

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: July 20, 2023

Authority Memo Number **035-2023 Special Meeting Minutes**

A special meeting of the Will County Metropolitan Exposition and Auditorium Authority Board was held on July 20, 2023 at 15 E. Van Buren Street, Joliet, Illinois 60432. Chairman Bob Filotto opened the meeting at 4:00 P.M. with a quorum present. He welcomed those in attendance and directed the body to rise for the Pledge of Allegiance.

Present: Members Bob Filotto, Tim Broderick, Donnie Chestnutt, Jane Condon, Bill Kent, Jeff Pierson, Kathy Trizna; City Council Liaison, Sherri Reardon

Absent: None

Staff: Wade Welsh, Rafael Ramirez, Jack Ericksen, Christopher Smith, Kelly Urquidi, Christine Sturm

Others: Tim Scovic, Project Manager/JLK; Rich Berti, President/R. Berti Building Solutions; Pete Bohler, R. Berti Building Solutions

Public to be Heard Re: Agenda Items – No response

Authority Memo Number **033-2023 WCMEAA Resolution No. 001-2023 Approval of Roof Replacement and Masonry Project Bids and Award of Contracts**

Discussion and Vote:

Welsh asked Board members to look at the bid spreadsheet that was included in the meeting packets. He said it showed all low bids received for six of the seven categories. He did not receive any bids for asbestos removal. He said that R. Berti was working to get some bids for the asbestos work. Welsh said he had also emailed a list of all bids to the Board so that they could see who bid in what areas and at what price points. Condon asked why there was such a big variance in pricing when all companies are union. Rich Berti said it is due to how much a company wants the job, how busy they are and what a company thinks it takes to do the job. He said all contractors that bid came out to the site at least once, some multiple times. He said all bids at the lower end were reviewed and all the companies are comfortable with their bid and the work that needs to be done. Welsh told Board members that the low bidder for the masonry, Grove Masonry Maintenance, withdrew their bid after realizing that they made errors in the bid that was submitted. Pierson asked if the Board should be concerned that there were no bidders for the asbestos removal. Berti said that he has found two companies to provide him with quotes, possibly three. He said the issue was the timing of the project. Most companies who do this type of work are very busy with school projects during this time of the year.

The contracts to be awarded are as follows:

Roofing: Elens & Maichin Roofing & Sheet Metal - \$1,476,250.00

Masonry/Sealants: P&J Masonry Restoration Professionals - \$532,980.00

Plumbing: CR Leonard Plumbing & Heating - \$215,500.00

Electrical: Elliott Electric - \$42,750.00

Painting: Arno Decorating - \$116,665.00

HVAC: Crowther Roofing & Sheet Metal - \$232,300.00

Asbestos: No bids received

Berti said there were three numbers on the spreadsheet that he wanted to clarify for the Board members. The first was the \$16,980 in the P&J Masonry bid. He said that because P&J had only been in business for one year, he had asked them for a letter from their union showing that they are in good standing and to provide a payment and performance bond for their portion of the work. That figure was \$16,980. He said this bond would provide an additional layer of insurance for the Board.

The second figure was the \$65,700 in the CR Leonard Plumbing bid. This is a possible deduct if the Board would agree to use no hub cast iron piping rather than the lead and oakum as requested by the engineer. Welsh told Board members that some of the contractors asked about using PVC piping for the roof drains. He said the engineers were against using PVC due to the noise factor, it is much louder than cast iron piping and would not be good to use by the stage. Project Manager, Tim Scovic, said he would ask lead MEP Engineer, Mario Berrones, what he recommends and get a final decision from him.

The last amount was the \$23,185 in the Arno Decorating bid for painting. Berti said the largest expense in the bid was for painting the fire escapes. Arno Decorating was more comfortable using a better paint with a ten-year manufacturer's warranty. If the Board did not want the added expense, Arno could use a paint without the ten-year warranty. Broderick suggested to use the paint with the warranty as it would have longer sustainability.

Silverman asked about the \$56,000 in the Crowther Roofing bid. Berti said it was for an evaluation of the chimney. He said engineer, Ed Krzanik, was very concerned that the inside of the chimney is in really bad condition. Scovic said that it was planned to replace the chimney during the HVAC phase of the project but Krzanik feels that it should be looked at now. Berrones recommended getting an inspection done by someone who specializes in that area. Welsh said the Authority would incur the cost either way, now or during Phase II of the project.

The Chair invited further discussion and, hearing none, he asked that roll be called. Motion passed unanimously.

Motion: T. Broderick moved and J. Condon seconded approval of the bids and awarding of the contracts for the Roof Replacement and Masonry Project.

AYES: Members Broderick, Chestnutt, Condon, Filotto, Kent, Pierson and Trizna

Nays: None

Absent: None

Welsh said the next step in the process would be for R. Berti to inform all winning bidders and to give a rough time line for the work to be done. Berti said he will do this before the next Board meeting. He will also ask the City to finish the permitting process.

Authority Memo Number 034-2023 WCMEAA Resolution No. 002-2023 Approval of Construction Manager Contract Between R. Berti Building Solutions and WCMEAA

Discussion and Vote:

The Chairman asked if there were any questions or comments about the selection of R. Berti Building Solutions as the Construction Manager for the roofing and masonry project. He said that he himself was aware of R. Berti's long history in the city of Joliet and he knows of many of their projects. Welsh said

that the project committee approved of the choice of R. Berti. The committee felt like the five percent fee was a fair and appropriate number for the project. Filotto said that he approves of the work that the committee has done for this project. Chestnutt said that she was happy that a local company was chosen. Broderick said that he has worked with R. Berti before on another project and found them to have excellent professionalism. Silverman asked that the scope of services be attached to the agreement.

The Chair invited further discussion and, hearing none, he asked that roll be called. Motion passed unanimously.

Motion: J. Pierson moved and D. Chestnutt seconded approval of the Construction Manager Contract between R. Berti Building Solutions and the WCMEAA.

AYES: Members Broderick, Chestnutt, Condon, Filotto, Kent, Pierson and Trizna

Nays: None

Absent: None

Public to be Heard – No response

Adjournment:

Motion: The Chairman requested a motion to adjourn the special meeting. J. Condon moved and J. Pierson seconded the motion.

AYES: Members Filotto, Broderick, Chestnutt, Condon, Kent, Pierson and Trizna

NAYS: None

ABSENT: None

The meeting adjourned at 4:32 P.M.

Minutes respectfully submitted by Christine Sturm, Recording Secretary

Kathy Trizna, Board Secretary

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