

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, JULY 9, 2020
REMOTELY VIA ZOOM CONFERENCE
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:36 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, July 9, 2020 commencing at 10:36 A.M. E.S.T. Due to the COVID-19 pandemic and guidance from public health experts, the meeting and was conducted remotely via the online conferencing platform Zoom.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman
Michael Dunleavy, Vice Chairman
Sala Udin, Secretary
Councilman Nicholas Futules, Member
Rev. Glenn Grayson, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Bill Williams, Rhea Thomas, Rifat Qureshi, Michael Wassil, Simona Loberant, Yvonne Ludwig, Lauren Henderson, and Maggie Pike of the Authority; Morgan Hanson, Solicitor; Tom Ryser, TPR; Clarence Curry, CFC-3 Management Services; Tim Muldoon and Guy DeFazio of SMG; Lance Harrell, CCIP; John Michael Cain, Orbital Engineering; and user "412-901-3412.”

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 audience would like to address the Board. Members of the public were offered participation by emailing comments before the meeting or by making comments via the chat function in Zoom

during the meeting. Ms. Lauren Henderson advised that a memo sent by the Lower Hill Executive Management Committee was received and distributed to the Board (attached to these minutes). Ms. Henderson stated that the Authority had not received any prior comments via email and none were submitted via the Zoom chat function thus far. Seeing none, Senator Fontana moved to the next item on the agenda, approval of the minutes from the meeting of June 11, 2020. 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 (“DLCC”), authorization to enter into an agreement with Birdair Incorporated in the lump sum amount of \$57,000 including reimbursable expenses for fabric roof inspection.

Mr. Guy DeFazio explained that during the original construction of the DLCC, Birdair Incorporated installed and custom fabricated the 36,000 sq. ft. of banana-shaped membrane fabric located on the south façade of the building. In order to maintain the condition of the fabric roof, periodic inspection, cleaning, and repairs are needed. A public Request or Proposals (RFP) was issued in May 2020 for inspection, cleaning, and minor repairs. The RFP was advertised in the New Pittsburgh Courier, the Pittsburgh Post-Gazette, was posted on the Authority website, and the URA assisted in communicating the RFP through social media by including this opportunity in its Twitter, Facebook, and LinkedIn postings. The RFP was also emailed to ten national firms. Seven firms attended the pre-proposal call-in meeting. All firms had the opportunity to review the specialized requirements of the roof system and ask questions.

Only Birdair submitted a proposal. The review team consisted of Guy DeFazio, Doug Straley, Bill Williams, Clarence Curry, and Tom Ryser. The review team confirmed that Birdair had a complete scope and understanding of the work. Birdair is unanimously recommended based on its expertise, personnel, and pricing. Hourly rates were provided if additional work is

required outside of the existing scope of work. The inspection will occur in summer 2020 and will take approximately two weeks to complete. Minor repairs will be completed during the inspection. A draft inspection report will be issued approximately 3-4 weeks after the inspection and there is a one-year warranty on all work.

Due to the highly specialized nature of this work and certification required by the manufacturer, no MBE/WBE participation was identified for this project. During previous inspections in 2013 and 2016, no MBE/WBE participation was able to be identified as well.

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. 5692

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 Birdair Incorporated in the lump sum amount of \$57,000, including reimbursable expenses, for fabric roof inspection; 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 on the agenda, authorization to enter into a contract with Modjeski and Masters, Inc. in an amount not-to-exceed \$76,133, to be billed based on time and materials, including reimbursable expenses, to perform the roof cable system inspection.

Mr. Tom Ryser stated that the General Structure Maintenance Manual for the DLCC calls for an inspection of the cable system at regular three-year intervals. The most recent inspection was conducted in 2016. A RFP for the roof cable system inspection was advertised in May 2020

in the Pittsburgh Post-Gazette, the New Pittsburgh Courier, was posted on the Authority's website, and the URA assisted in communicating the RFP through social media by including this opportunity in its Twitter, Facebook and LinkedIn postings. A non-mandatory pre-proposal call was conducted on June 5, 2020 with twelve firms in attendance. Four firms submitted proposals: BECS; Modjeski and Masters, Inc.; Orbital Engineering; and Walter P. Moore. Three teams were short-listed and interviewed by the review committee, comprised of Doug Straley, Bill Williams, Clarence Curry, Tom Ryser and Guy DeFazio. Modjeski & Masters is unanimously recommended by the review committee.

The investigation work on site is subject to coordination with DLCC operations and events, but is anticipated to be completed over approximately seven weeks in late summer/fall of 2020. Work will be billed on an hourly time and material basis with a not-to-exceed limit on the contract of \$76,133, including reimbursable expenses. Modjeski & Masters has committed to 14.3% MBE participation, by using Cosmos Technologies, Inc. for technical services, and 8.3% WBE participation, by using All Access Rigging for equipment.

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. 5693

RESOLVED by the Board of 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 Modjeski and Masters, Inc. in an amount not-to-exceed \$76,133, to be billed based on time and materials, including reimbursable expenses, to perform the roof cable system inspection; 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 a change order to Strongland Roofing System (“Strongland”) in the amount of \$20,588 for additional drains and sloping around skylights.

Mr. Ryser explained that the Board authorized an agreement with Strongland in July 2019 for roof replacement work related to the existing 4th floor ballasted roof above the ballroom pre-function room and an existing ballasted roof on the 3rd floor. On May 11, 2020, Strongland started to remove the existing ballast and insulation. It was discovered that several areas of the existing concrete roof slab were ponding water. Stantec (engineer of record), Wiss Janney Elstner (peer review & construction inspection firm), Strongland, and Tremco (roofing manufacturer) recommend installing three new drains and providing additional slope around all three of the skylights to eliminate the ponding water. The cost related to installing three new drains is \$16,387 and the cost to add additional slope around all three of the skylights to move water to existing drains is \$4,201. Stantec has reviewed the pricing and recommends it as justified and reasonable. The overall contract includes 14% MBE and 10% WBE. This change order includes 2% MBE participation through Low Country.

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. 5694

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 Strongland Roofing System in the amount of \$20,588 for additional drains and sloping around skylights at 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 then introduced the next item on the agenda under Heinz Field, authorization to reimburse PSSI Stadium Corporation in an amount not-to-exceed \$70,641 from the Heinz Field Capital Reserve Account for the escalator parts replacement and installation.

Mr. Bill Williams explained per the terms of the lease between the Authority and PSSI, the Authority is required to pay for certain capital repairs to Heinz Field, including reimbursement of major repairs and replacement of elevator and escalator systems and repairs that have a useful economic life of greater than seven years.

PSSI has requested that eight escalator comb switches at the top and bottom of each escalator be replaced. These switches have been damaged and corroded due to water and salt. These safety switches help prevent the escalator from continuing to run in the event that the steps are blocked and also prevent injuries and damage to the escalator. The quote from Otis Elevator Company is \$53,483. PSSI also requested replacement of the hand rail end rollers on five Schindler escalators. These rollers are a part of the hand rail drive system and have rusted as a consequence of being exposed to weather. The rollers on the hand rails are also wearing flat spots, causing damage to the hand rails themselves. The quote from Otis Elevator Company is \$17,158.

The repairs and quoted prices have been reviewed and recommended by the Authority's elevator/escalator consultant, VTX. They advised that the quotes provided are reasonable and that a lump sum quote is typical for this work. SEA staff recommends that the Board authorize both reimbursements, in a not-to-exceed amount of \$70,641. There is no MBE/WBE

participation. Work will be performed by Heinz Field service contractor, Otis Elevator Company. This reimbursement will be funded from the Heinz Field Capital Reserve Account.

Senator Fontana asked the useful life of these repairs and the expected life of the escalators.

Mr. Williams replied that some escalators are anticipated to need to be replaced in the next few years. These repairs are necessary to maintain their functionality until this time.

Senator Fontana suggested that the escalators being repaired are likely going to be the last escalators that will be replaced.

Mr. Williams confirmed.

Senator Fontana asked if there were any further 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. 5695

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse PSSI Stadium Corporation in an amount not-to-exceed \$70,641 from the Heinz Field Capital Reserve Account for the escalator parts replacement and installation; 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 on the agenda under PNC Park, authorization to reimburse Pittsburgh Associates in a not-to-exceed amount of \$17,847 from the PNC Park Capital Reserve Account for a final change order related to façade repairs.

Mr. Williams stated that in February 2020, the Board authorized reimbursement to Pittsburgh Associates of up to \$524,033 for the cleaning of approximately 350,000 sq. ft. of exterior façade at PNC Park. The work was done pursuant to a contract with Franco Associates. The exterior façade is comprised of pre-cast concrete, stone, masonry, and metal elements. Pittsburgh Associates asked that in addition to the \$524,033 reimbursement an additional \$120,000 allowance be approved for the repairing of deficient mortar and caulking discovered in the cleaning process. The Authority did not recommend approval of the fixed allowance. Rather, the Authority elected to review and approve mortar and caulking repairs as they are discovered and then return to the Board for authorization to reimburse the actual cost of the completed work.

Mr. Williams reviewed the mortar and caulking repairs with Pittsburgh Associates and their contractor. The work included mortar and caulk joint repair and was performed between February 24, 2020 and March 14, 2020. The Pirates utilized bid unit pricing to perform the repairs and complete the work. The Pittsburgh Associates are requesting reimbursement of \$17,847 for these repairs and Authority staff recommends approval. There is 100% WBE utilizing Franco Associates for this work. This reimbursement will be funded from the PNC Park Capital Reserve Account.

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. 5696

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse Pittsburgh Associates in a not-to-exceed amount of \$17,847 from the PNC Park Capital Reserve Account for a final change order related to façade repairs; 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 on the agenda under North Shore Garage, ratification of a final change order in the lump sum amount of \$11,565 with Signature Controls Systems for modifications related to the existing revenue control equipment.

Mr. Doug Straley stated that in December 2019, the Board authorized entering into an agreement with Signature Controls Systems for revenue control equipment at the North Shore Garage. During installation, several changes were made: 1) new intercoms were ordered as the existing ones were incompatible with new equipment, 2) touchless ticket dispensers and credit card readers on entry were added, and 3) the pay-on-foot full-service machine was changed to a credit card only machine. The total cost of these changes is a lump sum amount of \$11,565.

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. 5697

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to ratify a final change order in the lump sum amount of \$11,565 with Signature Controls Systems for modifications related to the existing revenue control equipment; 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 transfer an amount up to \$323,438 to the Stadium Authority of the City of Pittsburgh for the cost of repairs to the North Shore Garage.

Mr. Williams explained that every two years, the Authority solicits proposals to conduct a physical inspection of the West General Robinson Street Garage, North Shore Garage and Gold 1 Garage. In December 2019, O&S Associates performed these inspections and submitted a report outlining their findings. Among other things, they recommended a new roof waterproof membrane, façade sealant joint replacement, and the replacement of slab tee-tee joints at the roof.

In May 2020, the Authority publicly advertised a bid package for this maintenance and repair work in the New Pittsburgh Courier, the Pittsburgh Post-Gazette, on the SEA website, and URA assisted in communicating the bid package through social media by including the opportunity in its Twitter, Facebook, and LinkedIn postings. A pre-bid meeting was conducted on May 29, 2020 with ten companies. Eleven companies requested bid packages through Accu-Copy. Bids were due on June 16th and six bids were received. Base bids were received for North Shore Garage, West General Robinson Street Garage and a combined bid for both facilities in order to provide for economies of scale. CPS Construction Group was the lowest responsible bidder with a combined bid at \$773,105. The bids also included unit pricing that can be used for additional quantities of work may the need arise. O&S and SEA staff conducted a scope review with CPS.

At the June 2020 Stadium Authority board meeting, the Stadium Authority approved the overall contract with CPS for the maintenance and repair work for the North Shore and West General Street garages in the amount of \$773,105. The North Shore Garage is owned by the

SEA and the amount of the North Shore Garage portion is \$323,438. This authorization will transfer \$323,438 from the SEA to the Stadium Authority to cover the costs associated with the North Shore Garage portion of the project.

The warranties for the project are five years for the sealants and traffic coating and one year on all other work. Work will begin summer 2020 and is anticipated to be completed in fall 2020. There is 15% MBE participation for this project with Waller Construction, Dream City Trucking & Rental, and Cooper Trading. There is 2% WBE participation with Ida Yeager. This has been reviewed by Authority's Senior Diversity Coordinator, Clarence Curry. This reimbursement will be funded from the North Shore Garage Capital Reserve.

Senator Fontana asked when the work is expected to start and be completed.

Mr. Williams stated the work will start in about two weeks and finish towards the end of summer.

Senator Fontana asked if the remainder of the contract will be paid by the Stadium Authority.

Mr. Williams confirmed that it would.

Senator Fontana asked if there were any further 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. 5698

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 \$323,438 to the Stadium Authority of the City of Pittsburgh for the costs of repairs to the North Shore Garage; 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 on the agenda, under North Shore Riverfront Park, authorization to enter into an agreement with Mariani & Richards in a not-to-exceed amount of \$109,650 for concrete and joint repairs at the North Shore Riverfront Park and concrete sidewalks around North Shore surface parking lots.

Mr. Williams explained that the Authority reviews the North Shore Riverfront Park sidewalks, walkways, steps and water steps structure annually. Based on these reviews, it was determined that repairs are needed for concrete spall and crack repairs, sealant joint repairs, and mortar joint repairs, among other things. Additionally, the North Shore parking lots sidewalks were reviewed for their condition. In certain areas, these sidewalks have developed cracking, spalling, and uneven areas of concrete which create potential tripping hazards.

In May 2020, the Authority publicly advertised a bid package for this repair work in the New Pittsburgh Courier, the Pittsburgh Post-Gazette, on the SEA website, and URA assisted in communicating the bid package through social media by including the opportunity in its Twitter, Facebook, and LinkedIn postings. A pre-bid meeting was conducted on May 29, 2020 with eight companies. Ten companies requested bid packages through Accu-Copy. Bids were due on June 16th and six bids were received. Base bids were received for North Shore Riverfront Park and the North Shore lots sidewalks. Mariani & Richards provided the lowest base bid at \$109,650. The bids included unit pricing that can be used for additional quantities of work, if the need arises.

The North Shore parking lots are owned by the Stadium Authority. The portion of the base bid related to the Stadium Authority parking lots sidewalks is \$11,900. At the next Stadium

Authority board meeting, \$11,900 will be requested to be transferred from the Stadium Authority to the SEA to cover these costs.

The warranties for the project are one year for workmanship and product. Work will begin this month and is anticipated to be completed in fall 2020. There is 2.4% MBE participation for this project with Low Country and Cooper Trading for material procurement. Overall workforce consists of three employees and, at a minimum, one employee on our project will be a minority per Mariani & Richards. This has been reviewed by Authority's Senior Diversity Coordinator, Clarence Curry. This reimbursement will be funded from the North Shore Riverfront Park Capital Reserve, SEA North Shore Area Parking Reserve Fund, and the Stadium Authority.

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. 5699

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 Mariani & Richards in a not-to-exceed amount of \$109,650 for concrete and joint repairs at the North Shore Riverfront Park and concrete sidewalks around North Shore surface parking lots; 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.

Ms. Lauren Henderson stated that the Authority has allowed the public 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. Ms. Henderson stated that those wishing to submit comment via the Zoom chat were now able to do so.

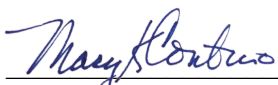
By telephone, Mr. Lance Harrell sent a chat to Ms. Henderson indicating he would like to speak regarding the progress of the Lower Hill Project.

Mr. Harrell stated that he is the Community Collaboration and Implementation Plan (CCIP) Project Administrator working with the Executive Management Committee on the Lower Hill Project. With respect to the progress on the Lower Hill Project and the alignment of Pittsburgh Arena Real Estate Redevelopment LP (“PAR”) with the terms of the CCIP, Mr. Harrell represented that best efforts have not been achieved. When the Board authorized the preliminary approval of lot G-1 in May 2020, it also resolved that the developer should give their best efforts to reach a community benefits agreement that effectuates the CCIP and Hill District Master Plan. Meetings have been scheduled on a bi-weekly basis, but PAR has not attended the past two meetings on June 12 and 26, respectively. The last time that the Executive Management Committee spoke with PAR was on May 29. The Hill District Development Review Panel has requested updates from the Buccini/Pollin Group (“BPG”) and PAR; however, did not receive any updates by the deadline which was set for last month, which delays approval. Due to the size of this project, all parties ought to be thoroughly updated on the progress. Mr. Harrell stated he will be providing monthly updates on the progress.

Senator Fontana thanked Mr. Harrell.

Seeing no further comments in the Zoom chat function from the meeting attendees, Ms. Henderson yielded the floor back to Senator Fontana.

Senator Fontana asked if there were any other further 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 11:11 A.M.

 9/14/2020
Mary Conturo
Assistant Secretary

LOWER HILL EXECUTIVE MANAGEMENT COMMITTEE

MEMO

Date: July 8th, 2020

To: Board, in care of Executive Director Mary Conturo

From: Lower Hill Executive Management Committee (EMC)

Subject: PAR and BPG Engagement

Last month the URA Board voted in favor of the preliminary approval of the Lower Hill Developer LLC and the Conceptual Development Plan for the take down of Block G-1. URA Resolution NO. 178 states, "That it is the intent of the Urban Redevelopment Authority of Pittsburgh that Lower Hill Developer LLC, any other equity owners of the Block G-1 development, and the EMC of the CCIP give their best efforts to reach agreement on a Community Impact Plan and that is consistent with the CCIP and with the Community Impact Plan."

The EMC board meets on a bi-weekly basis to advance the CCIP. EMC board expected a counteroffer from PAR, and other updates on the CCIP agendas based on PAR's committed delivery date of June 10th. PAR was not able to attend the last two EMC board meetings held on June 12th and June 26th.

The EMC has learned that PAR and BPG have not submitted the requested documentation to the Hill District's Development Review Panel by their Wednesday, June 24th deadline. As a result, their failure to reply has caused numerous delays in completing that process. PAR and BPG were invited to attend the July meeting to discuss missing documentation, and what actions are needed to align their project with the Greater Hill District's Master Plan and the Community Collaboration Implementation Plan, but have failed to reply to that request as well.

Yesterday evening, we received notice from BPG that their Bi-weekly Commercial Redevelopment CCIP Progress Report meetings have been canceled until further notice. This meeting provided updates on BPG progress towards fulfilling the CCIP.

The EMC is committed to assuring the implementation of the CCIP and full disclosure to the Urban Redevelopment Authority staff and board of directors such that thoughtful and informed decisions that support our end goal can be made.

Based on the following information listed above, the best efforts at this point have not been achieved. We seek your assistance in encouraging PAR and BPG to fulfill its obligations. The EMC would like to request an allotment of time to update the SEA board during its monthly board meeting.

Please direct all inquiries to Lance Harrell, CCIP Project Administrator, for the Lower Hill EMC at lharrell@hilldistrict.org or by phone at 412-589-5154.