



## PEORIA CIVIC CENTER AUTHORITY – CAPITAL COMMITTEE

**August 18, 2023 at 8:00 AM**

### **MINUTES**

Chairman Bartolo called the meeting of the Capital Committee of the Peoria Civic Center Authority to order at 8:08 A.M, Friday, August 18, 2023 at the Peoria Civic Center.

#### **Present:**

Chairman Matt Bartolo  
Chairman Sid Ruckriegel  
Commissioner Dave Horton  
Commissioner Christell Frausto Aboytes  
Commissioner Deborah Roethler – Joined at 8:21 A.M.  
PCCA Chairman – Yvonne Greer Batton  
PCCA Legal Counsel – Bob Gates  
PCC Finance Committee – Kyle Cratty  
PCC Staff – Will Kenney  
PCC Staff – Rik Edgar  
PCC Staff – Ashley Clayton

#### **Absent:**

NONE

Chairman Bartolo called the meeting to order at 8:08 A.M. He requested that a roll call be taken, Quorum present.

#### **Motion to Approve Meeting Minutes of July 21, 2023 Meeting:**

Moved: Commissioner Frausto Aboytes. Seconded: Commissioner Horton. 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.
- **HW Heater Replacement – Exhibit Hall C**
  - HW Heater Replacement has arrived.
  - Install scheduled for next week.

### **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.
  - 8/23 – Finalizing Design Concept
  
- **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
  - 8/18/23 – Theater, Arena, Ballroom sections are complete. Great Hall and other smaller sections of roof are in progress.
- **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 lift
    - 7/23 – Installing Plumbing, wall studs, and electrical.
    - 8/23 – Installing Dry Wall and Framing.
- **Arena Sound System Project**
    - Budget: \$1,050,000
    - Actual: \$952,542.95
    - Billed Total: \$471,051.54
    - Remaining Balance: \$481,491.41
    - 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
    - 9/11/2023 – Install Begins
- **Scoreboard and Video Boards Project**
    - Budget: \$1,740,000
    - Actual: \$3,258,682
    - Billed Total: \$1,362,835.63
    - Remaining Balance: \$853,526.37

- 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:**

Working on gathering quotes for various equipment/projects.

Scope/Bid documents for dressing rooms and restrooms are in progress. Putting together 3D renderings and exploring options for various flooring.

Put together BEP letter to send to DCEO, should see release of funds soon after next quarterly report is completed in October.

A discussion was held on arcade design and project extension.

**Motion to recommend and approve management to engage Dewberry Engineers Inc. to bring forward a design proposal and bid for Arcade Project with a target hard cost of between \$8,000,000.00-\$10,000,000.00.**

Moved: Commissioner Roethler. Seconded: Commissioner Frausto Aboytes. 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 – CCTV and Access Control Additions- \$12,909.96
- Oberlander Electric – Demo – Conduit and Supports - Arena - \$15,589.00
- Tennant – R-14 Riding Carpet Extractor - \$17,538.30

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

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.**

- REMSHO – Wireless Camera and Transmitter - \$31,207.29

- **Edward Don & Company – Podium Lecterns (8) - \$33,087.44**
- **Altorfer – Skyjack 4740 Scissor Lift - \$36,255.28**
- **MTN Shop – Rigging Motors and Chain - \$46,613.90**
- **Stage Right – Risers (24) - \$55,588.00**
- **Heart – Door Access and Alarms - \$61,002.58**
- **Wiese – Caterpillar GP25 Forklifts (2) - \$77,864.00**
- **Horner – Pro-King Basketball Court - \$165,190.00**

Moved: Commissioner Frausto Aboytes. Seconded: Commissioner Roethler. 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 Exhibit Hall A, B, C Roofing Project and accept the low bid from Anderson and Shah Roofing Inc.

**Motion to approve recommendation to the Peoria Civic Center Authority Board that we proceed with the Exhibit Hall A, B, C Roofing Project and accept the low bid from Anderson and Shah Roofing Inc. for \$2,636,450.00**

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

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**Adjournment:**

Chairman Bartolo requested a motion to adjourn.

**Motion to Adjourn:**

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

Meeting adjourned at 9:20 A.M.