



PEORIA CIVIC CENTER®

PEORIA CIVIC CENTER AUTHORITY – CAPITAL COMMITTEE

May 19, 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 8:04 A.M, Friday, May 19, 2023 at the Peoria Civic Center via video & conference call.

Present:

Pro-Tem Chairman Sid Ruckriegel
Commissioner Dave Horton
Commissioner Christell Frausto Aboytes
Commissioner Deborah Roethler
PCCA Chair – Yvonne Greer-Batton
PCCA Commissioner – Lon Lyons
PCCA Legal Counsel – Bob Gates
PCC Staff – Will Kenney
PCC Staff – Ashley Clayton

Absent:

Chairman Matt Bartolo

Pro-Tem Chairman Ruckriegel called the meeting to order at 8:04 A.M. He requested that a roll call be taken, Quorum present.

Motion to Approve Meeting Minutes of May 8, 2023 Meeting:

Moved: Commissioner Roethler. 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 (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.
- 5/8/23 – Hot water heaters installed and operational – Still waiting to insulate
- **Concrete Sidewalk Replacement** – Replacement of sections of sidewalk around the facility.
 - Horowitz has been contracted.
 - Working on schedule.
- **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)

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)

 - 6/1/22 - 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: \$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.

- **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.
 - 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
- **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.
 - 9/11/23 – Project begins

- **Scoreboard and Video Boards Project**

- Budget: \$1,740,000
- Billed Total: \$204,453.77
- Remaining Balance: 2,011,908

- 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.
- Project awarded and contract sent to SNA Displays.
- 9/11/23 – Project begins

Old Business:

NONE

New Business:

A discussion was held regarding the DCEO budget and the possibility of submitting a budget/project scope revision to DCEO. Mr. Kenney presented a draft of the proposed revised budget to the committee.

We are requesting recommendation to the Peoria Civic Center Authority Board that we submit a revised project budget to DCEO for approval.

Motion to recommend that we submit a revised project budget to DCEO for approval.

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

A discussion was held regarding arcade naming rights.

Adjournment:

Pro-Tem Chairman Ruckriegel 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 8:55 A.M.