

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
TUESDAY, SEPTEMBER 18, 2018**

Having been duly advertised in accordance with the Sunshine Act No. 84 of 1986, a regular meeting of the Public Parking Authority of Pittsburgh was held at 9:05 a.m. on September 18, 2018, at 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Jeff Cohen, Aradhna Oliphant and Erika Strassburger. Present from staff were: David Onorato, Chris Holt, Christopher Speers, Jo-Ann Williams, Janet Staab, James Smith, Bob Wilson, Tracy Sowinski, Philip Savino, Patrick Osuch, Kathryn Van Why and Pat Konesky. Also present was Jason Wrona of Buchanan Ingersoll.

Mr. Cohen advised that the Board held an Executive Session directly preceding this Board Meeting to discuss real estate matters.

MINUTES

Mr. Cohen asked for approval of the minutes from the August 16, 2018 meeting.

Upon motion by Ms. Oliphant and seconded by Ms. Strassburger, the minutes were approved as follows: Ms. Oliphant, yes; Ms. Strassburger, yes; Mr. Cohen, yes.

PUBLIC COMMENT

Mr. Cohen asked if there were any public comments.

There were none.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato advised the Board that the Mon Wharf has been closed seven days, including today, to date in September due to flood, which brings the year's total to 42 full and three partial days of closure.

Mr. Onorato advised that the closing for the purchase of the Bloomfield Lot behind the old St. Joseph's Church took place yesterday.

Mr. Onorato advised that the Teamsters' contract expires at the end of this year and advised that initial negotiation meetings are being scheduled.

Mr. Onorato updated the Board that JCS has received a first set of approvals from the City required to purchase the development credit at Grant Street Transportation Center. He reminded the Board that it had previously approved a transfer of air credits at a price of \$125,000.

Ms. Oliphant asked for an update on the scope of the project.

Mr. Wrona stated that JCS is buying the Commonwealth Building and in order to convert the building from office to apartments, it needed the rights to expand the number of apartments that can be built. He said that capacity rights can be transferred from one building to another based on the square footage of the transferring building and said that the Board's transfer of 75 credits from the Grant Street Transportation Center to JCS was contingent on approvals by City Council and City Planning. He noted that given the size of the Grant Street Transportation Center, we had over 1,500 air rights credit available for use or sale.

Mr. Onorato advised that the monthly reports indicate that the Authority is right on target from a revenue standpoint and asked if there were any specific items that the Board would like to discuss in detail.

Mr. Cohen noted that he found the Enforcement Report interesting as it shows that there is an increase in the amount of tickets issued this month compared to past months.

Mr. Onorato responded that there are variable factors that affect this trend such as enforcement being more efficient, being more fully staffed and more LPR vehicles operating. He said this enables more officers to be assigned to patrol our metered areas.

Ms. Oliphant asked for an explanation of the contractual professional line item in the Finance Report.

Ms. Williams stated that the entry refers to banking and credit card transaction fees.

Mr. Cohen asked if we have a separate line item for banking fees.

Ms. Williams advised that we do have a separate line item but said they do fall under one category.

Mr. Onorato advised that the Authority is currently at 45 percent usage and said the increase in usage results in an increase in credit card fees.

Mr. Cohen asked if there were any questions.

There were none.

RESOLUTION NO. 38 OF SEPTEMBER 2018, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO REDUCE THE HOURS OF ENFORCEMENT IN THE MAIN/ALEXANDER PARKING LOT, was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised that the current enforcement hours in the lot are from 8:00 am to 10:00 pm. He advised that the lot's 29 spaces are covered by one multi-space meter and said the rate for parking there is \$1.00 per hour. He advised that we have received letters of request from

Senator Fontana, State Representative Deasy and Councilwoman Kail-Smith asking for this change. He advised that 2017's collections from 6:00 pm to 10:00 pm was \$720.00 and we are at approximately \$1000.00 during that four-hour time period to date in 2018. He stated that this resolution is to honor the requests and end enforcement at 6:00 pm.

Ms. Oliphant stated that she is concerned as to what precedent, if any, this may set.

Mr. Onorato responded that we can evaluate each of these requests on an individual basis by evaluating the revenue and usage volume.

Mr. Cohen asked if the Authority has analyzed the evening usage, both in transactions and revenues, to get an overview of that activity. He inquired if the Authority has evening enforcement shifts.

Mr. Onorato advised that the Authority does have an evening enforcement shift and said that the night-time enforcement is in addition to the night-time residential permit parking shift.

Mr. Cohen asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Ms. Strassburger, Resolution No. 38 of 2018 was approved as follows: Ms. Oliphant, yes; Ms. Strassburger, yes; Mr. Cohen, yes.

RESOLUTION NO. 39 OF SEPTEMBER 2018, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO LUGAILA MECHANICAL INC. FOR UPGRADES TO THE FIRE/PANIC ALARM SYSTEMS AT VARIOUS AUTHORITY GARAGE FACILITIES, was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised that with the assistance of our consultant O&S Associates we have developed the scope of work to replace the fire/panic alarm system for eight of our garages. He said the work includes the panic push buttons on each level, the annunciator on the ground level for an audible alarm and the blue strobe light alert. He stated that the attached bid sheet shows that the Authority received two responses, with the low bid being submitted by Lugaila Mechanical in the amount of \$1,928,317.00.

Ms. Oliphant asked how often the fire/panic alarm systems required replacement and if it was out of the ordinary to receive only two bids. She also asked if the most advanced technology was involved.

Mr. Onorato responded that these are the original alarm systems and are over 15 to 20 years old. He advised that the Authority did reach out to the vendors who attended the pre-bid meeting but did not bid. He said that some replies cited in the project schedules as well as their current workload and staffing levels as reasons not to bid.

Mr. Cohen was surprised that Sargent Electric did not at least bid on this project. He asked the timeline of the project.

Mr. Holt advised that we anticipate the project to begin within a few weeks after the contract is signed and end around the end of 2019 or the beginning of 2020. He further advised that Ft. Duquesne & Sixth is the first garage scheduled and said that we anticipate completion there by year-end 2018. He added that we estimate approximately a 90-day completion schedule for each garage and said this system is fully code-compliant and employs the most current technology available.

Ms. Strassburger asked if the Authority has ever worked with this vendor before.

Mr. Holt responded that this is the first time that the Authority will have worked with Lugaila Mechanical and advised that we did check its reference submissions.

Mr. Cohen asked how the Capital Budget process worked if we are awarding the project in 2018 and completing some project components in both the 2019 and 2020 budget years.

Mr. Onorato advised that the majority of the money will be assigned to the 2019 Capital Budget with the remainder being placed in the 2020 Capital Budget, consistent with our knowledge that the project will carry over into early that year. He advised that the project is still reviewed in aggregate but the work extends over a three-year period.

Mr. Cohen asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Ms. Strassburger, Resolution No. 39 of 2018 was approved as follows: Ms. Oliphant, yes; Ms. Strassburger, yes; Mr. Cohen, yes.

RESOLUTION NO. 40 OF SEPTEMBER 2018, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT BIDS FOR EXHAUST SYSTEMS MODERNIZATION AT VARIOUS AUTHORITY-OWNED GARAGES, was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised that most of the garage exhaust systems are the original units and are in need of replacement. He advised that two of our garages are subsurface facilities and the three others have one level below ground. He said we are asking for permission to solicit bids for replacement and advised that we anticipate the work to be performed in both 2019 and 2020 years.

Mr. Cohen asked if the Authority had an idea of what this project will cost.

Mr. Onorato advised that we do have an idea and it is in our budget, but that we will not state that amount during the bidding process.

Mr. Cohen asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Ms. Strassburger, Resolution No. 40 of 2018 was approved as follows: Ms. Oliphant, yes; Ms. Strassburger, yes; Mr. Cohen, yes.

RESOLUTION NO. 41 OF SEPTEMBER 2018, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT BIDS FOR UPGRADES TO THE FIRE SUPPRESSION AND SPRINKLER SYSTEMS AT MELLON SQUARE PARKING GARAGE, was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised that the Authority is seeking authorization to solicit bids for the upgrades of the suppression and sprinkler system at Mellon Square Garage, which is outdated and has completed its useful life. He advised that the upgrade will include hard piping and sprinkler heads on each floor and valve controls in the mechanical room, which will be tied to a monitoring system that will tie to Guardian for fire protection.

Mr. Cohen asked if the existing system is still in working condition.

Mr. Onorato advised that system is still in working condition but requires repeated maintenance to keep it functioning.

Mr. Cohen asked why the Authority waited this long to perform these upgrades.

Mr. Onorato advised that in the past few years the Authority has been completing major structural repairs to this garage and is now looking more at the mechanical and alarm system abilities.

Mr. Cohen asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Ms. Strassburger, Resolution No. 41 of 2018 was approved as follows: Ms. Oliphant, yes; Ms. Strassburger, yes; Mr. Cohen, yes.

RESOLUTION NO. 42 OF SEPTEMBER 2018, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ISSUE A REQUEST FOR PROPOSALS (RFP) FOR A UNIFIED SECURITY CAMERA SYSTEM, was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised that the Authority has cameras in several of our garages and we would like to replace those while adding other garage installations to create a single unified system. He stated that there will be 133 cameras in total, with locations mainly monitoring the revenue

control equipment, pedestrian entrances and exits, and any trail of money, such as from the pay station to the manager's office. He stated that they are not monitored on a constant basis but would permit their recorded content to be viewed should the need arise.

Mr. Cohen asked if this will affect our insurance costs.

Mr. Onorato stated that the Authority will discuss this with our insurance carriers but said that he is not aware if or how the Authority's insurance will be affected.

Mr. Cohen asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Ms. Strassburger, Resolution No. 42 of 2018 was approved as follows: Ms. Oliphant, yes; Ms. Strassburger, yes; Mr. Cohen, yes.

OLD/NEW BUSINESS

Mr. Cohen asked if there was any new or old business for discussion.

There were none.

The next Board meeting is scheduled for Thursday October 25, 2018 at 10:00 a.m.

The meeting was adjourned at 9:29 am with all Board Members in approval.

APPROVED TO CONTENT



Chairman

ACCEPTED FOR FILING IN THE AUTHORITY'S BOOK OF MINUTES



Approval