

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, SEPTEMBER 12, 2024,
IN THE DAVID L. LAWRENCE CONVENTION CENTER, EXECUTIVE BOARD ROOM,
FIRST FLOOR
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:32 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, September 12, 2024, commencing at 10:32 A.M. E.S.T.

Members of the Authority

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

Also Present: Aaron Waller, Doug Straley, Bridget Pascal, Jeff Garstka, Theresa King, Alicia Matos, Sandhya Giri, Kevin Kaiser, Hillary Frisbie, Jhason Dixon, Randall Porch, Rodney Pratt, Steve Morrison, Robert Baugh, Connor Reiche, Dom Summers, and Paul McDonald Jr. of the Authority; Morgan Hanson, Solicitor; Tom Ryser, TPR, LLC; Tim Muldoon, Ryan Buries, and Sean Holsing, of SMG; George Meehan, LEVY; Matthew Wilson, Pittsburgh Steelers; DJ Makosky, AllCO Treasurer; Jackie Riggelman, Pittsburgh Pirates; Diane Hunt, RAD.

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.

Moving to public participation, Senator Fontana asked if any members of the audience wanted to address the board. Seeing no request 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 July 25, 2024. A motion was made, seconded, and unanimously approved.

Senator Fontana continued to the next item on the agenda, ratification of a lump sum agreement with Century Steel Erectors (CS) in the amount of \$31,306 for temporarily removing and re-installing two sections of shade supports which also support the glass curtain wall above the X4.5 service bridge.

Mr. Tom Ryser, Project Manager for the Authority, stated that in December 2023, the board approved a contract with Enclos Tensile Structures (ETS) for the shade replacement project in the exhibit halls and, in July 2023, a contract with Birdair for the fabric roof replacement in the exhibit halls. The shades and the fabric roof share the same support system for attachments; therefore, the shades need to be removed before installing the fabric roof.

During this work, ETS encountered two sections of shade supports at column line X4.5 that not only carry the shaded track but also incorporate structural supports for the glass curtain wall above the X4.5 service bridge. ETS stated that the removal of these two sections of shade supports was outside of their scope of work.

Due to the emergency nature of the scope of work, in order to maintain the tight, highly coordinated schedule for both the Shade Replacement and Fabric Roof Replacement, it was imperative to remove these two sections of shade supports at column line X4.5 within the scheduled window. Otherwise, it would impact the DLCC event schedule and potentially create change orders for both contractors based on delays.

Mr. Ryser further stated ETS and Birdair were solicited for this additional work, and both firms declined. Three additional firms were solicited: Siron, PJ Dick, and CS. Both Siron and PJ Dick (PJD) declined. Wiss, Janey, and Elsner (WJE) were engaged under the DLCC structural open-ended agreement to assist with the required engineering. The window to complete the removal of these two sections of shade supports at column line X4.5 was the week of August 12th, with the re-installation to occur the week of August 19th.

On August 12th, CS installed the temporary support and removed the two sections of shade supports. Birdair then installed the two panels of fabric roof on each side of the X4.5 service bridge (August 15th to August 21st). On August 22nd, CS returned to re-install the two sections of shade supports and removed the temporary support. The event scheduled for August 23rd in Halls B and C took place as planned. 100% WBE participation associated with this project.

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. 6027

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to ratify a lump sum agreement with Century Steel Erectors in the amount of \$31,306 for temporarily removing and re-installing two sections of shade supports which also support the glass curtain wall above the X4.5 service bridge; 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 TriMark Marlinn (TMM) in a not-to-exceed amount of \$49,629.54 for sixteen portable front-of-house service carts.

Mr. George Meehan, General Manager with Levy at the DLCC, stated Levy Restaurants (Levy), the food service provider at the DLCC, recommended purchasing additional front-of-house service carts. These carts are intended to elevate the aesthetic of traditional service carts and complement our new T-fold tables, offering enhanced options and visual appeal for coffee services, buffets, and plated dinners. The front-of-house banquet carts are integral to nearly every catered event at the DLCC. Adding these new carts will significantly enhance Levy's inventory and overall presentation. Each cart features an overhead bar for display, two shelves, and a removable magnetic side panel. This design allows for concealing items or presenting a polished appearance, improving the visual impact of buffets and side tables during plated or buffet meals.

On July 3, 2024, a notice was advertised on the Authority's website, the Pittsburgh Post Gazette, Pittsburgh Courier, Riverside Center for Innovation, African American Chamber of Commerce, Pittsburgh Builders Exchange, Vibrant Pittsburgh, MWDBE Governmental Committee, Hispanic Development Corporation Business Incubator and sent to 17 vendors, where one was a WBE and one MBE company. Two quotes were received from TMM and Ford Hotel Supply (FHS). Levy and ASM staff reviewed the bids and pricing submitted by the two vendors and recommended TMM for this purchase order due to the lowest responsible bid. The funding will come from the 2024 Levy Food & Beverage Capital Reserve Fund.

Senator Fontana asked if there were any questions.

Councilman Coghill asked if these carts were presentation carts.

Mr. Meehan stated these are service carts and will be used to deliver products to guests.

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. 6028

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 TriMark Marlim in a not-to-exceed amount of \$49,629.54 for sixteen portable front-of-the-house service carts 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 wanted the record to reflect that Mr. Sala Udin joined the board meeting.

Senator Fontana continued to the next item on the agenda, authorization to enter into an agreement with Iowa Rotocast Plastics (IRP) in a not-to-exceed amount of \$17,650 for three portable bar carts and covers.

Mr. Meehan stated Levy recommends purchasing three additional portable bar carts to increase the total inventory to nine VIP bars that can be used all together or separately at smaller events. Adding three more portable bar carts will alleviate Levy's mixing of older styles with newer ones, giving the capacity for larger events with all the same styles. Newer-style bars are lower and wider, giving them the appearance of formal bars. The covers are necessary to protect the bars while traveling to the location and in storage.

On July 3, 2024, a notice was advertised on the Authority's website, the Pittsburgh Post Gazette, Pittsburgh Courier, Riverside Center for Innovation, African American Chamber of Commerce, Pittsburgh Builders Exchange, Vibrant Pittsburgh, MWDBE Governmental Committee, Hispanic Development Corporation Business Incubator and sent to 17 vendors.

There was one WBE, one MBE, and one DBE. Three quotes were received from TMM, FHS, and IRP. Levy and ASM staff reviewed the quotes and pricing submitted by the three vendors and recommended IRP for this purchase order due to the lowest responsible quote. There is a one-year warranty from the delivery date, and the funding will come from the 2024 Levy Food & Beverage Capital Reserve Fund.

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. 6029

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 Iowa Rotocast Plastics in a not-to-exceed amount of \$17,650 for three portable bar carts and covers 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 Douglas Equipment (DE) in a not-to-exceed amount of \$35,443 for four upright heated banquet carts and two double-door heated banquet carts.

Mr. Meehan stated Levy is seeking to procure the following items. The first is four upright heated banquet carts. These twin-vertical-door, upright heated cabinets are designed for use at smaller events and offer enhanced mobility throughout the building. The increasing frequency of smaller, concurrent events alongside larger gatherings increases the need to acquire these additional carts to support efficient service. These units will increase our current inventory.

The second is two double-door heated banquet carts (Replacement). These carts, commonly known as "hot boxes," are essential for transporting and maintaining hot food until

service. Levy's existing hot boxes, which are original units, are experiencing issues, including malfunctioning heating elements, damaged wheels, and failing door seals, which impede their effectiveness in temperature retention. Levi's plan is to replace these units on a phased basis, targeting two replacements per year.

Mr. Meehan further stated On July 3, 2024, a notice was advertised on the Authority's website, the Pittsburgh Post Gazette, Pittsburgh Courier, Riverside Center for Innovation, African American Chamber of Commerce, Pittsburgh Builders Exchange, Vibrant Pittsburgh, MWDBE Governmental Committee, Hispanic Development Corporation Business Incubator and sent to 17 vendors. There was one WBE, one MBE, and one DBE company. Three quotes were received from TMM, DE, and FHS. Levy and ASM staff reviewed the quotes and pricing submitted by the vendors and recommended DE for this purchase order due to the lowest responsible bid. The warranty is one year from the delivery date, and the funding will come from the 2024 Levy Food & Beverage Capital Reserve Fund.

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. 6030

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 Douglas Equipment in a not-to-exceed amount of \$35,443 for four upright heated banquet carts and two double-door heated banquet carts 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 First American Industries, Inc. (FAI) for \$71,425 for heating system repairs.

Mr. Ryan Buries, Assistant General Manager of the DLCC, stated that the DLCC utilizes steam as a primary heating source for the facility. The heating system is essential to provide warm and comfortable temperatures for events, patrons, and staff. It is also key to maintaining a properly tempered facility and environment for equipment and life safety systems to operate in cold weather. Upon shutting down the heating system for the season, an internal review of equipment was conducted by in-house Steamfitters. Throughout the review, various pieces of equipment were identified as needing repair and/or replacement. The equipment includes valves, trim, filters, gaskets, pumps, and coils within the main steam room and the fifth-floor mechanical rooms. Performing these needed repairs and/or replacements will help to ensure the heating system can continue to operate efficiently, simultaneously extending the life of the attached systems and ensuring proper protection of heated spaces throughout the facility.

In August 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 18 contractors, including one WBE vendor, and three bids were received on August 19, 2024. SMG staff recommends FAI as the lowest responsible bidder for heating system repairs.

Mr. Buries further stated all equipment has a lead time of 1 – 2 weeks, except the pressure relief valve, which is 4 – 5 weeks, and the float assembly, which is eight weeks. FAI can mobilize

in 1 -- 2 days upon notice. There is a one-year labor and material warranty on all equipment. The pressure relief and gate valves have a useful life of 15 years. There is 25% MBE and 10.1% WBE participation associated with this project via Airmas, an MBE, providing a relief valve, gate valves, steam traps, piping, and fittings and Industrial Furnace Supplies, an WBE, furnishing and installing HVAC insulation.

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. 6031

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 First American Industries, Inc. for \$71,425 for heating system 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, authorization to enter into an agreement with O.Z. Enterprises, LLC, (OZ) in the lump sum amount of \$21,610 for HVAC sensor upgrades.

Mr. Buries stated the DLCC uses Alerton building automation technology to control all major mechanical and HVAC systems throughout the building. The exhibit halls, concourses, and level 3 and level 4 pre-function spaces utilize hardwire and wireless sensors to gauge temperature and relative humidity in these locations. These sensors have reached the end of their useful lives and are not accurately sending data back to the user interface. The building automation system (BAS) adjusts air handlers based on the return air temperature. With the current condition of the

sensors, the BAS is making operational decisions based on inaccurate data. Upgrading wireless sensors enhances the system's efficiency, comfort, and indoor air quality.

OZ will use wireless sensors, tie them into the LoRaWan system, and then interface them to the Alerton control system. The LoRaWan system was installed in 2022 as part of a separate project and is a wireless mesh network implemented for increased communication throughout the facility. Eighteen temperature/humidity/CO2 sensors will be installed in the exhibit halls and pre-function spaces to improve air quality in these high traffic areas. An additional 13 temperature/humidity sensors will be installed in other vital locations. A spare of each sensor will also be purchased for attic stock.

Mr. Buries further stated in May 2019, the board authorized a three-year contract with two one-year extensions through 2024 to OZ, previously Trinity Automated Solutions, for service and support of the DLCC's Alerton Building Automation System. A one-year extension was then applied through 2025. The Authority could not locate alternative providers certified as Alerton representatives in Western Pennsylvania. As such, OZ qualifies as the sole source provider of this service.

OZ will operate under the terms and conditions of the previously authorized agreement. A one-year warranty will cover all labor and materials. The sensors have a 10 – 15-year useful life expectancy. Upon authorization, this work is anticipated to commence in October 2024 and be completed by December 2024. The price has been reviewed by ASM Global staff and is reasonable. There is no MBE/WBE participation associated with this project.

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. 6032

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 O.Z. Enterprises, LLC, in the lump sum amount of \$21,610 for HVAC sensor upgrades; 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 Dagostino Electronic Services, Inc. (DES) in the amount of \$11,575 for the purchase and installation of five replacement overhead digital display screens at the DLCC.

Mr. Steve Morrison stated the DLCC's existing digital signage was installed in 2018, and some of the Samsung 65" digital display screens have started to fail. There are currently five overhead digital display screens that are currently degraded and in need of replacement. These screens provide directional information to event attendees in the building, and their content can be updated throughout the day to provide additional information. Due to the time needed to install these overhead display screens, the DLCC recommends an outside vendor to purchase, program, and install these displays. This project's scope includes the overhead display boards in the following locations: at the top and bottom of the East Lobby escalators, displays in the third-floor north concourse, and one outside of meeting room 305.

On August 20th, this project was advertised as an "other opportunity" on the Authority's website, and five vendors provided quotes for the project: DES, Empire, South Hills Audio, P7 AVS (MBE), and Horizon Information Systems (WBE). DES provided the lowest overall quote and will utilize 16.3% MBE through Emerald Electric for some of the installation labor and 4.9% WBE through WorkSpace Solutions, LLC, for the disposal/recycling of the display screens. The

project includes a three-year Samsung 65" QB65C commercial display screen warranty. The useful life of the digital screens is 5-10 years. The installation of the replacement screens should be completed before the middle of October.

Mr. Quatrini asked for clarification as to the controls for the screens and potential future necessary upgrades.

Mr. Morrison indicated that the controls are largely cloud based and future compatible.

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. 6033

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 Dagostino Electronic Services, Inc. in the amount of \$11,575 for the purchase and installation of five replacement overhead digital display screens 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 enter into an agreement with Clark Contractors, Inc (CC) in a total amount not-to-exceed \$33,120 for the design of a new HVAC system including a new chiller and boiler system at the North Shore Garage (NSG).

Ms. Hilliary Frisbie, Facilities Director for the SEA, stated that in the fall of 2023, A-Air, the Authority's HVAC service company, found that the boiler pumps and motors were failing at the NSG. They suggested having the units repaired and rebuilt. After an additional third-party

review, replacing the units, piping, and gauges was indicated due to age, as they were installed in 2000. In July 2024, it was discovered the Trane chiller system fan motors had failed, and the control board was malfunctioning. During regular maintenance, the chiller was found to be leaking refrigerant.

The Authority authorized the fan motor replacement; however, the malfunctioning chiller control boards are no longer manufactured. The Trane chiller system is proprietary, and after-market control board parts were unavailable. In addition, the R-22 refrigerant that is leaking is no longer produced or imported into the U.S. as it is deemed environmentally unsafe. As the refrigerant is lost, the capacity to cool the NSG and the related retail and commercial spaces decreases.

Ms. Frisbie continued it is recommended that a new heating and cooling system be designed and installed as the existing equipment has reached end-of-life. The new system would be economically conscious and non-proprietary, allowing for future repairs. Utilizing a new refrigerant would also be environmentally friendly and energy efficient.

Due to the emergency nature of the heating and cooling for the tenants of the NSG, the Authority decided to use the state's procurement process via a competitively procured contract between Central Susquehanna Intermediate Unit No.16 (CSIU) and CC through a Keystone Purchasing Network (KPN) Job Order Contract ezIQC® cooperative purchasing program to carry out the design-build work by Clark Contractors, Inc. This is similar to when the Authority uses the state's Co-Star procurement system for equipment purchases. This work was procured under applicable federal, state, and local procurement rules and regulations as well as the Authority procurement policies and procedures. The advantage of this process is the practicality of completing the work. This would be the Authority's first time using the KPN Job Order Contract.

Authority staff will use this test case to determine the program's efficiency. The City of Pittsburgh uses the KPN Job Order Contract in the Department of Public Works and the Housing Authority.

Ms. Frisbie further stated the recommended design-build scope is to replace and size the facility's main boiler and air-cooled chiller system based on heating/cooling blocks and existing tenant capacity. The replacement of the boilers will include new associated pumps and motors, air separators, expansion tanks, valves, and piping as needed. The engineers will review existing drawings and assess the existing systems. They will design a system reusing air handling units and piping where possible. McKamish will oversee this design-build project, including the construction phase, to control costs. The KPN construction costs through CC will be returned to the board for approval in November 2024.

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. 6034

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 Clark Contractors, Inc in a total amount not-to-exceed \$33,120 for the design of a new HVAC system to include new a new chiller and boiler system at the North Shore Garage, 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.

Senator Fontana continued to the next item on the agenda, authorization to enter into an agreement with P. J. Dick Incorporated (PJD) in the amount up to \$1,122,869 for sidewalk replacement around PNC Park and additional agreements regarding cost sharing with the Pittsburgh Pirates.

Ms. Doug Straley, Project Executive for the Authority, stated per the lease with the Pittsburgh Pirates for PNC Park, the Authority is responsible for eligible capital repairs, while the Pittsburgh Pirates are responsible for operating costs. The sidewalks around PNC Park have deteriorated and must be repaired or replaced. This maintenance item has been listed in the PNC Park Condition Assessment report from Stantec for the past four years. In July 2023, the Pirates, in conjunction with the Authority, applied to the Department of Community and Economic Development (DCED) Multi-Modal Program to replace sidewalks around PNC Park. In April 2024, the project was awarded a grant for \$950,000, which requires a 30% match (\$285,000) for a total project cost of \$1,235,000. Multi-Modal funds can be used for engineering and construction. In May 2024, the Authority Board approved entering into an agreement with WJE for \$145,000.

Per the DCED Multi-Modal Grant, the Authority must hold the contracts. However, the Authority is working with the Pirates to complete the project. Part of this authorization is to agree with Pittsburgh Associates regarding the funding and management of this project. The Authority believes it is responsible for certain sidewalk slabs that are deteriorated. Still, the areas with commemorative bricks or sidewalk areas exhibiting no visible damage are not the Authority's responsibility. It was determined that 75% of the cost is the responsibility of the Pirates, and 25% of the cost would come from PNC Park Capital Reserve Fund for the match and any amounts over the grant amount.

The scope of work consists of approximately 58,000 sq ft of concrete sidewalk replacement adjacent to Mazeroski Way, West General Robinson Street, and Federal Street around PNC Park from the back of tree pits to the building; the removal and salvage of commemorative bricks; and the replacement of subbase as needed and any damaged tree pit frames abutting the work area. The

City of Pittsburgh and their irrigation contractor will repair damaged irrigation lines in the work area.

Mr. Straley further stated a bid package was issued on August 9, 2024. It was advertised in the Pittsburgh Post-Gazette, New Pittsburgh Courier, Pittsburgh Builders Exchange, the Authority's website, with the African American Chamber of Commerce, the Hispanic Chamber of Commerce, the Asian American Chamber of Commerce, the Governmental MWDBE Committee, and Riverside Innovation Center. A pre-bid meeting was held at PNC Park on August 15, 2024, with 11 firms in attendance, and on August 28, 2024, nine bids were received. A scope review was conducted with the low-responsible bidder, PJD, and confirmed they had a complete scope. The schedule for this work will begin after the Pirates season on September 26, 2024, and have a completion date of March 2025. There is 16.1% MBE participation with Cooper Trading and Five Points Supply.

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. 6035

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby are authorized to enter into an agreement with PJ Dick Incorporated in the amount up to \$1,122,869 for sidewalk replacement around PNC Park, additionally, the Authority authorizes the Executive Director and other proper officers to enter into an agreement or agreements with the Pittsburgh Pirates regarding cost sharing matters; 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 the Resolution.

Senator Fontana continued to the next item on the agenda, authorization to amend the agreement with Wiss, Janney, Elstner Associates Inc. (WJE) in an amount up to \$55,050 for concrete testing of replacement sidewalk around PNC Park.

Mr. Straley stated that per the lease with the Pirates for PNC Park, eligible Capital Repairs are the responsibility of the Authority. At the same time, operating costs are the responsibility of the Pirates. The sidewalks around PNC Park have deteriorated and must be repaired or replaced. This maintenance item has been listed in the PNC Park Condition Assessment report from Stantec for the past four years. In July 2023, the Pirates and the Authority applied to the DCED Multi-Modal Program to replace sidewalks around PNC Park. In April 2024, the project was awarded \$950,000, which requires a 30% match (\$285,000) for a total cost of \$1,235,000. Multi-Modal funds can be used for engineering and construction.

Per the DCED Multi-Modal Grant, the Authority must hold the contracts. However, the Authority is working with the Pirates to complete the project. On June 13, 2024, the Authority Board approved an agreement with WJE for engineering and construction inspection on the project. The concrete testing is either done by the contractor or by the engineer. The preference is to have the testing done by the engineer, WJE, to ensure the contractor provides quality work. Based on the provided rate sheet, the work will be billed at the unit price. WJE has proposed 90% MBE participation through Cosmos Technologies (MBE) for concrete testing. This would take the overall WJE contract to 32.5% MBE participation.

Senator Fontana asked if there were any questions.

Councilman Coghill asked what is involved in the testing.

Mr. Straley stated that the core of the concrete was tested to verify its strength. He further clarified that this testing would determine if the concrete tested needed to be replaced.

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. 6036

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby are authorized to amend the agreement with Wiss, Janney, Elstner Associates Inc. in an amount up to \$55,050 for concrete testing of replacement sidewalk around PNC Park; 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 the Resolution.

Senator Fontana continued to the next item on the agenda, authorization to approve new daily and monthly Lower Hill surface parking lot rates effective October 1, 2024.

Mr. Straley stated the Authority and URA's Lower Hill surface parking lots are currently managed/operated by OVG pursuant to a management agreement through July 31, 2026. OVG has proposed the following daily and monthly lease rate structure beginning on October 1, 2024. OVG conducted a rate analysis of other parking garages and lots (see attached). The URA Melody Tent Lots will increase their rates to \$8 per day and \$200 monthly. The parking rates have not been raised since the Authority took over parking in 2023. A tiered approach is recommended, with the surface lots closer to downtown being more expensive. Additional surface parking spaces will be returned to the Authority including Lot G2 (Corner of Bedford Avenue and Logan Ave) and Lot F (connected to South Lot). These areas were previously used to temporarily construct the FNB office tower and related green space. OVG projects the revenue increase is approximately \$184,000 in 2025.

Senator Fontana asked if this revenue was for the Authority.

Mr. Straley confirmed that was correct.

Councilman Coghill asked if leases were offered.

Mr. Straley stated not at the moment, but FNB has contacted the Authority asking for leases and part of setting the daily and monthly prices would guide the lease prices.

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. 6037

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA) that its Executive Director and other proper officers are authorized to approve new Lower Hill surface parking lot rates effective October 1, 2024, 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 not-to-exceed amendment to the agreement with Stantec Architecture and Engineering LLC for annual inspections of Acrisure Stadium (\$86,802 total for three years), PNC Park (\$86,802 total for three years) and PPG Paints Arena (\$86,802 total for three years), plus an owner option to extend for two additional years (Acrisure Stadium - \$62,096, PNC Park - \$62,096., and PPG Paints Arena - \$62,096) and supporting services as needed.

Ms. Frisbie stated in accordance with the lease agreements with PSSI, Pittsburgh Associates, and Lemieux Group LP, a consulting engineer is hired to inspect Acrisure Stadium, PNC Park, and PPG Paints Arena on an annual basis to determine the condition of the premises, ensure compliance with applicable laws and determine whether there is any deferred maintenance required. Chronicle Consulting performed the annual inspections of Acrisure Stadium, PNC Park,

and PPG Paints Arena from 2005-2012. Oxford Development Company performed the inspections from 2013-2016. Cannon Design performed the inspections from 2017-2019. Stantec has been doing the inspections since 2020, and Authority staff is pleased with their performance.

The Authority issued a Request for Proposals (RFP) for annual inspections of Acrisure Stadium, PNC Park, and PPG Paints Arena from 2025-2028, with an Authority option to extend for two additional years (2029-2030) for each facility. It was advertised in the Pittsburgh Post-Gazette, Pittsburgh Courier, the Authority's website, Metropolitan Hispanic Chamber of Commerce, MWDBE Governmental Committee Facebook and Members, African American Chamber of Commerce, Pittsburgh Builders Exchange, Vibrant Pittsburgh, and the Riverside Center for Innovation. Ten companies attended the non-mandatory pre-proposal meeting held on June 20, 2024. On July 16, 2024, six proposals were received from Building Envelope Consultants and Scientists (BECS), Cosmos Technologies, ECS, SB Thomas/Bureau Veritas JV, Walter P Moore, and Stantec. Authority staff reviewed the proposals and recommended selecting Stantec to continue with the assignment.

Ms. Frisbie further stated after reviewing the clarifications, the committee unanimously recommends proceeding with Stantec for some of the following reasons: expertise and personnel familiarity with Acrisure Stadium, PNC Park, and PPG Paints Arena. Stantec and Advantus personnel have participated as subconsultants with previous inspections. Stantec has significant experience with NFL, MLB, and NHL facilities. Stantec was comparable with other short-listed proposals. Stantec uses Advantus for 29% of participation in this assignment, is willing to sign an Authority extension, and has the lowest cost of inspecting DLCC. The annual amounts for each facility inspection are lump sum amounts. Stantec has proposed hourly rates, which are attached, which would be used for any requested out-of-scope work.

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. 6038

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 not-to-exceed amendment to the agreement with Stantec Architecture and Engineering LLC for annual inspections of Acrisure Stadium (\$86,802.00 total for three years), PNC Park (\$86,802.00 total for three years) and PPG Paints Arena (\$86,802.00 total for three years) and authorized to extend for two additional years (Acrisure Stadium - \$62,096.00, PNC Park - \$62,096.00, and PPG Paints Arena - \$62,096.00) including any supporting services as needed; 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.

Senator Fontana continued to the next item on the agenda, authorization to approve prior expenditures totaling \$2,198,978 for matching funds and interim financing for a Redevelopment Assistance Capital Program (RACP) grant ME 300-224.

Mr. Jeff Garstka, Director of Economic Development for the Authority, stated in 2020, the Authority was awarded \$2 million from the RACP from the Commonwealth of Pennsylvania for the Allegheny County/Public Destination Facilities Renovation for COVID-19 Preparedness Project. The RACP grant was broken into four phases, with \$500,000 for each facility (Acrisure, PNC Park, PPG Paints Arena, and the DLCC) to support four projects in response to COVID-19 preparedness. The Authority Board approved contracts with Strongland Roofing in 2019 (Resolution #5617) for the green roof and outdoor space project and with Frank Zottola Construction in 2021 (Resolution #5732) for the perimeter security project. The green roof project was completed in 2021, while the perimeter security project was finalized in 2022.

Two of these “Special Conditions” of the RACP grant require the Authority to pass a board resolution authorizing expenditure for the required matching funds and use of interim financing that served as bridge funding until the Commonwealth reimbursement is received. At this time the Phase I, DLCC Green Roof/Outdoor Space and Security, and Pedestrian Modifications project is completed, and the Authority is working toward the closeout reimbursement phase; the Authority is seeking approval for the retroactive approval of the Special Conditions for matching funds and interim financing

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. 6039

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers were authorized to allocate, at a minimum, \$2,198,978 of Capital Reserve Funds (\$1,698,978 Matching Funds and \$500,000 Interim Financing) to cover the payments to Strongland Roofing and Frank Zottola Construction for their work on Green Roof and Outdoor Space and Security and Pedestrian Modifications projects for the Redevelopment Assistance Capital Program project ME 300-224, “Allegheny County/Public Destination Facilities Renovation for COVID-19 Preparedness Project Phase 1”, from PNC Pro Checking Account #6077 and PA INVEST Convention Center Capital Reserve Account #7504 and any prior such actions are hereby ratified; 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, approval of Sports Event Funding (SEF) Program grants as recommended by the Authority Sports Commission. Senator Fontana stated the Sports Commission met multiple times to verify these organizations. Senator

Fontana stated that it would be appropriate to read the items approved on the agenda, and board members could ask questions afterward and then move to vote.

Ms. Theresa King, Project Specialist for the Authority, summarized the impact of the 18 applications, totaling a disbursement of around \$878,250 of SEF funding. The economic impact of these events is estimated to generate \$77.2 million dollars to Pittsburgh's economy.

Ms. King stated the following grant awards:

- \$75,000 to Atlantic 10 Conference for the 2026 A-10 Men's Basketball Championship to be held Wednesday, March 11, 2026, through Sunday, March 15, 2026, at PPG Paints Arena.
- \$75,000 to Pittsburgh Physique Promotions, Inc. for the Pittsburgh Power and Fitness Festival from Saturday, May 10, 2025, through Sunday, May 11, 2025, at the DLCC.
- \$75,000 to the Jewish Community Center of Greater Pittsburgh for the JCC Macabi Campus Games to be held from Sunday, August 3, 2025, through Friday, August 8, 2025, at the University of Pittsburgh and various other locations throughout Allegheny County.
- \$20,000 to Hard Count for the Flag Football Pittsburgh National Qualifier to be held from Saturday, March 29, 2025, through Sunday, March 30, 2025, at Montour Sports Complex.
- \$40,000 to Alpha Tournament Company for the Alpha Tournament Company Pittsburgh Tournament Series hockey tournament to be held from Friday, October 11, 2024, through Monday, February 17, 2025, at the Alpha Ice Complex and Shadyside Academy.

- \$9,250 to Three Rivers Rowing Association for the Pittsburgh Indoor Sprints to be held from Friday, January 31, 2025, through Saturday, February 1, 2025, at the DLCC.

Mr. Hanson noted that it would be appropriate to simply read the agenda items to refer to the additional materials for the board to review.

Ms. King continued:

- \$35,000 to GK Sports, LLC for the 2025 Nike Steel City Boys Volleyball Championships held from Friday, February 7, 2025, through Sunday, February 9, 2025, at the DLCC.
- \$40,000 to GK Sports, LLC for the 2025 Nike Steel City Freeze volleyball tournament from Friday, January 31, 2025, through Sunday, February 2, 2025, at the DLCC.
- \$30,000 to Friends of Pittsburgh Professional Soccer for the Riverhounds SC Three Rivers Soccer Showcase to be held Friday, December 13, 2024, through Sunday, December 15, 2024, at the Montour Junction Sports Complex.
- \$35,000 to The Pittsburgh Squash Racquets Association (a.k.a. "Pittsburgh Squash") for the 2025 Pittsburgh Open to be held from Wednesday, February 12, 2025, through Sunday, February 16, 2025, at the Rivers Club and the Steel City Squash facility.
- \$30,000 to Three River Rowing Association for the Head of the Ohio Regatta to be held Friday, October 4, 2024, through Sunday, October 6, 2024, at Washington's Landing and the Allegheny River.

- \$75,000 to Premier Rugby Sevens for the Premier Rugby Sevens Steel City Event to be held from Monday, July 7, 2025, through Sunday, July 13, 2025, at Highmark Stadium.
- \$50,000 to Pittsburgh Three Rivers Marathon Inc. for the DICK'S Sporting Goods Pittsburgh Marathon Weekend of Events to be held from Friday, May 2, 2025, through Sunday, May 4, 2025, throughout the streets of Pittsburgh with the Health and Fitness Expo held at the DLCC.
- \$74,000 to 3Step Sports LLC for 2025 Hoop Group Pitt Jam Fest to be held from Friday, April 11, 2025, through Sunday, April 13, 2025, at the DLCC, Mt. Lebanon High School, and RIZE Sports.
- \$30,000 to Break the Chains Wrestling for West Penn Duals to be held from Saturday, November 9, 2025, through November 10, 2025, at the Monroeville Convention and Events Center.
- \$60,000 to SuperSeriesAAA, LLC for Pittsburgh Showcase 2025 hockey tournaments to be held from Friday, January 3, 2025, through Sunday, January 5, 2025, at the Alpha Ice Complex, Ice Castle Arena, and UPMC Events Center.
- \$75,000 to For Inspiration and Recognition of Science and Technology for The FIRST Greater Pittsburgh Regional Robotics Competition to be held from Wednesday, March 19, 2025 through Saturday, March 22, 2025, at the DLCC.
- \$50,000 to Basketball Stars of America Inc. for Basketball Stars of America 2025 Spring Tournament Circuit to be held from Friday, February 28, 2025 through Sunday, May 18, 2025, at North Allegheny schools, All-American Fieldhouse, and Pittsburgh Sports Complex.

Senator Fontana asked if there were any questions.

Mr. Mulu Birru asked where the funding comes from.

Ms. King stated from the Pennsylvania Gaming Economic Development and Tourism Fund.

Senator Fontana asked what the economic impact of this round of applications was.

Ms. King stated \$77.2 million.

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. 6040

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that the following grants under the Sports Event Funding (SEF) Program, in accordance with the terms and recommendations of the SEA Sports Commission, are authorized and the Executive Director and other proper officers are authorized to enter into grant agreements and to take all action execute such documents as are necessary and proper to effectuate the terms of this Resolution:

1. \$75,000 to Atlantic 10 Conference for the 2026 A-10 Men's Basketball Championship to be held Wednesday, March 11, 2026, through Sunday, March 15, 2026, at PPG Paints Arena,
2. \$75,000 to Pittsburgh Physique Promotions, Inc. for the Pittsburgh Power and Fitness Festival to be held from Saturday, May 10, 2025, through Sunday, May 11, 2025, at the David L. Lawrence Convention Center,
3. \$75,000 to the Jewish Community Center of Greater Pittsburgh for the JCC Macabi Campus Games to be held from Sunday, August 3, 2025, through Friday, August 8, 2025, at the University of Pittsburgh and various other locations throughout Allegheny County,
4. \$20,000 to Hard Count for the Flag Football Pittsburgh National Qualifier to be held from Saturday, March 29, 2025, through Sunday, March 30, 2025, at Montour Sports Complex,
5. \$40,000 to Alpha Tournament Company for the Alpha Tournament Company Pittsburgh Tournament Series hockey tournament to be held from Friday, October 11, 2024, through

Monday, February 17, 2025, at the Alpha Ice Complex and Shadyside Academy,

6. \$9,250 to Three Rivers Rowing Association for the Pittsburgh Indoor Sprints to be held from Friday, January 31, 2025, through Saturday, February 1, 2025, at the David L. Lawrence Convention Center,

7. \$35,000 to GK Sports, LLC for the 2025 Nike Steel City Boys Volleyball Championships to be held from Friday, February 7, 2025, through Sunday, February 9, 2025, at the David L. Lawrence Convention Center,

8. \$40,000 to GK Sports, LLC for the 2025 Nike Steel City Freeze volleyball tournament to be held from Friday, January 31, 2025, through Sunday, February 2, 2025, at the David L. Lawrence Convention Center,

9. \$30,000 to Friends of Pittsburgh Professional Soccer for the Riverhounds SC Three Rivers Soccer Showcase to be held from Friday, December 13, 2024, through Sunday, December 15, 2024, at the Montour Junction Sports Complex,

10. \$35,000 to The Pittsburgh Squash Racquets Association (a.k.a. "Pittsburgh Squash") for the 2025 Pittsburgh Open to be held from Wednesday, February 12, 2025, through Sunday, February 16, 2025, at the Rivers Club and the Steel City Squash facility,

11. \$30,000 to Three River Rowing Association for the Head of the Ohio Regatta to be held Friday, October 4, 2024, through Sunday, October 6, 2024, at Washington's Landing and the Allegheny River,

12. \$75,000 to Premier Rugby Sevens for the Premier Rugby Sevens Steel City Event to be held from Monday, July 7, 2025, through Sunday, July 13, 2025, at Highmark Stadium,

13. \$50,000 to Pittsburgh Three Rivers Marathon Inc. for the DICK'S Sporting Goods Pittsburgh Marathon Weekend of Events to be held from Friday, May 2, 2025, through Sunday, May 4, 2025, throughout the streets of Pittsburgh with the Health and Fitness Expo held at the David L. Lawrence Convention Center,

14. \$74,000 to 3Step Sports LLC for 2025 Hoop Group Pitt Jam Fest to be held from Friday, April 11, 2025, through Sunday, April 13, 2025, at the David L. Lawrence Convention Center, Mt. Lebanon High School, and RIZE Sports.

15. \$30,000 to Break the Chains Wrestling for West Penn Duals to be held from Saturday, November 9, 2025, through November 10, 2025, at the Monroeville Convention and Events Center,

16. \$60,000 to SuperSeriesAAA, LLC for Pittsburgh Showcase 2025 hockey tournaments to be held from Friday, January

3, 2025, through Sunday, January 5, 2025, at the Alpha Ice Complex, Ice Castle Arena, and UPMC Events Center,

17. \$75,000 to For Inspiration and Recognition of Science and Technology for The FIRST Greater Pittsburgh Regional Robotics Competition to be held from Wednesday, March 19, 2025, through Saturday, March 22, 2025, at the David L. Lawrence Convention Center,

18. \$50,000 to Basketball Stars of America Inc. for Basketball Stars of America 2025 Spring Tournament Circuit to be held from Friday, February 28, 2025, through Sunday, May 18, 2025, at North Allegheny schools, All-American Fieldhouse, and Pittsburgh Sports Complex

Senator Fontana continued to the next item on the agenda, rescinding Resolution #5990 to enter into an SEF Program grant for \$75,000 to Premier Soccer Services, LLC for an international soccer tournament.

Ms. King stated in at the March 2024 board meeting, Resolution #5990 received approval for a \$75,000 grant to Premier Soccer Services, LLC, as part of the SEF Program. The event was originally scheduled for Friday, October 18, 2024, through Sunday, October 20, 2024. In August 2024, the Authority received official notification from Premier Soccer Services, LLC, regarding canceling their 2024 event due to Allegheny County not meeting their field requirement needs. To execute the event, the organization required a venue with six full-size, lighted fields, which they could not secure. However, they remain optimistic future AHN Montour Sports Complex developments will meet these requirements. The organization plans to reapply for an SEF grant once a venue is secured. Authority staff requests the Authority Board rescind Resolution #5990, which authorized a \$75,000 grant to Premier Soccer Services, LLC.

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. 6041

RESOLVED by the Board of the Sports & Exhibition Authority of Pittsburgh and Allegheny County that the authorization that was included in Resolution #5990 to enter into an SEF Program grant for \$75,000 to Premier Soccer Services, LLC for an international soccer tournament, is hereby rescinded; 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, rescinding Resolution #5945 to enter into a SEF Program grant in the amount of \$75,000 to the Premier Rugby Sevens (PRS) for a rugby competition.

Ms. King stated at the September 2023 board meeting that Resolution #5945 received approval for a \$75,000 grant to PRS for a rugby competition as part of the SEF Program. The event was originally scheduled for Sunday, July 21, 2024. In March 2024, the Authority received official notification from PRS regarding canceling their 2024 event due to player availability conflicts with the timing of the 2024 Summer Olympics. PRS has submitted a funding request for their 2025 event during the 2024 Round 2 grant cycle. Authority staff requests the Authority Board rescind Resolution #5945, which authorized a \$75,000 grant for PRS.

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. 6043

RESOLVED by the Board of the Sports & Exhibition Authority of Pittsburgh and Allegheny County that the authorization that was included in Resolution #5945 of September 6, 2023, enter into an SEF Program grant in the amount of \$75,000 to the Premier Rugby Sevens for a rugby competition, is hereby rescinded; 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, the DLCC monthly report.

Mr. Tim Muldoon, General Manager for the DLCC, reported to the board that Legends entered into a deal to purchase ASM Global a year ago. He stated that the purchase was approved. Mr. Muldoon further discussed upcoming and ongoing events at the DLCC. He additionally discussed some evaluative tools being utilized by the DLCC staff to evaluate their performance.

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 11:42 A.M.



Aaron Waller
Assistant Secretary