



## PEORIA CIVIC CENTER AUTHORITY – CAPITAL COMMITTEE

**May 8, 2023 at 4:00 PM – Special Meeting**

### **MINUTES**

Chairman Bartolo called the meeting of the Capital Committee of the Peoria Civic Center Authority to order at 4:03 P.M, Monday, May 8, 2023 at the Peoria Civic Center via video & conference call.

#### **Present:**

Chairman Matt Bartolo  
Commissioner Dave Horton  
Commissioner Christell Frausto Aboytes  
Commissioner Sid Ruckriegel  
PCCA Chair – Yvonne Greer-Batton  
PCCA Commissioner – Rick Semonis  
PCCA Commissioner – Lon Lyons  
PCCA Commissioner – Norris Chase – Joined at 4:22 P.M  
PCCA Legal Counsel – Bob Gates  
PCCA Legal Counsel – Ashley Broadstone  
PCC Staff – Rik Edgar  
PCC Staff – Will Kenney  
PCC Staff – Ashley Clayton

#### **Absent:**

Commissioner Deborah Roethler

Chairman Bartolo called the meeting to order at 4:03 P.M. He requested that a roll call be taken, Quorum present.

#### **Approval of Meeting Minutes from March 20, 2023 Meeting:**

Approved by unanimous consent.

#### **Approval of Meeting Minutes from March 31, 2023 Meeting:**

Approved 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.

- 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.
- 5/8/23 – Hot water heaters installed and operational – Still waiting to insulate

## **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.
- 5/8/23 – Units are operational, load testing remaining when weather warms up.

- **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.
    - 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.
- **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
  - 5/8/23 – Bid was awarded to Irwin Seating. Irwin seating performed scan of seating area and submitted final drawings for approval.
  - 9/11/23 – 10/27/23 – Project Schedule
- **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.
    - 5/8/23 – Bids received from four contractors, the lowest bidder was D. Joseph Construction. Presented to Capital and PCCA for approval.
    - 5/29/23 – 8/21/23 – Project schedule
    - 8/22/23 – 8/30/23 - Punch lift
- **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
    - 5/8/23 – Bids were received from two contractors, the lowest bidder was CV Lloyd Audiovisual. Presented to Capital and PCCA for approval.
    - 9/11/23 – Project begins
- **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
    - 5/8/23 – Bids were received from five contractors. Presented to Capital and PCCA for approval.

- 9/11/23 – Project begins

**Old Business:**

NONE

**New Business:**

We are requesting a recommendation to the Peoria Civic Center Authority Board that we award the arena star dressing room project to D. Joseph Construction.

**Motion to recommend that we award the arena star dressing room project to D. Joseph Construction for \$729,000.00.**

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

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We are requesting a recommendation to the Peoria Civic Center Authority Board that we award the arena sound system project to CV Lloyd Audiovisual.

**Motion to recommend that we award the arena sound system project to CV Lloyd Audiovisual for \$902,542.95.**

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

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We are requesting a recommendation to the Peoria Civic Center Authority Board that we award the arena scoreboard and LED project to SNA Displays.

**Motion to recommend that we award the arena scoreboard and LED project to SNA Displays for \$2,842,184.00.**

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

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We are requesting a recommendation to the Peoria Civic Center Authority Board for the purchase of concrete repairs from Horowitz Concrete.

**Motion to recommend the purchase of concrete repairs not to exceed \$67,600.00 from Horowitz.**

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

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We are requesting a recommendation to the Peoria Civic Center Authority Board for approval of the easement with the City of Peoria.

**Motion to recommend the approval of the easement with the City of Peoria.**

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

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We are requesting a recommendation to the Peoria Civic Center Authority Board for the approval of professional services agreement with Midwest Engineering Associates, Inc.

**Motion to recommend the approval of professional services agreement with Midwest Engineering Associates, Inc.**

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

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We are requesting recommendation to the Peoria Civic Center Authority Board for the purchase of an overhead door replacement from Wayne Dalton.

**Motion to recommend the purchase of an overhead door replacement for \$32,713.64 from Wayne Dalton.**

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

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**Adjournment:**

Chairman Bartolo requested a motion to adjourn.

**Motion to Adjourn:**

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

Meeting adjourned at 4:38 P.M.