



PEORIA CIVIC CENTER®

PEORIA CIVIC CENTER AUTHORITY – CAPITAL COMMITTEE

August 16, 2024 at 11:00 AM

MINUTES

Chairman Bartolo called the meeting of the Capital Committee of the Peoria Civic Center Authority to order at 11:03 A.M, Friday, August 16, 2024 at the Peoria Civic Center.

**Present:**

Chairman Matt Bartolo  
Commissioner Dave Horton  
Commissioner Christell Frausto Aboytes  
Commissioner Greer-Batton – Arrived at 11:09 AM  
PCC Legal Counsel – Bob Gates  
PCC Staff – Will Kenney  
PCC Staff – Ashley Clayton  
PCC Staff – Rik Edgar  
PCC Staff – Eric Yarbrough  
PCCA – Tim Riggerbach  
PCCA – Rick Semonis  
Finance Committee – Kyle Cratty  
Dewberry Engineers – Mike B.

**Absent:**

Commissioner Sid Ruckriegel

Chairman Bartolo called the meeting to order at 8:03 A.M. He requested that a roll call be taken, Quorum present.

**Motion to Approve Meeting Minutes of July 19, 2024 Meeting:**

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

**Information Items/Discussion:**

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

**Projects/Inspections –**

- **Carpet Replacement –**
  - 3/24 – Planning in Progress
  - 4/24 – Ordered, in process of being manufactured.
  - 5/24 – Install scheduled to begin in Ballroom, Skylight Lobby and Great Hall.
  - 8/24 – Installed scheduled to begin in Theater. Admin Offices to follow.

- **Theater Abatement –**
  - 3/24 – Project has started.
  - 4/24 – Upper Level and Main Entrance are complete. The lower level is 50% complete.
  
- **Restroom & Dressing Room Project –**
  - 3/24 – Planning in Progress
  - 4/24 – Arena, Theater, Exhibit Halls D/C, and Skylight Lobby restroom renovations are in progress.
  - 5/24 – Demo in Arena in progress.
  - 7/24 – Restrooms near completion in arena, exhibit halls and theater. Dressing room project is picking up momentum as all supplies have been received.
  - 8/24 – Dressing Rooms 7 & 8 are in progress. (floors & bathroom fixtures)
  
- **Concession Stand Remodel–**
  - 7/24 – In progress, pushing for completion prior to September concert.
  
- **LED Light Poles – Fulton Parking Lot –**
  - 4/24 – Poles are expected to be delivered Monday.
  - 8/24 – Poles have arrived and are being assembled for installation.
  
- **Parking Booth Replacement –**
  - 4/24 – Working on gathering quotes.
  - 6/24 – Install to begin.
  
- **Arena Vom Lofts (3) –**
  - 4/24 – Sponsorships have been sold and construction is underway.
  
- **Masonry (Control Joints) –**
  - 5/24 – Evaluating and creating maintenance plan.
  
- **Chiller Rebuild –**
  - 5/24 – Scheduled for late summer.
  
- **Ice Plant –**
  - 5/24 – Project timeline discussion.
  - 8/24 – Equipment Pre-Purchase Approvals Requested

## DCEO Capital Grant Projects

- **Arena Retractable Seating Project** – Replacing retractable seating in the arena.
  - Budget: \$3,495,000 – Contract Awarded to Irwin Seating
  - 12/23 – All seats are installed and operational, there are a few punch list items remaining.
  - 2/24 – Step variance discussion.
  - 5/24 – Two Step Box in progress.
  - 7/24 – Two Step Box is scheduled to arrive this month and is to be installed next month.
  
- **Scoreboard and Video Boards Project** – Replacement of scoreboard and backlit signs in the arena
  - Budget: \$1,740,000 – Contract Awarded to SNA Displays
  - 9/23 – Engineering and manufacturing
  - 11/23 – LED Ribbon installation
  - 12/23 – LED Board installation to begin
  - 1/24 – Scoreboard has been fabricated and delivered, meeting next week to schedule installation.
  - 2/24 – Hoists/Video boards are on site. Waiting for side boards to arrive. Bid documents for structural reinforcement are being finalized.
  - 4/24 – Demo scheduled to begin
  - 5/24 – Scoreboard installation scheduled.
  - 5/24 – LED Boards have been installed.
  - 6/3-6/24 – Structural reinforcement scheduled.
  - 6/10-21/24 – Center Hung Installation.
  - 6/11-12/24 – Hoist Installation.
  - 6/17-28/24 – Programming and Commissioning Scheduled.
  - 7/24 – Scoreboard scheduled to be operational.
  - 7/24 – LED Boards/Scoreboard programming is being completed.
  - 8/24 – Operator training, graphic creation, electrician move out in process.
  
- **Glass Arcade Project**
  - Budget: \$7,420,000 – Contract Awarded to Dewberry (\$49,775 – Design Only)
  - 9/23 – Dewberry working on proposal for design.
  - 10/17/23 – Meeting with City Building Manager and Peoria Fire Inspector, discussion on code requirements for renovations of the arcade.
  - 12/23 – Design proposal provided by Dewberry.
  - 1/24 – Finalizing design contract language.
  - 2/24 – Contract finalized. Design process beginning.
  - 4/24 – Structural Design Review
  - 5/24 – Investigative Work In Progress
  - 8/24 – 50% of design work completed and being reviewed.

- **Theater Stage**

- 12/23 – Meeting with stage providers.
- 1/24 – Reviewing samples and preparing for bid.
- 2/24 – Installed test floor.

Mr. Kenney presented the Capital Spending Report and updates on the DCEO grant.

**Old Business:**

Finance Committee Commissioner Kyle Cratty discussed the cascade loan repayment timeline. He also discussed the potential of arbitrage when looking at a contingency plan for the arcade project along with the compliance requirements that must be met for arbitrage.

Chairman Bartolo informed the committee that he has spoken to four contractors regarding the Arcade project. We are expecting the RFQ to be issued on the 21<sup>st</sup> at this time.

**New Business:**

We are requesting recommendation to the Peoria Civic Center Authority Board that we accept the proposal from Cimco and proceed with the pre-purchase of C02 Ice Plant, Pumps, Ice Rink Controller, Gas Cooler, and Starter Panel for a total of of \$1,296,750.00 with a 5% down payment of \$64,837.00 due October 1, 2024

**Motion to approve recommendation to the Peoria Civic Center Authority Board pending pre-payment proposal language review and approval by PCC Legal Counsel.**

Moved: Commissioner Greer-Batton. Seconded: Commissioner Frausto Aboytes. 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 purchase of Compost, Recycling, Trash Equipment from unknown vendor for a price not to exceed \$40,000.00.

**Motion to approve recommendation to the Peoria Civic Center Authority Board.**

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

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We are requesting approval to accept the proposal from Alpha Energy Solutions and proceed with the purchase of Compressor Top End Maintenance Leak and Repairs for \$23,226.00.

**Motion to approve recommendation to the Peoria Civic Center Authority Board.**

Moved: Commissioner Frausto Aboytes. Seconded: Commissioner Greer-Batton. Motion passed by unanimous consent.

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We are requesting recommendation to the Peoria Civic Center Authority Board that we accept the proposal from Midwest Engineering and proceed with the purchase of Design and Development of Parking Lot Repair Improvements for a total of \$39,700.00.

Commissioner Horton abstained from vote due to his business interests in Midwest Engineering.

**Motion to approve recommendation to the Peoria Civic Center Authority Board.**

Moved: Commissioner Greer-Batton. Seconded: Commissioner Frausto Aboytes. Motion passed by unanimous consent.

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We are requesting approval to proceed with the purchase of Concessions Stand Branding for a price not to exceed \$25,000.00.

**Motion to approve recommendation to the Peoria Civic Center Authority Board.**

Moved: Commissioner Horton. Seconded: Commissioner Greer-Batton. Motion passed by unanimous consent.

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We are requesting approval to proceed with purchase of a walk in condensing unit replacement for \$13,030.00. This is an emergency repair.

**Motion to approve recommendation to the Peoria Civic Center Authority Board.**

Moved: Commissioner Horton. Seconded: Commissioner Greer-Batton. Motion passed by unanimous consent.

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We are requesting approval to proceed with the purchase of an air compressor for a total of \$10,000.00 - \$25,000.00. This is an emergency repair.

**Motion to approve recommendation to the Peoria Civic Center Authority Board.**

Moved: Commissioner Horton. Seconded: Commissioner Greer-Batton. Motion passed by unanimous consent.

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**Adjournment:**

Chairman Bartolo requested a motion to adjourn.

**Motion to Adjourn:**

Motion made by Commissioner Greer-Batton. Seconded by Commissioner Horton. Motion passed by unanimous consent.

Meeting adjourned at 11:35 A.M.