



Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

Addendum # 1 – Annual Facilities Condition Assessments

June 21, 2024

1) Timeline:

- a. Presentation to SEA Board for approval ~~August 8, 2024~~ **updated to September 12, 2024**

2) Additional Information

- a. Non-Mandatory Pre-Proposal Meeting
 - i. Hillary Frisbie reviewed agenda and project scope
 - 1. See attached for meeting agenda and sign-in sheet
- b. 2022 FCAs for each facility
 - i. [Acrisure Stadium](#)
 - ii. [PPG Paints Arena](#)
 - iii. [PNC Park](#)

3) Questions:

- a. Will walkthroughs of the facilities be pre or post award?
 - i. All walkthroughs will take place post award.
- b. If we have any issues with the contract language, how should we address them?
 - i. Include all redline comments with the RFP response.
- c. Will the 2022 reports be available for review?
 - i. [2022 Reports](#)
- d. Will the 2023 reports be available for review?
 - i. 2023 reports are not yet available for review.
- e. How will the sample of each facility be structured?
 - i. Historically, the stadiums are set up in 3 quadrants by the assessors. (See 2022 report appendix for example). Each year 1/3 of the stadium is assessed, after 3 years the stadium will have been assessed in its entirety. We are open to alternative options in the proposal.
- f. What work order system reports
 - i. Each facility has their own work order system and will provide them upon request.
- g. Are there reports available for the DLCC?
 - i. No, at this time we are only asking for budgetary numbers for the DLCC report. We do not have any report available for this specific facility.
- h. We performed the 2017 assessment of these facilities, and the approved budget for the project was \$18,000 per building. The next time this opportunity was released, that budget remained unchanged. Can you confirm whether this figure is still in line with the Authority's approved budget for this work?
 - i. Budgets for 2020 – 2022 base years were \$25,000 for each facility, excluding David L. Lawrence Conference Center.

Lump Sum Payment Amounts per year per facility

Facility	Base Years			Option Years	
	2020	2021	2022	2023	2024
PPG Paints Arena	\$25,624	\$26,335	\$27,068	\$27,822	\$28,599
Heinz Field	\$25,624	\$26,335	\$27,068	\$27,822	\$28,599
PNC Park	\$25,624	\$26,335	\$27,068	\$27,822	\$28,599



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Pre-Proposal Meeting Agenda Annual Facilities Condition Assessments June 20, 2024 2:00 PM

1. Project Team Introduction
 - a. Sports and Exhibition Authority - Owner
 - i. Doug Straley, Project Executive
 - ii. Hillary Frisbie, Facilities Director
 - iii. Alicia Matos, Procurement & MWBE Specialist
2. Scope of Work
 - a. Overall Scope
 - i. The goal of the facility assessment is to evaluate the condition of the Facilities, identify apparent defects and unusual or accelerated deterioration, and assess the adequacy of the maintenance, operation, custody, and care of the Facilities.
 1. The three facilities that are the focus of the FCAs are:
 - a. Acrisure Football Stadium
 - b. PNC Baseball Park
 - c. PPG Paints Hockey Arena
 - d. Supplemental option for the David L. Lawrence Convention Center
 2. Meeting prior to inspection with Team Personnel and SEA Staff
 3. Interviews of Team Facilities Employees
 - a. Interpret multiple work orders or work order reports
 4. Assessment Criteria and Timeframe
 - a. Breakdown of areas of assessment
 - b. Order of Priority as outlined in RFP
 5. Draft And Final Report Timing
 6. Report/Assessment Tracking over contract period
 - a. Long-Term Capital Planning
3. Process Review
 - a. Timeline
 - i. Inquiries due Thursday, July 11, 2024 at 2:00 PM
 - ii. Submit inquiries to Alicia Matos & Hillary Frisbie amatos@pgh-sea.com; hfrisbie@pgh-sea.com
 - iii. Proposals due Tuesday, July 16, 2024 at 2:00 PM
 - iv. Proposal Reviews/Interviews: Week of July 22, 2024, if necessary
 - v. Presentation for Board approval/award of contract: SEA Board August 8, 2024
 - b. Review enclosed sample contract
 - i. Insurance requirements
 - ii. Provide any questions/comments on contract

c. MBE / WBE Policy

- i. Must include these documents with Proposal:
 1. Exhibit C/Attachment A – Signed Certificate
 2. Exhibit C/Schedule A – MBE/WBE Solicitation
 3. Exhibit C/Attachment B – MBE/WBE Plan
- ii. Participation Goals
 1. MBE – 25%
 2. WBE – 10%
- iii. Any questions, please contact:
 1. Alicia Matos, Email: amatos@pgh-sea.com Phone (412) 393-7106

4. Proposal Submittals

- i. Submit three (3) hard copy sets of proposals and one (1) electronic bid to the following address prior to the submittal deadline.

Attn Hillary Frisbie
Sports and Exhibition Authority
171 10th Street
2nd Floor
Pittsburgh, PA 15222
- ii. Electronic bids submitted via email must be submitted to hfrisbie@pgh-sea.com. Limit size of attachments to under 20MB. Send follow-up email prior to submittal deadline to hfrisbie@pgh-sea.com verifying submittal of proposal.

5. Questions?

Facility Condition Assessments 2024

Non-Mandatory Pre-Proposal Meeting June 20, 2024 at 2:00 PM

Name	Company	Email Address	Phone Number
Alicia Matos	SEA	amatosa@pgh-sea.com	412-393-7106
CHARLES TOOCH	HFLENZ ENGINEERS	C.TOOCH@HFLENZ.COM	814-691-4974
MICHAEL DOYLE	ECS MID-ATLANTIC, LLC	MDOYLE@ECSLIMITED.COM	703-201-0767
Fred Williams	S R THOMAS ASSOC	FRED@SRTHOMASASSOCIATES.COM	412-334-1674
Angelica Ciranni	Advantus Engineers	aciranni@advantusengineers.com	724-396-5353
Mike Belsky	HAV Contracting & Construction Assoc	mbelsky@HAVINC.COM	412-491-2057
STEVE TRESER	WALTER P M OORE	STRESER@WALTERPMCORE.COM	540-250-5667
Felix Fukui	Fukui Architects PC	FF@FAPC.COM	412-281-6001
Francesco Gloninger	Stantec	francescogloninger@stantec.com	412-955-0663
Cassidy Rush	Stantec	cassidy.rush@stantec.com	412-953-6817
PAUL MESSINEO	Allen + Shariff	PMESSINEO@ALLENSHARIFF.COM	412-956-9376
Doug Straley	SEA	dstraley@pgh-sea.com	412-393-0200
Hillary Frisbie	SEA	hfrisbie@pgh-sea.com	412-393-0200
Sean Lazar	Movin On Uplandry ^{Services}	seanlazar@verizon.net	412-605-8919