



**Metropolitan Pier and Exposition Authority  
Board Meeting Minutes  
November 19, 2019 9:00 A.M.**

**Board Members Present:** Brett Hart, Chairman; Jorge Ramirez\*, Secretary/Treasurer; Dr. Sonat Birnecker Hart; Nina Grondin; Roger J. Kiley; Juan A. Ochoa

\*Arrived at 9:40 a.m.

**Others Present:** Larita Clark, Acting Chief Executive Officer/Chief Financial Officer; David Winters, Chief Operations Officer; David Causton, SMG/McCormick Place; Matthew Simmons, General Counsel; Pat Allen, Director of Labor Relations; Dao Ngo, Director of Procurement; Steve E. Georgas, Chief Security Officer; Stephanie Lovelace-Nieves, Controller; Samina Kapadia, Assistant General Counsel; Jeanette Swan, Director of Internal Audit; Jason Bormann, Director of Treasury and Capital Management; Gloria Juarbe, Director of Human Resources; Nicol Chervenak, Director of Planning and Program Management; Dave Nanda, Senior Director of Technology; Marilyn Rubio, Senior Manager, Community Engagement and Special Events; David Whitaker, Choose Chicago; Joseph T. Scheper, SMG/McCormick Place; Rufus Purnell, Resident; Kathleen Candela, Deloitte & Touche LLP; Hilda Renteria, Prado and Renteria; Jill Jaworski, PFM; William Mack, Morgan Stanley; Bill Daley, Goldman Sachs; Lewis Greenbaum, Katten Muchin Rosenman LLP; Alan Bell, Charity & Associates, P.C.; Pat Doerr, Hospitality Business Association of Chicago; Cynthia McCafferty, Hawthorne Strategy Group, Inc.; Maria Calderon, Compliance Officer and Board Administrator

**General Matters:**

Chairman Hart welcomed new board member Nina Grondin. Member Grondin introduced herself and provided a brief background summary.

- A1. Roll Call: MPEA Chairman Hart, called the meeting to order at 9:00 a.m. and Ms. Calderon called roll.
- A2. Approval of Minutes: Chairman Hart called for the approval of the minutes of the Regular Board Meeting of the October 15, 2019.  
  
Moved by Member Ochoa, seconded by Member Kiley, and the remaining members present voted approving item A2.
- A3. Public Comment.  
  
There was no public comment.
- A4. Consideration of Approval of the MPEA Board Meeting Schedule for 2020.  
  
Moved by Member Kiley, seconded by Member Ochoa, and the remaining members present voted approving item A4.

**Report from Acting CEO:** Ms. Clark thanked the Board, staff and everyone present for the vote of confidence in her as the Acting Chief Executive Officer. Ms. Clark introduced David Jacobs the new General Manager for Hyatt Regency McCormick Place.

**Report from Controller:** Ms. Lovelace-Nieves presented the financial results for October 2019.

**Report from Director of Treasury and Capital Management:** Mr. Bormann presented the tax collections for October 2019.



**Report from McCormick Place:** Mr. Causton stated Fabtech held their show on campus with 40,000 attendees and used three out of the four buildings (South/North/Lakeside Center Buildings). Mr. Causton stated the following shows will host their events on campus: Rockwell Automation Fair (16,000 attendees); Radiological Society of North America (50,000 attendees, one of the largest medical meetings in the world); The Midwest Clinic 2019 An International Band and Orchestra Conference (18,000 attendees); The Muslim American Society (MAS) - The Islamic Circle of North America (ICNA) Annual Convention; Union for Reform Judaism; Juvenile Diabetes Research Foundation (JDRF) One Dream Gala (5,000 attendees). Mr. Causton stated Wintrust Arena will host "Weekend of GLORY" Kickboxing and DePaul University Blue Demons Men's and Women's Basketball.

**Executive Session:** Chairman Hart asked for a motion to convene in Executive Session to discuss item C1. Upon motion duly made by Member Ochoa, seconded by Member Birnecker Hart, and the remaining members present unanimously voted to convene in Executive Session.

Upon return from Executive Session, item C1 was presented for consideration and discussion.

**Review of Covered Actions and Eligible Agreements:**

- C1. Consideration of Approval of Executive Session Minutes of the October 15, 2019 Regular Board Meeting.  
  
Moved by Member Ramirez, seconded by Member Ochoa, and the remaining members present voted approving item C1.
- D1. Consideration of Approval of Amendment to Existing Contract for Construction Manager at Risk for The Tap.  
  
Moved by Member Kiley, seconded by Member Birnecker Hart, and the remaining members present voted approving item D1.
- D2. Consideration of Approval of Change Order for Guaranteed Energy Performance Contract.  
  
Moved by Member Ramirez, seconded by Member Kiley, and the remaining members present voted approving item D2.
- D3. Consideration of Approval of Contract Amendment for Wayfinding and Signage Consultant Implementation Phase of Design – Amendment #2.  
  
Moved by Member Ramirez, seconded by Member Kiley, and the remaining members present voted approving item D3.
- D4. Consideration of Approval of Amendment to an Existing Contract for Office Furniture.  
  
Moved by Member Ramirez, seconded by Member Birnecker Hart, and the remaining members present voted approving item D4.
- D5. Consideration of Sole Source Contract for the Arena Chilled Water Design. (Attachment #1)  
  
Moved by Member Ramirez, seconded by Member Ochoa, and the remaining members present voted approving item D5.

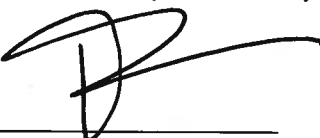


- D6. Consideration of Approval of New Contract for Insurance Brokerage Services.
- Moved by Member Ochoa, seconded by Member Birnecker Hart, and the remaining members present voted approving item D6.
- D7. Consideration of Approval of Ordinance Authorizing the Issuance, Sale and Delivery of the MPEA's McCormick Place Expansion Project Refunding Bonds of 2019 and 2020 – Ordinance No. MPEA 19-02.
- Moved by Member Birnecker Hart, seconded by Member Ochoa, and the remaining members present voted approving item D7.
- D8. Report from Deloitte and Prado and Renteria.
- D9. Consideration of Acceptance of the MPEA Audited Basic Financial Statements as of and for the Years Ended June 30, 2019 and 2018.
- Moved by Member Kiley, seconded by Member Ochoa, and the remaining members present voted approving item D9.
- D10. Consideration of Acceptance of the MPEA Audited Retirement Plan and Trust Financial Statements June 30, 2019 and 2018.
- Moved by Member Ochoa, seconded by Member Kiley, and the remaining members present voted approving item D10.
- D11. Consideration of Approval of Contract Extensions for HVAC Parts & Supplies – Groups 1-8.
- Moved by Member Ramirez, seconded by Member Birnecker Hart, and the remaining members present voted approving item D11.
- D12. Consideration of Approval of Contract Extensions for Automotive Parts and Accessories.
- Moved by Member Birnecker Hart, seconded by Member Kiley, and the remaining members present voted approving item D12.
- D13. Consideration of Approval of Contract Extensions for Door and Door Hardware – Groups 1-10.
- Moved by Member Birnecker Hart, seconded by Member Ramirez, and the remaining members present voted approving item D13.

### Adjournment

Chairman Hart moved to adjourn the meeting moved by Member Ramirez, seconded by Member Kiley, and the meeting was adjourned by unanimous vote of the Board.

Approved: December 17, 2019

  
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Secretary/Treasurer or Assistant Secretary



301 East Cermak Road  
Corporate Boardroom, 5<sup>th</sup> Floor  
Chicago, IL 60616

## Attachment #1



**ITEM D5**  
**DEVELOPMENT AGENDA**  
**November 19, 2019**

**SOLE SOURCE CONTRACT**  
**MCGUIRE ENGINEERS, INC.**

**ARENA CHILLED WATER DESIGN**

**TOTAL NTX: \$100,000**  
**TERM: UNTIL PROJECT COMPLETION**

**Basis for Sole Source:** McGuire Engineers can more satisfactorily and efficiently complete the redesign to provide additional cooling capacity given their previous work on the Hotel and Arena HVAC systems. Any other mechanical engineering firm engaged to provide a design would have to repeat much of the work already performed by McGuire as part of the due diligence in identifying the issues and preparing a design.

The MPEA has experienced numerous issues with the Arena's HVAC system. Specifically, in the summer of 2018 on a 95°F day it was difficult to maintain 72°F once additional equipment for the concessions stands started and patrons entered the facility despite the building engineers pre-cooling early in the day. The current system cools the Arena, the ABC Building and the first four floors of the Marriott from a single chilled water feed with the assumption that not all of these locations will be fully occupied at the same time. This assumption has not borne out, and MPEA needs to increase the cooling capacity to ensure that all of these locations can be sufficiently cooled simultaneously.

McGuire was engaged by Ameresco as part of the investment grade audit, specifically for review of MPEA's HVAC systems. McGuire evaluated the existing capacity and design for chilled water to the Arena, Hotel, and ABC Building and performed commissioning of the Arena HVAC equipment. Through this prior work McGuire has become familiar with the existing system and has already identified issues and proposed several different potential solutions. At this time MPEA would like to engage McGuire to design a system to increase cooling capacity.

**STAFF RECOMMENDATION**

Staff recommends the Board award a sole source contract to McGuire Engineers, Inc. in accordance with the MPEA Act (70 ILCS 210/25.1 (b)(1)) as they are uniquely qualified to provide the services described above based on their previous work on the Wintrust Arena.

**Ownership:** William J. Stangeland, 33.2%; David M. Brooks, 35.1%; David P. Callan, 31.7%

**MBE/WBE:** None due to a lack of subcontracting opportunities.

**User Department:** Development

**Contract Administrator:** David Olszak