



## PEORIA CIVIC CENTER AUTHORITY – CAPITAL COMMITTEE

**September 16, 2022 at 8:00 AM – Regular Meeting No. #1**

### **MINUTES**

Chairman Bartolo called the regular meeting of the Capital Committee of the Peoria Civic Center Authority to order at 8:04 A.M, Friday, September 16, 2022 at the Peoria Civic Center via video & conference call.

#### **Present:**

Chairman Matt Bartolo  
Commissioner Dave Horton  
Commissioner Sid Ruckriegel  
Commissioner Christell Frausto Aboytes  
PCC Legal Counsel - Robert Gates  
PCC Staff – Rik Edgar  
PCC Staff – Will Kenney  
PCC Staff – Ashley Clayton  
PCC Staff – Mindi Baumann

#### **Absent:**

Commissioner Deborah Roethler

Chairman Bartolo 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 August 19, 2022 Meeting:**

Moved: Commissioner Ruckriegel. Seconded: Commissioner Frausto Aboytes. Passed unanimously by voice vote.

#### **Old Business:**

Mr. Kenney provided a handout regarding various project/inspection updates to committee members.

- DAS System project is 97% complete. All equipment is on-site and installed. The system is now being tested and will be in action by September 30<sup>th</sup>.
- Arena Camera Platform countertops are complete and will be used at upcoming concerts.
- Lexus Suite Opening #1 is complete, waiting on glass railing to arrive, will have temporary railing in place for Ghost. Suite Opening #2 is done and railings have also been ordered.

- Parking Lot Controls install is scheduled for September 26<sup>th</sup>. The install will take four days and will be done by our in-house maintenance crew. Parkonect will be on-site to supervise. Materials are all on site and ready to go. PCC will man controls starting in October. During the install process we discovered that in order to offer an hourly rate for trade shows/etc., we will need to purchase additional equipment to charge on the out. Mr. Kenney is getting a quote for this.
- Arena Club Room Remodel work is 99% complete. We have 12 air diffusers in the ceiling that need to be replaced and are expected to arrive today. Maintenance plans to install prior to Ghost.
- Arena Paint project is moving along. Upper bowl steps, yellow lines, inner walls, and old section numbers have all been painted.
- Cooling Tower project is nearing completion. New units were installed on the 14<sup>th</sup>. Mr. Kenney shared a time lapse video of the crane lifting the towers to the roof. They are finishing up the final connections right now. They probably won't be able to do the final commissioning until next year when they can get it under full load.
- Parking Lot Resurface of the Fulton Lot is complete. It has been resurfaced, patched, and restriped. Last week they milled half of the Marquee lot and milled the remainder yesterday. They plan to pour the new blacktop on Monday. We ran into a minor issue where they hit a power line and a fiber line from our building to the Marquee sign. We have to figure out how we are going to repair and patch in both of those lines. We had previously patched the area around a water drain where the lines were hit a few years ago and it appears that when that patch was done the fiber line was accidentally pulled by a backhoe and the conduit was broken and patched. However, the line was not re-buried and the line to be sitting in the blacktop. Dewberry and Oberlander are looking at an appropriate solution prior to the paving of the new blacktop.
- Roof Replacement project is in motion. Western Specialty was notified in regards to the theater roof and has begun gathering paperwork and submittals to get the project started.

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After the committee meeting last month, Mr. Kenney and Mr. Bartolo were notified that the bond was released for the theater roof project. Mr. Kenney began submitting paperwork in regards to this. We had to ask for a conditional release for the BEP, Mr. Kenney submitted that and received approval for that on the 31<sup>st</sup> and is now waiting to hear back. Hoping to get an agreement in place before the end of the month and then file for reimbursement. We plan to ask for an extension for this project and received clarification that the starting date will be the date of the first payment made towards this project. The Capital Committee will need to work through the current project list and decide whether or not a budget amendment also needs to be submitted due to a few projects coming in over budget.

### **New Business:**

We awarded the bid for the theater roof last month. We need to decide how we want to proceed with the rest of the roof replacement bids. The Capital Committee previously decided to award the low bidder per project. The Authority Board then discussed current cash flow and decided to

proceed with just the theater roof for the time being since it is the most urgent. Potentially rebidding the remaining roof projects was discussed as an option. Awarding some of the projects to the current low bidders and rebidding others was also discussed. Mr. Gates expressed hesitation in regards to changing the previous recommendation by the Capital Committee due to the work already done by Dewberry to secure successful bidders for the roof replacement projects. Chairman Bartolo commented that rebidding the projects does not mean we will get lower bids. Based on the discussion, Commissioner Horton advised that he would like to move forward with the previous recommendation. Chairman Bartolo agreed with Commissioner Horton. The Capital Committee will continue with the previous recommendation.

Mr. Kenney provided the committee with an updated project list with budget information included. Lead time on projects was discussed along with the current budget outlook. An option discussed for meeting the budget is to address problem areas of arena retractable seating only rather than replacing all of the retractable seating. Scoreboard and marquee options were discussed, Mr. Kenney shared concepts provided by Daktronics. Return on investment through advertising was also discussed.

Mr. Kenney advised that he is hoping to be able to present some design work from Dewberry for the arcade project at the next Capital Committee meeting in order to meet the schedule for that project.

**Adjournment:**

Chairman Bartolo requested a motion to adjourn.

**Motion to Adjourn:**

Motion made by Commissioner Horton. Seconded by Commissioner Ruckriegel. Motion passed unanimously by voice vote.

Meeting adjourned at 8:47 A.M.