

WILL COUNTY METROPOLITAN EXPOSITION AND AUDITORIUM AUTHORITY

Date: June 11, 2024

Authority Memo Number **036-2024 June 11, 2024 Special Meeting Minutes**

A special meeting of the Will County Metropolitan Exposition and Auditorium Authority Board was held on June 11, 2024 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, Donnie Chestnutt, Jane Condon, Jeff Pierson, Kathy Trizna; Sherri Reardon, City Council Liaison

Absent: Tim Broderick (excused); Bill Kent (excused); David Silverman, Legal Counsel

Staff: Wade Welsh, Rafael Ramirez, Christine Sturm

Others: 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 **034-2024 WCMEAA Resolution No. 001-2024 Approval of Asbestos Removal Bid and Award of Contract**

**Discussion and Vote:**

Wade Welsh told Board members that the first phase of the Phase II HVAC project is beginning. The first step will be removing asbestos from pipes to make it easier for the new pipe work next summer. Seven bids for asbestos removal were received with a wide range of pricing. The lowest bid was received from Universal Asbestos Removal, a company from Romeoville, for \$184,900. Donnie Chestnutt questioned if the bid was accurate since it was notably lower than the others. Rich Berti said he has talked to them on numerous occasions and walked them through the theatre twice. He feels that they understand the scope of work and are confident in the quote. Welsh pointed out that Universal Asbestos did not provide an alternate quote and that was because it was included in the base bid. Berti said the alternate quote was for cleaning in the attic space above the theatre four to five feet from the walkways and then spraying a solution to encapsulate the asbestos in the area. Berti has worked with Universal Asbestos in the past and said they have been in business for a very long time. Welsh told Board members that he had budgeted \$400,000 for abatement. He said that Berti put a 25% contingency and two allowances in the budget to cover any unexpected costs. Pete Bohler said that this quote covers removing the asbestos that will be in the way of the HVAC installation. He said to expect more to be uncovered as workers open up areas within the building. Berti said it will cover the removal of 80 to 90 percent of the asbestos that workers will encounter. Welsh said that work is scheduled to start in the beginning of July and be completed by the end of August. He said that the Board should be aware that asbestos does keep the pipes in the building warm and utility bills may increase when it is removed. Jane Condon asked if there was a danger of pipes bursting in the colder months. Welsh said no because the pipes are located in the basement of the building.

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

**Motion:** D. Chestnutt moved and J. Condon seconded approval of resolution No. 001-2024 awarding the asbestos removal contract to Universal Asbestos Removal with a bid price of \$184,900 which includes Alternate 1.

AYES: Members Filotto, Chestnutt, Condon, Pierson, Trizna

Nays: None

Absent: Broderick, Kent

Authority Memo Number **035-2024 WCMEAA Resolution No. 002-2024 Approval of Bid to Refinish Terrazzo Floors and Award of Contract**

**Discussion and Vote:**

Rafael Ramirez told Board members that two bids were received to restore the terrazzo floors in the Esplanade and Rotunda. Five companies attended the walk-through for the project. Three did not bid due to scheduling conflicts. The scope of the work includes grinding down the terrazzo, filling in the cracks and then polishing the floors. Ramirez said that the low bid was from Pinnacle Stone Restoration, Inc. for \$64,344 with an alternate of \$2310. Welsh said that money for the project will come from the Authority Board cash reserves and not from any State or County grants. Condon asked where the company was located. Ramirez said Lake Barrington. Sherri Reardon asked how long it would take to complete the restoration. Ramirez said the work would be done in two weeks. Condon asked how the cracks in the terrazzo would be filled. Ramirez said by grinding up terrazzo and adding it to an epoxy mix. He said the floors have not been restored since the early 1980's. Chestnut asked about the alternate bid. Ramirez explained that it is for cleaning the marble steps on the grand staircase in the Rotunda.

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

**Motion:** D. Chestnutt moved and J. Pierson seconded approval of resolution No. 002-2024 awarding the terrazzo restoration contract to Pinnacle Stone Restoration, Inc. with a bid price of \$64,344 which includes the alternate for \$2310.

AYES: Members Filotto, Chestnutt, Condon, Pierson, Trizna

Nays: None

Absent: Broderick, Kent

**Public to be Heard** – Welsh said he wanted to note that the first \$3.5 million dollars for the asbestos/HVAC project was coming from the ARPA funds. The remainder will come from other additional funds.

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

AYES: Members Filotto, Chestnutt, Condon, Pierson, Trizna

Nays: None

Absent: Broderick, Kent

The meeting adjourned at 4:18 P.M.

Minutes respectfully submitted by Christine Sturm, Recording Secretary

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Kathy Trizna, Board Secretary

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