

MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY OCTOBER 17, 2013

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 October 17, 2013 at 10:10 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 Fauna Solomon. Present from staff were: David Onorato, Anthony Boule, Jo-Ann Williams, Judi DeVito, Christopher Speers, Chris Holt, Wes Pollard, Janet Staab, Tom Urbano and Patricia Konesky. Also present was Jacqui Lazo of Buchanan Ingersoll & Rooney.

MINUTES

Ms. Judson asked for approval of the minutes from the regular meeting held on September 19, 2013.

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

PUBLIC COMMENT

Ms. Judson asked if there was any member of the public present who would like to comment.

There were none.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato advised the Board that Phase Two, the installation of 340 additional pay-by-plate meters, is now complete. He said there are now a total of 890 multi-space, pay-by-plate meters installed.

Mr. Onorato advised the Board that the Authority has sold 200 used single-space meters to the Lancaster Parking Authority for \$10,300.00.

Mr. Onorato updated the Board that the Authority's On-Line Hearing Process began on October 1, 2013 and said there were 200 requests for on-line hearings between then and October 14. He advised that the Parking Court judge is currently reviewing those requests and said response letters will be sent as appropriate. Mr. Onorato stated that he believes this program has been received positively by the public.

Mr. Onorato advised that the CMU parking study and pilot program was extended for an additional year by City Council on their original terms and conditions, wherein meter rates are adjusted based on utilization. He advised that this extension was approved by City Council and asked legal counsel if a resolution was required.

Ms. Lazo stated that she did not have the contract immediately available but said that she believed that this is an item that would need to go before the Board via a resolution.

Mr. Onorato advised that the 2012 Annual Report has been completed and shared a copy with each of the Board members. He stated that the brochure highlighted the multi-space, pay-by-plate meters and the City of Pittsburgh being the first in the USA to adopt this technology city-wide.

Mr. Onorato advised the Board that at a recent meeting it voted to give the Authority the authorization to go out to bid for the Authority's auditing services. He noted that since that time the Authority was contacted by the City and invited to join with it, the URA and PWSA to issue one RFP for auditing services. He advised that the City is taking the lead on issuing the RFP, and said that it is currently posted on both the City's and the respective authorities' websites. He advised that the bids are due to be submitted by October 25, 2013, adding that this item should be included on the Board's November meeting agenda.

Mr. Onorato advised that the Board packet contains the quarterly reports and noted that, to date, the revenues compared to budget are up approximately 6.5 percent attributable mostly to the meter revenue increase. He advised that through three quarters, the garage revenues are down slightly, but said that just this month there was a 10-percent increase in garage receipts due mainly to the completion of construction at Ft. Duquesne and Sixth Street Garage. He advised that the budget's revenue targets are expected to be met at the end of the year. Mr. Onorato advised that overall expenses are down approximately seven percent from budget. He advised that the quarterly reports include the new multi-space meter revenues, which show the number of multi-space meters and the number of spaces they cover by neighborhood, as well as a revenue-per-space report for garage facilities that breaks revenue down by individual space. He advised that the utilization of these spaces is quite high, averaging around 96-percent utilization in all facilities combined. He advised that the Parking Court Quarterly report is also attached, which estimates the City's share of revenues at approximately \$4.8 million after three quarters and the Authority's share at \$533,000.

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

There were none.

RESOLUTIONS

**RESOLUTION NO. 43 OF OCTOBER 2013, "A RESOLUTION
AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A
CONTRACT TO ARS, INC. FOR THE HANDRAIL MODIFICATIONS AT**

FORT DUQUESNE AND SIXTH STREET PARKING GARAGE, was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that this is a continuation of on-going work that included replacing the handrails on the facility's first and second levels. He advised that the Authority did try to work with the existing contractor while they were on-site completing the preventative repairs but said a price for this additional work could not be agreed upon. He advised that the Authority received four bids on the replacement of the handrails throughout the rest of the structure and said the lowest came in at \$219,900 from ARS, Inc. Mr. Onorato stated that Nathan Contracting, the firm which performed the previous repairs, had the highest bid of \$298,000.

Mr. Mazefsky asked what portion was already completed.

Mr. Onorato advised that the roof level was completed in the scope of work that Nathan Contracting performed.

Mr. Mazefsky asked the timeframe for completion.

Mr. Onorato advised that the work is to be completed within 90 days.

Mr. Mazefsky asked when the work was scheduled to begin.

Mr. Holt responded that the tentative date for the work to begin in November 4.

Mr. D'Addario stated that by looking at the photos it appeared that it might be easier to replace sections of the handrail rather than the entire railing.

Mr. Onorato said he agreed, but stated that the new railing would now meet code, noting that the current railings codes had been grandfathered in as acceptable.

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

There were none.

Upon motion by Mr. Mazefsky and seconded by Ms Solomon, Resolution No. 43 of 2013 was approved as follows: Ms. Solomon, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

RESOLUTION NO. 44 OF OCTOBER 2013, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO UTILIZE CONCRETE REPAIR SERVICES FOR AUTHORITY-OPERATED GARAGES AND SURFACE LOTS FROM THE CITY OF PITTSBURGH/COUNTY OF ALLEGHENY CONTRACT WITH COSTA CONTRACTING, INCORPORATED, was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised the Board that while preparing our RFP, we discovered that the City and County already had a contract in place with Costa Contracting and said the Authority was able to piggy-back on that contract. He stated that we are asking authorization to utilize this service at a not-to-exceed cost of \$50,000 for minor repair work, such as addressing tripping hazards on sidewalks which does not require that an RFP be issued. He noted that the current contract with Costa expires on March 24, 2014 but said there is a one-year option remaining on that contract, and we have been advised that the City and County more than likely will extend that contract through 2015.

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

There were none.

Upon motion by Mr. Mazefsky and seconded by Mr. D'Addario, Resolution No. 44 of 2013 was approved as follows: Ms. Solomon, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

RESOLUTION NO. 45 OF OCTOBER 2013, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO UTILIZE ASPHALT PLACEMENT SERVICES FOR AUTHORITY-OPERATED GARAGE AND SURFACE LOTS FROM THE CITY OF PITTSBURGH/COUNTY OF ALLEGHENY CONTRACT WITH A. FOLINO CONSTRUCTION., was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that this resolution is similar to the preceding resolution, but said that this one deals with asphalt and not concrete. He noted that the not-to-exceed amount is \$75,000 because we are already aware of a project at First Avenue to resurface the drive lanes that will account for a large portion of the budgeted amount. He noted that the Mon Wharf and some of our facilities have asphalt on their roofs instead of concrete material. Mr. Onorato advised that A. Folino's contract with the City and County is due to expire in December 2013, and said they have a one-year option that will extend the relationship to December 2014.

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

There were none.

Upon motion by Mr. Mazefsky and seconded by Ms. Solomon, Resolution No. 45 of 2013 was approved as follows: Ms. Solomon, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

RESOLUTION NO. 46 OF OCTOBER 2013, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE A CHANGE ORDER TO F. J. BUSSE COMPANY, INCORPORATED FOR INTERIOR LOBBY RENOVATIONS FOR THE GRANT STREET

TRANSPORTATION CENTER (GSTC) FACILITY, was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that this resolution references the construction of the relocation of the manager's office and new cashier's space at Grant Street Transportation Center to accommodate Enterprise Rent-A-Car's relocation to the facility. He advised that the original specifications did not include having the wiring sealed and protected by conduit and said this change order, in the amount of \$2,789.00, represents two-and-one-half percent of the original contract amount.

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

There were none.

Upon motion by Mr. Mazefsky and seconded by Mr. D'Addario, Resolution No. 46 of 2013 was approved as follows: Ms. Solomon, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

RESOLUTION NO. 47 OF OCTOBER 2013, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE FINAL PAYMENT TO NATHAN CONTRACTING, LLC FOR REPAIR AND PREVENTIVE MAINTENANCE AT FORT DUQUESNE AND SIXTH STREET PARKING GARAGE, was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that this is for the repair work recently completed at the Ft. Duquesne and Sixth Street Garage, adding that both the Authority and the its engineer consultant are satisfied with the work performed and are therefore asking for authorization to release final payment in the amount of \$89,516.73. He advised that the original contract was for \$3,562,757.000 and said there was one change order of \$17,000 that amounted to less than one percent of the original contract total. He noted that MBE/WBE participation numbers for the project were 17 and 10 percent, respectively.

Mr. Mazefsky asked the life extension of the garage with these repairs completed.

Mr. Onorato advised that the projected extension of the life of the garage is 12 to 15 years, based on the assessment report. He noted that we will be moving forward with additional work on this facility but said that the majority of the work including the full and partial deck repairs covering about 100,000 square feet of area, is completed. He said that leaves approximately 30,000 to 40,000 square feet remaining to be addressed and said that we have projected for those repair costs in our capital budget.

Mr. Onorato noted that the work that was recently completed has made a big difference in the appearance of the garage and stated that we have received many positive comments from the public.

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

There were none.

Upon motion by Mr. Mazefsky and seconded by Ms. Solomon, Resolution No. 47 of 2013 was approved as follows: Ms. Solomon, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

RESOLUTION NO. 48 OF OCTOBER 2013, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ACQUIRE REIMBURSEMENT PAYMENT PROVISIONS WITH THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY ("RAAC") FOR GRANT MONIES ALLOCATED TOWARDS LANDSCAPE IMPROVEMENTS TO THE BLOOMFIELD FRIENDSHIP-CEDARVILLE PARKING LOT (THE "LOT"), was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that a previously authorized resolution stipulated that payment of all invoices for the project would be directly from the grant source and the Authority would not incur any costs. He reported that we recently determined that the Authority will need to pay all invoices upfront and be fully reimbursed by the County for all costs involved.

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

There were none.

Upon motion by Mr. Mazefsky and seconded by Mr. D'Addario, Resolution No. 48 of 2013 was approved as follows: Ms. Solomon, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

RESOLUTION NO. 49 OF OCTOBER 2013, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT REQUESTS FOR PROPOSALS (RFP) FOR THE MANAGEMENT OF THIRD AVENUE PARKING GARAGE, was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised the Board that the current management agreement for the Third Avenue Garage expires on December 31, 2013 and said the Authority is seeking authorization to issue an RFP to solicit a new management contract for a three-year term with two one-year options.

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

There were none.

Upon motion by Mr. Mazefsky and seconded by Ms. Solomon, Resolution No. 49 of 2013 was approved as follows: Ms. Solomon, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

OLD/NEW BUSINESS

Ms. Judson asked if there were any questions or comments on old or new business.

Mr. Onorato noted that on Resolution No. 48 for the Friendship-Cedarville renovations, a funding source would need to be identified as it was not included on the resolution.

Ms. Judson stated that the addition doesn't change the fact that the Parking Authority would be reimbursed for all funds expended.

Mr. Onorato confirmed that it does not change that stipulation.

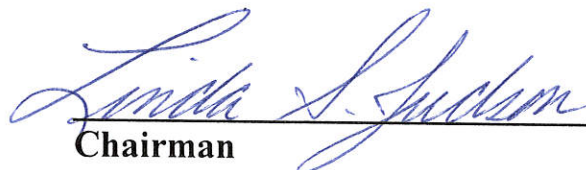
Ms. Judson asked if there were any additional questions or comments on old or new business.

There were none.

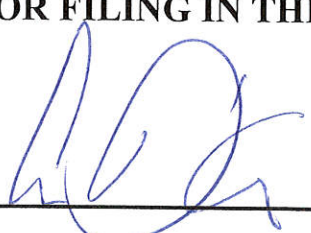
The next Board meeting is scheduled for Thursday, November 21, 2013 at 10:00 a.m.

Upon motion by Mr. Mazefsky and seconded by Ms. Solomon the meeting was adjourned 10:34 a.m.

APPROVED TO CONTENT


Chairman

ACCEPTED FOR FILING IN THE AUTHORITY'S BOOK OF MINUTES


Approval