



PEORIA CIVIC CENTER®

## PEORIA CIVIC CENTER AUTHORITY – CAPITAL COMMITTEE

July 21, 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 8:12 A.M, Friday, July 21, 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 – Norris Chase  
PCCA Legal Counsel – Bob Gates  
PCC Staff – Will Kenney  
PCC Staff – Rik Edgar  
PCC Staff – Ashley Clayton  
PCC Staff – Eric Yarbrough

#### **Absent:**

Chairman Matt Bartolo  
Commissioner Deborah Roethler

Pro-Tem Chairman Ruckriegel called the meeting to order at 8:12 A.M. He requested that a roll call be taken, Quorum present.

#### **Motion to Approve Meeting Minutes of June 16, 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 -**

- **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.
- Project completed.
- **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)
  - Overhead door has arrived.
  - Project delayed due to receiving wrong guides.
- **Arena Vom Lofts – Building two additional Vom Lofts.**
  - Lofts built and painted.
  - Installing rails, counters, and flooring.

### **DCEO Capital Grant Projects**

- **Cooling Towers - Replacement of 4 Cooling Towers**
  - Budget: \$1,437,550
  - Actual: \$2,254,367
  - Over: \$816,817
  - Billed Total: \$2,255,184.70
  - Remaining Balance: \$1,182.65
  
  - 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)
  
  - 5/1/23 – Substantially complete.
  - 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: \$5,900,395
- Remaining Balance: \$1,936,293
  
- 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.
- 7/23 – Theater and Arena are complete.
- Project is on schedule to finish in September
  
- **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.
  - 7/2023 – Removed Arcade project from DCEO scope.
  
- **Arena Retractable Seating Project**
  - Budget: \$3,495,000
  - Actual: \$1,986,872
  - Billed Total: \$52,140.75
  - Remaining Balance: \$1,934,731.25
  
  - 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: \$788,700
    - Billed Total: \$52,140.75
    - Remaining Balance: \$670,860.25
  
    - 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 – 8/18/23 – Project schedule
    - 8/22/23 – 8/30/23 - Punch list
    - 7/23 – In Progress – Plumbing, wall studs, and electrical.
- **Arena Sound System Project**
    - Budget: \$1,050,000
    - Actual: \$952,542.95
    - Billed Total: \$78,729.22
    - Remaining Balance: \$873,813.73
  
    - 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
    - 7/31/2023 – Install Begins
- **Scoreboard and Video Boards Project**
    - Budget: \$1,740,000
    - Actual: \$3,258,682
    - Billed Total: \$363,968.43
    - Remaining Balance: \$2,894,713.57
  
    - AJP: \$40,000 (Contracted for design and engineering)
  
    - 8/10/23 - 8/16/23 – Scheduled Demolition
    - 9/11/23 -10/20/23 – Scheduled Installation

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

**Old Business:**

A discussion was held regarding meeting BEP goals.

**Motion to recommend and approve management discretion to raise BEP goal to any amount deemed necessary to meet DCEO grant requirements, up to 100%.**

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

**New Business:**

We are requesting approval to accept the following proposals for the costs listed below and proceed with projects with listed vendors.

**Motion to approve that we accept the following proposals for the costs listed below and proceed with projects with listed vendors.**

- Heart – Server & Network Hardware Upgrade - \$24,508.62
- Heart – MFA Implementation - \$11,175.00
- Heart – Legacy Digital Signage Replacement - \$16,317.72
- Full Compass – LED Uplight 4x10 - \$23,613.96
- Advanced Audio and Lighting – Elation DW Blinder - \$15,288.00
- Alpha Energy Solutions – York Chiller #4 Compressor Shaft Seal - \$16,667.00
- Mitylite – Additional Dance Floor Panels - \$11,529.00
- NPFS – Partition Recovery Room 135/136 and 210/213 - \$16,200.00
- R&R Specialties – Jet Ice Cart, Electric Pump - \$12,472.00
- Atlas – Titan Pro Plastic Folding Chairs - \$10,201.64
- Kelly Glass Inc. – Aluminum Storefront Entrance and Glass Partitions - \$18,815.00
- Irwin Seating – 8 Tread Stair Unit, Aluminum Decking, Black Anodized Carpets - \$17,080.88
- Tennant – Carpet Extractors and Vacuums - \$24,171.66
- Jack the Ripper Table Skirting – Tablecloths and Skirts - \$14,270.00

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

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We are requesting recommendation to the Peoria Civic Center Authority Board that we accept the following proposals for the costs listed below and proceed with projects with listed vendors.

**Motion to recommend to the Peoria Civic Center Authority Board that we accept the following proposals for the costs listed below and proceed with projects with listed vendors.**

- Heart – Door Access Control and Alarms - \$243,529.22
- Heart – Legacy Network Switch Replacement and Licensing - \$153,903.24
- Heart – Wireless AP Replacement and License - \$46,202.36

- Heart – Camera Addition Phase 2 - \$72,660.68
- Heart – PC & Monitor Replacement - \$32,300.64
- Full Compass – 17,500 Im Projectors, Lens and Screen - \$101,041.51
- Full Compass – Xenon Spotlights – Arena - \$180,840.28
- Graybar – Arena Concourse – LED - \$39,727.20
- Graybar – Monroe St. Parking Lot LED - \$45,743.83
- Siemens – Field Panel Control Upgrades Node - \$105,918.00
- Athletica – Arena Deck Ice Cover - \$78,155.00
- Spec Seats – Clarin 4400 Style Folding Chairs Ganging - \$225,000.00
- NPFS – Partition Recovery Ballroom – 195,168.00
- Georgia Expo – Drape – Black, Blue, Brown, Navy, Raspberry - \$33,389.75
- Portafab – Standard Booths – 3x5 Sliding Door - \$62,084.00
- FS Industries – Bollards with Lights and Sphere Bollards - \$36,370.00
- Full Compass – Theater and Ballroom Show Audio - \$35,138.48

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

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We are requesting recommendation to the Peoria Civic Center Authority Board that we proceed with the purchase of the Arena Ice Plant, mechanical room, and floor from Cimco.

**Motion to approve recommendation to the Peoria Civic Center Authority Board that we proceed with the purchase of the Arena Ice Plant, mechanical room, and floor for \$4,318,690.00 from Cimco.**

Moved: Commissioner Frausto Aboytes. Seconded: Commissioner Horton. 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 9:08 A.M.