



City of Joliet

Public Assets Committee

Meeting Agenda - Final

Committee Members
Councilwoman Suzanna Ibarra, Chairperson
Councilman Joe Clement
Councilman Juan Moreno

Monday, December 15, 2025

5:00 PM

**City Hall, Executive Conference
Room**

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

ROLL CALL

APPROVAL OF MINUTES

Public Assets Minutes 11.4.2025

[TMP-9289](#)

Attachments: [11.4.2025 Public Asset Meeting Minutes.pdf](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Committee members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

AGENDA ITEMS

Recommendation to Award Payment for the Bicentennial Park Theatre Stage Rigging Replacement to Grand Stage Company in the amount of \$117,000.00.

[TMP-9286](#)

Attachments: [Joliet Theatre Quote letter- 11-2025 Redacted.pdf](#)

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Committee members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9289

Agenda Date:12/15/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Tuesday, November 4, 2025

5:00 PM

Executive Conference Room

Public Assets Committee

Committee Members

Councilwoman Suzanna Ibarra, Chairperson

Councilman Joe Clement

Councilman Juan Moreno

ROLL CALL

Also Present: Facilities Management Director Blaine Kline, Legal Assistant Katy Fyksen

Present Councilwoman Suzanna Ibarra, Councilman Joe Clement and Councilman Juan Moreno

APPROVAL OF MINUTES

8-25-2025 Public Assets Committee Meeting Minutes

[TMP-9083](#)

Attachments: [8-28-25MeetingMinutesPublic Assets.pdf](#)

A motion was made by Councilman Joe Clement, seconded by Councilman Juan Moreno, to approve 8-25-2025 Public Assets Committee Meeting Minutes. The motion carried by the following vote:

Aye: Councilwoman Ibarra, Councilman Clement and Councilman Moreno

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

AGENDA ITEMS

Recommendation to Award Payment for the Joliet Area Historical Museum Gallery Ceiling Repair and Painting Project to Cosgrove Construction Inc. in the amount of \$69,275.00.

[TMP-9096](#)

Attachments: [Joliet Area Historical Museum Gallery Ceiling Repair.docx.pdf](#)

Blaine Kline Director of Facilities management spoke about the repair of the ceiling at the Joliet Area Historical Museum gallery, the roof was fixed last year and now the damage that was done to the ceiling needs to be addressed. It will require a few weeks of work, done after hours. We sought 3 proposals and the lowest bid was from Cosgrove Construction in the amount of \$69,275.00. This will come from the capital improvement and building and grounds funds, which there are sufficient funds to pay for this project.

A motion was made by Councilman Joe Clement, seconded by Councilwoman Suzanna Ibarra, to approve: Recommendation to Award Payment for the Joliet Area Historical Museum Gallery Ceiling Repair and Painting Project to Cosgrove Construction Inc. in the amount of \$69,275.00. The motion carried by the following vote:

Aye: Councilwoman Ibarra, Councilman Clement and Councilman Moreno

Award of Contract for the Former Stadium Club Asbestos/Lead Abatement Project to Nationwide Environmental & Demo, LLC in the amount of \$227,700.00.

[TMP-9113](#)

Attachments: [491_PD_BID_REVIEW.pdf](#)
 [Bid Tab.pdf](#)

Mr. Kline spoke about the 100 year old building in right field of slammers stadium, due to it's age it contains asbestos and lead and lead which must be remediated. We received 8 bids, Nationwide Environmental & Demo was the lowest at \$227,700. We have the funds in the building and grounds funds to get the work done by the end of the year.

Councilman Clement asked what the plans for the building were moving forward and Mr. Kline stated that would be an economic/community development question, but that it could be redeveloped by the city per past conversations. In any case whatever we planned on doing with the building we had to address the issues of the Lead/asbestos in the building.

Councilman Moreno asked if we were to sell the property, would we be able to see it without the abatement taking place. Mr. Kline explained that usually that is something done prior to closing.

A motion was made by Councilman Joe Clement, seconded by Councilwoman Suzanna Ibarra, to approve : Award of Contract for the Former Stadium Club Asbestos/Lead Abatement Project to Nationwide Environmental & Demo, LLC in the amount of \$227,700.00.. The motion carried by the following vote:

Aye: Councilwoman Ibarra, Councilman Clement and Councilman Moreno

Recommendation to Approve the Professional Services, Purchase, and Installation of the HVAC replacement of five roof top units at Slammers Stadium to Anchor Mechanical Inc. in the amount of \$242,041.80.

[TMP-9187](#)

Attachments: [Slammers Stadium RTU Replacement Project Quote.pdf](#)
 [Joliet Slammers Stadium - 5 RTU Replacements.pdf](#)
 [Joliet Slammers RTU Replacement Proposal.pdf](#)

Mr. Kline explained that the hvac units on the roof of slammers stadium which are for the office, meeting rooms, suite level and club houses. We are looking to replace all 5 units. The current units are 23 years old and we are having issues with them. We have sufficient funds in the building and grounds repairs and maintenance fund for this project.

Councilman Moreno asked how many units there were in total, Mr. Kline said there are 6 but only 5 of the larger units which is what we are replacing.

A motion was made by Councilman Juan Moreno, seconded by Councilman Joe Clement, to approve: Recommendation to Approve the Professional Services, Purchase, and Installation of the HVAC replacement of five roof top units at Slammers Stadium to Anchor Mechanical Inc. in the amount of \$242,041.80.. The motion carried by the following vote:

Aye: Councilwoman Ibarra, Councilman Clement and Councilman Moreno

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

Miracle League Update: Nick Ferro gave an update that the Miracle league plans to make the dugouts bigger during the off-season and that they will let us know when the work begins on that. They have been meeting with facilities about the bathrooms.

Blaine did confirm that they think they have a solution for the bathrooms and they will be ready for next season in May.

Slammers Update

[TMP-9114](#)

Night Train VeeK from Joliet Slammers gave an update. He started with the League, the league expanded this year to 18 teams. They will play 51 games this coming year instead of 48. They were able to make big leaps because of all the improvements, and the slammers is very thankful for it. The netting took them down to 0 incidents in the stadium with the new netting and the new fire suppression system is great and they are thankful they have not had to use it.

Resigned the manager to a contract extension. The team had 3 all stars this year.

The Weiner drop was the highest attendance ever with 7300 fans, they would not have been able to pull it off without the support of the city and the improvements made.

The staff is up to 12 people.

They donated 35% more this year including \$30,000 in tickets. They did 2 food drives, a blood drives and more.

They will not being doing glowfest this winter.

Museum Update

[TMP-9115](#)

Greg Peerbotle, talked about the centennial for route 66 had Catie Sheehan in the museum, she is the new director of tourism for the state. The state will provide \$125,0000 for the centennial event at the prison. This is start in February and Continue until October.

On the prison side the attendance has been great and they had a good turn out for the blues brother movie and the tours.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Councilman Moreno, seconded by Councilman Clement, to adjourn..
The motion carried by the following vote:

Aye: Councilwoman Ibarra, Councilman Clement and Councilman
Moreno

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9286

Agenda Date: 12/15/2025

TO: Public Assets Committee

FROM: Blaine Kline, Facilities Management Director

SUBJECT:

Recommendation to Award Payment for the Bicentennial Park Theatre Stage Rigging Replacement to Grand Stage Company in the amount of \$117,000.00.

BACKGROUND:

Bicentennial Park located at 201 W Jefferson Street hosts events in the theatre throughout the year, including theatrical performances, youth drama camps, concerts, festivals, and City of Joliet sponsored events. The theatre has a hanging rigging system used for the lighting for the stage performances that is no longer sufficient for the needs of the performance space and is out of date.

CONCLUSION:

The City of Joliet is seeking an award of payment for the theatre stage rigging replacement for the Bicentennial Park Theatre. Staff contacted three vendors to obtain quotes for the scope of work, one returned a proposal. Staff is recommending the purchase be approved and awarded to Grand Stage Company in the amount of \$117,000.00. The 2025 Community Development, Building & Grounds budget provides funding for this painting project (Org 02015000, Obj 524200, \$117,000.00).

Company

Grand Stage Company

Proposal Amount

\$117,000.00

Section 2-438 of the City of Joliet Code of Ordinances states that purchases over twenty-five thousand dollars (\$25,000.00) exceptions to written specifications and bidding requirements. The following purchases whose estimated cost is in excess of twenty-five thousand dollars (\$25,000.00) may be awarded without written specifications or bidding. Three (3) of these circumstances apply:

- (a) Purchases which may only be practicably made from a single source;
- (f) Purchases when authorized by a concurring vote of two-thirds (2/3) of the Mayor and City Council;
- (g) Purchases of professional services;

Funds will be charged to Community Development, Buildings & Grounds Contract Services (Org

02015000, Object 524200), \$117,000.00

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the Bicentennial Park Theatre Stage Rigging Replacement to Grand Stage Company in the amount of \$117,000.00.



GRAND STAGE

Chicago Spotlight **art drapery studios**
Rentals, Events & Production Stage Rigging & Drapery

Ann Sylvester
City of Joliet
Billie Limacher Bicentennial Park Theatre
201 Jefferson St
Joliet, IL 60432

November, 7, 2025

Re: Stage Rigging

Ann,

Per our conversations, we offer you this quotation to remove and replace the pipe grid over the stage apron and the pipe battens over the stage.

The pipe grid over the downstage area was installed with sub-size pipe and with weak hangers. The stage lighting pipes and tracks were also installed badly. Some of the hangers were terminated with S-hooks instead of shackles.

The pipe grid over the downstage apron should be removed and replaced with a 1 ½" steel pipe grid on 4' centers in both directions. This grid will have a design load of 25 pounds per linear foot (PLF). This is typical of the design loads we use on many TV and theater pipe grids. This will allow you to have a concentrated load of a lighting fixture per foot or 200 LB of capacity for every 8' of pipe with no rocking or swinging.

We offer the same treatment for the area over the stage area upstage of the plaster line. Curtain tracks, drapery and scenery will hang from the grid. We will start the grid 6' offstage of the proscenium opening on each side of the stage and cover from the plaster line to back wall formed by the dressing room walls. This will allow back lighting, side lighting and places to hang scenery with the same design load of 25 PLF.

Our price for the grid over the stage apron will be \$36,000.00.

Our price for the grid over stage will be \$52,000.00.

We offer you five pipes over the house seating to improve the lighting angle over the cove positions around the perimeter of the house. The cove positions are too low to be effective lighting positions. They are about 10 degrees higher than people's faces. The lighting should be 35 to 40 degrees above to avoid shadows on the upstage wall and light people's faces. In order to hang these pipes, we will have to cut round holes through the ceiling.

www.GrandStage.com
(312) 332-5611

Our price for the over house pipes will be \$29,000.00.

None of the above rigging is designed or intended for flying people.

Our onsite labor will be union ironworkers. Taxes are not included per the Illinois tax exempt form we received. Our current insurance will be in effect at the time of this work. We have not included a bond.

We include shop drawings. Demolition of the existing pipe grid and battens is included. We will dispose of the non-reusable scrap to an onsite location provided by the city. Our onsite people will perform daily cleanup. The existing stage drapery tracks and plugging strips will be reinstalled on the new grids. If any electrical disconnections or reconnections are needed, we have not included them. We will be using a scissor lift and a rolling scaffold tower.

Please call if there are questions.



Ted Jones

Rigging and Drapery