

Meeting Minutes
Saginaw County Building Authority
Thursday, December 2, 2021
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan, Saginaw, MI 48602

Present: Robert Belleman, Leon Turnwald, Bill Smith, Tim Novak
Absent: Ann Marie Batkoski
Others: Luke Ewbank (*Granger*), Jake Golden (*Spence*), Norm Bamberger (*MyMember Insurance*), Bill Wickes (*Caseworker/Dan Kildee*), Carl Ruth (*BOC Chairman*), Hannah Olsen (*BOC Assistant*)

- I. Call to Order---**Robert Belleman at 10:32 a.m.**
- II. Public Comment---**None**
- III. Approval of November 4, 2021 Meeting Minutes
 - ---**Moved by Novak, seconded by Turnwald, to approve. All Ayes. Motion Passed.**
- IV. The Dow Event Center Capital Improvement Project – Jake Golden, Project Manager, Spence
 1. Additional bids results – electrical, elevators
 - No additional information regarding electrical. They are hoping to get the elevator work going this month, as the company that was doing it had a family hospitalization that Spence wasn't informed about. All changes/updates will be brought to committee in January.**
 2. Potential Change Orders
 - PCO Logs were provided to committee members before the meeting. The bottom line amount hasn't changed, as there will be a credit received for the egress lighting. Mr. Belleman asked that Mr. Golden show the value of the change orders and project contingency updates.**
 3. Project schedule
 - The toilet rooms are complete (i.e. sinks, toilets, and heaters) . The roof, with the exception of the mechanical room, is 100% water-tight. Duralast is scheduled to do a walkthrough for the roof on 12/3/21. The chiller arrived on 12/1/21, they are hoping to have it in and piped by 12/30/21. They are currently running behind in the parking deck. Every other Thursday there is a progress call with the parking deck lead for updates. There are some small area that have been found on walk through's that need to be addressed. They are trying to turn spots over to Jon Block in January.**
 4. Project Budget
 - Spence is still well within the budget. The project contingency is sitting just shy of \$537,000. There has been no change made to the budget since Mr. Golden's last presentation to the committee. Mr. Novak commented that the new glass around the rink without the dividers looks really nice.**

V. SCACC Resource Center – Luke Ewbank, Project Engineer, Granger

1. Project Schedule

---They are doing some site work and excavation currently to deal with the condition of the site. Wobig is on site working on the forms for footings. The storm piping has been completed, Consumers has finalized the electrical design, Granger is still waiting on the gas to be finalized, and the final steel drawings were approved and Kibbe signed off on all size changes. Watermain is being installed. Steel remains on schedule for April 2022 arrival. SME Testing the soils with results consistent with the original report so no surprises. Mr. Belleman asked about Mr. Ewbank's meeting tomorrow with Bonnie Kanicki and Kelly Suppes. Mr. Ewbank said they are just meeting to go over what furniture and equipment has already been bought and is included in the project budget and what needs to be bought by the county. The main focus is regarding tables, chairs, and any other sort of loose furniture.

2. Change Orders

---Only one change order currently open, PCO #4. Stems back to the site conditions left from farmer (ground was wet and torn up). Extra gravel was brought in to establish a lay-down yard for trucks to drive on – this way the water didn't have to be pumped out. The cost ended up coming out to \$12,238 for machine time, materials, and labor.

---Motion by Novak, seconded by Turnwald, to approve P.C.O #004 in the amount of \$12,238 for gravel for site stabilization that will come out of contingency to contractor. All Ayes. Motion passed.

3. Other

---Norm Bamberger (MyMember Insurance) informed the committee that MyMember Insurance is going to be handling Builders Risk Insurance. Granger indicated it would include the Builder's Risk Insurance into their overall policy The premium under Granger is \$19,000 and the deductible is \$50,000. MyMember was able to obtain the Builder's Risk coverage for \$16,909 with a \$5,000 deductible.

VI. Other Issues/Concerns

---Mr. Turnwald informed the committee that there were problems with the neighborhood association blaming their frozen gas lines on the Jail Project. Consumers has been onsite replacing gas lines. The problem is because of the change of delivery system of furnaces. He also spoke on the need for infrastructure to be improving and encouraged other committee members to push for utility upgrades.

VII. Next Meeting---*Thursday, January 6, 2022 at 10:30 am*

VIII. Adjournment---*Moved by Novak, seconded by Turnwald, to adjourn. All Ayes. Motion passed; time being 10:54 a.m.*

MINUTES

SAGINAW COUNTY BUILDING AUTHORITY

Thursday, November 4, 2021

County of Saginaw Courthouse – Boardroom 200

111 S. Michigan, Saginaw, MI 48602

Chairman Robert Belleman called the meeting to order at 10:31 a.m.

Members Present: Robert Belleman, Tim Novak, L. William Smith, Leon Turnwald, and Ann Marie Batkoski

Members Absent: None

Others Present: BOC Chairman Carl Ruth, Tony DePelsMaeker (Maintenance Director), Kelly Suppes (Purchasing/Risk Mgmt.), Lori Canole (Controller's office), Norm Bamberger (MyMember Ins.), Krystal Irvine (MyMember Ins.), Zack Robinson (MyMember Ins.), Jake Golden (Spence), Jon Block (DOW), Bonnie Kanicki (SCACC Director) and Luke Ewbanks (Granger), Kaytie Boomer (MLive)

Public Comment: Carl Ruth spoke about the jail tunnel tour and mentioned a hole in the second-floor medical cell that goes all the way down. An inmate defecated and urinated which leaked into the space below. Tony DePelsMaeker said it has been cleaned up and disinfected by a company and we are looking at sealing it up.

Turnwald moved to approve the October 7, 2021 regular meeting minutes. It was seconded by Batkoski. All Ayes. Motion carried.

Dow Event Center Capital Improvement Project:

Jake Golden from Spence: We want to do away with the pit on the NE side of the elevator. Jakes spoke about doing a pier and other options. The Elevator project bid will be on the street. Bid results will be coming to the meeting in December. New standards come into effect in February that will raise the price so we should get the project awarded and work started before that time.

PCOs:

PCO #009: Revisiting electrical Bulletin #1. Had given go ahead for temporary power for chillers and small credit for deleting some pumps. We are getting pumps replaced at no cost. We had to add breaker to feed new chiller. This was approved a couple of meetings ago. \$23,978

PCO #010: Additional work for water line to parking deck. We need to fix risers. Proposed work will be under a separate Bulletin. Final cost for directional boring water line to the water meter \$21,863.23 from contingency. Riser design forthcoming.

PCO #011: Existing restroom changes. Found several stools that were broken. Replaced flush valve with battery operated flush valve \$9,027.48 from design contingency.

PCO #012: One of the codes for a new ice plant is to have a refrigeration monitoring system with exhaust. This is the price for exhaust fan and powering up of exhaust fan. The existing design did not have one. Mechanical code requires we have this. \$36,828 from contingency.

PCO #013: When we did power shut down J. Rank worked a lot of overtime and Sunday. This is the premium time for that work. Jake said this is the premium time (the ½ of time-and-a-half). Jake said that his supervisor Greg was there all the time they worked. Spence is responsible for policing the overtime. \$6,546.00 from contingency.

PCO #014: Mechanical demo – there was some existing lighting that had to be moved out of the way. \$860 to relocate the lights

PCO #015: In the new floor slab of the ice rink there are two sensors. This was “value add” that was not in the original design but these sensors tell you what the slab is at and monitor each end of the floor. American Arena is very thorough where Serv-Ice was not. American Arena was a cheaper bid. This cost is for J Rank to run the wires. Spence moved the junction box to back wall so it is safer. \$6,748.62 from contingency.

Novak moved to approve the aforementioned P.C.O's totaling \$105,851.33. It was seconded by Turnwald. All approve. Motion carried.

Schedule: The chiller is scheduled to ship on November 29 or 30. The plan is to have the new chiller installed prior to the game on December 30. We are now under temporary chiller. The worst case is permanent chiller the first week of January. We are preparing for minimum down time.

Interior-wise, roof will be done in three weeks; heaters need to be secured; the roof top on atrium will be done. . The arena is done. The low part of the building needs to be done. They found an abandon exhaust fan that runs and are getting a quote to remove it and use louver and roof over where the fan exists. Parking deck is still behind original schedule but making time up Also the door for the transformer room is rotted out as is the gas meter door. Cost to replace not to exceed \$16,000 for hallow metal door. The door is louvered so more expensive. Novak made motion to pay the expense of the new doors. Seconded by Turnwald. Motion carried.

SCACC Resource Center: Luke Ewbanks of Granger

Schedule: We mobilized the site. The farmer did not do us any favors, trenches were holding water. We were able to get dry enough to start working on the driveway. We still have a pond but it is in a good spot so we can work on site and start the foundation in a couple of weeks. Champagne & Marx is on site.

PCOs:

PCO #001: Builders' Risk Insurance. MyMember's quote. If paid in full we get a savings.

PCO #002: Switch hollow metal door. Allen Supply carried Steelcraft with a lead time of 27-28 weeks which blows our lead time. Proposed change to Carriers who guarantee 11 weeks. Both doors come from Allen Supply. Graham is the contractor.

PCO #003: Tri-City Acoustical – Eric is working to keep price held. We are switching from 33ml to 30ml stud so we can save and get them here quicker. We may substitute ceiling tiles as there is a potential price increase on that. Armstrong has a monopoly on product so they are playing with prices. We may try another supplier.

Motion was made to approve PCOs #001-003 totaling \$38,734 by Turnwald, and supported by Novak. Approved by all. Motion carried.

Other: Luke mentioned the GMP agreement. Kelly Suppes is working with Consumers on Easements and will get the documents to Smith.

DOW Event Center: Jon Block

Jon said we need to review and approve the 2022 budget. Jon mentioned that some events are returning to normal while some are still up in the air or cancelled. So Jon is taking a cautious approach to the budget.

Smith moved to approve budget. Supported by Turnwald. All approve. Motion carried.

There was discussion on permanent suites on the first floor and elevated second floor including bar, lounge, prep area and seven suites. Jon had Spence give him price of \$12M for the entire project. Can we do a partial project? Jon likes the lower space so he was asked to revise the cost estimate for just the first floor BlueLine club corner single story addition, no suites.

Jon handed out a budget for some projects that need to be done in a 5-year span at \$6M. Some are revenue generating items. Jon said there are some arenas in the OHL that have similar suites so Jon will research them.

Jon presented a letter of intent on parking from a potential developer. Chairman Belleman and Member Smith indicated they would review the proposed Letter of Intent to secure parking in the parking deck.

Event Park Renaming: No update.

The next regular meeting will be Thursday, December 2, 2020, at 10:30 a.m.

Batkoski moved to adjourn the meeting at 11:42 a.m., seconded by Smith. All Ayes. Motion carried.

MINUTES

SAGINAW COUNTY BUILDING AUTHORITY

Thursday, October 7, 2021

County of Saginaw Courthouse – Boardroom 200
111 S. Michigan, Saginaw, MI 48602

Chairman Robert Belleman called the meeting to order at 10:31 a.m.

Members Present: Robert Belleman, Tim Novak, L. William Smith, Leon Turnwald, and Ann Marie Batkoski

Members Absent:

Others Present: BOC Chairman Carl Ruth, BOC Vice Chair Sheldon Matthews, Lori Canole (Controller's office), Lt. Ebony Rasco (Sheriff), Tony DePelsMaeker (Maintenance Director), Norm Bamberger (MyMember Ins.), Terry Blanchard (GGA), Jake Golden (Spence), Jon Block (DOW), Ben LeBlanc (Granger), Bonnie Kanicki (SCACC Director) and Luke Ewbanks (Granger)

Public Comment: None

Batkoski moved to approve the September 9, 2021 regular meeting minutes and the September 16, 2021 special Meeting minutes. It was seconded by Novak. All Ayes. Motion carried.

Jail Construction Project Updates

GGA:

Terry Blanchard did a walkthrough with Lt. Rasco. Two items are still not done: HVAC and the ceiling. Also the screws in the sign have not been replaced but jail personnel are happy with it so it's done. Comments were given regarding Terry Blanchard leaving GGA. Everyone wished him well.

Spence Bros:

Ben Wilson said that the issues with Dore Associates Contracting, Inc. have been resolved. He filed a claim with the bonding company. Member Smith indicated he received a copy of the letter Dore sent to the Building Authority regarding this issue. Ben reported that we have settled with them. Part of the agreement was that we would get them compensation for removal of the underground storage tank fuel so he is verbally submitting a change order regarding this issue before the Building Authority to get them paid. He does not have a change order for this request. It includes \$4,375 for state inspection of containment for underground storage tank, \$5,951 total for that. Ben stated that we are getting the net difference between the claims. Dore caused a significant delay and part of the negotiation is a release of the County by Dore. Motion to pay this claim made by Turnwald, seconded by Novak. All Ayes. Motion carried.

A second item by Ben is PSI has an invoice that they failed to send. Ben wants to invoice the County for \$6,645 from April. We paid all their other invoices but missed this one. Ben will send a change order. Motion made to pay this invoice by Batkoski, seconded by Turnwald. All Ayes. Motion Carried.

Otherwise, Ben said there are a couple of warranty issues but they are being taken care of.

Discussion continued on "operational activities not consistent with design" as was discussed in a memo. Belleman requested this review of GGA to go through and review the use and the intended use. Terry Blanchard said this is a standard review in jail construction projects. It is also a training opportunity as the new jail has things being done differently. We have potential HIPPA violations with the medical records sitting on the floor. Lt. Rasco reports that the records are going electronic and most of the boxes are gone.

Dow Event Center:

Jake Golden from Spence: No update on Kone yet. It is still in the design phase but we are shooting for awards at next month's Building Authority meeting. We may need a special meeting next week. Kone will bid and it will fully encompass all costs.

We continue working on the parking deck. We are still 2-3 weeks behind schedule. We had a material delivery that should hold us. We will eventually meet the end date. Phase I is done and we are into Phase II. We have started demolition. Jon stated that we have no expectation of being able to use any portion of the ramp during this project.

Jake spoke to the roofer yesterday and we are about half complete. The arena proper is done, then they proceeded to the atrium and finished that last night. They are now working on eyebrow and will do the theater next. The bathroom partitions are in but we still need water heaters. When proper voltage water heaters show up they will swap them out. New lighting, faucets will be done by the end of the week.

Power: Jon reports we made it through the major power outage. We hit the schedule with the ice. Logos went in yesterday. We are online to be ready for October 16th.

Jake got a call yesterday that part of the project on the northwest corner of the parking deck has a meter to get water to the parking deck. We exposed that line and the drawings were not correct. There are three 90°s in the water line run. It is not a straight line. The site contractor said there are two options: do nothing but no water, or we can bore it and back fill the sidewalk. Jon reports they are now using buckets and brushes to clean the ramp. The cost includes only to tie from the city connection to the first floor. However Jon said that just getting the water to the first floor is not sufficient as it has to go to the risers. He states that there was a water main break two years ago and the decision was made to cap that line. The question was asked if the drains are adequate. That is unknown. Motion made by Smith to authorize the additional funding to replace the water line as long

as the risers and drains are in good working condition, seconded by Batkoski. All Ayes. Motion carried.

Discussion continued on a grant for supplemental funding – MEDC grant. Jon talked about the SCOG \$1,054,000 on initial grant run and now they sent something about supplemental funding and we can receive up to 50% of the original grant award. We have to sign-off on this and they will send another \$500,000. It also extends our deadline for eligible expenses, etc. Jon said we have to complete two. Motion made by Batkoski, seconded by Novak. All Ayes. Motion carries.

Boiler Replacement: Tube replacement, not boiler replacement. Jon stated that we have a boiler in the mechanical room that has leaking tubes. We will have to replace all 198 tubes at a cost of \$49,398. Johnny Green is doing the work subbed to a boiler maker. Motion made by Turnwald, supported by Novak. All Ayes. Motion carried.

Spirit Contract: Jon said we should have a new five-year lease coming up this month.

Event Park Naming Rights: Jon reports that the three-year deal is up. He and Craig Goslin are working on a potential naming rights change that will be beneficial to the Dow and the Spirit.

Jon has an extension letter for the terms for ASM. He needs a signature. Jon also asked about the status of approval of the operational budget.

SCACC Resource Center: Luke Ewbanks: Ground breaking next Thursday. He was on-site yesterday with the subs. Kibbe was onsite this week marking boundary lines. Some of the crops have been cleared. Champagne & Marx in next week. There are no change orders. Materials are getting ordered but expect some longer lead times on some items. He is keeping an eye on the schedule through the winter.

The next regular meeting will be Thursday, November 4, 2020, at 10:30 a.m.

Turnwald moved to adjourn the meeting at 11:39 a.m., seconded by Batkoski. All Ayes. Motion carried.

MINUTES
Saginaw County Building Authority
Thursday, September 16, 2021
County of Saginaw Courthouse- Board Room 200
111 S. Michigan Ave. | Saginaw, MI 48602

Chairman Robert Belleman called the meeting to order at 10:32 a.m.

Members Present: Robert Belleman, Tim Novak, L. William Smith, Leon Turnwald, Ann Marie Batkoski

Absent: None.

Others Present: BOC Chairman Carl Ruth; Jake Golden (Spence Brothers); Norm Bamberger (My Member Insurance); Zack Robinson (My Member Insurance); Krystal Irvine (My Member Insurance); Jon Block (Dow Event Center); Kelly Suppes (Purchasing/Risk Manager); Anthony DePelsmaeker, Maintenance Director

Public Comment: None.

Jake Golden from Spence Brothers (Elevator Bids)

Last meeting the Building Authority decided to table the Spence recommended award for the Elevators. Spence previously recommended a split award to Otis (Modernization of NE Elevator) and Kone (Repair of the SW Elevator). Kone offered a \$75,000 alternate of a new traction elevator and eliminate the pit. This option would require larger openings which would add cost however this would be a new elevator and would give an additional 5-10 years of useful life. The traction elevator option will be much less weather sensitive as no water can collect in the pit which would impact elevator operations. The Authority directed Spence to go back to Kibbe regarding reconstruction of the elevator shaft. Spence came back with an estimated budget of \$154,110 that includes Design, Saw Cutting, Demo, Concrete and Contingency. After the budget was established, Kone came back with a reduced width of the shaft which will reduce the \$154,110 budget/estimate. This is only an estimate and bids will be secured upon direction from the Authority. Spence Construction Management cost was not added to the budget but should include a 4.5% fee.

Kone was the only vendor to offer an alternate. They want to do the entire project and will not agree to a split.

Motion made by Novak to accept the Kone proposal of a traction elevator with \$75,000 alternate deduct for both NE and SW elevators. Motion supported by Turnwald.

Further discussion was made to make the NE elevator a traction elevator as well to keep them both consistent and provide a longer useful life of 15-20 years.

Novak made an amended motion to rebid the elevator project with two traction elevators (NE and SW) and to bid the additional work required for the traction elevators including saw cutting, demo, concrete. Motion was supported by Turnwald.

The Elevator budget is \$540,000. Belleman noted if bids exceed the budget, we have some money in a grant awarded to the Event Center.

Smith will amend the motion to suspend the proposal as submitted but extend the date to rebid for (2) traction elevators and hold the bid from Kone from others view so no advantage over pricing. Novak seconded the motion amendment.

All Ayes, Motion Carried

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Belleman discussed allowing Spence to bid on the concrete portion. Smith moved to permit Spence Brothers to bid on the revised elevator project, and Ann Marie seconded the motion. Kelly Suppes will receive all bids. All Ayes, Motion Carried.

Electrical Bulletin #1. Changes some power to the new chiller. Need to add power to a trailer mounted temporary chiller and existing transformer. The temporary chiller and temporary pump will tie into existing power so no temporary generator will be needed.

Pump#7 and #8 are still in good working condition. Running power to new pumps would be additional \$500. Deduct in the chiller price for Pump replacement. Requested Jake Golden to bring back to the Building Authority the cost of what we saved to not replace the pumps.

Golden expects that we will have a credit for a generator. Curious about longevity of Pump #7 and #8. Smith recommended Jake to provide longevity of a pump and how old our current pumps are. Jon Block said the pumps have preventative maintenance performed by John E. Greene every summer. Jon Block will get maintenance reports.

Smith made motion to approve PCO #9 adding power for temporary chiller in the amount of \$22,855. Motion supported by Turnwald.

All Ayes, Motion Carries.

Quick update on Jail. Outstanding items have been completed with the exception of a few minor items. For the most part Ben Willson addressed all items on the punch list.

Novak made motion to adjourn, Second by Turnwald. Meeting adjourned at 11:20a.m.

MINUTES

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County of Saginaw Courthouse – Boardroom 200

111 S. Michigan, Saginaw, MI 48602

Chairman Robert Belleman called the meeting to order at 10:31 a.m.

Members Present: Robert Belleman, Tim Novak, Leon Turnwald, and Ann Marie Batkoski

Members Absent: L. William Smith

Others Present: BOC Chairman Carl Ruth, BOC Vice Chair Sheldon Matthews, Kelly Suppes (Controller's Office), Lori Canole (Controller's office) Undersheriff Gomez (Sheriff), Lt. Ebony Rasco (Sheriff), Tony DePelsMaeker (Maintenance Director), Norm Bamberger (MyMember Ins.), Terry Blanchard (GGA), Kevin Rost (GGA via phone), Jake Golden (Spence), Jon Block (DOW), Ben LeBlanc (Granger), Bonnie Kanicki (SCACC Director) and Luke Ewbanks (Granger)

Public Comment: None

Treasurer/Member Novak moved to approve the August 5, 2021 meeting minutes, seconded by Member Batkoski. Motion carried.

Jail Construction Project Updates

GGA: Kevin Rost joined by phone. A draft letter was sent to Building Authority members yesterday regarding how the Jail is operated compared to design. Chairman Belleman will review this letter at the October meeting. A final letter will be sent to the Building Authority before the October meeting.

Terry Blanchard discussed that some of the items include inmates being held in medical rooms which they were not designed for this use. Medical records are not secured in these rooms but are in boxes on the floor. This is a HIPPA violation. The records are to be scanned. Also, medical staff is not moving to floors due to lack of Wi-Fi but Terry states that there is the ability to plug in.

A hole was chewed by an inmate in a padded cell and more was ripped out. Flush valves on the toilets. Willoughby Industries has made corrections but all efforts cannot stop inmates from flushing items. There is still lots of clutter and items in boxes. Terry also mentioned that they have observed three people in the control rooms which are designed for two people. This is not according to staffing plan. Chairman Belleman will have a copy of this checklist sent to Undersheriff Gomez and it will be discussed at the October 7 meeting.

Discussion also covered block that broke loose in two areas. Is this a warranty issue? Terry Blanchard said that Spence is here to fix this today. It was believed that the mason should have reinforced this.

Chairman Belleman said that Tony DePelsMaeker has reviewed the punch list and most items are not complete. He is concerned about warranty issues.

Spence Brothers: Ben Willson from Spence Brothers did not attend this meeting so there is no discussion.

The Dow Event Center Capital Improvement Project

Jake Golden reported on bids for the elevators. Kone and Otis. He said that we are doing a modification/modernization on the NE elevator to bring to code and repairing the SW elevator. Kone's bid offered an alternative of basically a new elevator and delete the pit. This would require larger openings. He is talking with an elevator consultant. He is recommending splitting the bid: Otis would be awarded the modernization work on the NE elevator and Kone would be awarded the repairs to the SW elevator and he recommends not to bond either of them. This way would be overall cheaper. The budget is \$540,000. There is always going to be work by others out of this budget amount too. Jake said that environmental control issues are being addressed through HVAC system and landscaping design. . He is confident that with this plan we should get 10 years on the SW elevator and 10-15 on the NW elevator. If we totally replace it, we may get 15-20 years. The Building Authority requests that Jake check on the additional costs to have the lowest bidder do a replacement. Jake said this work should start in February or March of 2022. We will hold off on recommendations on the elevator until the Special Meeting on September 16, 2021 to allow Jake Golden to obtain more information on options and related costs.

Project Budget: (Handout)

PCO 001: A credit of \$1,950

PCO 002: Approved at last meeting, \$16,083.97 for Spence to carry builder's risk.

PCO 003: Demolition allowance \$207,500.

PCO 004: Add to Pullman who is the parking deck subcontractor. \$87,500 that came out of contingency line item for additional column repairs and patching work in parking deck.

PCO 005: Mechanical room demolition - \$98,500. There are two expansion chillers that were abandoned a long time ago. Above is piping and air handling, ductwork. Not needed as we are changing the design of the chillers. We need to cut a hole in the roof to get a new chiller in. We have a credit from Pumford for the hold. \$17,500 left in the demolition allowance. This is a big number up front but will clean up and open up space and bring in a new chiller.

PCO 006: Credit of \$2,117 back to contingency from Pumford for dispensers in the bathrooms.

PCO 007: Moving money within the ten codes ("reimbursement"). Moved money from permits and fees to final line item for cleaning.

PCO 008: Pullman for giant columns in deck. One did not need to be replaced. \$72,000 back into contingency

Overall budget (2 handouts). Ten codes are holding places for money for dumpsters, toilets, permits and fees, etc. Everything is falling in line from day one. Jake reviewed the line items. Overall budget looks great. Chairman Belleman will review the budget presentation.

Project Schedule:

Parking deck is running a 2-3 weeks behind due to a delay in materials shipped.

Roofer was here on the 1st and will start this week. Materials are being stocked on the arena roof today. Rooftop procedure should be in on the 8th. It's running on schedule.

Ice Rink Replacement: the slab is curing now. Get the dashboard on the 13th. The Mechanical Room Demolition is being done now. We will start making ice on October 4. There will be a power outage at the Dow for 2 weeks.

Treasurer/Member Novak moved to approve the PCOs 001 and 008 (2 approved at previous meeting). Member Turnwald seconded the motion. The motion carried (4-0).

SCACC Resource Center:

Post Bid Review: Rebid aluminum glass and glazing. Much lower than others. Luke Ewbanks reviewed the summary of subcontracts that needs a signature. (See tabulation from Granger).

Project Budget: Discussion covered the option to reduce the parking lot by 20 spots, which would save \$8,400 but then we could not use the community room for educational purposes.

Member Batkoski moved to approve the recommended contractors. Motion was seconded by Treasurer/Member Novak. The motion carried (3-1).

Project Schedule: Plan is to break ground late September or early October. Ben is working on a plan for a ground-breaking ceremony in late September.

Site utilities get done this fall and the structural joists next spring. We are on track.

A proposal for a 100-person deck for Spirit games was discussed. We would split cost with the Spirit and they would supply the furniture. This would be used for hockey games only.

Treasurer/Member Novak moved to approve the 100-person deck. Motion was seconded by Member Batkoski. Motion approved (4-0).

Jon Block discussed renovating the kitchens and other priorities for his 5-year plan.

A special meeting of the Building Authority committee will be held on September 16, 2021 at 10:30 a.m. The next regular meeting will be Thursday, October 7 2020, at 10:30 a.m.

Treasurer/Member Novak moved to adjourn the meeting at 12:05 pm., seconded by Member Batkoski. Motion carried.

MINUTES
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Thursday August 5, 2021
County of Saginaw Courthouse- Board Room 200
111 S. Michigan Ave. | Saginaw, MI 48602

Chairman Robert Belleman called the meeting to order at 10:35 a.m.

Members Present: Robert Belleman; Tim Novak; and L. William Smith, Ann Marie Batkoski

Absent: Leon Turnwald

Others Present: Ben Willson (Spence Bothers), Terry Blanchard (Gga), Jake Golden (Spence Bothers), Ben LeBlanc (Granger), Luke Ewbank (Granger), Lt. Rasco (Sheriff's Office), Tanika Williams (Controller's Office), BOC Vice Chair Sheldon Matthews, Kelly Suppes (Controller's Office), Norm Bamberger (MyMember Insurance), Tony DePelsMaeker (Maintenance), & Jon Block (ASM/DOW Event Center).

Public Comment: None

Member/Treasurer Novak moved to approve the July 1, 2021 meeting minutes, seconded by Member Batkoski. Motion approved (4-0). Motion carried.

Jail Construction Project Updates

Gga

Site Visit- Status?

Terry Blanchard stated the site visit took place on July 26, 2021. He stated the Certificate of Final Completion was presented to the Building Authority with a list of items still needing to be completed. Mr. Blanchard stated he and Kevin Rost are willing to come back to make sure everything is done. Ben Willson stated they will get those items wrapped up and the project closed out. Lt. Rasco stated she agrees with the list, but Lt. Kerns continues to have complaints about the toilets. Mr. Blanchard stated Willoughby stated 99% of the issue is not with the toilet but with what is being flushed.

Other:

Lt. Rasco stated there is a howling sound that is heard coming from the HVAC. These sounds are occurring at least 3-4 times per hour. Mr. Willson stated he will have Remer check it out and there will be no additional cost.

Spence Brothers

Punch List:

Ben Willson stated they will get everything on the list taken care of and will hold the final payout until then. He stated he does not have a date for Remer to install the boiler venting, but it should be this coming week. Lt. Rasco & Tony DePelsMaeker stated Remer was on site already.

Acoustical Panels for Jail PolyCom Rooms- Status?

Ben Willson stated the acoustical panels worked, the judges were happy and Lt. Rasco will order more. He stated they will get the carpet installed. He stated the access panel has also been ordered through PolyJail and will be charged to the jail as a miscellaneous item.

Tunnel Work, Site Work, & Parking Lot- Progress status:

Ben Willson stated the last order was placed on Monday and the tunnel should be back to full operation. Lt. Rasco confirmed they should begin using it again today. Mr. Willson stated the tunnel was dug up three separate locations to ensure it is no longer leaking and 100% water tight.

Review P.C.O. List- Any outstanding items?

PCO No. 127- "RFI #119: EF-1, Power." PCO No. 127 is in the amount of \$3,917.32.

PCO No. 128- "Additional Stone after Concrete Removed near Generator." PCO No. 128 is in the amount of \$1,732.50.

PCO No. 129- "Add Switch to Louvers in Laundry Room." PCO No. 129 is in the amount of \$556.71.

PCO No. 130- "Move Camera @ Front Entrance." PCO No. 130 is in the amount of \$269.85.

PCO No. 131- "Additional Site Concrete." PCO No. 131 is in the amount of \$6,752.81.

PCO No. 132- "Demo Frame @ Courthouse Side of Tunnel." PCO No. 132 is in the amount of \$3,759.12 and was charged to CM Contingency. As such it had \$0.00 impact on Project GMP.

PCO No. 133- "Final Reimbursable Budget." PCO No. 133 is in the amount of \$3,010.89 to reconcile final reimbursable budget.

PCO No. 134- "Refund CM Contingency Balance." PCO No. 134 is in a credit in the amount of \$5,131.84 to close project.

Member/Treasurer Novak moved to approve PCOs No. 127-134. Member Smith seconded the motion. The motion carried (4-0).

Tony DePelsMaeker states there is no longer a fence around the old generator since the building is gone. Ben Willson stated whoever drives a fence there needs to be careful, and the contract did not call for an enclosure. Mr. DePelsMaeker confirmed a chain link fence would be feasible. Mr. Willson stated an enclosure for the generator located at the old 9-1-1 building is being looked into.

Final Project Budget:

Terry Blanchard stated he spoke with Kevin Rost last week, but he had not seen the PCOs. He stated they will discuss and send over the final project budget.

Other? Nothing.

Sheriff's Department Updates

Attorney/Inmate Meeting Rooms- Status of Internet installation:

Lt. Rasco stated they are waiting on receipt of the access panels.

Other:

Lt. Rasco stated they are getting the wall padding in the medical room fixed as they had an inmate bite into it. She stated PolyJail is coming out to provide an estimate.

The Dow Event Center Capital Improvement Project

Outstanding Bid Results- Elevators

Jake Golden (Project Manager) stated they received three responses for elevator bids. He stated he spoke to all three including the current company (Kone) who handles elevators. He stated the deadline has been extended to August 19th for opportunities to receive additional bids, and he may extend it another week. Mr. Golden stated he would wait until January 2022 since the work will not be done until spring 2022, but he wants to ensure it's scheduled for spring and prices are locked in. He stated he wants to be able to confirm all materials are ordered and on-hand.

PCO No. 002- "Spence Provided Builder's Risk." PCO No. 002 is in the amount of \$16,083.97. Member/Treasurer Novak moved to approve PCO No. 002. Member Batkoski seconded the motion. The motion carried (4-0).

Project Budget Spreadsheet- Review & Discuss

Jake Golden (Project Manager) stated he is holding a credit from Pumford just in case it is needed. He stated he anticipates a credit from electrical, as well. Mr. Golden stated he tracks credits in Pro-Core and will begin bringing a detailed summary to Building Authority on a monthly basis. He stated any unused contingency will come back to the County.

Mr. Golden stated they are on track with the ice rink project. He stated the installation, chairs, etc. have been installed and the piping will be ran today. He stated the east-end pour will occur on August 10th, pour for ½ day on the 11th, and the main floor pour will be on August 12th.

Jon Block stated the additional three feet gives the Spirit more space to play. Mr. Block stated their superintendent has been taking photos of the progress and he will share them with the Building Authority.

Mr. Golden stated the bathroom and partitions are demolished, the flush valves are on order, and the lighting should arrive mid-September. He stated they are probably a few days behind on Phase 1 due to unknown items that came about when exploring the job. He stated roofing order is still good and will arrive mid-to-end of August. Jon Block stated they are well within the timeframe for the start of hockey season.

GMP Agreement

Chairman Belleman stated he and Member Smith have not had the chance to sit down and review the GMP, so he does not have an update.

Other?

Jon Block stated discussed the proposal presented by Spirit regarding a new larger capacity suite, where they would receive revenue from rentals and the DOW would receive revenue from catering. He stated they have approached Stage Right (who installed the Eagle's Nest suites) and proposed \$77,000 all in to put in a 100-person deck where the Eagle's Nest suites are. Mr. Block stated the Spirit are proposing a 50/50 split. Chairman Belleman stated he countered the proposal with a 75/25 split. Mr. Block stated a counteroffer was proposed to push the 50/50. Chairman Belleman stated the County is holding at 75/25 and Chairman Ruth agreed with a 75/25 split as it solely benefits Spirit. Member Smith asked for Mr.

Block to create a spreadsheet on what the new suite would result in in terms of revenue. Mr. Block said he can do that.

July 15th Presentation of Management Companies- Recommendations

Chairman Belleman stated ASM Global was the only company to present and looked to the Building Authority for a recommendation to the Board of Commissioners to begin negotiations with ASM for a renewal of their agreement. Member/Treasurer Novak made the motion and Member Batkoski seconded. Motion carried (4-0).

Jon Block asked about the budget for upcoming fiscal year operations. Chairman Belleman stated ASM should submit as is based on current rates, and the budget can be adjusted later.

SCACC Resource Center- Ben LeBlanc, Project Manager, Granger

Post Bid Review:

Ben LeBlanc (Project Manager) introduced himself and his partner Luke Ewbank. Mr. LeBlanc stated they received 60 bids over 19 bid categories and post-bid interviewed approximately 30 of the contractors (the lowest two bidders of each). He stated they applied a post-qualification process based on finances, safety, experience etc.; he stated he and Kelly Suppes had gone over it. Mr. LeBlanc said they now have some updates to the costs through flushing out inaccuracies through the bid process. He stated there was a small level of scope-add to the project from a low-voltage wiring standpoint. He stated he would like to walk through those deltas that have occurred since it was originally presented to the Commissioners and what their plan of action is to get back on budget. Mr. LeBlanc went over a 1-page estimate summary with the Building Authority. He pointed out a budget variance of \$140,586 and a letter of recommendation for awards. Mr. Ewbank stated Graham Construction was the low bidder and next was Pumford with \$400,000 more. Discussion took place regarding the significant delta between the two bids. Mr. LeBlanc stated he thinks Pumford probably bid the job more accurately than Graham. Mr. LeBlanc stated they are comfortable keeping a close eye on Graham if they are granted the bid.

Recommend Subcontractors:

Ben LeBlanc (Project Manager) stated they received one bid from Lansing Glass for glass and glazing, a contractor Granger has worked with a lot in the past. He stated immediately following the post-bid interview their vice president and reported they had missed interior glazing on the project. Mr. LeBlanc stated he would recommend rebidding this work. He stated he would like to meet with and have a more in-depth conversation with more local contractors.

Mr. LeBlanc stated the vinyl wall protection panels were scoped in two bid categories. He stated neither bid category picked it up because it thought the other was picking it up. He stated they are awaiting supplier pricing and have plugged a number here that they believe is a little high. He stated he thinks the more accurate number would be \$15,000 to be added to bid category 0901, which has an award recommendation for Tri-City Acoustical.

Mr. LeBlanc stated there was a clerical error when the bid tabs were presented to the Commissioners for the "pole barn parking garage". He stated this ties with the electrical bid category where the two low bidders were C&R Electric of Alma, MI and VanHerweg Electrical which is a local union contractor. He stated during the post-bid interview C&R Electric notified them they had missed \$35,000 for a surgical light, which was very clearly called out in their scope of work to bid. Mr. LeBlanc stated at the post-bid interview for VanHerweg Electrical they presented a deduction of \$42,000 as a union advancement contribution, which makes them low given the \$35,000 addition from C&R. He stated they realized during the post-bid process the I.T. cabling (low-voltage wiring) was not on their documents that went

out to bid and there was no specification for. William A. Kibbe communicated with the I.T. team related to this project and it was clear it needed to be in the scope of work. He stated they had both low bidders price the addition to provide the low-voltage wiring which resulted in a revised bid of \$689,000 for C&R and \$670,000 for VanHerweg Electric. Mr. LeBlanc stated both changed their bids after the fact which creates a difficult position. Discussion took place between the Building Authority and Granger. Chairman Belleman stated technically VanHerweg is the lowest bidder even given the post-bid additions. Member Smith asked if a rebid is a reasonable alternative. Member/Treasurer stated he is far more comfortable with VanHerweg's advancement than he is with C&R coming forward with a cost they didn't present at the beginning, especially since VanHerweg is \$19,000 cheaper. Member Batkoski stated it's unfair to other bidders and thinks it should be rebid. Mr. LeBlanc stated he cannot guarantee the numbers won't go up, and may have a hard time getting C&R to rebid competitively. Mr. LeBlanc recommended VanHerweg Electrical and Granger's legal counsel agrees. Further discussion took place.

Project Budget:

Ben LeBlanc (Project Manager) stated they are over-budget with all numbers presented, but they believe they can work to reduce the overage. He stated they have a few options as there is a potential to save mark up and tax on FF&E if sourced by the County. Chairman Belleman stated there is a grant Bonnie Kanicki has submitted for \$30,000 for certain surgical equipment Dr. Klein helped pick out. Chairman Belleman stated he is okay with carving that out since they know there is a source to cover it.

Mr. LeBlanc stated given all the numbers presented today they are still \$140,586 over budget. Member Smith stated there is a ridiculous requirement for the size of the parking lot that can't be changed. Member Smith asked if there is a way to look at that to reduce the cost of the project. Mr. LeBlanc stated that would be a variance the County or William A. Kibbe would have to consider. Chairman Belleman stated we have to keep in mind the variance was granted somewhat in the calculation because we were supposed to have more. Mr. LeBlanc stated the total asphalt package is \$120,000.

Mr. LeBlanc stated they have preliminary approval from Blue Sky on the flooring options and it's good to go. Luke Ewbank stated (Granger) discussed ceiling tile and sound panel stating and the two big concerns. He stated Blue Sky is concerned with the sound panel in the kennel area that is a frosted mini wheats texture that can trap hair. Chairman Belleman stated that will be an issue that can be cited. Mr. Ewbank stated they are trying to hone in on options that may look different but do the same job. Mr. LeBlanc stated any changes would come to the Building Authority before being finalized. He stated the number approved is \$10.470 million; Chairman Belleman pointed out they are at \$10.6 million. Mr. LeBlanc stated they are estimating a \$25,000 savings, which is about 10%. Chairman Belleman requested a motion to the rebid of glass and glazing. Member/Treasurer Novak moved to rebid glass and glazing. Member Smith seconded. Motion carried (4-0). Mr. LeBlanc stated they will rebid 0801 and have revised numbers & an award recommendation, and potentially have the final value of the GMP. He stated he will sit on the electrical recommendation for VanHerweg Electrical.

Project Schedule:

Ben LeBlanc (Project Manager) stated ground breaking will take place mid-September to early-October.

The next Building Authority Meeting will be held on September 2, 2021 at 10:30 AM in the Board Room.

Member/Treasurer Novak moved to adjourn the meeting, seconded by Member Smith. Motion carried.

The meeting was adjourned at 12:35pm.

MINUTES
Saginaw County Building Authority
Thursday July 1, 2021
County of Saginaw Courthouse- Board Room 200
111 S. Michigan Ave. | Saginaw, MI 48602

Chairman Robert Belleman called the meeting to order at 10:32 a.m. via Zoom.

Members Present: Robert Belleman; Tim Novak; and L. William Smith, Ann Marie Batkoski

Absent: Leon Turnwald

Others Present: Ben Willson (Spence Bothers), Terry Blanchard (Gga), Jake Golden (Spence Bothers), Lt. Rasco (Sheriff's Office), Tanika Williams (Controller's Office), BOC Chairman Carl Ruth, Kelly Suppes (Controller's Office), Zack Robinson (MyMember Insurance), Tony DePelsMaeker (Maintenance), & Jon Block (SMG/DOW Event Center).

Public Comment: None

Member/Treasurer Novak moved to approve the May 6th & May 20th, 2021 meeting minutes, seconded by Member Batkoski. Tanika Williams conducted roll call and the motion was approved (4-0). Motion carried.

Jail Construction Project Updates

Gga

Attorney/Inmate Meeting Rooms- Installation of Internet?

Terry Blanchard stated he thought Josh Brown (I.T.) was over this project. Lt. Rasco stated Lt. Kerns is taking care of this. Ben Willson stated there needs to be one panel per room. He stated while all were provided, but there are no access panels in the rooms due there being no MEP access currently. Mr. Willson & Mr. Blanchard stated cable is in the hands of the County. Lt. Rasco stated the closest panel is in the medical area, which is somewhat far away. Chairman Belleman indicated the State granted a dollar amount to fund the estimate, and the Building Authority will need to know if more money is needed. Lt. Rasco confirmed there are a total of four rooms. Lt. Rasco stated there is not a wireless option as there would need to be a modem. She stated putting one inside the room is not feasible for safety purposes. Mr. Willson stated detention grade access panels are about \$600 each. Mr. Willson stated there will have to be detention grade access panels installed. He stated he will order 4 access panels today, and he will get with Lt. Rasco when they arrive. He stated Spence Brothers can install them. Tony DePelsMaeker stated he thinks everything was included in the quote, but accessing those rooms via the ceiling with cable is the issue.

Other:

Terry Blanchard stated Larry Goldberg is scheduled to come to Saginaw in place of Kevin Rost. He stated Mr. Goldberg will be able to determine if the jail project was constructed as designed. The Building Authority indicated they would rather Kevin Rost conduct the final walk through as he has been involved in the entire project. Member/Treasurer Novak moved to request Kevin Rost & Terry Blanchard to be present for the final jail walk through. Member Smith seconded. Motion carried. Mr. Blanchard stated the final bill was sent to Chairman Belleman on June 23, 2021.

Spence Brothers

Punch List:

Ben Willson stated final items are complete and Accurate Controls was on site. He stated the floor will be v-grooved in the basement next week, paint on stairwell 3 will be done next week, and the door to the courthouse will be installed once coordinated with PolyJail. He stated the door needs to be framed. Mr. Willson discussed four small leaks in the tunnel and said there should not be a way for the water to get through. He stated the problem should be able to be fixed from the inside, but the worst-case scenario would be having to dig it up. He stated the new lot was supposed to be paved tomorrow, but it is being delayed due to the leak. He stated it will not be paved until a confirmation is received that the leak in the inmate tunnel is no longer a problem.

Mr. Willson and Tony DePelsMaeker stated they do not think the boiler issue has been addressed, but it will be looked into.

Medical Rooms 1071 & 1073- Installation of Cameras?

Ben Willson stated this is done and can be removed from the agenda.

Acoustical Panels for Jail PolyCom Rooms- Status?

Ben Willson stated they will do one room at a time to make sure it is sufficient, then they will move on to the next.

Review P.C.O List:

Ben Willson stated he has no updates at this time. He stated the only thing is additional concrete that had to be poured out front on Harrison; he stated this was not on the drawings.

Mr. Willson stated \$500 was charged for soil erosion permit since the grass was not fully grown.

Mr. Willson stated a \$122,000 back charge is in Dore's court for scope work; he said this included the generator feed to 9-1-1 and four months of Spence Brothers' time for them not meeting deadlines. He said he hopes they will want to resolve it.

Tunnel Work, Site Work, & Parking Lot- Progress status:

Mr. Willson stated the tunnel can be utilized. He stated they will be putting hardware in the mechanical chase and the courthouse door/frame. He stated they are waiting on a day where it doesn't rain to get the dumpster complete.

Mr. Willson stated he will have the final costs to the Building Authority a week before the next scheduled meeting on August 5, 2021.

Other?

Chairman Belleman stated all documents are due to the Building Authority by July 30, 2021. Lt. Rasco stated she will get with MDOC for the final sign off on the jail project. Member Smith requested Lt. Rasco obtain some sort of document from the Sheriff's Office indicating everything is working properly in the jail.

Spicer

Other?

Darrick Huff was absent, and indicated via email to Tanika Williams he had nothing to report.

Sheriff's Department Updates

Medical Isolation Cell Pod N:

Group discussion took place acknowledging the water leak from the shower area is a warranty issue to be addressed by Spence Brothers. Lt. Rasco stated it's been happening, but it was just reported.

Other:

Chairman Belleman asked Lt. Rasco for a document acknowledging how Lexipol/Police One has benefited the Corrections Officers.

Ben Willson stated despite the vibrations from demolition, there is no need for a structure study on the 9-1-1 Administration Building. .

The Dow Event Center Capital Improvement Project

Additional Bid Results- Electrical, Elevators & Project Budget Spreadsheet Review

Jake Golden (Project Manager) stated J Ranck was awarded the electrical bid for elevators. He stated the bid documents were received late last week and will try to have the information back for the August 5th meeting. He stated it's a small package with 3 or 4 bidders. He stated the work won't be done until next year, so more than likely it won't be available until the September meeting.

Mr. Golden provided the spreadsheet discussed during the last meeting. He stated out of all of the subcontractors several of them are local. He stated he believes non-local subcontractors were chosen because they've done work for the DOW in the past. He confirmed, with the exception of highly specialized subcontractors, every other is local. Mr. Golden stated the accepted alternates will be added to the contracts via change order and he will get the PCOs sent before the August meeting. He stated they won't reflect anything different than what's seen on the spreadsheet.

Mr. Golden stated there is some material in the basement of the parking deck that needs to be moved. Jon Block stated there are chandeliers & plywood from monster trucks that they've tried to sell. Member/Treasurer Novak suggested trying to sell the chandeliers again and to scrap them if they don't sell. Chairman Belleman stated he doesn't want the items not touched in years stored, and the dumpster out front should be filled. Chairman Ruth suggested placing the plywood & semi-trucks in the area next to the police station where vehicles are parked all of the time. Member/Treasurer Novak stated that area should be visible enough from the street to keep people away. He agreed to provide the address to Mr. Golden. Chairman Belleman stated any costs associated with this should come out of operating.

Mr. Golden stated they started working in the garage and basement to get items out. He stated he will provide a detailed schedule at the meeting next month. He stated he talked to MyMember Insurance and they are checking on some prices. Jon Block stated they are waiting on the County's property liability carrier to report what they'd be willing to cover on the DOW while under renovation versus the Builder's Risk. Mr. Block stated he just got the answer and forwarded on, and hopes he will have a response by the end of the week. Mr. Golden stated the saw cutting of the cold slab should be complete by the end of the day today. He stated they will demolition from July 30th through August 16th, the perimeter from July 19th to the 23rd, then American Arena will be in on July 26th and pour on the 12th of

August. He was told to present PCOs at the meetings, but to provide them via email a day before, if possible.

Jon Block discussed the dasher board issue. He stated Cascadia, the lower bidder, was selected. He stated neither Athletica nor Cascadia accounted for the new floor pour, in which case they will have to come out and install the anchors & monitor the anchors so they don't shift during the pour. He stated both parties were assuming the existing anchors would be used. Mr. Block stated they have estimated another \$10,800 for new anchors for the ice dam around the floor. He stated the Saginaw Spirit approached him about extending the length of the ice. He stated they are at 190x85, which is 10 feet short of a regulation rink. He stated he told them no initially. He stated he spoke to American Arena and no expense would be applied if extended the length of the ice by 3 feet. He stated a row on both ends of the ice would be lost in doing so. He stated \$5,623 would offer another 6 feet of ice; he stated width is standard. He stated it is possible this will become a requirement in the future as requirements were established regarding dasher boards. He stated the full amount is \$16,423. Member/Treasurer Novak moved for the County to cover the additional cost to increase the length of the ice and dasher boards for the cost of \$5,623. Member Smith seconded the motion. Motion carried.

The next Building Authority Meeting will be held on August 5, 2021 at 10:30 AM in the Board Room.

Member Smith moved to adjourn the meeting, seconded by Member/Treasurer Novak. Motion carried.

The Zoom meeting was adjourned at 11:51am.

MINUTES
Saginaw County Building Authority
Thursday June 8, 2021
Zoom Conference Call
111 S. Michigan Ave. | Saginaw, MI 48602

Chairman Robert Belleman called the meeting to order at 10:31 a.m. via Zoom.

Members Present: Robert Belleman in City of Saginaw; Tim Novak in City of Saginaw; Ann Marie Batkoski in City of Saginaw; and L. William Smith in the City of Saginaw

Absent: Leon Turnwald

Others Present: Ben Willson (Spence Bothers), Terry Blanchard (Gga), Kevin Rost (Gga), Darrick Huff (Spicer), Jake Golden (Spence Bothers), Shane Willis (Spence Bothers), Lt. Rasco (Sheriff's Office), Lt. Kerns (Sheriff's Office), Tanika Williams (Controller's Office), BOC Chairman Carl Ruth, Vice Chair Shelden Matthews, Josh Brown (I.T.), Kelly Suppes (Controller's Office), Norm Bamberger (MyMember Insurance), & Jon Block (SMG/DOW Event Center).

Public Comment: None

Member/Treasurer Novak moved to approve the May 6th & May 20th, 2021 meeting minutes, seconded by Member Batkoski. Tanika Williams conducted roll call and the motion was approved (4-0). Motion carried.

Jail Construction Project Updates

Gga

Furniture, Fixture, Equipment- Final cost summary? Acoustical Panels for Jail PolyCom Rooms- Status?

Kevin Rost stated the final cost summary was sent out yesterday to Robert Belleman, Kelly Suppes & Koren Thurston. Chairman Belleman stated it appeared as though the County was under budget.

Attorney/Inmate Meeting Rooms- Installation of Internet?

Kevin Rost stated he does not have an update on this and asked for Lt. Rasco or Josh Brown to chime in. Mr. Brown stated he has no updates as he does not run the cabling. Lt Rasco stated Lt. Kerns is working on this with Theil Electric to see how much they would charge; he has all the quotes.

Medical Rooms 1071 & 1073- Installation of Cameras?

Ben Willson stated Accurate Controls will be back on site June 21, 2021. He stated at that time they will complete the tunnel work, address the two cameras and get the existing courthouse door hooked up. He stated they should be onsite for 3 days. Mr. Willson stated Theil Electric will be getting the camera adjusted on the front of the Sheriff Administration.

Acoustical Panels for Jail PolyCom Rooms- Status?

Ben Willson stated he met with Lt. Rasco on Friday and there is enough carpet in the basement to do the second & third floor rooms. He stated he is trying to get someone there within the next week, but manpower has been an issues. Mr. Willson stated Lt. Rasco may order the panels direct to save a little money. He stated they want to complete one room to see how it works, then determine if they need more panels or can mimic that on other rooms. He stated there will be 4 panels on the walls with carpet

to see how that works. Chairman Belleman inquired about Mr. Willson mentioning he was struggling with the appropriate installation of the acoustical tiles and asked if he is set. Mr. Willson confirmed he is set and is hopeful the plan will alleviate the issues.

Other:

Kevin Rost stated he wants to determine a day/time to come to Saginaw to do a final walkthrough of the tunnel and facility to see how everything is working out. Chairman Belleman asked him to email Sheriff Federspiel & Tanika Williams when he begins looking at dates. Mr. Rost agreed.

Spence Brothers

Project Progress Update- Punch List:

Ben Willson stated, per the working log he has with Tony DePelsMaeker, they have four (4) items left. He stated he has one of the two pieces required for the flagpole ball, but the ball is somewhere in China. He stated he ordered a plate for the “grand canyon” in the basement, but he thinks it will be a trip hazard. He stated one of their superintendents is going to come out and de-groove the floor within the next week or so. He stated it will no longer be a trip hazard. Mr. Willson stated Murray Painting will be out within the next week to paint the bollards & a couple other things inside the new jail, and they will also address the ceiling paint on the top of cell tower 3 that is peeling. He stated there is one piece of hardware that has been on order for about 4 months, and he was told they are roughly two week out from receiving it.

Review P.C.O List:

PCO No. 126- “Spence Carried Builders Risk- Great American Insurance” in the amount of \$49,805.18. Member Smith moved to approve PCO No. 126. Member/Treasurer Novak seconded the motion. The motion carried (4-0).

PCO No. 125- “Reimbursable Budget Increase” where \$5,000 was taken from the CM contingency and applied the three areas (dumpsters, temp toilets & material testing) to cover what they’d been over on which gets it back to \$0. Member/Treasurer Novak moved to approve PCO No. 125. Member Batkoski seconded the motion. The motion carried (4-0).

PCO No. 124- “Remaining Small Items for BP#8 not bid” in the amount of \$21,719.69. Member Smith moved to approve PCO No. 124. Member Batkoski seconded the motion. The motion carried (4-0).

PCO No. 123- “Rework Water Heater Intake and Exhaust Piping”; a quote from Reimer Plumbing, in the amount of \$12,495.00. Darrick Huff stated they are per the manufacturer’s requirements & drawings. He stated based on Spicer’s conversations with the manufacturer this is something that happens occasionally, and this is the recommended fix. Mr. Huff agreed to provide this statement in writing from the manufacturer. Member Smith moved to approve PCO No. 123. Member Batkoski seconded the motion. The motion carried (4-0).

PCO No. 122- “Consumers Relocating Light Pole” for steam loop in tunnel in the amount of \$2,759.40. Member/Treasurer Novak moved to approve PCO No. 122. Member Batkoski seconded the motion. The motion carried (4-0).

PCO No. 121- “Install Condensate Receiver per Maintenance Department” in the amount of \$53,337.29. Member Batkoski moved to approve PCO No. 121. Member/Treasurer Novak seconded the motion. The motion carried (4-0).

PCO No. 120- For the two added cameras in the Bulletin 19 in medical rooms; the work is not yet done. PCO in the amount of \$10,286.85. Member/Treasurer Novak moved to approve PCO No. 120. Member Smith seconded the motion. The motion carried (4-0).

PCO No. 119- "Added Curb at Adams Where Existing Curb" in the amount of \$10,266.64. Member Smith moved to approve PCO No. 119. Member Batkoski seconded the motion. The motion carried (4-0).

PCO No. 118- "Additional Subbase for Approach to New Parking Lot" in the amount of \$10,393.15. Member Batkoski moved to approve PCO No. 118. Member/Treasurer Novak seconded the motion. The motion carried (4-0).

PCO No. 117- "Temp Protection for Windows at the former Sheriff's Headquarters" in the amount of \$941.04. Member Smith moved to approve PCO No. 117. Member/Treasurer Novak seconded the motion. The motion carried (4-0).

PCO No. 116- "Sanitary Re-Routes" associated with building demo in the amount of \$14,252.89. Member/Treasurer Novak moved to approve PCO No. 116. Member Smith seconded the motion. The motion carried (4-0).

PCO No. 063- "Rework Conduits and Wire for VFDs on 3rd Floor to Control EFs" in the amount of \$3,126. Member Batkoski moved to approve PCO No. 063. Member/Treasurer Novak seconded the motion. The motion carried (4-0).

Ben Willson stated the only items he is currently tracking are PCOs 127, 128 & 129. He stated PCO 127 is for an exhaust fan, which he will submit in a final change order.

Ben Willson stated he didn't have time to feed the following info into the spreadsheet, but he will. He stated we are looking at an original contract value of \$34,990,000. He stated they have an approved budget revisions currently at about \$1,338,853 for a total revised budget of \$36,373,853. He stated in that number he does have \$8,864.30 of CM Contingency money left which he would expect to be utilized to close out any of the dumpster and other small reimbursable items. He stated there will be an extra \$5,000-\$6,000 for those PCOs. Kevin Rost agreed to finalize the architect's budget, as well.

Tunnel Work, Site Work, & Parking Lot- Progress status:

Ben Willson stated Accurate Controls will be out on June 21st with 2-3 days' worth of work. He stated they will be out pouring the balance of the curb on Thursday, and the parking lot will be paved the week of 6/21/21. He stated they will begin framing the EFIS next week. Ben Willson was asked to make an attempt to best match the EFIS to the existing band and brick.

Ben Willson stated Consumers will be onsite tomorrow, and the bollards will be painted next week to match the panels. He stated the bollards everywhere else, including the parking lot, will be the standard safety yellow. He stated the recycling bin gate will be painted, too.

Spicer

Heating/Cooling Issue in Laundry Space- Status?

Ben Willson stated the switch has been put in. He stated there is now a manual switch where they can open the louvers if it gets too warm. Darrick Huff stated they have been coordinating with Mr. Willson & Kevin Rost to get everything resolved.

Sheriff's Department Updates

Other:

Lt. Rasco asked if the tunnel will be painted. Kevin Rost stated, based on the Spence Brothers contract, the plan is to leave the tunnel as unfinished concrete to save on costs.

The Dow Event Center Capital Improvement Project

Additional Bid Results- Electrical, Elevators & Project Budget Spreadsheet Review

Jake Golden (Project Manager) presented the second award recommendation and shared his screen with all attendees to explain a few documents related to the bid results. He stated the bid tab for the parking lot restoration be awarded to Pullman. He stated this recommendation will include signage (bid pack #2). He stated one bid was received from Sign Image, who has a good rapport with the County. He stated Bid Pack #3 received one bid for the Park System to Traffic Safety System (TSS). He stated Bid Pack #4 received one bid and demolition will not be on the award recommendation as it will be discussed later. Mr. Golden stated general trades has Pumford listed on the award recommendation. He stated the roofing was awarded to Beyer Roofing. He stated mechanical is on the award recommendation with 5 bids with Johnny Green as the recommendation. He stated American Arena was awarded as the low ice plant work. He stated two bids were received for landscaping and Bell Landscaping is on the recommendation. He stated bid pack #5 was for overall electrical where J. Rank is recommended out of several bids.

Pullman	\$5,619,750
Sign Image	\$ 44,098
Traffic Safety System	\$ 120,395
Pumford	\$ 104,700
Beyer Roofing	\$1,445,833
JEG	\$1,200,000
American Arena	\$1,017,240
Bell Landscaping	\$ 34,620
J. Ranck	\$1,252,000

The next Building Authority Meeting will be held on July 15th, 2021 at 10:30 AM at the DOW.

Member/Treasurer Novak moved to adjourn the meeting, seconded by Member Batkoski. Motion carried.

The Zoom meeting was adjourned at 11:58am.

MINUTES

SAGINAW COUNTY BUILDING AUTHORITY

Thursday, May 6, 2021

Zoom Conference Call

111 S. Michigan, Saginaw, MI 48602

Chairman Robert Belleman called the meeting to order at 10:31 a.m.

Members Present: Robert Belleman, Tim Novak, L. William Smith, Leon Turnwald, and Ann Marie Batkoski

Members Absent: None

Others Present: BOC Chairman Carl Ruth, BOC Vice Chair Sheldon Matthews, Lt. Ebony Rasco (Sheriff), Lt. Kerns (Sheriff), Tony DePelsMaeker (Maintenance Director), Ben Willson (Spence), Kevin Rost (GGA), Terry Blanchard (Gga), Darrick Huff (Spicer), Zack Robinson (Duclos), Josh Brown (IT Director), John Bloc (Dow), and Leslie Gregory.

Public Comment: None

Member Smith moved to approve the April 1, 2021 meeting minutes, seconded by Member Batkoski. Motion carried.

Jail Construction Project Updates

Gga

Furniture, Fixture, Equipment- Final Cost Summary – Has the list been finalized with actuals costs? – Kevin Rost stated that they are on schedule, pending acoustical panels. He needs to determine where funds are coming from to purchase and install. Chairman Belleman stated he understood funds are coming from jail budget. Lt. Rasco indicated we are all set - everything has come in. Kevin Rost said he will finalize the FF&E budget spreadsheet.

Bollard Installation – Status? Kevin Rost has spoken with Ben Willson and we are all set on this as Spence Brothers will have the bollards installed.

Camera relocation- Status? Accurate Controls is going to take care of relocating the camera on the front of the building when they are back on site in a few weeks. Ben Willson to check on date Accurate Controls will be on site. They are waiting for us to finish tunnel. Ben Willson will report this progress to Chairman Belleman.

Attorney/Inmate meeting rooms – installation of internet? Kevin Rost stated that they are trying to get Wi-Fi in those areas. Josh Brown in IT has gotten a quote and is waiting for approval of budget. Chairman Belleman is waiting on approval from Michigan Indigent Defense Commission.

Medical Rooms 1071 and 1073 – installation of cameras – Spence Brothers is working on this item. Kevin Rost stated said Accurate Controls is going to work on this also when they are on site. Ben Willson can see if he can get it handled next week if urgent, otherwise it may 2-3 weeks before Accurate Controls is here. Lt. Kerns said he can wait the 2-3 weeks.

Acoustical Panels for Jail PolyCom Rooms- Status? Chairman Belleman recommended to Ben Willson that he work with the Sheriff's Department to obtain a purchase order as the purchase and installation of the acoustical panels are outside the original Jail Project.

Other? Kevin stated he had no other item to discuss

Spence Brothers

Project Progress Update

Punch List – Review of list of outstanding issues:

- A little paint peeling on Level 3 ceiling from water damage: Murray Painting coming to paint bollards next week and will do this ceiling at that time
- Louvers need to be wired: This will be done in a few weeks when Accurate Controls is on site.
- Venting on Boilers: Tony DePelsMaeker reports that the boiler tripped again this past Saturday with the high winds. Chairman Belleman asked everyone “what is the appropriate fix?” Ben Willson stated that the only thing to do is to make the changes Tony DePelsMaeker suggested and relocate the intakes and exhaust in the same zone. Ben Willson said if we move into same zone we will decrease the trips. Ben Willson indicated he is unsure we have the approval to do that right now. Ben stated there needs to be a clearance between the two. Kevin Rost agrees that they were installed per the drawings. Kevin Rost is not sure putting both on the same plane would resolve the issue and wants to examine it further. Tony DePelsMaeker said that it was the #2 boiler on the 2nd floor that tripped on Saturday but that both 1 and 2 have tripped previously. Member Smith asked if we can put a cover on to slow the wind but Ben Willson said he was cautioned by Reimer Plumbing not to do that. Ben stated adding an elbow or “T” was also suggested but that concerns Reimer Plumbing too. Darrick Huff said that Lochinvar should have a solution. Ben Willson said we can try to add an elbow but we need to have certain clearance. We can try and wait to see if that fixes the issue. Ben Willson will get a lift in there and add some elbows and let us know what he can and cannot do.
- Air Handler 1 was short-cycling. Ben Willson said we will get this air handler fixed this spring.
- One door handle in basement. Is on order but has not come in yet.
- Dumpster enclosure: Should be done by Monday or Tuesday.

P.C.O. List – Any updates? Ben Willson spoke with Chairman Belleman about the curb on Water Street.

Tunnel Work, Site Work & Parking Lot – Progress Status? Ben Willson is getting everything finalized on the tunnel in the next week or two and will go over the budget with Chairman Belleman. The final costs will be in next month.

Other? One leaky pipe on Level 2 from small water line. They are coming out to fix. Ben Willson stated Eagle Construction was unable to have the sump gravity feed into the main structure as we were a couple of inches short; as such the sumps pumps are in. Member Smith inquired about the old jail and the street and relationship with the City. Ben Willson reported it is being fixed and he will be walking Harrison Street with the City and they can make a claim if they wish.

Spicer

Heating/Cooling Issue in Laundry Space – Status? Darrick Huff reports that some adjustment have been made with some improvement. Sketches were made and shared with Ben Willson who reports some advancement. The dryers do not need outside air so we can disconnect the louvers and put in a manual switch to turn on the air if it gets uncomfortable in the room. Chairman Belleman asked if that is the case, why were the louvers installed. Kevin Rost will check with the mechanic to see if there is a code requiring louvers.

Sheriff's Department Updates

Lt. Kerns and Lt. Rasco had no updates.

The Dow Event Center Capital Improvement Project – Status of CM Contract?

Chairman Belleman reported that the contract has been finalized and signed by the County and Spence Brothers. The Building Authority will take over the project. Jake Golden, Project Manager, will manage the project bids. Bids were on the street April 21 with a pre-bid meeting on April 27. Bids 1 and 2 are due at Spence Brothers May 11, 2021. We are having a special meeting of the Building Authority on May 20, 2021 to review and award bids 1 to 4 on the Dow Event Center Capital Project. The electrical bids will go out on May 10 to have ready by the June 3rd Building Authority meeting. Jon Block held walk-throughs last week.

A special meeting of the Building Authority committee will be held on May 20, 2021 at 10:30 a.m. via Zoom. The next regular meeting will be Thursday, June 3, 2020, at 10:30 a.m.

Member Batkoski moved to adjourn the meeting at 11:24 am; seconded by Treasurer Novak. Motion carried.

MINUTES
Saginaw County Building Authority
Thursday May 20, 2021
Via Zoom

Chairman Belleman called the meeting to order at 10:35 AM.

Members Present: Robert Belleman, Tim Novak, L. William Smith, Leon Turnwald, and Ann Marie Batkoski

Members Absent: None.

Others Present: BOC Chair Carl Ruth; Jake Golden (Spence Brothers); Shane Willis (Spence Brothers); Norm Bamberger (My Member Insurance); Zack Robinson (My Member Insurance); Jon Block (SMG/ASM); Kelly Suppes (Purchasing/Risk Manager)

Public Comment: None.

Chairman Belleman introduced Jake Golden as the Spence Brothers Project Manager assigned to the Dow Event Center Capital Projects.

Mr. Golden presented the Bid Tabulation for Bid Packages (101-Parking Structure Restoration), (403-Roofing) and (405-Cold Floor).

The Parking Structure Restoration project received 5 bids out of 8 contractors invited. The lowest, qualified bidder was Pullman SST Inc. with a base bid of \$5,619,750 and a PLM Bond cost of \$120,000. The bids were very favorable to the original budget estimate of \$7.6 Million.

Mr. Golden didn't recommend spending the \$120,000 for the PLM bond as they are very confident in Pullman's ability to complete this project. Kelly Suppes brought up that she believes it is a County requirement to bond by law capital projects exceeding \$50,000; however, Mr. Golden indicated Spence Brothers is already bonded for the entire project; therefore, the subcontractors may not be required to bond. Attorney Bill Smith will review the state statute and make a legal determination if the bond is required.

Mr. Golden said the low bidder Pullman SST is from Northville/Detroit area; however, in post bid talks they stated they have several crews that live in Saginaw County and are very excited to work on a job within their home area. The next low bid from DC Beyers was \$800,000 more.

Mr. Golden also discussed that there are some alternates to consider but he would like to hold off until electrical bids come in. The alternates will be presented and discussed at the next Building Authority meeting.

Mr. Golden presented bid category (403-Roofing). We received (6) bids from contractors out of (12) roofing companies invited. The low bid is from Beyer Roofing with a base bid amount of \$1,431,833 plus a PLM Bond of \$14,000. The initial budget was over \$2 Million; therefore, the low bid is very favorable. The base bid is using a 50mil Duro-Last PVC Roofing Membrane system. Beyer has installed over 50 Million Square feet of Duro-Last product. The Duro-Last roofing membrane carries a 20 Year Warranty.

MINUTES
Saginaw County Building Authority
Thursday May 20, 2021
Via Zoom

Duro-Last will also provide a final inspection. Mr. Golden stated that any alternates will be evaluated and presented at the next Building Authority meeting. He recommended awarding the base bid including the PLM bond for a total of \$1,445,833. The project start date has been pushed back until mid-September and will be completed late November. This timeline was to allow for more favorable bids as many of the roofing contractors are busy with school projects over the summer. The bid needs to be awarded now so the contractor can order the needed insulation to have available when the project commences. If insulation arrives before project commences it will be stored at Beyer Roofing shop in Saginaw and the PLM bond will protect the County from any potential loss of the material in storage.

The last bid discussed by Mr. Golden is Bid #405 (Cold Floor/Ice Plant Project). Spence Brothers reached out to (5) subcontractors and received 3 bids. The low bid is from American Arena of Minnesota with a base bid amount of \$999,341 and a PLM bond of \$17,988 for a total of \$1,017,329. The original budget for the Cold Floor was \$1.3 Million. Spence Brothers interviewed the contractor and said they made several useful recommendations. He also checked all their references which are positive. Jon Block also reached out to facilities with Cold Floors installed by American Arena with positive comments.

Mr. Golden explained the type of cold floors options available and the pro/con of each system. We currently use a Refrigerant R22. He explained to the Committee that R22 will no longer be available in the next few years. The bid from American included a R513 Refrigerant. The other options are Ammonia and CO2. Both systems are not be beneficial for use at The Dow due to the hazardous nature, storage requirements and additional piping to accommodate a higher pressure.

The timeline for the Cold Floor is immediate start time and the ice would be ready for the commencement of the regular hockey season on October 7, 2021.

Mr. Golden presented the (3) base bids and PLM bonding and requested the Building Authority approve the lowest, qualified bidders in each project category. Any alternates and other bids including the electrical will be presented at the next meeting.

Member Smith made a motion to award Bids #101 (Parking Structure) to Pullman SST, #403 (Roofing) to Beyer Roofing and #405 (Cold Floor) to American Arena contingent on whether the PLM bond on the Parking Structure pending legal review. Member Batkoski supported the motion. Motion carried.

Mr. Golden announced the Electrical Bid solicitation is being modified to change the due date from May 25, 2021 @ 11am to May 27, 2021 @ 2pm. Those bids and all others will be presented at the next building authority meeting. Mr. Golden stated the Elevator restoration bids will not be presented at the next meeting as they are still finalizing the specifications.

MINUTES
Saginaw County Building Authority
Thursday May 20, 2021
Via Zoom

Member Smith asked if there is an option to replace elevators vs. revamping. Jake Golden responded that they worked with a consultant and have decided the Northeast elevator will need to be modernized which is more of a replacement and the Southwest elevator can likely be repaired. The elevators have had continual issues due to environmental conditions including moisture, these issues will be addressed. Even though the elevators are Kone elevators, other suppliers will be able to provide bids.

Jon Block brought up the remaining item that was left out of the Spence Brothers contract but was part of the overall budget estimate is the replacement of the Hockey Dasher Board system. We are currently over 2 years out of date from the OHL requirement. They are a health and safety issue and they need to be replaced. The timing is of essence as the scheduling will need to coordinate with the Cold Floor. Inserts need to be fabricated and installed prior to the cold floor being poured. Jon has received (3) quotes from Cascadia (\$332,427), Athletica (\$338,600) and Rink Systems (\$324,856). Jon Block stated the OHL has only approved Cascadia and Athletica as pre-qualified vendors. OHL did not approve Rink Systems who is the lowest, qualified bidder by \$7,571. Jon Block recommends the Hockey Dasher Board Replacement Project be awarded to Cascadia as they are the lower of the two OHL pre-qualified vendors. The current dasher system at the Dow Event Center is also a Cascadia system.

Member Turnwald made a motion to approve the recommendation from Jon Block to award the bid to Cascadia in the Amount of \$332,427, the motion was supported by Treasurer Novak. Roll Call Vote: All Yeas.

Member Smith made a motion to amend to the motion to get the difference in cost of \$7,571 from the low bidder that is not qualified by OHL rules and Cascadia reimbursed by Saginaw Spirits. Member Batkoski supported the amendment. Roll Call Vote: Belleman (Y), Turnwald (N), Batkoski (Y), Novak (Y), Smith (Y). Motion carried.

Chairman Belleman announced that the SMG/ASM Dow Management contract expires on September 30, 2021. Another Company has also shown some interest in providing Management services. Both companies will provide proposals to the Building Authority at a future meeting.

Chairman Belleman requested the next meeting be June 8th at 10:30 am. A motion was made by Tim Novak and supported by Leon Turnwald. Motion Carried.

Meeting Adjourned at 11:30am

MINUTES
Saginaw County Building Authority
Thursday April 1, 2021
Zoom Conference Call
111 S. Michigan Ave. | Saginaw, MI 48602

Chairman Robert Belleman called the meeting to order at 10:34 a.m. via Zoom.

Members Present: Robert Belleman in City of Saginaw; Tim Novak in City of Saginaw; Leon Turnwald in Detroit, MI; and L. William Smith in the City of Saginaw

Absent: Ann Marie Batkoski

Others Present: Ben Willson (Spence Bothers), Terry Blanchard (Gga), Kevin Rost (Gga), Darrick Huff (Spicer), Lt. Rasco (Sheriff's Office), Undersheriff Gomez (Sheriff's Office), Lt. Kerns (Sheriff's Office), Tanika Williams (Controller's Office), BOC Chairman Carl Ruth, Vice Chair Shelden Matthews, Josh Brown (I.T.), Kelly Suppes (Controller's Office), Tony DePelsMaeker (Maintenance), Norm Bamberger (MyMember Insurance), & Zack Robinson (MyMember Insurance).

Public Comment: None

Member Turnwald moved to approve the March 4, 2021 meeting minutes, seconded by Member/Treasurer Novak. Tanika Williams conducted roll call and the motion was approved (4-0). Motion carried.

Jail Construction Project Updates

Gga

Furniture, Fixture, Equipment- Final cost summary? Acoustical Panels for Jail PolyCom Rooms- Status? Kevin Rost stated everything is plugged in to date, pending acoustical panels for the video arraignment rooms & the two program rooms. He stated he has to follow up with Lt. Rasco on this and stated he sent a cut sheet for approval. Lt. Rasco stated she has measurements and asked Mr. Rost to obtain quotes and the needed quantity for all three areas.

Bollard Installation- Status? Kevin Rost stated Ben Willson sent an email with a recommendation that would include an installation method with less deteriorating over time. He stated Mr. Willson had also provided a quote. Ben Willson stated the quote was for Schedule 80 bollards, but if they could use Schedule 40 bollards he may be able to pull \$2,500 out of it, but he is uncertain of the strength differences. Mr. Rost stated if they are going to be filled with concrete, he doesn't see a problem going to Schedule 40. Ben Willson confirmed he knows the Sheriff's Office wants them painted the same color red/burgundy as the front of the building. Mr. Willson stated it can be done in two weeks if this is the direction they want to go.

Camera Relocation- Status? Ben Willson stated Kevin Rost sent him cut sheets of the options. He stated he ordered 14" extension brackets. He stated they should arrive within a week.

Attorney/Inmate Meeting Rooms- Installation of Internet? Kevin Rost stated he dug up the plans and sent them to Chairman Belleman and Ben Willson for attorney visit rooms. He stated there should be power & data in the first floor rooms. He stated the upstairs rooms only have duress buttons and cameras as attorneys had never requested data. Chairman Belleman stated they are requesting data now. Mr. Rost stated option one would be to install cabling on the surface since there are block walls. He stated option two would be to extend the WiFi into those rooms on a secure network connection, which would be a partnership with County I.T. Josh Brown stated in the short-term they can purchase & install WiFi and would have to determine the closest data drop. Lt. Rasco stated Lt. Kerns received a quote from Maintenance of \$7,600, and routers would be between \$1,400 & \$2,000 for routers. Chairman Belleman asked if \$9,600 would resolve the issue. Josh Brown stated it would on his side, but there is also cabling that needs to be done from Maintenance which is the majority of the cost. Chairman Belleman stated he needs to see those quotes in order to pass on to the Saginaw Defenders' Office. Undersheriff Gomez stated he will get them to him today.

Medical Rooms 1071 & 1073- Installation of Cameras? Kevin Rost stated he needs to get with Ben Willson on this. Mr. Willson stated Accurate Controls could probably check it out while they are on site for the tunnel work. Mr. Rost stated he will draft up a bulletin this week and get it in Mr. Willson's hands.

Other: Kevin Rost stated he had no other items to discuss.

Spence Brothers

Project Progress Update- Punch List: Ben Willson stated the broken door handle has been ordered and will be replaced. He stated the top of the flag pole that was damaged during a wind storm will be fixed. He stated there were a number of items that came up during the 11-month walk through and just about all of them have been addressed. He stated there are three items that still need to be addressed that should only take about 2 hours. He stated Reimer will be refastening valve handles and re-taping one joint, and Stafford-Smith will be coming out to adjust a leg in the kitchen, which is more a warranty issue. Mr. Willson stated there are some requests and we need to determine if the additional work is needed. He elaborated mentioning lunch passage hinges. He stated this is something where the food doors are correct, but there are other options to help alleviate some of the issues of inmates putting things inside of the doors. He stated he doesn't think it is necessary right now, but they have ordered five additional hinges. He stated the other item has to do with the I.T. closet which houses both County I.T. and Accurate Control equipment. He stated Larry Goldberg made mention of wanting to move one of the solid doors to the other side near the boiler in case of a leak. He stated he didn't want to do it unless someone from I.T. or Kevin Rost told him to. Mr. Rost stated he will look into this. Josh Brown stated he is unaware of the issue and will take a look of them.

Chairman Belleman stated Tony DePelsMaeker has expressed concern about the boilers tripping due to the couple instances of high winds. He stated Mr. DePelsMaeker would like the

warranty extended since we are heading into a season where we won't be using the boilers and we've had issues where they have tripped. He stated Mr. DePelsMaeker is concerned it may be the air intake that needs to be addressed. Ben Willson understood and stated he will seek a response from Reimer. Mr. Willson stated he confirmed with Theil and the County the boilers have been installed with the correct breaker and gauge wire. Mr. Willson stated he is unsure if Lochinvar would extend their full warranty for a year. He stated he will research options and suggested scheduling a meeting with Reimer.

Ben Willson stated there is a crack on a wall in T-Pod which runs along a beam across the floor, to the column, straight up vertically and most of the way inside the control joint then jumps out and back in. He stated he is unsure why it jumped outside of the control joint. He stated the crack makes sense to him and an eye should be kept on it just in case it needs to be patched. He stated there should be no alarm and unfortunately cracks will be seen here & there.

Ben Willson stated he looked at the vertical crack that starts about 1 course above grade, straight vertical through the joints and veneer itself, then up about 20 feet. He stated he does not see any cracking or movement of the foundation itself. He stated he doesn't think it's a foundation or freeze/thaw issue. He suggested having a structural engineer look at it before addressing it. Mr. Willson stated his recommendation is to watch it in the meantime until someone with expertise can come out to determine why a veneer would crack like that. He stated the good news is he does not see any structural damage. Darrick Huff stated he can have some of their guys come out and take a look. Mr. Huff stated he hasn't seen the crack, but based on what he is hearing it sounds like it is an issue with the veneer and could be some sort of shrinkage crack. He agreed with Mr. Willson as far as understanding the root cause before trying to resolve it.

Repair of Stairwell #3 Walls: Ben Willson stated the stairways are done and they look good. He stated there is a corner damage outside of the north stair door which he will be sanding and painting.

Review P.C.O List:

PCO No. 113- "Added Bollards". PCO No. 113 would be charged to CM Contingency in the amount of \$33,876.15. Member Turnwald moved to approve PCO No. 113. Member Smith seconded the motion. The motion carried (4-0).

PCO No. 114- "Recycling Enclosure". PCO No. 114 would be charged to CM Contingency in the amount of \$32,102.70. Member Turnwald moved to approve PCO No. 114. Member Smith seconded the motion. The motion carried (4-0).

PCO No. 115- "Drain Tile Upgrade". PCO No. 115 would be charged to CM Contingency in the amount of \$3,414.60. Member Smith moved to approve PCO No. 115. Member Turnwald seconded the motion. The motion carried (4-0).

Jail Demolition, Backfill, and Tunnel Work, Site Work, & Parking Lot- Progress status: Ben Willson stated the demo is complete and they'll be over the halfway mark with the tunnel today. He thinks the entire tunnel will be set by the first half of the day on Tuesday. He stated

waterproofing is taking place and in about 2 weeks the waterproofing and backfilling should be close to completion. He stated the pipe for the storm detention system will be installed starting Monday. He stated the City is scheduled to begin their tie-in with Harrison Street sometime next week.

Ben Willson stated the surface will be prepped and ready for paving by the third week of this month. He stated he has to get on the concrete/curb schedule with Yeager first, but it will certainly be by the end of the month.

Sanitary Sewer Line Final Design? Pump Removal? Ben Willson stated they ran the new sanitary line where \$94,000 was taken out of their contract. He stated that work is all done for a total of \$14,253, which saved a considerable amount of money. He stated he will have a cost submitted for a change order at the next meeting. Mr. Willson stated he doesn't have an answer yet for the pumps. He stated once the tunnel is set, then he will see if they have enough fall to get those pumps removed and gravity feed it.

Harrison Street repairs City has requested- Update? Ben Willson stated he gave the flash drive with the video to Beth London to review. Chairman Belleman stated the City is still focused on the southern half of Harrison between Cass Street and where the new concrete was poured. He stated they believed there was representation by Dave Meier that Spence Brothers would replace that section, but neither Shane Willis nor Ben Willson were privy to that conversation or commitment. Chairman Belleman stated he agrees there was no additional damage and he'd printed off sections of the video, showed it to Tim Novak and will forward it to everyone else to indicate he doesn't see where there are greater cracks in the surface other than what existed prior to construction.

Sequence of Freight Elevator Doors- Status? Ben Willson stated Lt. Kerns called Kone and took care of it. He stated it was an easy fix.

Other: N/A

Spicer

Heating/Cooling Issue in Laundry Space- Status? Darrick Huff stated he knows Aaron Wosek took a look at it and reported back to Spence Brothers and Terry Blanchard that the dryers require a significant amount of outside air for combustion. He stated it can get cold in that space, but some auxiliary heat can be installed to make up for it. Mr. Blanchard stated Mr. Wosek indicated re-ducting could help. Ben Willson stated localized heat is an option, but the outside air needs to be there. Mr. Huff stated they could add additional heat to the space and/or direct the combustion air over to the dryer so it isn't crossing the paths of those in the room. Lt. Rasco stated inmates use the space and are down there for periods of up to 8 hours (day shift and night shift crews). Mr. Huff agreed to follow up with Mr. Wosek on recommendations. Mr. Huff & Kevin Rost agreed to have recommendations ready to present by next meeting.

Sheriff's Department Updates

Inmate Behavioral Issues- Cell Food Doors, Toilets Backing Up? Lt. Rasco stated when inmates were being monitored for COVID-19 they were being given cardboard spoons, which they were placing inside the lock. She stated she thinks they are passed the stage where cardboard spoons are being used She stated there has been no further issues with the toilets.

Parking Signage Installation- Status? Lt. Rasco stated they're in, but the posts all aren't bolted down. Tony DePelsMaeker stated he will get those taken care of.

Other: N/A

The Dow Event Center Capital Improvement Project

Chairman Belleman asked Member Smith if there is a signed contract. Member Smith stated they are waiting for the final contract from the Spence Brothers for the DOW Event Center, which has some overrun cost issues attached to it. Chairman Belleman stated we will know what those true costs are when it's bid out.

The next Building Authority Meeting will be held on May 6, 2021 at 10:30 AM via Zoom Conference Calling.

Member Smith moved to adjourn the meeting, seconded by Member Turnwald. Motion carried.

The Zoom meeting was adjourned at 11:41am.

MINUTES
Saginaw County Building Authority
Thursday March 4, 2021
Zoom Conference Call
111 S. Michigan Ave. | Saginaw, MI 48602

Chairman Robert Belleman called the meeting to order at 10:32 a.m. via Zoom.

Members Present: Robert Belleman in City of Saginaw; Tim Novak in City of Saginaw; Leon Turnwald in Flint, MI; Ann Marie Batkoski in the City of Saginaw; and L. William Smith in Saginaw, MI

Absent: None.

Others Present: Ben Willson (Spence Bothers), Terry Blanchard (Gga), Kevin Rost (Gga), Darrick Huff (Spicer), Lt. Rasco (Sheriff's Office), Undersheriff Gomez (Sheriff's Office), Lt. Kerns (Sheriff's Office), Tanika Williams (Controller's Office), BOC Chairman Carl Ruth, Vice Chair Shelden Matthews, Josh Brown (I.T.), Kelly Suppes (Controller's Office), Tony DePelsMaeker (Maintenance), Norm Bamberger (MyMember Insurance), Zack Robinson (MyMember Insurance), & Leslie Gregory (HSNA).

Public Comment: Leslie Gregory (Saginaw, MI) inquired as to whether a community report would be provided to offer jail project details to community residents.

Member Turnwald moved to approve the February 4, 2021 meeting minutes, seconded by Member Batkoski. Tanika Williams conducted roll call and the motion was approved (5-0). Motion carried.

Jail Construction Project Updates

Gga

Furniture, Fixture, Equipment- Has the list been finalized with actual costs? Kevin Rost stated Lt. Rasco had one correction to make to the list. He stated Lt. Rasco reached out to him via email regarding acoustical panels for the video arraignment room due to a noise issue. He stated there was nothing sought specifically for it, but he suggested she contact Chairman Belleman to see if there are remaining funds in FF&E for this. Chairman Belleman stated they will look into that. Lt. Kerns stated there is a need for cameras in medical rooms 1071 & 1073 as there are a lot of sick people placed in those rooms. Mr. Rost stated he will get with Ben Willson and Accurate Controls to see what is needed to get cameras added to those cells. Mr. Rost stated cameras were not originally considered for those cells, but he can see why they would be needed. Kevin Rost stated he will get the ball rolling by reaching out to Theil Electric. Member/Treasurer Novak stated the Bar Association Letter indicated there is no internet service in the jail meeting rooms for clients and attorneys making it impossible to do research with the client. Mr. Rost stated he will take a look at the plans and get with Mr. Willson to confirm, but typically there is a powering data outlet in those rooms. Undersheriff Gomez

stated this was brought to the Sheriff's Office attention and they have been talking to the Saginaw Indigent Defense Office. He stated they have made several requests and were told quotes will be provided to them.

Letter regarding modifying tunnel light styles for MDOC review- has MDOC approved? Kevin Rost stated Lt. Kerns reached out to Larry Abraham who provided a confirmation letter. He stated Mr. Abraham indicated it is outside the scope of MDOC to approve, and this would be a decision for the County of Saginaw to make.

Bollard Installation: Kevin Rost stated they have come up with a fairly good solution to accomplish based on what the Sheriff's Office is seeking. He stated he has to get with Ben Willson to confirm how feasible it is to install in the selected locations. Mr. Willson stated he will take a look at it today and get back with Mr. Rost.

Camera Relocation: Kevin Rost stated he has not had a chance to catch up with Larry Goldberg. Ben Willson stated they have to decide if they are okay with an exposed raceway somewhere. Mr. Willson stated he thinks it can be done neatly with a piece of trim, as long as they are allowed to do it with a bit of exposed raceway. Mr. Rost stated it is possible to put an arm off the current box location as a better option. Mr. Blanchard stated they could junction the wires in the box. Mr. Willson stated as long as there are no concerns with the camera not being affixed to something other than an arm which could offer more flexibility when maneuvering it. Mr. Rost agreed and stated he can send a catch sheet with some options.

Other: Terry Blanchard stated they are working to get the heating issue resolved in the laundry room. He stated Spicer Group has been working on this.

Vice Chair Matthews inquired about the projects and why some are continuously being discussed. Chairman Belleman stated there is a master punch list of outstanding items then sometimes new items are presented (i.e. cameras in the medical rooms). Ben Willson stated everything discussed today were add-ons after the fact and were not on the original construction plan. He stated he does want to get them wrapped up.

Spence Brothers

Project Progress Update- Punch List: Ben Willson stated Peerless will be out today for the fire pump issues. He stated the Willoughby toilet issue is in Tony DePelsMaeker's court to monitor and report if issues persist. He stated there are a couple issues with the rooftop air handlers that will be corrected in the spring. He stated there is one door handle that has been ordered, an issue where inmates are shoving items through the feeding doors, and five additional locks will be provided to the County to switch out when needed. He stated there is one ceiling tile being replaced today and a couple of cracks in the wall & one crack in the floor that they are taking care of. Mr. Willson stated, with regard to the recycling enclosure, Eagle Excavating was onsite as of two days ago and he is planning to request they make this item free of charge. He stated he is currently seeking the masonry block that we had to avoid having to special order it.

Repair of Stairwell #3 Walls: Ben Willson stated the stairwell work has been painted and skim-coated. He stated a new base was ordered and it will be delivered tomorrow and installed on Monday. Mr. Willson stated he has a note to call **about** the outlet.

2nd Floor Water Leak- Status? Boiler functioning report? Ben Willson stated Theil is out today taking a look at the UPS system. He stated he has asked them to confirm the breakers are indeed 15 amps and not 20 amps. He stated he has also asked them to report what was supposed to be in place according to the design and if it is a design flaw. He stated Theil felt the recommendation of changing some of those to dedicated lines will alleviate some of the nuisance strips. He stated they can get a quote to determine what it would cost to do that. Mr. Willson stated his confidence level in the boilers are good, he just needs to figure out why there were issues. He stated since he doesn't think there will be any lingering issues, he has not pursued an extended warranty beyond the two year warranty that is in place.

Print copy of warranties and contact information to County- delivered to Tony? Ben Willson stated he delivered them to Tony DePelsMaeker a couple of weeks ago.

Review P.C.O List: Ben Willson stated he sent out one PCO. PCO 112 covers miscellaneous painting for owner which is a part of the CM contingency in the amount of \$6,370. He stated it covers additional paint to stencil lines in day pods, on lockers and one of the laundry gates. He stated this is the final PCO for the actual jail project. Member Smith moved to approve PCO 112. Member Turnwald seconded the motion. The motion carried (5-0).

Jail Demolition, Backfill, and Tunnel Work, Site Work, & Parking Lot- Progress status: Ben Willson stated Dore is done and Eagle Excavation is onsite and will begin to back fill the hole with sand. He stated over the last two days research has taken place on the best way to handle the sanitary line from the existing Sheriff's headquarters over to the manhole. He stated the best way to go about it is to run a new line alongside the existing one, which is the cheapest option. Mr. Rost reported having no issues with this plan. Mr. Willson stated he may be able to grab the sump-pit line and get rid of the pumps; he stated it would be best not to have pumps as it is less maintenance. He stated he should know today if it will be possible.

Sanitary Sewer Line Final Design: Ben Willson stated on Dore's last day they knocked the cleanout cap off which allowed debris to get into the line and backed it up. He stated they kept the line live so it wouldn't impact 9-1-1, had City Sewer there within an hour and a half to clean out the line, and the restoration company was on site that day to clean up the sewage backup in the basement. They removed a section of the drywall to allow the area to completely dry out. He stated there will be an insurance claim to make sure the County is made whole with any of the drywall, carpet or paint that had to be removed due to the sewage backup. He stated there should be no further issues. He stated they will run the new line starting Monday and tie it into the existing manhole. He stated there should be a less than ½ day shutdown when this occurs and it will be communicated with 9-1-1 Authority.

Harrison Street repairs City has requested- meeting scheduled? Ben Willson stated he thought it was in Chairman Belleman's court to arrange. Chairman Belleman asked Tanika Williams to arrange the meeting.

Other: Ben Willson stated a sample was taken from the underground storage tank and the soil appears clean, but the official response will come at a later date.

Chairman Belleman asked if the issue to gain a permit to close Harrison Street had been resolved. Ben Willson stated he asked what can be done and he did not get a response. Chairman Belleman stated it can be addressed during the meeting with Phil Karwat.

Ben Willson stated there are a few steps that come down out of the courthouse to existing tunnel. He stated he is looking into getting a ramp since inmates wear ankle chains when coming in and out. He stated if they can come up with something it will be sent to Gga. He stated he is unsure if it would be a cost routed through this project or if there is a different avenue of funding to cover. Kevin Rost stated a ramp was looked into a while ago and there was not enough head clearance. He stated he can do some digging on that as it was about a year ago. Kevin stated he would provide the information to Ben Willson.

Ben Willson stated the freight elevator are not sequenced so they lock out one at a time. Kevin Rost stated he has never heard of that occurring, but can assist with looking into it. He stated there should be some sort of interlock that can be placed. Lt. Kern stated KONE offered to swing by tomorrow and they suggested a white pad be added on the secure side which disengages the button to open the door. He stated they would have to install the hardware and Accurate Controls would have to tie into it. Mr. Willson asked for a report on how it goes & if assistance is needed.

Spicer

Recycling Dumpster Enclosure: Darrick Huff stated he talked with John Stemple from the City of Saginaw who stated if we are matching what we had and it is outside of the right of way it is fine to construct without the coordination of the City of Saginaw. Mr. Huff agreed to request the statement in writing and indicated he will copy Chairman Belleman. Mr. Huff stated he will follow up with Aaron Wosek on the heating/cooling issue in the laundry space.

Sheriff's Department Updates

Training of Correction Officers Update: Lt. Rasco stated CorrectionsOne began the second week of February and it is going good. She stated the training includes videos so the time varies. She stated the training is ongoing with monthly trainings.

Parking Space Signs- Update: Lt. Rasco stated they are waiting on the weather to change before they can complete the installation of the parking signage, and she will send the sign locations to Tony DePelsMaeker.

Other: Lt. Rasco stated the judges have been complaining about the acoustics in all of the PolyCom rooms. She stated she spoke to Kevin Rost about this issue and she will provide him with quotes to determine if it makes more sense to do it themselves or have a company come in and install acoustical tiles.

The Dow Event Center Capital Improvement Project

Status of CM contract: Chairman Belleman stated there is a meeting scheduled on March 11th with Spence Brothers, Jon Block, Bill Smith, & himself to discuss the costs of the project, which is coming in significantly higher than the budget. He stated Mr. Block had fixed budgets- which included architectural services provided for the roof, parking structure and the ice system. He stated the initial review was in 2017 and it has significantly deteriorated since then with an

additional estimated cost \$1.2 million for the parking deck. He stated more details will be available after the meeting. Kevin Rost stated the price for steel has significantly increased, which is primarily due to COVID with ramp-down manufacturing, some facilities being on strike, and issues with tariffs (causing shipping delays and shortages).

The next Building Authority Meeting will be held on April 1, 2021 at 10:30 AM via Zoom Conference Calling.

Member Turnwald moved to adjourn the meeting, seconded by Member/Treasurer Novak. Motion carried.

The Zoom meeting was adjourned at 11:29am.

MINUTES
Saginaw County Building Authority
Thursday February 4, 2021
Zoom Conference Call
111 S. Michigan
Saginaw, MI 48602

Chairman Robert Belleman called the meeting to order at 10:33 a.m. via Zoom.

Members Present:

Robert Belleman in Saginaw Township; Tim Novak in Carrollton Township; Leon Turnwald in Buena Vista Township; Ann Marie Batkoski in the City of Saginaw; and L. William Smith in Saginaw (late entrance)

Absent: None.

Others Present: Ben Willson (Spence Bothers), Terry Blanchard (Gga), Kevin Rost (Gga), Darrick Huff (Spicer), Lt. Rasco (Sheriff's Office), Undersheriff Gomez (Sheriff's Office), Tanika Williams (Controller's Office), Judge A.T. Frank, Kelly Suppes (Controller's Office), BOC Chairman Carl Ruth, Vice Chair Shelden Matthews, Josh Brown (I.T.), Tony DePelsMaeker (Maintenance), Norm Bamberger (MyMember Insurance), Zack Robinson (MyMember Insurance), & Leslie Gregory (HSNA).

Public Comment: Leslie Gregory (Saginaw, MI) stated he has no public comment.

Member Batkoski moved to approve the January 7, 2021 meeting minutes, seconded by Member Turnwald. Tanika Williams conducted roll call and the motion was approved (4-0). Motion carried.

Jail Construction Project Updates

Chairman Belleman stated he sent a summary from the meeting he had with Ben Willson, Terry Blanchard, Shane Willis, & Tony DePelsMaeker to ensure a coordinate effort to resolve the outstanding issues. He stated they would like to determine who's responsible for what and the status of the tasks to provide to the Building Authority and the Board of Commissioners. Chairman Belleman stated he wanted to stress Spence Brothers, Reimer Plumbing, Gga, Spicer, and the County of Saginaw are working in concert to ensure the building is functioning in a way everyone envisioned it to function. He asked that everyone be patient & communicate as there will be, and will continue to be, some hiccups and issues as with any new building. He apologized to Undersheriff Gomez & his staff for all their frustrations. He stated some things are taking longer due to relying on subcontractors to investigate, evaluate and recommend ways to resolve the issues.

Gga

Furniture, Fixture, Equipment- Final Cost Summary: Kevin Rost stated they sent off the last spreadsheet & PDF to ensure everything has been quoted correctly. He stated once Lt. Rasco confirms the final spreadsheet can be sent. . He asked that if other items are needed to let him know. Lt. Rasco stated she has not had time to review the information due to her being on vacation, but she will do so at her earliest convenience. She agreed to get back with Mr. Rost.

Letter regarding modifying tunnel light styles for MDOC review: Kevin Rost stated he spoke with Darrick Huff at Spicer and provided a letter with their recommendations last week, which is now in Spence Brothers' hands. He stated the recommendation is to change to a more secure, less expensive fixture that is still safe for the environment. Chairman Belleman stated the letter was circulated and the next step is for Lt. Rasco to send it to MDOC for their sign off, and for Theil Electric to prepare the install the light fixtures. Lt. Rasco stated she and Lt. Kerns are working on it.

Recycling Dumpster Enclosure: Ben Willson stated he met with Spicer on Monday, and they've determined the recommended location is where the current recycling dumpster is located. He stated Spicer is putting together a drawing to submit to the City of Saginaw. He stated typically the City would be okay with doing something similar to what was done with the trash dumpster enclosure, but he desires to verify the proposed recycling enclosure meets the City's requirements.

Darrick Huff stated he anticipates Spicer to have the sketch with details and location done next week. He stated his thought is to contact the City over the phone to get an informal approval. Chairman Belleman stated if a verbal approval is obtained, Mr. Huff should request they follow up with a written approval. Lt. Rasco confirmed the Sheriff's Department is okay with the proposed location of the recycling enclosure.

Other: Kevin Rost stated it was brought to his attention there were some temperature or heating issues in the laundry room He stated he will be reaching out to Mr. Huff and his staff to get it evaluated and obtain a recommendation on how to resolve the issue.

Kevin Rost stated he knows there was a need to schedule another walk-thru prior to the 1-year warranty expiration. He stated Larry Goldberg would like to come the week of March 1st. Chairman Belleman and Ben Willson stated that week works for them. Mr. Rost stated he will let Mr. Goldberg know and his staff can get the trip scheduled.

Spence Brothers

Project Progress Update- Punch List: Ben Willson stated he compiled an Excel spreadsheet of all the items discussed during the recent meeting and forwarded the spreadsheet to Tony DePelsMaeker, Director of Maintenance. He stated they will be married to the list until all issues are resolved; 99% of the items listed should be resolved tomorrow.

Mr. Willson moved forward by addressing the issues mentioned by Undersheriff Gomez:

Grease Trap Issue: Mr. Willson stated the first grease trap issue did not leak at that location. He stated they investigated more last night and it appears the pipe was damaged. He stated they saw some pads were leaned against it. He stated he thinks what happened is the fire proofer

came in and pushed against the pipe too hard when trying to reach the tight spaces and cracked the fitting. He stated the reason it was never noticed before is it was on top of the fitting and unless the sewer line backed up (as it has now) you would never know it was damaged. He stated it was a construction issue and was cracked after the inspection. He assured it was not something that was known before and not addressed. Mr. Willson stated the first issue was indeed addressed. He stated the first incident did not back up as far as it did this time. He stated now that they have a process going forward he doesn't foresee there being another issue.

Pipe Caulking: Mr. Willson stated all the penetrations should be fire caulked. He stated he will walk through levels 2 and 3 to make sure all areas are fire caulked or if anything needs to be caulked again to ensure there are no further issues with water getting into the offices. He stated he will come out today and tomorrow to get it done.

Stairwell Completion Prolonged: Mr. Willson stated he was surprised to hear the walls weren't painted. He stated before the end of the day today he will have a date as to when they will be painted and it shouldn't go beyond a few days from now. Terry Blanchard suggested he coordinate so the walls that need to be repainted can be done at the same time. Mr. Willson agreed. He stated there was a misunderstanding as he anticipated whoever completed the restoration from the leak would correct the issues and didn't know they were expected to do so. He stated he will schedule a day and time to get it done.

Administrative Offices Door Handles: Mr. Willson stated they will come out to correct the door handles that were on the list. He stated if there are more please let him know. He stated when they do the 11-month walkthrough any systemic issues can be addressed at that time.

3rd Floor Water Damage: Mr. Willson stated the fault is on Spence Brothers and he was unaware there were any pending issues. He stated now that they have the list he and Mr. DePelsMaeker will be able to coordinate everything.

Member Smith asked if the mentioned issues unique to the Saginaw Jail project or are they common with virtually every new major construction. Mr. Willson stated the County is not experiencing anything abnormal and nothing we've seen indicates there will be continued future issues. Chairman Belleman stated it is important to put it all into perspective, but we must also be very cognizant of the staff's perspective of the issues and how they don't see the issues being addressed as quickly as they would like. Kevin Rost also stated is not uncommon to experience a few issues with plumping, flooring, HVAC issues, etc. when you have a building of this size; there will be some kinks. He stated it's a great plan to keep the communication open to get everything taken care of faster and keep everyone informed. Member Turnwald stated the hiccups presented are very minor based on his experience with jobs like this. He stated these are the kind of hiccups that come with any kind of construction, especially when you have people living in the construction and constant use & movement. He stated this is why you'd have a General Contractor as compared to a Construction Manager; this would probably be the only way to have the issues resolved quicker as the Construction Manager (CM) would resolve them himself. He stated it would behoove the County to consider a GC for future projects.

Kevin Rost stated, about the grease trap leak, the building also has a sand-oil interceptor that runs off of the vehicular Sally Port. He stated it handles all the road grime & debris that goes down the trench drains. He stated it will eventually need to be cleaned out to avoid a similar back up. Chairman Belleman thanked him for bringing this to the Building Authority's attention and asked Tony DePelsMaeker and the Maintenance Department to inspect on a routine basis.

Repair of Stairwell #3 Walls: Ben Willson stated he will have the date today as to when the stairwell walls will be painted, and outlets reinstalled.

Print copy of warranties & contract information to County- Delivered? Ben Willson stated he will hand deliver it to Mr. DePelsMaeker today or tomorrow.

Review P.C.O List: Ben Willson stated he does not have anything notable to discuss, but future items to be discussed will revolve around the sanitary line. He stated they reworked the tunnel and took a section out, so money will be coming back to County.

Jail Demolition, Backfill, and Tunnel Work, Site Work, & Parking Lot- Progress status: Ben Willson stated it is scheduled to be done on February 12, 2021, and the new tunnel pieces are scheduled to arrive on the 15th or 16th of February.

Sanitary sewer line final design: Ben Willson stated he is waiting for the last bit of debris to be removed in order to go in and determine if they will take a new sanitary line over the existing slab over to the road or if they will place a lift station and dump it out to Harrison Street sanitary sewer line. He stated they will decide on the cheapest option for the County.

Installation of bollards in front of the Sheriff Administration Building: Ben Willson stated this is in Gga and the Sheriff's Office court to tell Spence Brothers what to do. Terry Blanchard stated there was a note sent last week and asked for a comment from the Sheriff's Office. Lt. Rasco stated she will make sure Sheriff Federspiel reviews it today and she will report which one they want.

Relocation of camera behind column on front of Sheriff Administration Building: Lt. Rasco stated they have not had any issues. She agreed to report what Sheriff Federspiel wants to do by the end of the day.

Harrison Street repairs City has requested- status/next step: Ben Willson stated they are in process of scheduling a meeting to review the footage again to determine what took place on those roads in order to put this item to rest.

Other: Ben Willson stated he knows Pumford was out today to replace the electric strike in the basement and he is trying to get Theil out to get it wired. He stated for the time being it is taped open so the doors can be used. Lt. Rasco stated Pumford was in today. Mr. Willson stated they are waiting for from Thiel Electric to return. He stated he may come out today to obtain a key fob again for the carpenter use. Lt. Rasco said they are already done and in Master Control for him.

Spicer

Tunnel Lighting- Relocating Light Fixtures to Ceiling: Chairman Belleman stated he believes this topic has been addressed and the letters have been written. Kevin Rost confirmed.

City's requirements for recycling dumpster enclosure: Chairman Belleman stated we've already discussed the enclosure, Darrick Huff will have the design next week, and he will obtain written City approval.

Sheriff's Department Updates

Training of Correction Officers Update: Lt. Rasco stated everyone will be trained this week on how to use the software and they will kick off February 8th.

Parking Space Signs- Update: Lt. Rasco stated they have not been installed yet. Tony DePelsMaeker agreed to get with her to get the signs installed.

Other: Lt. Rasco stated they never did anything about runners and floor mats for the lobby, which has been an issue keeping them clean due to people entering with wet feet. She stated she has a quote from Cintas. Chairman Belleman asked that she get with Kelly Suppes as the County has a contract with Cintas.

The next Building Authority Meeting will be held on March 4, 2021 at 10:30 AM via Zoom Conference Calling.

Member/Treasurer Novak moved to adjourn the meeting, seconded by Member Turnwald. Motion carried.

The Zoom meeting was adjourned at 11:16am.

MINUTES
Saginaw County Building Authority
Thursday January 7, 2021
Zoom Conference Call
111 S. Michigan
Saginaw, MI 48602

Chairman Robert Belleman called the meeting to order at 10:30 a.m. via Zoom.

Members Present:

Robert Belleman in Saginaw Township, MI; L. William Smith in Saginaw, MI; Tim Novak in Saginaw, MI; Leon Turnwald in Saginaw, MI; and Ann Marie Batkoski in Saginaw, MI.

Absent: None.

Others Present: Ben Willson (Spence Bothers), Terry Blanchard (Gga), Kevin Rost (Gga), Darrick Huff (Spicer), Lt. Rasco (Sheriff's Office), Lt. Kerns (Sheriff's Office), Tanika Williams (Controller's Office), Judge A.T. Frank, Kelly Suppes (Controller's Office), BOC Chairman Carl Ruth, Josh Brown (I.T.), Norm Bamberger (MyMember Insurance), & Leslie Gregory (HSNA).

Public Comment: Leslie Gregory simply wished everyone and safe and healthy New Year.

Member/Treasurer Novak moved to approve the December 3, 2020 meeting minutes, seconded by Member Batkoski. Tanika Williams conducted roll call and the motion was approved (5-0). Motion carried.

Jail Construction Project Updates

Gga

Furniture, Fixture, Equipment- Final Cost Summary: Kevin Rost stated they received the final quotes from Lt. Rasco this morning and will get them plugged into the FF&E spreadsheet. He stated he will send it to Chairman Belleman, Koren Thurston & Kelly Suppes today.

Other: Kevin Rost stated there is nothing further to report.

Spence Brothers

Project Progress Update- Punch List: Ben Willson stated the punch list is complete.

"Soaping" Block Walls- Cost Alternatives to Remedy the Masonry Appearance in 3rd Stairwell: Ben Willson stated they are currently tightening up the stairwells and stair three (3) will be done this week. He stated they will all be complete by the next meeting.

Ben Willson stated he has a couple door hardware changes submitted by Lt. Rasco; there had been some warranty issues with some automated hardware and they have been troubleshooting them. Mr. Willson stated it looks like they will need a few new locks and will be finalizing desired hardware in certain locations. He stated he knows there is a new Maintenance

Director being trained by Annette Taylor, and they will be planning a meeting to make sure there are no new issues with the jail.

Mr. Willson stated the list of warranties for all items, with contact persons, was provided digitally. He stated he has a hardcopy of the warranties & closeouts and can provide to anyone who is interested. He agreed to drop them off to Chairman Belleman's office for the new Maintenance Director, Anthony DePelsMaeker.

Review P.C.O List: Ben Willson stated he does not have updates for the P.C.O. list.

Jail Demolition, Backfill, Tunnel Work, Site Work, & Parking Lot Cost Breakout: Ben Willson stated they are making progress and thinks the demo will be complete in 3 weeks. He reported having the tunnel deliveries scheduled for February 7, 2021; he stated Spence Brothers will be onsite at least until after paving occurs in April. Mr. Willson stated the sanitary line is still being reviewed as Annette Taylor still has some concerns. He stated once the basement is completely demolished in a couple weeks they will put together a proposal on how they plan to handle the existing sanitary lines that goes from the existing Sheriff's headquarters to the final destination. He stated the proposal will include the costs and what will be done, and this will be shared with Kevin Rost to move forward accordingly.

Other: Ben Willson stated if there are any ongoing issues report it to Maintenance and they will pass it on to Spence Brothers over the next couple of months. Terry Blanchard recommended Kevin Rost visit again for another walk through with Mr. Willson. Mr. Rost agreed. Chairman Belleman asked to be notified so he can attend.

Member/Treasurer Novak asked if the ongoing toilet issues had been resolved. Ben Willson stated 12 diaphragms were delivered to Maintenance and they will be installed on the most problematic toilets. He stated he thinks welding the hoods on the toilets has alleviated most of the issues.

Spicer

Tunnel Lighting- Relocating Light Fixtures to Ceiling: Kevin Rost stated he has been working with Darrick Huff on this. He stated Mr. Huff will be running some photometrics on swapping out the proposed wall mounted lights for a less expensive ceiling mounted fixture.

Mr. Rost asked how the inmates are cuffed/chained during transport through the tunnel. Lt. Rasco stated they are transported with belly chains and ankle shackles. Mr. Rost suggested, since they are restrained in such a way, going with an institutional light fixture that has a shatterproof, polycarbonate lens on it versus a full-blown detention fixture. He stated it would save on costs and would be feasible since the inmates are detained the way they are. Lt. Rasco stated they didn't have a detention-grade light fixture in the old tunnel, so she does not think it would be necessary in the new tunnel. She stated MDOC may have to approve it. Chairman Belleman asked Mr. Rost to submit a communication to Lt. Rasco for approval. Mr. Rost agreed and stated he will get with Mr. Huff to select an institutional fixture with lighting levels of 10-15 feet. He stated they will copy Chairman Belleman and get the thumbs up from Ben Willson to see what Theil can do. Lt. Rasco agreed to manage the communication.

Other: Darrick Huff is to be Spicer's point of contact for the remainder of the jail project.

Sheriff's Department Updates

Training of Correction Officers Update: Lt. Rasco stated they were waiting for holidays to pass, and the training will begin next week.

Other: Lt. Rasco stated there are some elevator issues. She stated maintenance contract may be needed with the elevator company because it is getting expensive each time they have to come out. Chairman Belleman asked Lt. Rasco to reach out to Anthony DePelsMaeker (the new Maintenance Director) and copy Annette Taylor, she is still training him this week. Lt. Rasco stated she has spoken to Ms. Taylor and they will be sitting down to get it set up.

Lt. Rasco stated some doors were malfunctioning due to an adjustment being needed, and that was done this morning. The issue was fuses continuously being burned out and strike plates being too high.

Lt. Rasco stated the medical windows are no longer leaking and staff are thankful.

Lt. Rasco stated one microphone was moved from one end of the Sally port closer to the door about two weeks ago, and this adjustment of the microphone has helped a lot.

Lt. Rasco stated all of the parking space signs have not been installed, and will be needed once heavy snow falls. Chairman Belleman stated he will check with Maintenance on that.

Kevin Rost stated the ramp area bollards were never installed in front of the Sheriff Administration Building. Chairman Belleman stated it is a security issue and needs to be addressed.

Ben Willson discussed the recycling dumpster and stated they need to figure out what kind of enclosure will be placed there. Lt. Rasco stated there is a dumpster on the pad that was dropped off, but it is not enclosed. Kevin Rost confirmed it is a City requirement to have an enclosure. Chairman Belleman asked if the wood front can be incorporated around all aspects. Mr. Willson stated he believes they can make a fence, but thinks knowing the requirements is key. He asked if someone can report the options to him. Darrick Huff of, Spicer, said he will provide the City of Saginaw requirements for the dumpster enclosure to Mr. Willson and Mr. Rost today.

Terry Blanchard asked if the camera at the front entry has been addressed. Ben Willson stated he was told they can see around the column enough and thought it was a dead issue. Lt. Rasco stated it has not been an issue, but she will discuss with the Undersheriff and report what she finds out.

Lt. Kerns asked about the expiration date of the Accurate Controls contract as a maintenance agreement may be needed. Lt. Rasco stated the contract is two years. Ben Willson stated the two years commences from occupancy which is March 6, 2020.

Member Smith inquired about the drainage issue. Ben Willson stated they all have been installed and no issues have been reported.

Member Smith inquired about the damage to the streets adjacent to the neighborhoods. Chairman Belleman stated there was a unanimous agreement of preexisting damages. He stated there was a section the City has raised via email from Louie Taylor (City Engineer) regarding the concrete on Harrison Street. Mr. Willson stated during the walkthrough it was apparent which cracks were old and which were new. He stated if they want to negotiate a settlement as to what needs to be repaired. He stated, however, at this point appears to be accusations that cannot be quantified. Chairman Belleman stated there are three (3) zip drives of video that he should review. He stated there may need to be a meeting with Tim Morales, Phil Karwat, Beth London, Louie Taylor, Ben Willson and himself to try to wrap it up. Mr. Willson stated he had a walkthrough with Mr. Taylor on Monday and there was some discussion afterwards as to what damage incurred as a result of the jail project, but the conversation stopped there. Chairman Belleman stated this may need to be a separate conversation with the City of Saginaw to determine their expectations.

Member/Treasurer inquired about the Dow Event Center Project. Chairman Belleman stated Kelly Suppes assembled the additional documentation Commissioners requested and it will be submitted to the County Services Committee Meeting next week in hopes of obtaining Board approval for awarding the construction manager (CM) contracts for the Dow Event Center and the new Animal Control Building. He stated they utilized the Responsible Contractor Policy's guidelines that were approved by the Board in December and applied it to the selection of the CM for both projects. Chairman Belleman stated it is now back to the County Services Committee and if they recommend it to the Board on January 19th, then the green light will be given for both projects to commence. Chairman Belleman stated the idea is once the Board approves the CM on both projects, the Dow Event Center Project will be turned over to the Building Authority to administer. He stated there is one step left before the Animal Control project is passed on to the Building Authority, which includes selecting a CM and review and approval of the final project budget.

BOC Chairman Ruth inquired about Annette Taylor's "list of deficiencies" at the jail. Chairman Belleman stated mentioned the fire pump issue. Ben Willson stated he gave the name and number of Steven Studer so a time/date could be identified. He stated he is unsure if that has been done and would have to defer to Ms. Taylor. Mr. Willson stated there had been issues with the hot water heaters on levels 2 & 3, and he wants to make sure there is a well-established records of those working appropriately before the warranties are up. He stated the other issue is the flush valves which are pending installation. Mr. Willson confirmed everything else has been addressed. Lt. Rasco reported no further concerns. Mr. Willson stated Dore has pulled their permits for the sanitary sewer & underground fuel tank.

The next Building Authority Meeting will be held on February 4, 2021 at 10:30 AM via Zoom Conference Calling.

Member Smith moved to adjourn the meeting, seconded by Member Turnwald. Motion carried.

The Zoom meeting was adjourned at 11:11am.