

**MINUTES OF THE REGULAR MEETING OF THE  
PUBLIC PARKING AUTHORITY OF PITTSBURGH  
THURSDAY SEPTEMBER 20, 2012**

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 on September 20, 2012 at 10:05 a.m., 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Linda Judson, Gabe Mazefsky, Christopher D'Addario and Natalia Rudiak. Present from staff were: David Onorato, Anthony Boule, Christopher Speers, Chris Holt, Patricia Konesky, Wes Pollard and Philip Savino. Also present were Jason Wrona of Buchanan Ingersoll & Rooney; Joe Smydo of the Pittsburgh Post Gazette; Mike Strelac of the City of Pittsburgh, Sehl Patell of Cosmos Technologies and William Stewart of Strategic Communications.

**MINUTES**

Ms. Judson asked for approval of the minutes from the regular meeting held on August 30, 2012.

Upon motion by Mr. D'Addario and seconded by Ms. Rudiak, the minutes were approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**PUBLIC COMMENT**

Ms. Judson asked for public comments.

There were none.

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Onorato updated the Board on the meter upgrade project and advised that 300 multi-space meters have been installed in the North Shore, Oakland, South Side and South Side Works areas.

Mr. Onorato advised the Board that we are currently in the process of renewing the agreement with the Omni Hotel for vehicle parking by Steeler personnel during the 2012 season's home games.

Mr. Onorato advised the Board that the Authority exercised the contracts for the first of the two one-year options for snow clearance and removal at all Authority-owned garages and facilities.

Mr. Onorato reminded the Board that Deloitte and Touche advised the Authority that it would not be able to perform an audit for Fiscal Year 2012. He reported that he had met with Betsy Krisher of Maher Duessel and said she advised that a proposal from their firm for this service would be submitted next week.

Mr. Onorato advised that Authority representatives met with ParkPGH and the Pittsburgh Cultural Trust to discuss the addition of the remaining downtown Authority to this reserved parking program.

Mr. Onorato pointed out to the Board that the financial reports included in today's Board packet show that revenues to date are on target and are slightly above 2.4 percent compared to budget. He advised that the loss of spaces due to construction were also recognized in the revenue totals.

Mr. Onorato advised that expenses are under budget by 15 percent, noting that the result is due to budgeted vacant positions not being filled.

Mr. Onorato updated the Board on the on-going construction at the Ft. Duquesne and Sixth Street garage, noting that the work is scheduled to be completed in July 2013. He said the average loss of spaces per day there is 228. He reported that work at Smithfield/Liberty is also on-going and is scheduled to be completed in 2013.

Mr. Onorato advised that Authority personnel is working with Bike Pittsburgh to complete the bike station at the Third Avenue facility. He advised that work is approximately 50-percent complete.

Mr. Onorato advised that line stripping is currently being completed at the Forbes Semple, Wood Allies, Mellon Square, Shadyside and Second Avenue garages.

Mr. Onorato reported that window cleaning had also occurred at both First Avenue and Grant Street Transportation Center and said that each project was estimated to cost \$15,000 due to the massive amount of windows contained in those facilities.

Mr. Onorato asked the Board if there were any questions on the monthly reports.

Ms. Rudiak inquired about the "additional payment to the City of Pittsburgh" line item in the financial report and questioned why the estimate was "\$0" with the budgeted amount being \$100,000. She then asked Mr. Onorato if the Authority was on track for paying the City the proper amounts due.

Mr. Onorato advised that the Authority is on schedule for payments due the City and said that the numbers shown on the report result from a timing issue. He advised that the Authority is on target to meet the PILOT payment this year.

Ms. Rudiak stated that she was aware that one of the advantages proposed by CALE during the bidding process was that they would offer a customer service program. She asked how this contract component was proceeding.

Mr. Onorato advised that the customer service program has been proceeding well. He stated that Mr. Boule of the Parking Authority has been attending community meetings and contacting individual business owners in an effort to present the program and discuss concerns and/or questions. He said that, in addition, CALE has established a help desk, posted the contact data on each machine, and said the program has been operational since the installation of the first

machine. Mr. Onorato advised that we have been monitoring the type of calls received noting that most of the calls relate to the operation of the machines. He advised that staff is working with CALE to resolve any reported problems or issues involved with the machines.

Ms. Judson asked if there were any questions or comments.

There were none.

Ms. Judson stated that before moving onto the resolutions she wanted to clarify why the order of the meetings had slightly changed slightly with the Executive Director's report proceeding the resolutions as well as a change to the reading of the resolutions in their entirety. Ms. Judson noted that these changes resulted from the review of the Authority's By-Laws and she said they were which were recommended by the Authority's solicitor and approved during the August 2012 Board meeting.

## **RESOLUTIONS**

**RESOLUTION NO. 35 OF SEPTEMBER 2012, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A THREE-YEAR CONTRACT WITH TWO ONE-YEAR OPTIONS TO UNIFIRST CORPORATION FOR UNIFORM RENTAL SERVICES FOR THE PARKING SERVICES DEPARTMENT PERSONNEL AT ALL AUTHORITY GARAGES,** was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that the current contract for the Parking Services personnel uniforms expired in July 2012 and said it was extended for 60 days, through September 2012. He advised that three firms picked up bid documents but only one of those firms submitted a bid in the annual amount of \$8,760.00, which is \$3.12 per person for the 54 garage attendants currently active in the Parking Services department.

Ms. Rudiak asked if the uniforms are rented.

Mr. Onorato advised that the uniforms are leased. He advised that different style of uniforms, such as shorts, are supplied at the beginning of the warmer seasons and are returned to the company at season's end. He said we do not own them and would only be responsible for their cost if they are lost or vandalized by our personnel.

Ms. Judson asked if there were any additional questions or comments.

There were none.

Upon motion by Ms. Rudiak and seconded by Mr. Mazefsky, Resolution No. 35 of 2012 was approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 36 OF SEPTEMBER 2012, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO ARCH MASONRY FOR LIMITED ROOF DECK REPAIRS AT THE NINTH AND PENN PARKING GARAGE,** was read by Mr. D’Addario and considered by the Board.

Mr. Onorato reported that Board that this project is part of our capital budget involved one of the four facilities recently studied by Desman Associates. He advised that at this time we will be completing minor repairs to the roof deck to extend its life through this winter season and also to remove any tripping hazards as some of the membrane has begun to peel away from the surface. He advised that we will re-evaluate the garage conditions in our 2013 capital budget, at which time a further analysis will be completed to determine if major repairs are warranted.

Mr. Onorato advised that there were four bids received, with the highest at \$65,000, and said the Authority is recommending awarding to the lowest bidder, Arch Masonry, at \$18,200.00.

Ms. Judson inquired if it is normal to see such a spread in numbers between the highest and lowest bids.

Mr. Onorato stated that this does occur periodically and said when it does, the Authority staff contacts the low bidder to verify that they can complete the work as defined for the amount they submitted.

Mr. Holt stated that a mandatory pre-bid meeting for this project did occur at which time the scope of work was clearly discussed.

Ms. Judson stated that while the Authority is quite thorough, she thought that it was very unusual to have such a huge discrepancy in bids and thought that maybe one of the vendors made a mistake.

Mr. Mazefsky asked if spaces would be lost during this construction period.

Mr. Onorato replied that there would not be any loss of available spaces as this project is scheduled to be completed in the evenings and off hours when the roof is not normally utilized.

Ms. Judson asked if there were any questions or comments.

There were none.

Upon motion by Ms. Rudiak and seconded by Mr. Mazefsky, Resolution No. 36 of 2012 was approved as follows: Ms. Rudiak, yes; Mr. D’Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 37 OF SEPTEMBER 2012, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT BIDS FOR REPLACEMENT OF AN EXISTING VERTICAL AIR HANDLING UNIT (“AHU”) AND ELECTRICAL MODIFICATIONS AT THE THIRD AVENUE PARKING GARAGE,** was read by Mr. D’Addario and considered by the Board.

Mr. Onorato advised that based on the inspection completed by Desman Associates, the Authority would like to solicit bids to replace the heating unit at the Third Avenue Garage. He advised that this facility is over 50 years old and said the Authority has been spending substantially for repair and maintenance.

Ms. Judson asked if there were any questions or comments.

There were none.

Upon motion by Mr. D’Addario and seconded by Ms. Rudiak, Resolution No 37 of 2012 was approved as follows: Ms. Rudiak, yes; Mr. D’Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 38 OF SEPTEMBER 2012, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT BIDS FOR REPLACEMENT OF FIVE (5) EXISTING HEATING, VENTILATION AND AIR CONDITIONING (“HVAC”) UNITS AT THE FORT DUQUESNE AND SIXTH STREET PARKING GARAGE,** was read by Mr. D’Addario and considered by the Board.

Mr. Onorato stated that the HVAC equipment in this facility is the original equipment and is over 50 years old. He advised that the Authority has been investing each year in repairs just trying to keep the equipment functioning and said staff now feels it would be beneficial to replace the units.

Ms. Judson asked if there were any questions or comments.

There were none.

Upon motion by Ms. Rudiak and seconded by Mr. D’Addario, Resolution No 38 of 2012 was approved as follows: Ms. Rudiak, yes; Mr. D’Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 39 OF SEPTEMBER 2012, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT A RENEWALWORKERS COMPENSATION PROGRAM,** was read by Mr. D’Addario and considered by the Board.

Mr. Onorato updated the Board that the Authority's insurance coverage was expiring and said that we are in the process of obtaining quotes for the various policies and should have those finalized by September 20<sup>th</sup>. He advised that we are working with our consultant, Mark McCall, and advised that the premium renewal increases are anticipated to be in the range of five percent. Mr. Onorato advised that separate renewal quotes were received for the Worker's Compensation package and reported that our current carrier, XL Insurance, submitted a proposal in the amount of \$442,000. He advised that Harie submitted a bid for \$297,000 and said the quotes reflect the experience modification jumping from 1.78 to 2.225, which is based on the past three years experience prior to this one. Mr. Onorato stated that we have asked Mr. McCall to proceed with finalizing the contract and said that we are asking the Board's authorization to accept this proposal so that our coverage continues without any lapse.

Ms. Judson asked if there were any questions or comments.

There were none.

Upon motion by Ms. Rudiak and seconded by Mr. Mazefsky, Resolution No 39 of 2012 was approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

## **OLD/NEW BUSINESS**

There were none.

The next Board meeting is scheduled for Thursday, October 18, 2012 at 10:00 a.m.

Upon motion by Ms. Rudiak and seconded by Mr. Mazefsky, the meeting was adjourned at 10:27 a.m.

**APPROVED TO CONTENT**

---

**Chairman**

**ACCEPTED FOR FILING IN THE AUTHORITY'S BOOK OF MINUTES**



---

**Approval**