



PEORIA CIVIC CENTER®

## PEORIA CIVIC CENTER AUTHORITY – CAPITAL COMMITTEE

June 16, 2023 at 8:00 AM

### MINUTES

Commissioner Horton made a motion of unanimous consent that Commissioner Ruckriegel be the Pro-Tem Chairman for this Meeting. Seconded: Commissioner Frausto Aboytes. Passed with no Objection.

Pro-Tem Chairman Ruckriegel called the meeting of the Capital Committee of the Peoria Civic Center Authority to order at 8:03 A.M, Friday, June 16, 2023 at the Peoria Civic Center via video & conference call.

#### **Present:**

Pro-Tem Chairman Sid Ruckriegel  
Commissioner Dave Horton  
Commissioner Christell Frausto Aboytes  
PCCA Commissioner – Lon Lyons  
PCCA Commissioner – Rick Semonis  
PCCA Commissioner – Norris Chase – Left at 8:30 A.M.  
PCCA Legal Counsel – Bob Gates  
PCC Staff – Will Kenney  
PCC Staff – Ashley Clayton

#### **Absent:**

Chairman Matt Bartolo  
Commissioner Deborah Roethler

Pro-Tem Chairman Ruckriegel called the meeting to order at 8:03 A.M. He requested that a roll call be taken, Quorum present.

#### **Motion to Approve Meeting Minutes of May 19, 2023 Meeting:**

Moved: Commissioner Horton. Seconded: Commissioner Frausto Aboytes. Motion passed by unanimous consent.

#### **Information Items/Discussion:**

Mr. Kenney provided an update regarding various capital projects and inspections.

#### **Misc. Projects/Inspections -**

- **Domestic Hot Water Heaters** – Replacement of 4 hot water heaters in exhibit hall (5<sup>th</sup> floor) – Service to exhibit halls, offices, and arena.
  - Complete

- **Concrete Sidewalk Replacement** – Replacement of sections of sidewalk around the facility.
  - Horowitz has been contracted.
  - Work started on 6/12/23
  - Membrane was punctured during removal of existing sidewalk near the arena pit, Western Specialty is going to provide a proposal to repair.
- **Exhibit Hall D Overhead Door** – Replacement of the broken overhead door with a high-speed fabric door.
  - Order has been placed with Wayne Dalton (8-10 week lead time)
- **Annual Fire Sprinkler Inspection – Completed**
  - Replaced 150' of leaking sprinkler pipe and identified pipe that will need to be replaced. Plan to work into upcoming Capital budget.
- **Annual Fire Alarm Inspection – Completed**
  - Repairs needed have been requested.
- **R-22 Removal for Summer – Completed**
  - Lost 5# from the start of the hockey season.

#### **DCEO Capital Grant Projects**

- **Cooling Towers - Replacement of 4 Cooling Towers**
  - Budget: \$1,437,550
  - Actual: \$2,254,367
  - Over: \$816,817
  - Billed Total: \$2,163,327.35
  - Remaining Balance: \$91,039.65
  - Dewberry: \$82,550 (Design Work)
  - Bullock/Evapco: \$394,990 (Pre-Purchase Towers)
  - CMI: \$1,833,000 (Removal and installation)
  - CMI: -\$56,173 (Change order reduction for reduced scope)
  - 6/7/23 – All units operational
- **Parking Lot Resurfacing Project - Resurfacing of Fulton and Marquee Parking Lots**
  - Budget: \$785,120
  - Actual: \$1,065,618.90
  - Over: \$280,498.90
  - Billed Total: \$965,600.76
  - Remaining Balance: \$100,018.14

- Dewberry: \$74,120 (Design Work)
- UCM: \$987,088 (Contractor)
- UCM: \$4,410.90 (Change order – Asphalt Emulsion)
- Project complete.
- **Roof Replacement Project – Replacement of all PCC facility roofs.**
  - Budget: \$8,140,000
  - Actual: \$7,836,688
  - Billed Total: \$1,224,035
  - Remaining Balance: \$6,612,653
  - Dewberry: \$140,000 (Design Work)
  - 6/2022 - Finalizing specifications and bid documents.
  - 7/2022 - Bid documents and specifications completed and ready for advertisement.
  - 8/2022 - Roof replacement project advertised for bid with specifications available.
  - 8/18/22 - Bids due by 2 PM
  - Awarded theater roof replacement project to Western Specialty contractors on 8/29/22
  - 10/17/22 – Contracts in progress
  - March/April 2023 - Work to begin, contractors ordering materials/supplies.
  - 5/8/23 – Work is under way. Removing gravel from arena, theater, old meeting rooms. – Drain needs to be replaced on arena roof for \$3,000. – Materials have been delivered and loaded onto roofs.
  - 5/18/23 – Work is under way on all roofs. This includes removal of existing rock, new drain install, along with plates for the boards and insulation.
  - 6/16/23 - Tremco is on-site daily monitoring the project.
- **Glass Arcade Project**
  - Budget: \$7,420,000
  - Actual: \$49,775 (Design Only)
  - Billed Total: \$49,775
  - Remaining Balance: \$0
  - Dewberry: \$49,775 (Concept and Study)
  - 10/21/22 - Dewberry presented initial concept to Capital Committee
  - 1/12/23 - Dewberry presented alternative design to Capital Committee
  - 6/16/23 – Discussed funding timeline, design and direction for project.
- **Arena Retractable Seating Project**
  - Budget: \$3,495,000
  - Actual: \$75,500 (Design only)
  - Billed Total: \$28,040.50
  - Remaining Balance: \$47,459.50

- 11/10/22 and 11/16/22 – Farnsworth meeting with PCC team.
  - 12/8/22 – Farnsworth and Irwin Seating meeting.
  - 2/2023 - Design and specs will be ready for bid.
  - 3/14/23 - Pre-bid scheduled
  - 3/28/23 – Bid scheduled to open
  - 5/8/23 – Bid was awarded to Irwin Seating. Irwin seating performed scan of seating area and submitted final drawings for approval.
  - 5/18/23 – Finish for seats, rails and deck have been submitted.
  - 9/11/23 – 10/27/23 – Project Schedule
- **Arena Star Dressing Room Project**
    - Budget: \$250,000
    - Actual: \$8,500 (Schematic design only)
    - Billed Total: \$45,221
    - 11/16/22 – Farnsworth meeting with PCC team.
    - Design underway.
    - 5/8/23 – Bids received from four contractors, the lowest bidder was D. Joseph Construction. Presented to Capital and PCCA for approval.
    - 5/18/23 – Contract awarded to D. Joseph. Cleared storage area for project. Contractor working on permits.
    - 5/29/23 – 8/21/23 – Project schedule
    - 8/22/23 – 8/30/23 - Punch lift
    - 6/16/23 – In Progress
- **Arena Sound System Project**
    - Budget: \$1,050,000
    - Billed Total: \$20,000
    - AJP: \$50,000 (Contracted for design and engineering)
    - 1/13/23 – Project kick off call
    - 1/18/23 – Design team meeting
    - 4/10/23 – Pre-bid meeting
    - 4/27/23 – Bid opening
    - 5/8/23 – Bids were received from two contractors, the lowest bidder was CV Lloyd Audiovisual. Presented to Capital and PCCA for approval.
    - Project awarded and contract sent to CV Lloyd Audiovisual.
    - June 2023 – Demolition Begins
    - July 2023 – Install Begins
- **Scoreboard and Video Boards Project**
    - Budget: \$1,740,000
    - Actual: \$3,258,682
    - Billed Total: \$204,453.77
    - Remaining Balance: 3,054,228.23

- AJP: \$40,000 (Contracted for design and engineering)
- 8/10/23 - 8/16/23 – Scheduled Demolition
- 9/18/23 -10/20/23 – Scheduled Installation

Mr. Kenney presented the Capital Spending Report and updates on the DCEO grant.

**Old Business:**

NONE

**New Business:**

We are requesting approval to accept the proposal and proceed with the purchase of Exhibit Hall A,B, C Roofing Replacements from Dewberry Engineers Inc.

**Motion to approve that we accept the proposal and proceed with the purchase of Exhibit Hall A,B, C Roofing Replacements for \$23,500.00 from Dewberry Engineers Inc.**

Moved: Commissioner Ruckriegel. Seconded: Commissioner Roethler. Motion passed by unanimous consent.

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We are requesting approval to accept the proposal and proceed with the purchase of Roof Drain Extension Removal and Repair from Sterling Commercial Roofing Inc.

**Motion to approve that we accept the proposal and proceed with the purchase of Roof Drain Extension Removal and Repair for \$26,967.00 from Sterling Commercial Roofing Inc.**

Moved: Commissioner Ruckriegel. Seconded: Commissioner Roethler. Motion passed by unanimous consent.

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**Adjournment:**

Pro-Tem Chairman Ruckriegel requested a motion to adjourn.

**Motion to Adjourn:**

Motion made by Commissioner Frausto Aboytes. Seconded by Commissioner Horton. Motion passed by unanimous consent.

Meeting adjourned at 8:43 A.M.