



PEORIA CIVIC CENTER AUTHORITY – CAPITAL COMMITTEE

March 20, 2023 at 2:00 PM – Regular Meeting No. #5

MINUTES

Chairman Bartolo called the regular meeting of the Capital Committee of the Peoria Civic Center Authority to order at 2:01 P.M, Monday, March 20, 2023 at the Peoria Civic Center via video & conference call.

Present:

Chairman Matt Bartolo
Commissioner Dave Horton
Commissioner Sid Ruckriegel
Commissioner Deborah Roethler
PCCA Chair – Yvonne Greer-Batton
PCCA Commissioner – Rick Semonis
PCC Finance Committee Commissioner – Kyle Cratty
PCC Staff – Rik Edgar
PCC Staff – Will Kenney
PCC Staff – Ashley Clayton
PCC Staff – Mindi Baumann
Zoom – 1 Unknown

Absent:

Commissioner Christell Frausto Aboytes

Chairman Bartolo called the meeting to order at 2:01 P.M. He requested that a roll call be taken, Quorum present.

Information Items/Discussion:

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

Misc. Projects/Inspections -

- **Theater Balcony Lock Install**
 - 11/2022 - Locks ordered and on-site.
 - 11/28/22 - Install scheduled.
 - 12/2022 Need to order additional hardware.
 - 2/2023 - Parts expected to arrive.
 - 3/8/23 - Install complete.
- **Domestic Hot Water Heaters** – Replacement of 4 hot water heaters in exhibit hall (5th floor) – Service to exhibit halls, offices, and arena.

- 1/20/23 - All 4 units are out of service.
 - 1/20/23 - Quote received from Ruyle.
 - 3/20/23 - New hot water heater purchased.
 - One unit covered under warranty.
 - 3/31/23 - Expected delivery date.
- **Arena Dock Overhead Door – Damaged by truck or bus**
 - 2/6/23 - Approved at Capital Committee.
 - 2/6/23 - Order Placed.
 - 3/7-9/23 - Door Replaced
 - Project Completed.

DCEO Capital Grant Projects

- **Cooling Towers - Replacement of 4 Cooling Towers**
 - Budget: \$1,437,550
 - Actual: \$2,254,367
 - Over: \$816,817
 - Billed Total: \$2,050,172
 - Remaining Balance: \$204,195

 - 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)

 - 6/1/22 - Old tower demo work completed.
 - 6/16/22 – Steel arriving for new structure, will be airlifted to roof on 6/27/22.
 - 7/7-8/22 – Shutdown system and installed new water lines.
 - 7/11/22 – Structure under construction
 - 8/8/22 – Steel structure on roof is complete.
 - 8/24-25/22 – Units scheduled to be lifted into position.
 - 9/14/22 – New units installed.
 - 10/17/22 – In process of finishing up installation, electrical and connections.
 - 11/18/22 – Installation near completion, some electrical work still needs to be completed, this will require a shut down for part of the building. To be scheduled for December.
 - 12/2022 - Shut down complete and electric tie-in complete.
 - 85-90% complete. Electrical, testing, commissioning.
 - 4/5/23 - Startup scheduled for 9:30 AM.

- **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: \$956,600.76
 - Remaining Balance: \$100,018.14

- Dewberry: \$74,120 (Design Work)
- UCM: \$987,088 (Contractor)
- UCM: \$4,410.90 (Change order – Asphalt Emulsion)

- 7/16/22 - Request for approval of alternative material and additional cost
- 7/2022 - Scheduling in progress with contractor
- 8/1-4/22 – Fulton lot patching, resurfacing of entrance lanes and main drive completed.
- 8/17/22 – Front section of Fulton lot has been sealed and lined. Expected completion date of Fulton lot is 8/19/22.
- 9/14/22 – Fulton lot, Marquee Lot underground work, fiber install complete. Removal ½ complete.
- 10/17/22 – Both lots complete with some punch list items remaining.
- 10/19/22 – Walkthrough scheduled with UCM and Dewberry.
- Project complete.

- **Roof Replacement Project – Replacement of all PCC facility roofs.**
 - Budget: \$8,140,000
 - Actual: \$7,836,688
 - Billed Total: \$94,967
 - Remaining Balance: \$7,741,721

 - 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.

- **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

- **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

- **Arena Star Dressing Room Project**
 - Budget: \$250,000
 - Actual: \$8,500 (Schematic design only)
 - Billed Total: \$8447.50

 - 11/16/22 – Farnsworth meeting with PCC team.
 - Design underway.

- **Arena Sound System Project**
 - Budget: \$1,050,000
 - Billed Total: \$8,100

 - 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

- **Scoreboard and Video Boards Project**
 - Budget: \$1,740,000
 - Billed Total: \$199,400.86

 - AJP: \$40,000 (Contracted for design and engineering)

 - 1/13/23 – Project kick off call
 - 1/18/23 – Design team meeting
 - 2/9/23 – Replacement hoist ordered (Price reduced - \$14,000)
 - 4/10/23 – Pre-bid meeting
 - 4/27/23 – Bid opening

Old Business:

NONE

New Business:

We are requesting recommendation to the Peoria Civic Center Authority Board for the purchase of ballroom projectors from Full Compass Systems, LTD.

Motion to recommend the purchase of ballroom projectors for \$91,680.55 from Full Compass Systems, LTD.

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

We are requesting recommendation to the Peoria Civic Center Authority Board for the purchase of a replacement hot water heater from Ruyle.

Motion to recommend the purchase of a replacement hot water heater for \$41,700.00 from Ruyle.

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

Adjournment:

Chairman Bartolo requested a motion to adjourn.

Motion to Adjourn:

Motion made by Commissioner Horton. Seconded by Commissioner Roethler. Motion passed by unanimous consent.

Meeting adjourned at 2:21 P.M.