

Quad City Civic Center Authority Minutes

Thursday, March 19, 2015

Present: Acting Chairman Mike Haney, John Hass, Reggie Freeman, Thomas Thomas, Don Welvaert, Hunt Harris, Paul Mulcahey (by phone)

Absent: Lew Steinbrecher, Ted Thoms, Jennifer Walker

Staff: Scott Mullen, Rocky Jones, Kevin Snodgrass, Joy Toporowski, Roger Strandlund (Califf & Harper, P.C.)

Approval of Minutes: Motion by Mr. Freeman, seconded by Mr. Hass, to approve the minutes of February 19, 2015. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

Financials: Rocky Jones reviewed the financial statements. Motion by Mr. Thomas, seconded by Mr. Harris, to approve the financial statements for the period ending February 28, 2015. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

Bid Status, Bid Evaluation and Staff Recommendations on Pending Projects:

The Board's attention was directed toward a request by Shive-Hattery for a "revised scope" and additional compensation through a contract amendment: It was noted by Arena staff that the Shive Hattery Base Contract had been previously approved. No Board action was taken at this time.

Estes Contract/Construction: Motion* by Mr. Welvaert, second by Mr. Freeman, to approve the Estate Contract. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

Roofing Improvements Contract: Motion* by Mr. Freeman, second by Mr. Hass, to approve the roofing contract with Economy Roofing. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

Retractable Seating Contract: Motion* by Mr. Hass, second by Mr. Harris, to approve the retractable seating contract with Irwin Seating. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

Elevator and Escalator Maintenance: Motion by Mr. Harris, second by Mr. Freeman to remove the action item from the table (item tabled via Board action at February Board Meeting). With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously. Motion* by Mr. Freeman, second by Mr. Hass, to award the contract to Kone. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

Lawn and Tree Care Maintenance: Motion* by Mr. Harris, second by Mr. Welvaert, to award the contract to Tru Green. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

HVAC Control System Upgrade: Motion* by Mr. Hass, second by Mr. Freeman, to award the contract to Johnson Controls. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

HVAC Alarm System: Motion* by Mr. Freeman, second by Mr. Harris, to award the contract to Midwest Alarm Services. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

HVAC Small Comfort Chiller Rebuild: Motion* by Mr. Harris, second by Mr. Welvaert, to award the contract to Johnson Controls. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

HVAC Makeup Heating Units/Production Hallway: Motion* by Mr. Freeman, second by Mr. Welvaert, to award the contract to Johnson Controls. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

Moveable Airwall Replacement: Motion* by Mr. Welvaert, second by Mr. Hass, to award the contract to Allied Construction Services. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

Lighting Upgrades – Lighting Automation Computer/Relay Panel Replacement, Dimmable Lighting Replacement: Motion* by Mr. Freeman, second by Mr. Welvaert, to award the contract to Tri-City Electric. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

HVAC Preventative Maintenance Service Provider: Motion* by Mr. Hass, second by Mr. Freeman, to approve Johnson Controls as the contract provider. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

Director's Update:

Scott Mullen presented a summary with regard to the DECO grants, with additional commentary (and handouts/DECO Grant Update and Building Upgrade Plan, attached) being provided by Mr. Snodgrass. Mr. Mullen the upcoming opportunity for the President of the Mallards to speak at a Chamber's Executive's Club Meeting. Mr. Mullen also updated the Board on upcoming events, i.e. Shania Twain and the Missouri Valley Tournament. Mr. Mullen informed the Board that they are looking at a mobile application with an affiliate of Ticketmaster. Mr. Mullen will have more information at the next Board meeting. Motion by Mr. Freeman, second by Mr. Harris to provide an express Board endorsement of the action and direction revealed through the Director's Update. With Acting Chairman Haney calling for a vote on the motion, the vote was taken and it carried unanimously.

Executive Session/Closed: No Closed Session occurred.

**As a part of the subject Motion, it was expressly noted that a precondition to approval is: Arena staff and legal counsel approval, as consistent with agreed terms and bid requirements; and grant assurance compliance, to the extent applicable.*

Adjourn: Mr. Thomas motioned for adjournment. Mr. Harris seconded and the motion carried unanimously.

The meeting was adjourned at 1:50 p.m.

Joy Toporowski, Secretary

2014-2015			
Ice Cream Machines (2)			\$ (26,620.00)
Pizza Ovens (2)			\$ (16,580.71)
FCU Covers			\$ (12,275.00)
New Hockey Glass			\$ (58,395.00)
New Conference Center Dance Floor			\$ (22,587.50)
Total Expenditures 2014-2015			\$ (136,458.21)
Beginning balance as of 03/19/15	\$ (59,657.36)	\$ 5,722,311.00	
2015-2016			
DECO Grant Expenditures		\$ (4,000,000.00)	
Arena Lighting Upgrade to LED lighting	\$ (250,000.00)		
Exterior Lighting LED Upgrade	\$ (250,000.00)		
Lobby Marquee	\$ (60,000.00)		
Emergency Generator Wiring to Ice System	\$ (30,000.00)		
CC Pilar Resurfacing	\$ (25,000.00)		
CC Additional drop-down screens		\$ (20,000.00)	
CC LED Room Displays		\$ (17,500.00)	
Wireless Mesh System	\$ (90,000.00)		
New carriers for Upper Bowl Curtain		\$ (10,000.00)	
Replacement Security Camera System	\$ (250,000.00)		
Lobby Grate Replacement & Matting		\$ (10,000.00)	
Parking Lot Upgrades (cc reader, counters, reworking)	\$ (100,000.00)		
Spotlight Level Suite	\$ (60,000.00)		
Total Expenditures 2015-2016	\$ (1,115,000.00)	\$ (57,500.00)	
Additional CIPRA Funds	\$ 200,000.00		
Projected Revenue		\$ -	
Total	\$ (974,657.36)	\$ 5,664,811.00	
	Potential Reserves at End of 2015		\$ 4,690,153.64
2016-On			
Arena Message Center/Tri-Vision Replacement	\$ (150,000.00)		
Spot Lights (8 @ \$6,000 each) (in 5 years)	\$ (48,000.00)		
Hockey System Insulation (1,000 sheets/\$40 per sheet)	\$ (40,000.00)		
Hockey Tubing (in tbd years)	tbd		
Hockey Glass (in 4 years)	\$ (60,000.00)		
Comfort Chiller replacement (small unit) (in 5 years)	\$ (500,000.00)		
Comfort Chiller replacement (large unit) (in 10 years)	\$ (500,000.00)		
Ice Rink Compressor (s) (in tbd years)	\$ (20,000.00)		
Boiler (s) (in 10-15 years)	\$ (350,000.00)		
Chain Gate (QC Grill)			
New locks (entire building)			
New Basketball Floor			
New Football Field			
Arena Floor Chairs			
Councourse Bathroom Remodel (auto flushers/faucets, handdryers, stall dividers)			
Lobby Tile Flooring			
Grounds/Parking Lot Concrete Repairs			
Smoking Doors Replacement (by generator room)			
Window Sealing			
Locker room remodel			
Irrigation System Upgrades			
Replacement Genie Lift/Scissor Lift/Fork Lifts			
Replacement Ice Machines/Refridgerators			
River Wall Repairs			
Purchasing of John Deere Lots			
Off-site Ice Rink			
Off-site Resturant			
Conference Center Extension Connecting to Radisson			
(or) Parking Lot/Ramp Great Lawn			
Electronic Billboard			

2011-2012			
Additional Hand Dryers & Block filling			\$ (4,899.94)
LCD TV Upgrade (50 TVs & Mounts)			\$ (43,563.97)
Spot Light #7 Upgrades/Repairs			\$ (6,046.79)
Transformer Replacement (Concourse electrical room)			\$ (6,334.22)
Kitchen Double Oven			\$ (5,973.00)
Building sealing/tuckpointing			\$ (122,377.20)
Large Terrace Review (for Terrace Replacement)			\$ (3,800.00)
Total Expenditures 2011-2012			\$ (192,995.12)
2012-2013			
Distributed Antenna System (DAS) for Microphones			\$ (6,798.00)
Conference Center Restroom Remodel			\$ (54,987.89)
Concession Stand Renovations			\$ (161,077.25)
Point of sale system			\$ (177,919.77)
Digital Menu Boards			\$ (76,316.71)
Concrete Replacment			\$ (21,214.88)
Replace both exterior concourse level patios and demo of old deck			\$ (429,659.00)
Popcorn Machine Stand #4			\$ (6,310.43)
Replacement Floor Scrubber (large)			\$ (8,470.75)
Total Expenditures 2012-2013			\$ (942,754.68)
2013-2014			
Steamer & Stand for Kitchen			\$ (6,139.34)
Smoker for Kitchen			\$ (6,830.00)
Replacement Pumps for Ice Chiller System			\$ (7,315.50)
Replacement Valves/Safety Switches for Ice Chiller System			\$ (5,263.76)
File servers			\$ (12,761.00)
Ice Compressor Replacement			\$ (20,929.09)
Exterior Marquee Replacement			\$ (69,411.00)
Water softner system Replacement			\$ (12,730.00)
Replacement Floor Scrubber (small)			\$ (5,895.00)
Total Expenditures 2013-2014			\$ (147,274.69)

Capital Budget as of 03/19/15			
	CIPRA	Capital	Complete/Paid
2008-2009			
Conference Center/Admin. Carpet			\$ (87,117.00)
Rigging Motors			\$ (17,559.78)
Roof Repairs			\$ (59,000.00)
Outdoor Warehouse			\$ (302,846.95)
Grounds/Parking Concrete Repairs			\$ (63,608.00)
2 Main Hot Water Heaters Production Hall/Kitchen			\$ (20,227.39)
Computer System - File Server			\$ (25,000.00)
Suite 219 Split			\$ (15,687.46)
Total Expenditures 2008-2009			\$ (591,046.58)
2009-2010			
Outdoor Warehouse (cont.)			\$ (54,183.05)
Suite 219 Split (cont.)			\$ (592.39)
Timeclock			\$ (28,000.00)
Escalator Side Brushes & Elevator Phones			\$ (8,500.00)
Upper Bowl Reduction Curtain			\$ (65,728.10)
Hockey Netting			\$ (5,500.00)
Hockey Glass			\$ (46,523.50)
Hand Dryers (Concourse/Lobby)			\$ (1,562.84)
Ice Chiller Replacement			\$ (283.86)
Total Expenditures 2009-2010			\$ (210,873.74)
2010-2011			
Ice Chiller Replacement (cont.)			\$ (15,189.64)
1/2 House Drapery			\$ (16,929.00)
Staging			\$ (34,543.00)
Lower Bowl Handrail			\$ (12,676.00)
20'x40' Tent			\$ (7,250.00)
Hand Dryers (Concourse/Lobby) (Cont.)			\$ (10,811.00)
Transformer Replacement			\$ (7,772.68)
Show Power Install			\$ (6,000.00)
Sump Pump Replacement			\$ (5,048.00)
Concrete Frostproof Door Pads (Outside Conference Center)			\$ (6,975.00)
Total Expenditures 2010-2011			\$ (123,194.32)

DECO Grant Update

Task	Project	Anticipated Bid	Anticipated Start	Anticipated Completion	Original Est. Expense	Revised Anticipated Expense	Explanation	Other Notes
#1	Retractable Seating Units	February-15	June-15	July-15	\$ 926,250.00	\$ 898,947.00	This is awarded low bid number.	3.5 week install is obtainable if we move right away. Invin is able to meet the Business Enterprise goals handed down from the state and all bid specs.
#2	Concourse Expansion/Box Office Relocation	February-15	May-15	October-15	\$ 1,483,148.92	\$ 2,126,000.00	This is awarded low bid number.	Extremely close bid for the size of the project. As soon as weather/Hockey season allows would like to get underway. Again able to meet Business Enterprise goals handed down from the state and all bid specs.
#3	Architectural & Engineering Services Remodeling Conference Center				\$ 100,000.00 \$ 251,101.08	\$ 117,500.00	Overall Project will likely come in little under initial estimate.	
	**Airwalls	March-15	June-15	June-15		\$ 47,890.00	This is current low bid.	Green room and Classroom airwalls. Current low bid is same company that replaced Conference Center Airwalls in 2006.
	**Pilar resurfacing	May-15	September-15	September-15		\$ 25,000.00	Will not have DECO funding left for this project	Shaving down piers and returning electrical and patching in ceiling and flooring. Should be ready to bid in January, finding open time to complete work will be a challenge.
	**Dance Floor	Completed	Completed	Completed		\$ 22,871.50	Will not have DECO funding left for this project	
	**LED Room Displays & Software	May-15	September-15	September-15		\$ 17,500.00	Will not have DECO funding left for this project	
	**Additional Retractable Screens Rooms D & F	May-15	September-15	September-15		\$ 20,000.00	Will not have DECO funding left for this project	We don't have retractable screens in these two rooms our most common location for large events using multiple projectors. Again scheduling work will be challenging.
#4	Wiring for Plant to Emergency Generator	April-15	June-15	July-15	\$ 20,000.00	\$ 30,000.00	Will not have DECO funding left for this project	Generator is now running on 12 cylinders, but blew a head gasket during load testing.
#5	Lighting Upgrade/retrofit				\$ 427,500.00			
	**Conference Center LED Lighting & Dimmers	March-15	April-15	April-15		\$ 52,427.00	This is current low bid.	This is a new system we are looking at that significantly reduces install and is easily upgradeable. Comes with 5 year warranty.
	**Exterior LED Lighting	April-15	May-15	September-15		\$ 225,000.00	Will not have DECO funding left for this project	Should be ready to bid in April.
	**Lighting Computer	March-15	June-15	July-15		\$ 174,495.00	This is current low bid.	Issues over the last month added to making this a priority.
#6	Roof Replacement	February-15	April-15	October-15	\$ 200,000.00	\$ 599,950.00	This is awarded low bid number.	Working with LED North America, Museo Lighting, & Emphus. Not originally thought to be part of this overall lighting project, but I feel necessary for this to be added based on the cost savings and potential for somewhat quick turnaround of bid. Should be ready to bid in April.
	Construction Management Services				\$ 10,000.00	\$ 16,000.00		Shive-hattery assisted in creating bid specs
#7	HVAC Upgrades	March-15	February-15	May-15	\$ 92,000.00	\$ 119,614.00	This is current low bid.	Johnson Controls is low bid on 3 items and Midwest Alarm Services is low bid on 1 item
#8	Hockey Glass Replacement	Completed	Completed	Completed	\$ 65,000.00	\$ 58,959.00		Handed over to Clion, w/contacts and coverage/camera locations to research
#9	Building Security	N/A	N/A	N/A	\$ 150,000.00	\$ 250,000.00	Will not have DECO funding left for this project	
#10	Arena Lobby Tile Flooring	N/A	N/A	N/A	\$ 275,000.00	\$ 350,000.00	Will not have DECO funding left for this project	
					\$ 4,000,000.00	\$ 5,281,123.50		

We are currently anticipating the following projects to be part of the DECO Grant monies currently:

#1	Retractable Seating Units	February-15	June-15	July-15	\$ 926,250.00	\$ 898,947.00
#2	Concourse Expansion/Box Office Relocation	February-15	May-15	September-15	\$ 1,483,148.92	\$ 2,126,000.00
#3	Architectural & Engineering Services Remodeling Conference Center				\$ 100,000.00 \$ 251,101.08	\$ 117,500.00
	**Airwalls	March-15	April-15	April-15		\$ 47,890.00
	**Dance Floor	Completed	Completed	Completed		\$ 22,871.50
	Lighting Upgrade/retrofit				\$ 427,500.00	
	Conference Center LED Lighting & Dimmers	March-15	April-15	April-15		\$ 52,427.00
	Lighting Computer	March-15	June-15	July-15		\$ 174,495.00
#6	Roof Replacement	February-15	April-15	October-15	\$ 200,000.00	\$ 529,950.00
	Construction Management Services				\$ 10,000.00	\$ 15,000.00
#7	HVAC Upgrades	March-15	February-15	May-15	\$ 92,000.00	\$ 119,614.00
#8	Hockey Glass Replacement	Completed	Completed	Completed	\$ 65,000.00	\$ 58,959.00
					\$	\$ 4,162,923.50