

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, NOVEMBER 7, 2024
IN THE DAVID L. LAWRENCE CONVENTION CENTER, EXECUTIVE BOARD ROOM,
FIRST FLOOR
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:33 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 the David L. Lawrence Convention Center ("DLCC") Executive Board Room, first floor in Pittsburgh, PA 15222, on Thursday, November 7, 2024, commencing at 10:33 A.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman
Mike Dunleavy, Vice-Chairman
Sala Udin, Secretary (Via Zoom)
Mulu Birru, Member (Via Zoom)
Councilman Robert Palmosina, Member

Also Present: Aaron Waller, Bridget Pascal, Doug Straley, Rodney Pratt, Randall Porch, Jhason Dixon, Jeff Garstka, Alicia Matos, Robert Baugh, Hillary Frisbie, Dom Summers, Connor Reiche and Paul McDonald Jr. of the Authority; Morgan Hanson, Solicitor; Tim Muldoon, Ryan Buries, Morgan Schmitt, Lucas Kistler, Carrie Yauch, and Sean Holsing, of SMG; George Meehan, LEVY; DJ Makosky, AllCo Treasurer; Diane Hunt, RAD; Colleen Hammond, Next Gen Newsroom; David Ali; Gabe Mazefsky, County Resident;

Senator Wayne Fontana called the meeting to order with the Pledge of Allegiance. Mr. Rodney Pratt followed with a roll call of the board members. Mr. Pratt advised that a quorum was present.

Beginning with public participation, Senator Fontana asked if any members of the audience wanted to address the board.

Mr. Gabe Mazefsky addressed the board about the tenants' performance at PNC Park, and the financial implications of their performance that could be considered regarding the lease of PNC Park. He indicated that there was a state study conducted indicating that the city and county are missing hundreds of millions if not a billion dollars in revenue at PNC Park during the first 23 years of the lease. A recommendation provided was to attach stipulations on the PNC Park lease moving forward. Mr. Mazefsky suggested possibly adjusting the rent on PNC Park, performance based stipulations, and possibly questioning whether an ownership change is possible.

Seeing no additional requests from the public to address the board, Senator Fontana continued to the next item on the agenda, approval of the minutes from the meeting of October 10, 2024. A motion was made, seconded, and unanimously approved.

Senator Fontana continued to the next item on the agenda, ratification of a final change order to First American Industries, Inc. (FAI) in the lump sum amount of \$3,211 for the replacement of an additional gate valve.

Mr. Lucas Kistler, Director of Facility Services at the DLCC, stated at the September 12, 2024, board meeting that the board authorized an agreement with FAI in the amount of \$71,425 for heating system repairs at the DLCC (Resolution #6031). During the heating system repairs, while replacing the union on the top isolation valve for Air Handling Unit CR-2 in the fifth-floor mechanical room, the contractor discovered a 6" low-pressure steam gate valve had failed, which was verified by SMG. These gate valves assist in steam isolation and flow control and are necessary for system safety, maintenance access, and operational efficiency. The failed valve was replaced during the mobilization on October 3, 2024. SMG reviewed the quote and agreed this is a fair price for the work. The work listed above was completed in advance of the heating season. There is a one-year parts and labor warranty associated with this equipment. There is no

MBE/WBE participation associated with this change order, and the original contract included 25% MBE participation through Airmas as a full-service supplier and 10.1% WBE through Industrial Furnace Supplies as a subcontractor.

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 and seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 6050

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 with First American Industries, Inc. in the lump sum amount of \$3,211 for the replacement of an additional gate valve; 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 to the next item on the agenda, authorization to enter into a lump sum agreement with Sargent Electric Company (SEC) in the amount of \$90,090 to furnish and install two variable frequency drives in the chilled water plant.

Mr. Kistler stated the DLCC has a chilled water plant (CWP) that is used to cool water, which is then circulated throughout the facility to provide cooling and dehumidification. This system includes four chilled water pumps with variable frequency drives (VFD). These VFDs control the speed of the chilled water pumps in the HVAC systems to minimize electricity consumption and reduce wear and tear on the pumps by allowing gradual ramp-up and ramp-down, reducing stress and extending their lifespan. The VFDs on chilled water pumps three and four have reached the end of their useful life and must be replaced. Veolia, the plant's third-party operator, recommended replacing the VFDs.

In October 2024, a bid notice was publicly advertised in the Pittsburgh Post-Gazette, New Pittsburgh Courier, Pittsburgh Builders Exchange, the Authority's website, Vibrant Pittsburgh, the African American Chamber of Commerce, First Source Center, Riverside Center for Innovation, Metropolitan Hispanic Chamber of Commerce, Asian American Chamber of Commerce, and the Hispanic Development Center Business Incubator. The notice was sent to twenty-five contractors, including eight MBE and six WBE contractors. One bid was received on October 25, 2024. A scope review was conducted, and SMG determined the pricing fair and reasonable through verification by a third-party source and an engineer's estimate. After evaluation, Veolia and SMG staff recommend SEC as the lowest responsible bidder for Chilled Water Pump VFDs.

Mr. Kistler further stated the VFDs have a lead time of eight weeks. Upon receipt, full installation and commissioning will occur within one week. There is a one-year parts & labor warranty associated with the VFD's. The estimated useful life for these drives is 15 – 20 years. There is 38.9% MBE and 3.6% WBE participation associated with this project via Penn State Electrical Mechanical (MBE) providing the ABB VFDs, M. Long Solutions (WBE) providing fuses, and FTBA, LLC (WBE) assisting with labor as a subcontractor.

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. 6051

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 lump sum agreement with Sargent Electric Company in the amount of \$90,090 to furnish and install two variable frequency drives in the chilled water 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.

Senator Fontana continued to the next item on the agenda, authorization to enter into a lump sum agreement with MBM Contracting in the amount of \$36,175 for structural tank support repairs in the Wastewater Treatment Plant (WWTP).

Mr. Kistler stated the DLCC utilizes an on-site wastewater reclamation facility that filters and sanitizes the building's wastewater for the flushing of toilets and urinals. The WWTP has membrane modules that separate the biomass from the treated water by filtration. Over time, these membranes can become fouled with contaminants, reducing their efficiency and impacting water quality, leaving the plant. As part of routine maintenance, the membranes are pulled, cleaned, and soaked in water and sodium hypochlorite in an adjacent tank to ensure continued efficiency. During the use of this tank, corrosion was noticed on structural support beams and brackets.

Wiss, Janney, Elstner (WJE) inspected and designed a solution that identified select columns, base plates, and anchors requiring replacement. In addition to this scope, a concrete curb is being installed around the tank's pit to ensure additional liquids do not transfer into the exposed pit per the engineer's recommendation and the plant's third-party operator, Veolia Water Systems. These repairs will ensure secure structural elements to support the longevity and safe use during the routine maintenance of these membranes.

Mr. Kistler further stated that in September 2024, a bid notice was publicly advertised in the Pittsburgh Post-Gazette, New Pittsburgh Courier, Pittsburgh Builders Exchange, on the Authority's website, Vibrant Pittsburgh, the African American Chamber of Commerce, First Source Center, Riverside Center for Innovation, Metropolitan Hispanic Chamber of Commerce, Asian American Chamber of Commerce, and the Hispanic Development Center Business

Incubator. The notice was sent to 17 contractors, including two MBE and two WBE contractors. Four bids were received on October 24, 2024. A scope review was conducted on October 29, 2024, with MBM Contracting. Veolia and SMG staff recommend MBM Contracting as the lowest responsible bidder for structural tank support repairs. There is a one-year part and labor warranty. The materials will take one to two weeks to fabricate upon board approval, with an additional two weeks to galvanize. Once all materials are prepared, the contractor will mobilize on-site. The work should be complete by the end of 2024. 1.9% MBE participation is associated with this project via BRS Rolloff, which provides a dumpster for disposal.

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. 6052

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 lump sum agreement with MBM Contracting in the amount of \$36,175 for structural tank support repairs in the Wastewater 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.

Senator Fontana continued to the next item on the agenda, authorization to amend an agreement with Trane U.S. Inc. (Trane) in the lump sum amount of \$98,980 for upgrading the chiller control panels.

Mr. Ryan Buries, Assistant General Manager of the DLCC, stated the CWP at the DLCC provides chilled water to the air-handling units throughout the facility for cooling. The original plant had four Trane chillers, control systems, hardware, and software. In June 2021, the Authority

Board approved a contract with Trane to upgrade the CWP control systems via a phased project. In 2021, phases I, II, and V. were approved and implemented. This request is for phase III, installation of AdaptiView Panel Upgrades on Chillers #1 & #2, which are the 1,500-ton chillers. Veolia Water Systems, the third-party operator of the DLCC Chiller Plant, recommended this work be done.

The existing chiller controls have exceeded their life expectancy and are no longer supported by Trane. This upgrade will allow additional functionality of the control system, such as the ability to integrate new Trane controls into the facility management system and the ability to improve chiller and system efficiency through usage of upgrades such as Trane AFD and variable primary pumping strategies, which require new control systems for their operation; and for the service technicians to connect state of the art tools to streamline diagnosing and servicing the chillers.

Mr. Buries further stated all the existing equipment and controls of the CWP is Trane. The Trane control system (software, hardware, and programming) is proprietary and, therefore, is only available through Trane. Recognizing that only Trane equipment and controls will be compatible, a price proposal for the needed work was solicited directly from Trane. Veolia and SMG have reviewed the proposal from Trane and based on a comparison to previous control projects, found the price fair and reasonable; therefore, they recommend this amendment. The work will be scheduled upon authorization and execution of the amendment. There is a three to five-week lead time on the controllers. The work is expected to be completed before the end of 2024. There is a two-year parts & labor warranty.

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. 6053

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend an agreement with Trane U.S. Inc. in the lump sum amount of \$98,980 for upgrading the chiller control panels; 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 to the next item on the agenda, authorization to enter into an agreement with R&B Mechanical Inc. (R&B) in a lump sum amount of \$13,600 for the replacement of three condenser isolation valves in the Chiller Plant.

Mr. Morgan Schmitt, Facility Manager at the DLCC, stated the Chiller Plant of the DLCC provides cold water for circulation throughout the building to provide air conditioning in occupied spaces. Veolia is the third-party operator of the Chiller Plant and has recommended replacing three original isolation valves. The condenser water isolation valves allow or restrict flow into the system. To safely conduct preventative and reactive maintenance on the condenser side of the chiller, the isolation valves must be in working condition. Due to wear and deterioration, the valves on Chillers #1, #2, and #4 have reached the end of their useful life. The DLCC already has one valve on-site that will be utilized for this project. The contractor will provide two additional valves, and all three valves will be installed with insulation to prevent condensation and ensure longevity of use.

In October of 2024, a notice was publicly advertised on the Authority's website, and the notice was sent to fourteen vendors, including one MBE vendor. Two proposals were received on

October 21, 2024. Veolia and SMG staff recommend R&B as the lowest responsible bidder. This work will be set to begin upon board approval. Valves are in stock, and work will be completed within three weeks upon approval. There will be a one-year labor, equipment, and material warranty.

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. 6054

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 R&B Mechanical Inc. in a lump sum amount of \$13,600 for the replacement of three condenser isolation valves in the Chiller 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.

Senator Fontana continued to the next item on the agenda, authorization to enter into an agreement with Dagostino Electronic Services, Inc. (DES) in the lump sum amount of \$15,928 for the purchase and installation of five new security cameras and three replacement cameras, plus related equipment at the DLCC.

Mr. Steve Morrison, IT Director for the SEA, stated the DLCC's existing security system provides surveillance of the interior and exterior of the building and the surrounding areas. A committee of Authority and SMG staff, including IT and Security, meets monthly to review security concerns. During these reviews, several areas around the building were identified as areas that could benefit from camera coverage or additional camera coverage. The areas addressed in this project include one camera at River Front Plaza, four cameras in the DLCC garage, and the

third and fourth-floor service corridors. This project will provide five new cameras, replace three non-functional cameras, and install a new watertight service box and related equipment in the water feature. The new cameras will enhance coverage of the second-level garage, garage stairwell, garage entrance area, and the third and fourth-floor service corridors.

In October 2024, this project was advertised as an “other opportunity” on the Authority’s website, and three vendors were notified and participated in site walkthroughs. Two companies (DES and Horizon Information Services) provided qualified quotes. The third company, Gordico, Inc., provided an unqualified quote and has since rescinded their quote. DES provided the lowest qualified quote and has 20% MBE through Emerald Electric. The project includes a five-year warranty on all equipment being installed. The useful life of the cameras is ten years. There is 20% MBE participation with Emerald Electric.

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. 6055

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 Dagostino Electronic Services, Inc. in the lump sum amount of \$15,928 for the purchase and installation of five new security cameras and three replacement cameras, plus related equipment at the David L. Lawrence Convention Center; 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 continued to the next item on the agenda, authorization to reimburse PSSSI Stadium Corporation (PSSI) in an amount not-to-exceed \$99,810 for Phase I concrete and sealant repairs.

Ms. Hillary Frisbie, Director of Facilities for the SEA, stated per the terms of the lease agreement between the Authority and PSSI, the Authority is required to pay for certain capital repairs to Acrisure Stadium. In March 2024, PSSI sent an RFP for a multiple-phase concrete and sealant repair project, and CPS Construction Group (CPS) was the successful bidder. The scope of the work includes routing and sealing of cracks, repairing spalled concrete, and addressing the exposed reinforcement, delamination, scaling, voids, and honeycombs. These repairs are ongoing to aid in extending the useful life of the structural systems. The total amount of identified repairs for this phase is \$99,810.

Additional concrete and sealant repair items may be identified through this repair project. The Authority's Facilities Director will review these items in the field. These additional items may be submitted in a future change order based on the Authority's review and approval if necessary. The CPS bid included unit prices with a no escalation clause for any changes that could arise. The joint sealant warranty is two years, and the warranty is one year for all other items. This project is expected to be completed by December 31, 2024. Authority staff recommends that the board authorize reimbursements totaling a not-to-exceed amount of \$99,810. Reed Building Supply is used for material purchase and provides 5.9% MBE participation.

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. 6056

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 in an amount not-to-exceed \$99,810 for Phase I concrete and sealant 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 continued to the next item on the agenda, DLCC Monthly Update.

Mr. Tim Muldoon, General Manager of the DLCC, stated an upcoming microbiology event at the DLCC could hit over 10 million in economic impact for the city and close to a million in food and beverage sales. He discussed other events occurring in December and others in 2025 at the DLCC. Additionally, Mr. Muldoon updated the board as to the finances for the DLCC.

Mr. Sala Udin asked if the teams have any obligations of revenue generated from the teams' activity. Mr. Udin asked whether the board should be concerned about whether the teams' win/loss activity is generating the proper amount of revenue generation.

Mr. Aaron Waller stated attendance is addressed in the lease agreements with the teams and connected to the economic benefit for the city and county, and the Authority is responsible for tracking the attendance and associated revenues, including parking revenues. The Authority is pulling those reports on an annual basis to review that information.

Mr. Udin asked if the Authority had expectations or requirements for the three professional teams.

Mr. Waller stated there are attendance expectations but there isn't a threshold requirement regarding revenue, but there are different threshold levels in the leases, and if those levels are met, the lease payment to the Authority would increase.

Mr. Udin asked if the Pirates were generating the expected revenue for the region.

Mr. Waller stated the Authority is monitoring, and the higher thresholds in the lease have not been exceeded.

Mr. Udin asked what the board was to do about occupants are not meeting the thresholds.

Mr. Waller further stated there are no penalties if the threshold isn't met.

Senator Fontana indicated that the board is aware of these and that these should be considered in the new lease negotiations. He confirmed that the matters raised by Mr. Udin are and should be considered or changed as to the lease negotiations.

Mr. Udin indicated he would like reports from the Executive Director as to thresholds in the leases and which teams were meeting or missing the thresholds.

Senator Fontana asked if there were any other questions from the board. Hearing none, he moved onto public participation.

Senator Fontana asked if anyone in the audience desired to address the board. Seeing none, 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.



Aaron Waller
Assistant Secretary

