level I Energy Audit of the DLCC. Advantus performed the energy audit through HEAPY, a subconsultant. HEAPY provided a report of their energy audit findings which included recommendations for four retro-commissioning measures ("RCM"). The recommended RCMs are low-cost measures that can be easily implemented and should achieve immediate savings and benefits. HEAPY estimates undertaking these four projects will save approximately \$115,400 annually in utility costs.

Mr. Buries further stated all four RCMs relate to the building automation system ("BAS") of the DLCC. Alerton is the manufacturer of the BAS equipment used in the DLCC. Trinity Automated Solutions ("TAS") (formerly known as Deckman Control Systems) is the only authorized provider of support services for Alerton in Western PA, and the Authority currently has a contract with TAS. TAS has submitted a not to exceed proposal for the work needed to implement the RCMs, using the time and materials costs provided for in the existing TAS contract.

Once the projects are complete, Advantus will prepare the paperwork and applications needed to submit the four RCM projects for reimbursement (up to 90%) through the Duquesne Light Act 129 program. The planned schedule is to have the four RCM projects completed in advance submission of the 2022 LEED Existing Buildings: Operations and Maintenance recertification application.

Senator Fontana asked if there were any questions.

Mr. Michael Quatrini asked if the amount reimbursed by Duquesne Light is 90% of the \$23,000 or the products to be purchased and replaced.

Mr. Buries stated it is 90% of the engineering cost (\$23,793). However, there are other projects recommended in the HEAPY energy audit that have larger capital investments required

which DLCC staff is currently planning and budgeting for over the next few years and those costs could be subject to potential reimbursement through the Duquesne Light Act 129 program as well.

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. 5852**

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 amendment with Trinity Automated Solutions in a not-to-exceed amount of \$23,793, to be billed hourly, for four retro-commissioning initiatives noted in the HEAPY energy audit, with up to 90% of the cost to be submitted to Duquesne Light Company for reimbursement; 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 continued on to the next item on the agenda, authorization to award a purchase order to Carpenter Connection ("CC") in the amount of \$16,500 for the purchase of 10 podiums for use in the DLCC.

Mr. Buries stated podiums are used throughout the DLCC for almost every event. The current inventory of podiums is being depleted through attrition due to constant use. In 2021, the board authorized the purchase of ten (10) custom podiums from CC. The design for these custom-made podiums have satisfied the needs of speakers at the DLCC and have been proven to be durable enough to survive multiple moves for varied event needs. The DLCC has budgeted money over the next 3-4 years for the purchase of additional podiums, which are identical to the podiums purchased in 2021. The intent is to replace the existing podiums to reach an inventory

of 55 custom podiums. DLCC currently has 10 podiums, and this year's purchase brings the total to 20, if authorized.

Mr. Buries further stated in 2021, a notice for 'Other Opportunities' was placed on the Authority's website and 10 companies were contacted for solicitation of quotes, including one (1) MBE cabinetmaker. Three quotes were received with CC submitting the low responsible quote. In 2022, CC provided a quote that matched the pricing from the 2021 purchase. Based on the submission of the same pricing and CC's ability to perfectly match the design of the existing inventory, it is recommended to award the purchase order to CC.

Senator Fontana asked if there were any questions.

Senator Fontana asked if the podiums were made of wood.

Mr. Buries confirmed that is correct.

Senator Fontana asked if there were other options, such as metal.

Mr. Buries stated there are other options, but those are typically more expensive, and the wood ones have proven quite durable.

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. 5853**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to award a purchase order to Carpenter Connection in the amount of \$16,500 for the purchase of 10 podiums for use in the David L. Lawrence Convention Center; 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 continued on to the next item on the agenda, authorization to enter into an amendment with Trane in the lump sum amount of \$102,134 for replacement of the Adaptive Frequency Drive (“AFD”) for the 750-ton chiller.

Mr. Buries stated the DLCC’s chilled water plant was originally constructed with four 1,500-ton centrifugal chillers. In 2014, two of the four 1,500-ton chillers were taken out of service. After a public procurement process, one chiller was replaced with a smaller 750-ton chiller (“Chiller #4”) which was equipped with an AFD, allowing the chiller to run efficiently at lower output levels. The smaller chiller with the AFD is relied upon heavily during the shoulder months(Mar-May; Sept-Nov) to provide indoor cooling when the temperatures are moderate.

On September 20, 2022, the AFD on Chiller #4 failed rendering the chiller inoperable. With Chiller #4 inoperable, additional unnecessary cooling loads were added to maintain operational demand levels for the 1500-ton chiller above the recommended minimum of 40% of capacity.

Mr. Buries further stated the replacement AFD for Chiller #4 is proprietary to Trane and is not available for purchase on the open market. Trane has provided a quote for replacement of the AFD. Trane’s equipment pricing is below levels available via OMNIA (the federal purchasing program formerly known as U.S. Communities) and CoStars (the state purchasing program).

If authorized, with a 22-week lead time on the equipment, a notice to proceed will be issued immediately. Once received, it is anticipated to take 7-10 days to complete installation and start-up of Chiller #4 with the new AFD. There is a 5-year warranty on parts & labor.

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. 5854**

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 amendment with Trane in the lump sum amount of \$102,134 for replacement of the Adaptive Frequency Drive for the 750-ton chiller; 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 continued on to the next item on the agenda, authorization to enter into an agreement with CPS Construction Group, Inc. in a lump sum amount of \$118,490 for concrete repairs and the replacement of two expansion joint covers on the 2<sup>nd</sup> floor loading dock.

Mr. Spencer Girman stated the 2<sup>nd</sup> floor loading dock of the DLCC is heavily used for building events and operations. The loading dock is the main point of access into the exhibit halls and adjacent storage areas for vendors, exhibitors, contractors, and staff.

Wiss, Janney, Elstner Associates (“WJE”) has developed a design for the replacement of the waterproofing membrane located at the X9 joint. In addition to replacing the membrane, WJE’s design includes modifications to the joint configuration intended to mitigate the effects of traffic on the membrane.

Mr. Girman further stated these modifications include the installation of a concrete curb adjacent to a section of the joint and an elevated “bump” in the traffic lane. These design elements will prevent water from pooling on the membrane and direct water to drains located throughout the dock, thus extending the life expectancy of the new membrane. This project will



also include the replacement of the damaged expansion joint cover which is located at the entrance to the junior ballroom.

The project was originally advertised on August 3, 2022, however, by the due date no bids were submitted. On September 4, 2022, the project was re-advertised in the Post-Gazette, New Pittsburgh Courier, with the Pittsburgh Builders Exchange, on the Authority's website, and the URA assisted in communicating the opportunity through its social media platforms.

Mr. Girman stated a non-mandatory pre-bid meeting was held on September 9, 2022, with two bids received on September 22, 2022, from CPS Construction Group, Inc. and Nathan Contracting. It is recommended to award this contract to CPS Construction Group, Inc. as the low responsible bidder. There is 10% MBE participation with Cooper Trading for supplies and Waller Corporation for demolition work. There is 2% WBE participation with Adams Petroleum for supplies.

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. 5855**

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 agreement with CPS Construction Group, Inc. in a lump sum amount of \$118,490 for concrete repairs and the replacement of two expansion joint covers on the 2<sup>nd</sup> Floor dock; 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 continued on to the next item on the agenda, authorization to issue an amendment to Stantec Architecture and Engineering, LLC, in a not-to-exceed amount of \$18,900

based on hourly rates to evaluate the existing cooling towers for either refurbishment or replacement.

Mr. Tom Ryser stated the chilled water plant at the DLCC utilizes two cooling towers located on the 4<sup>th</sup> floor southeast and southwest rooftops. The cooling towers are original to building construction.

Veolia Water North America (“Veolia”), the operator of the chilled water plant, indicated the cooling towers need major repairs (gearbox replacement, VFD replacement, piping and valve repairs) as they approach the end of their useful life and should be refurbished or replaced to achieve an overall “as new” performance and reliability. ASM Global/SMG reviewed and agrees with Veolia’s recommendations.

Mr. Ryser further stated the actual design services are not included under this work. Once the desired approach to refurbish or replace is determined, a separate proposal will be provided for the design services. The amendment has no MBE/WBE participation. Stantec’s overall proposed MBE/WBE plan for the contract, including this amendment, is 42.12% MBE participation by using JA Cost Engineers for construction administration services and 3.4% WBE participation by using evolveEA for LEED/sustainability oversight.

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. 5856**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue an amendment to Stantec Architecture and Engineering, LLC, in a not-to-exceed amount of \$18,900 based on hourly rates to evaluate the existing

cooling towers for either refurbishment or replacement; 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 continued on to the next item on the agenda, authorization to issue an amendment to Stantec Architecture and Engineering, LLC, in a not-to-exceed amount of \$18,900 based on hourly rates to evaluate the existing cooling towers for either refurbishment or replacement.

Mr. Bill Williams stated every two years, the Authority and Stadium Authority of the City of Pittsburgh (“SA”) solicit proposals to conduct physical inspections of the Authority’s North Shore Garage (“NSG”) and the SA’s West General Robinson Street Garage (“WGRSG”) and Gold 1 Garage. In December 2021, O&S Associates (“O&S”) performed the inspections and submitted a report outlining their findings. Among other things, O&S recommended tee flange repairs, concrete repairs, sealant and mortar joint repairs and replacements. Pursuant to a March 2022 board authorization, the Authority contracted with Atlantic Engineering Services (“AES”) to develop bid drawings and specifications for the design, bidding, and construction administration of the garages identified in the O&S report.

In September 2022, the Authority and SA publicly advertised the bid package in AccuCopy, the New Pittsburgh Courier, the Pittsburgh Post-Gazette, on the Authority’s website, with the Pennsylvania Builders Exchange, African American Chamber of Commerce, Riverside Innovation Center, and the URA assisted in communicating the opportunity through its social media platforms. A pre-bid meeting was conducted on September 8, 2022, with five companies in attendance, and seven companies requested bid packages through AccuCopy. Bids were due on September 8, 2022, with four bids received.

Mr. Williams further stated base bids were received for the three garages and a combined bid for all facilities to provide economies of scale. CPS Construction Group was the lowest responsible bidder with a combined bid at \$379,411. The bids also included unit pricing that can be used for additional quantities if that need arises.

SA will contract with CPS Construction Group for the WGRSG, Gold 1 Garage and the NSG. SA approved the overall contract at its September 29, 2022, board meeting. The amount for the NSG portion of the overall bid is \$121,590. This authorization will transfer \$121,590 from the Authority to SA to cover the costs associated with the NSG.

Mr. Williams stated the warranties for the project are five years for the sealants and one year on all other work. Work will begin this fall and is anticipated to be completed by end of year. There is 10% MBE participation for the project with Cooper Trading for supplies and Waller Corporation for demolition. There is 2% WBE participation with Adams Petroleum for supplies.

Senator Fontana asked if there were any questions.

Senator Fontana asked why the Authority is transferring money to the SA.

Mr. Williams stated the NSG is part of the Authority, however, the project is being done under one contract with the SA which is covering all the costs.

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. 5857**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to transfer an amount up to

\$121,590 to the Stadium Authority of the City of Pittsburgh for the costs of repairs to the North Shore Garage to be undertaken pursuant to a contract between the Stadium Authority of the City of Pittsburgh and CPS Construction Group; 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 continued on to the next item on the agenda, authorization to enter into a three-year agreement with Whitey's Mobile Wash, Inc. in an amount up to \$54,000 for snow and ice removal of WWII Memorial, Tribute to Children, Law Enforcement Officer's Memorial, and North Shore Drive sidewalk.

Mr. Williams stated one of the Authority's responsibilities at North Shore Riverfront Park is the snow and ice removal at Tribute to Children, Law Enforcement Officers Memorial, WWII Memorial, and the North Shore Drive sidewalk. In August 2022, the Authority publicly advertised an RFP with the New Pittsburgh Courier, the Pittsburgh Post-Gazette, on the Authority website, with the Pennsylvania Builders Exchange, First Source Center, Riverside Innovation Center, and the URA assisted in communicating the opportunity through its social media platforms.

The Authority notified 21 companies, and received two proposals with Whitey's Mobile Wash, the Authority's current snow removal contractor, providing the low overall pricing. The ice melt product is limited to compounds acceptable to Tree Vitalize, a joint organization consisting of city, county and state departments. Authority staff recommends Whitey's Mobile Wash be awarded this three-year agreement budgeted at \$18,000 per year in an amount up to \$54,000 total for three years.

Senator Fontana asked if there were any questions.

Councilman Futules asked if it would be cheaper to put up barriers indicating 'closed for the season' if there is snow on the sidewalk.

Mr. Quatrini asked if the Authority has the legal responsibility to clean and maintain the areas and questioned if the Authority would be absolved by putting up barriers rather than maintaining the areas.

Mr. Hanson stated the Authority would not be absolved of its legal responsibility, and as this is part of the park adjacent to Acrisure Stadium, the Authority must make it publicly accessible. When the park was built the idea was that it would be tendered over to the City of Pittsburgh ("City") and it would take over the park and maintenance so this would not be an on-going cost to the Authority.

Mr. Hanson further stated he has been solicitor for the Authority since 2013 and has tried numerous times to tender the park (and its maintenance) to the City and it has not been accepted. The answer here is for all these things, including the Great Lawn and North Shore sidewalk, to be tendered to the City for maintenance and hopefully someday that will happen.

Senator Fontana stated the Authority would love the City to take over the park and maintenance but placing a blockade there will cause numerous complaints.

Councilman Futules stated it wouldn't be all of winter, just for ice and snow.

Mr. Doug Straley stated Colcom Foundation reimburses the Authority for the snow removal costs at the memorials (Law Enforcement Officers Memorial and WWII Memorial).

Senator Fontana stated when these memorials were built, there was a maintenance fund where an entity (other than the Authority) would provide for the maintenance.

Mr. Straley stated in 2021 the Authority spent \$10,000 in total, and hopes not to get close to the \$54,000 over the three-year period.

Councilman Futules stated he thought the Authority would pay \$54,000 and it would be unlimited for usage.

Mr. Williams stated that is not correct, it is per snow event.

Rev. Glenn Grayson asked how can the Authority alleviate the cost and put the pressure on the City.

Mr. Hanson stated it is a decision for the mayor's office. It was originally to be accepted by the City in 2006 but upon completion it was not as the City does not want the cost either, so the Authority who built it continued to maintain it.

Mr. Hanson further stated he is unsure if City Council has to accept it and then have the mayor sign off on the transfer or whether it can be done at the executive level, but the lack of acceptance has been an issue for quite some time.

Councilman Futules asked what if the Authority were to share the park with the City, not necessarily turn it over but share the cost.

Mr. Hanson stated the reason it should be turned over to the City is that it is a potential location where people gather to conduct free speech activities. The Authority had this issue and as it is not set up to permit or police free speech activities, when the Authority has had free speech activities requested at the park, it has had to ask the City to step in and run such activities.

Rev. Grayson asked who would be responsible for liability if someone were to get hurt at the park.

Mr. Hanson stated the Authority would be.

Senator Fontana stated this has been an ongoing subject and it's probably time to push this especially with a new mayor.

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. 5858**

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 three-year agreement with Whitey's Mobile Wash, Inc. in an amount up to \$54,000 for snow and ice removal of WWII Memorial, Tribute to Children, Law Enforcement Officer's Memorial, and North Shore Drive sidewalk; 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 Senator Fontana asked if anyone in the audience desired to address the board.

Mr. McDonald Jr. stated that the Authority provided the public with three options for public participation: email, telephone, or the Zoom chat function. No public comments were submitted via email and there were no registrations to submit a public comment via telephone or the Zoom chat function.

Senator Fontana asked if there were any comments from the board.

Councilman Futules stated he wanted to recognize Tony DeLuca, who recently passed away and had served as a state representative for 39 years as a state representative. Councilman Futules stated Mr. DeLuca was a great friend and he wanted to recognize his life and honor him for his service to the county.

Senator Fontana stated Mr. DeLuca was a friend to all who was always there for support regarding any issues around Pittsburgh and he will be missed.

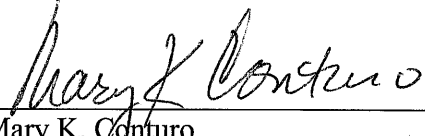


Councilman Futules stated he may not have been a councilman if it wasn't for Mr. DeLuca.

Senator Fontana stated he was very influential.

Senator Fontana asked if there were any comments from the board.

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 11:06 A.M.

  
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Mary K. Conturo  
Assistant Secretary

