

**CRDA Venue Committee**  
**GoToMeeting**  
(instructions below)

**Friday, September 10, 2021**  
**3:00 pm**  
**Agenda**

- I. Introductions
- II. Approval of Minutes from June 4, 2021 Meeting/Conference Call\*
- III. Venue Updates
  - a. XL Center
  - b. Pratt & Whitney Stadium at Rentschler Field
  - c. CT Convention Center
  - d. Dillon Stadium
- IV. Funding Request for Convention Center and Pratt & Whitney Stadium\*
- V. Next Meeting October 1, 2021
- VI. Other Business
- VII. Adjourn

CRDA Venue Committee (rescheduled to 9-10-21)  
Fri, Sep 10, 2021 3:00 PM - 3:45 PM (EDT)

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**CRDA Venue Committee Meeting**  
**DRAFT Meeting Minutes**  
**June 4, 2021**  
**2:00 PM**

**Members Present via GoToMeeting:** Committee Chair Andy Bessette, Board Chair Suzanne Hopgood, DECD Commissioner David Lehman and Andrew Diaz-Matos

**Staff Present via GoToMeeting:** Mike Freimuth, Tony Lazzaro and Kim Hart

The meeting was called to order by Chairman Bessette at 2:01 p.m. The minutes of the May 7, 2021 meeting were approved on a voice vote.

I. Venue Updates -- Mr. Freimuth offered the following venue updates:

- a. XL Center – The facility will open fully in August and discussions are underway for some potentially large events not long after reopening. Talks continue with Northland over the atrium space, but Mr. Freimuth noted that he needs to get a handle on the budget before those talks move forward.

He noted that the Governor has signed the so-called “Sports Betting” bill, which could have a major impact on XL in two ways. Firstly, the CT Lottery Board is looking to locate two primary betting parlor/entertainment facilities, as well as 12 smaller facilities, around the State and officials have toured the XL as a potential location for one of the primary locations. Secondly, State officials are looking at the possibility of using a portion of expected sports betting revenue to underwrite the XL Center renovation.

- b. Pratt & Whitney Stadium – Ms. Hart reported on the NCAA Lacrosse Championships held at the Stadium over Memorial Day weekend. Despite the cold and rainy weather, over 28k people attended the five games. Concession per caps averaged \$18.50, while suite catering averaged \$40 per person. Final settlement numbers are not expected for about ten days, but Spectra estimates revenues exceeding \$200k. At least six local hotels hosted teams and fans, and the event received great media attention. A number of sources praised the Stadium grounds crew, noting how well the field held up over three days. A number of suite holders reached out to Spectra after the event to say how much they enjoyed it and to inquire about tickets for next year. In response, Spectra and the NCAA will do a pre-sale of 2022 tickets to take advantage of the enthusiasm generated by this year’s event.

Ms. Hart also noted that the Stadium will also hold the U.S. Women’s National Soccer team for an Olympic “Send-off Series” against Mexico on July 1<sup>st</sup> and July 5<sup>th</sup>.

- c. CT Convention Center – Mr. Lazzaro indicated that the vaccine clinic is expected to remain on site until June 30th, while the testing will remain until the end of July.

There being no further business, the meeting was adjourned at 2:35 p.m.

The next Venue Committee conference call is scheduled for July 2, 2021.

DRAFT

### **Convention Center Chillers and Misc. Repairs**

**Resolution:** *The Venue Committee recommends that the CRDA Board authorize the Executive Director to apply to the State Bond Commission for \$3.5 Million for replacement of cooling towers and installation of a new elevator at the Convention Center, as well as a comprehensive building assessment and HVAC/MEP repairs at Pratt & Whitney Stadium at Rentschler Field.*

## Convention Center Chillers and misc. repairs

Authorizations: PA15-1 subsection 21(j); PA17-2 subsection 378 (f)(2)

Request: \$3,500,000

Use: Cap Ex demands of Venues including Convention Ctr and Rentschler Field

Bond Request: The Chiller System connected to the Central Utility Plant is in need of replacement. Repairs to the system have been made but are only of an interim value. Estimated budget is \$2M to purchase, install (through major crane work) and operationalize the units during the upcoming winter months. Additional work is necessary to expand capacity of elevators for ADA and post covid operations estimated at \$1M. Work at Rentschler totals \$500,000 including HVAC equipment and engineering assessment of stadium.

Chiller History: The chiller system is now nearly 18 years old and has been assessed by independent engineering consultant as in danger of failure. Interim repairs have been made. The system serves the chilled water need of the convention center, the Marriott Hotel and the Science Center.

Chiller Project: We have performed maintenance and made numerous repairs to extend the useful life of this equipment, however, we have seen these repairs increase both in size and in frequency over the past several years. At this time the towers are leaking water from various places which is dramatically increasing the water make up and treatment chemical costs. *We have made temporary external diverters to get most of this water back into the tower for now, but a long-term solution needs to be implemented.* Also of concern is the condition of the fill media which is responsible for heat transfer. It has deteriorated to the point that is challenging to properly clean and maintain without damaging the media further. As a result, the performance for these towers has dropped off noticeably over the last 5 years.

Elevator Project: Unrelated but part of the post-covid assessment of the convention center to operate, the main elevator serving the building is insufficient. Capacity exists to add a second cab but was eliminated as a cost savings during initial construction. It is estimated to be \$1M to add this equipment.

Rentschler Field is nearing 20 years old and requires a major engineering life cycle assessment in preparation of the expiration of the UConn lease, the MOU between OPM and CRDA and the operating agreements with Spectra. \$500,000 is requested for this and HVAC/MEP repairs.



Frozen water penetrated through cooling tower structural beam



Water and chemicals overflowing cooling tower catch basin onto roof