

CAPITAL IMPROVEMENT BOARD OF MANAGERS
OF MARION COUNTY, INDIANA
Minutes of Meeting
Monday, December 8, 2014
Indiana Convention Center Boardroom

A Meeting of the Capital Improvement Board of Managers of Marion County, Indiana ("Board") was held on December 8, 2014 in the Indiana Convention Center's Boardroom.

Board Members present included Ann Lathrop, Douglas R. Brown, Maggie A. Lewis, Carolene Mays, Milton O. Thompson, Brenda Myers, and Jim Dora Jr. Board Members Jay K. Potesta and David N. Shane were absent. Ex-Officio, Leonard Hoops was absent as well. Others in attendance included Barney Levensgood, Executive Director, Megan Ornellas, CFO, W. Tobin McClamroch, General Counsel, Bingham Greenebaum Doll LLP, Donald Graham, General Counsel to the Board on Construction Matters,, Bingham Greenebaum Doll LLP, Robert Vane, VSI, James Wallis, Visit Indy ("VI"), Chris Gahl, VI, Daren Kingi, VI, David Sease, SGA, Curt Fritsch, CRF Group and members of the media. A copy of the list of those who signed in upon arrival is also attached hereto.

The first agenda item was **Approval of Minutes** for the Thursday, November 13, 2014 meeting. Upon a motion by Ms. Mays and seconded by Ms. Lewis, the Minutes were unanimously approved as presented.

Ms. Ornellas then presented the **Financial Update** to the Board as per the supporting documentation, which is attached and made a part of these minutes. Ms. Ornellas reviewed the financial statements for the month with the Board explaining variances from budget and answering questions as necessary. Ms. Lathrop asked if there were any questions for Ms. Ornellas regarding the Financial Statements and there were none at this time.

Ms. Lathrop introduced James Wallis who presented the **Visit Indy Update** with the Market Share Performance report and Room-Night Production documents attached to and made a part of these Minutes. Mr. Wallis updated the Board on how Visit Indy was doing as a destination site, group site and leisure site, noting Visit Indy was doing very well and was on track to meet their goal of 750,000 room nights for the year. Ms. Lathrop asked if there were any further questions for Mr. Wallis and there were none at this time.

Mr. Levensgood presented the **ICCLOS Sales Report** which is attached to and made a part of these minutes. He noted this was a light month for the building with occupancy at 22%, but noted the month of December would be strong with the Performance Racing Industries ("PRI") event and we would begin 2015 on a strong note. He highlighted the success of several recent events including Percussive Arts Society International

Convention, Midwest Health and the LEGO Kids Fest. Ms. Lathrop asked the Board if they had any questions for Mr. Levengood and there were none.

Mr. Levengood presented the **Visit Indy Contract** which is attached to and made a part of these Minutes. Mr. Levengood explained the current contract expires on 12/31/14 and this contract will be for a two year term which will commence December 10, 2014 and will run through 12/31/16. Mr. Levengood outlined the scope of the proposed contract including the 2015 base fee, the 2016 base fee and the fee for the Tourism Study. He also explained the VI Fundraising Campaign, the CIB in-kind contributions, as well as the reporting and monitoring requirements of Visit Indy. Mr. McClamroch, CIB's Legal Counsel, asked for the authority for the CIB President to amend the agreement consistent with feedback from Visit Indy as long as such amendments are consistent with substantiating terms. Upon a motion by Mr. Brown which was seconded by Mr. Dora, the Visit Indy Contract was unanimously approved as presented by the Board.

Ms. Lathrop introduced Mr. Levengood to present the next several agenda items. Mr. Levengood explained there was a series of Capital projects and repairs he would go through some small and some large, and told the Board to feel free to stop and ask him questions as he presents the items.

Mr. Levengood presented the **BLF - Concessions** which is attached to and made a part of these Minutes. He explained this project involves Concession Stand Renovations, new portable concession carts and a new beer system. This project is being undertaken consistent with the recently amended Operating Agreement between the Pacers. The CIB published invitations to Bid for base bid with (2) alternates and determination has been made to accept the alternates. The low bid was submitted by Verkler, Inc. in the amount of \$2,682,000. He added Staff and Counsel have reviewed all of the documents and would ask for the Board's approval to award the contract to Verkler, Inc. as the most responsive and responsible bidder. Ms. Lathrop asked if there were any questions from the Board for Mr. Levengood. There were none. Upon a motion by Mr. Brown and a second by Mr. Thompson, a contract with Verkler, Inc. for BLF Concessions was unanimously approved as presented.

The next agenda item was the **BLF – Fever Locker Room** of which is attached to and made a part of these Minutes. Mr. Levengood explained to the Board this project involved the demolition and complete remodeling of the Fever Locker Room. This project is being undertaken consistent with the recently amended Operating Agreement between the Pacers. The project was estimated at \$374,423, so consistent with Indiana's Public Procurement Laws the CIB published Invitations to bid. Mr. Levengood explained Staff and Counsel have reviewed all the documents and strongly recommend to the Board we award the contract to J.C. Ripberger Construction Co. in the amount of \$359,800 as the lowest responsible and responsive bidder. There were no questions from the Board. Upon a motion by Mr. Dora and a second by Ms. Lewis, a contract with J.C. Ripberger Construction Co. was unanimously approved as presented.

The next agenda item was **BLF - Data Network Infrastructure** which is attached to and made a part of these Minutes. Mr. Levengood explained this project involves purchasing the equipment and professional services necessary to design, furnish and

install new data networking infrastructure, UPS, fiber optic backbone cabling, equipment racks and patch cables, as well as services to reorganize existing equipment racks. This project is being undertaken consistent with the recently amended Operating Agreement between the Pacers. The CIB published Invitations to bid and Staff and Counsel have reviewed all the documents and strongly recommend to the Board the contract be awarded to Technology Integration Group ("TIG") in the amount of \$1,058,846, as TIG is the lowest responsible and responsive bidder. Upon a motion by Mr. Thompson and a second by Ms. Mays, a contract with TIG was unanimously approved as presented.

Mr. Levengood then presented the **BLF Half House & Black Out Curtain System** agenda item to the Board which is attached to and made a part of these Minutes. Mr. Levengood explained this project involves replacing all curtains, drapes and upgrades to controls and roller window shades. This project is being undertaken consistent with the recently amended Operating Agreement between the Pacers. The project was estimated to cost over \$150,000, so consistent with Indiana's Public Procurement laws, the CIB published invitations to bid the project. Staff and Counsel have reviewed all the documents and strongly recommend to the Board the contract be awarded to Verkler, Inc. in the amount of \$861,000 as the lowest responsive and responsible bidder. Upon a motion by Ms. Mays and a second by Mr. Brown, a contract with Verkler, Inc. for BLF Half House & Black Out Curtain System was unanimously approved as presented.

Mr. Levengood then presented the **BLF - Closing Sales Area** agenda item to the Board which is attached to and made a part of these Minutes. He explained this project involves renovation of sales areas, to include flooring, HVAC and electrical upgrades. This project is being undertaken consistent with the recently amended Operating Agreement between the Pacers. The project was estimated to cost less than \$150,000, so consistent with Indiana's Public Procurement laws, the CIB solicited quotations from four (4) contractors for base bid. Staff and Counsel have reviewed all the documents and strongly recommend to the Board the contract be awarded to 3-D Professional Contracting in the amount of \$123,800 as the lowest responsive and responsible quote. Upon a motion by Mr. Dora and a second by Ms. Mays, a contract with 3-D Professional Contracting was unanimously approved as presented.

Mr. Levengood then presented the **BLF - Miscellaneous Painting** to the Board which is attached to and made a part of these Minutes. He explained this project involves painting the walls, door frames, and other areas of the building as directed by the owner. This project is being undertaken consistent with the recently amended Operating Agreement between the Pacers. The project was estimated to cost less than \$150,000 so consistent with Indiana's Public Procurement Laws the CIB solicited quotations from three (3) General Contractors. Staff and Counsel have reviewed all the documents and strongly recommend to the Board the CIB award the contract to Quality Interiors, Inc. in the amount of \$36,721 as the most responsible and responsive quote. Upon a motion by Ms. Mays and a second by Ms. Lewis, a contract with Quality Interiors, Inc., was unanimously approved as presented.

Mr. Levensgood then presented the **BLF – Concession Cart Electric** agenda item to the Board which is attached to and made a part of these Minutes. He explained this project involves providing electrical power to new portable concession carts. This project is being undertaken consistent with the recently amended Operating Agreement between the Pacers. The project was estimated to cost less than \$150,000, so consistent with Indiana's Public Procurement the CIB solicited quotations from four (4) contractors for a base quote. Staff and Counsel have reviewed all the documents and strongly recommend to the Board we award the contract to Sun Electric, Inc. in the amount of \$54,000 as the lowest responsive and responsible quote. Upon a motion by Mr. Thompson and a second by Ms. Mays, a contract with Sun Electric, Inc., was unanimously approved as presented.

Mr. Levensgood informed the Board, the next agenda item **ICC – Phase 3 & 4 AHU and VAV Upgrades** would be removed from the agenda at this time because the conditions were not ripe for consideration at this time. He explained he would bring the item back to the Board at a later meeting.

Mr. Levensgood then presented the **ICC – Escalator Modernization** to the Board which is attached to and made a part of these Minutes. He explained this project involves the demolition of existing Haughton Escalators leaving the existing truss in place, and installing all new electrical components, treads and controls. The project was estimated to cost over \$150,000 so consistent with Indiana's Public Procurement laws, the CIB published invitations to bid the project. Staff and Counsel have reviewed all the documents and strongly recommend to the Board the CIB award the contract to Schindler Elevator as the lowest responsive and responsible bidder in the amount of \$642,888. Upon a motion by Mr. Brown and a second by Mr. Dora, a contract with Schindler Elevator was unanimously approved as presented.

Mr. Levensgood then presented the **LOS – Sports Lighting Electrical Upgrades** agenda item to the Board which is attached to and made a part of these Minutes. Mr. Levensgood explained this project involves splitting the sports lighting fixtures between the two main electrical feeds. The project was estimated to cost over \$150,000 so consistent with Indiana's Public Procurement laws, the CIB published invitations to bid the project. Staff and Counsel have reviewed all the documents and strongly recommend to the Board the contract be awarded to Barth Electric, Inc. in the amount of \$254,667 as the lowest responsive and responsible bidder. Upon a motion by Ms. Mays and a second by Ms. Lewis, a contract with Barth Electric, Inc. was unanimously approved as presented.

The next agenda item was the **LOS – Data Center / Video Control Room Fire Suppression System** of which is attached to and made a part of these Minutes. Mr. Levensgood explained to the Board this project involves installing FM200 Gas System and removing Wet System. The project was estimated to cost over \$150,000 so consistent with Indiana's Public Procurement laws, the CIB published invitations to bid the project. Staff and Counsel have reviewed all the documents and strongly recommend to the Board we award the contract to Geyer Fire Protection, LLC in the amount of \$170,835 as the lowest responsible and responsive bidder. There were no

questions from the Board. Upon a motion by Ms. Lewis and a second by Mr. Dora, a contract with Geyer Fire Protection, LLC, was unanimously approved as presented.

The next agenda item was the **LOS – Video Control Room Replacement** of which is attached to and made a part of these Minutes. Mr. Levensgood explained to the Board the project involves video control room equipment replacement including the EVS system used to replay recordings and Chyron Character Generators. This procurement was a special purchase under I.C. 5-22-10-8 that in order to ensure compatibility of the replacement equipment, it was necessary to purchase the replacement equipment from the same manufacturer. Compatibility of the replaced equipment with the existing equipment was a substantial consideration for this procurement and, as such, this special purchase is justified under I.C.5-22-10-8. Staff and Counsel have reviewed all the documents and strongly recommend to the Board we award the contract to Duncan Video, Inc. in the amount of \$547,146.58. There were no questions from the Board. Upon a motion by Mr. Brown and a second by Mr. Dora, a contract with Chyron Character Generators was unanimously approved as presented.

Mr. Levensgood then presented the **LOS – High Speed Door** to the Board which is attached to and made a part of these Minutes. He explained this project involves installing the Ultrafast High Speed door system. The project was estimated to cost less than \$150,000 so consistent with Indiana's Public Procurement Laws the CIB solicited quotations from three (3) General Contractors. Staff and Counsel have reviewed all the documents and strongly recommend to the Board the CIB award the contract to Glenroy Construction in the amount of \$46,000 as the lowest responsible and responsive quote. Upon a motion by Mr. Thompson and a second by Ms. Lewis, a contract with Glenroy Construction was unanimously approved as presented.

Mr. Levensgood then presented the **Victory Field – Chiller and Booster Pump Replacement** agenda item to the Board which is attached to and made a part of these Minutes. Mr. Levensgood explained this project involves replacement of (2) 100 Ton Chillers with (2) 125 Ton Chillers as well as installation of a domestic water booster pump package. The project was estimated at \$400,000, so consistent with Indiana's Public Procurement laws the CIB published invitations to bid. Staff and Counsel have reviewed all the documents and strongly recommend to the Board the contract be awarded to Harrell-Fish, Inc. in the amount of \$378,000 as the lowest responsible and responsible bidder. Upon a motion by Mr. Dora and a second by Mr. Brown, a contract with Harrell-Fish, Inc. was unanimously approved as presented. Mr. Thompson recused himself from the vote.

Mr. Levensgood then presented the **Victory Field – Replace Caulking** agenda item to the Board which is attached to and made a part of these Minutes. Mr. Levensgood explained this project involves the removal of deteriorated caulking and replacing the new sealant throughout the exterior portions of the building. The project was estimated at \$275,000, so consistent with Indiana's Public Procurement laws the CIB published invitations to bid. Staff and Counsel have reviewed all the documents and strongly recommend to the Board the contract be awarded to Blakely, Inc. in the amount of \$241,167 as the lowest responsible and responsible bidder. Upon a motion by Ms. Mays

and a second by Mr. Dora, a contract with Blakely, Inc. was unanimously approved as presented. Mr. Thompson recused himself from the vote.

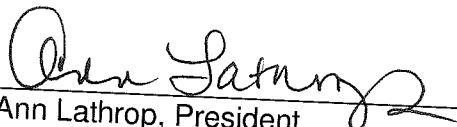
Mr. Levensgood next presented the **Disposal of Obsolete Equipment** which is attached to and made a part of these Minutes. Mr. Levensgood the list of equipment has been reviewed by Staff and found to have no book value. Pursuant to a motion by Mr. Brown and seconded by Mr. Thompson **Disposal of Obsolete Equipment** was unanimously approved by the Board.

The next topic on the agenda was the December **Claims**. Ms. Lathrop presented these to the Board as per the supporting documentation, which is made a part of these Minutes. There were no questions and upon a motion by Ms. Mays and seconded by Mr. Dora, claims 539G, 538B and 538C were unanimously approved by the Board

Ms. Lathrop asked if there were any **Other Business** to address. Mr. Levensgood reported back to the Board there had been a resolution to the Union contracts with the Local 440 Pipefitters and the meetings went well.

Mr. Levensgood mentioned a display at Lucas Oil Stadium which was a collaboration between the Colts organization, the IHSAA and the CIB and highlighted the helmets of all the Indiana high school football teams. He suggested to the Board they should take the opportunity to view it if they have the chance noting it was a special display.

There being no **Public Comment**, the meeting was adjourned.


Ann Lathrop, President
THE CAPITAL IMPROVEMENT BOARD
OF MANAGERS
OF MARION COUNTY, INDIANA

Douglas R. Brown, Secretary
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