

**Meeting Minutes**  
**Saginaw County Building Authority**  
**Friday, January 6, 2023**  
**County of Saginaw Courthouse – Boardroom 200**  
**111 S. Michigan Avenue, Saginaw, MI 48602**

Present: Robert V. Belleman, Tim Novak, Bill Smith, Leon Turnwald, Ann-Marie Batkoski

Absent:

Others: Jake Golden (Spence), Ben LeBlanc (Granger), Greg Bator (WKA) Kelly Studer (Dow Event Center), Steve St. John (Dow Event Center) Tony DePelsmaecker (Maintenance Director), Zack Robinson (MMIA), Norm Bamberger (MMIA), Krystal Irvine (MMIA) Bonnie Kanicki (SCACC Director) Jaime Ceja (Controller's Office)

- I. **CALL TO ORDER:** Chairman Belleman called the meeting to order at 10:33 a.m.
- II. **ROLL CALL:** Chairman Belleman requested roll call. Jaime Ceja took roll call and declared all members present and quorum established.
- III. **PUBLIC COMMENT:** None
- IV. **APPROVAL OF MINUTES OF DECEMBER 1, 2022:** Member Batkoski moved to approve December 1, 2022 meeting minutes, seconded by Member Novak. Motion passed.
- V. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN: SPENCE BROTHERS**
  1. **Potential Change Orders:**
    - a. **PCO #059 – Elevator Phone Line** – Current elevators have phone line but they do not work and are not salvageable. A new law in MI allows for cellular service. We need the phone lines to pass inspection. POT lines may be available with AT&T and Johnson Controls. Kelly stated that they can get a quote for the POTS line, AT&T was the old provider. Jake will have the information and quotes at the next meeting. Member Smith asked to confirm that the contract is a 1 year contract with no auto-renewal.

Member Smith made a motion to approve PCO#059. Member Novak supported. The motion passed (5-0).
  2. **Chiller Update** - Ties with American Arena have been severed permanently for the Dow Event Center project, but they are still active with Spence as arbitration continues. Spence is close to contracting with another company. Member Smith asked if there would be a warranty and who would provide maintenance. Jake stated yes, it would be a full warranty covered by Spence for 60-90 days, further because the company would be contracted with Spence; Spence would contract locally for Preventative Maintenance (PM). John E. Green was contracted previously and would come in after the 1 year initial warranty period to do PM. Jake further stated that he will have a timeline next week. Member Smith asked if there were any concerns about soft ice. Jake stated that Spence relies on Joaquin and he has not voiced concerns. By next week the sensors will be hooked up and the ice will be able to be monitored closely. Chairman Belleman stated that at one point the HVAC system diffusers were directed at the ice and were causing an issue, Jon Block had them adjusted and the issue ceased. Kelly stated that they give ice surveys to referees, opposing teams, and Saginaw Spirit. Nobody has returned any of

the survey's. If there was an issue, we believe we would hear about it. Jake stated that he will turn over data collected to Steve.

3. **Elevator Schedule** – Vendor is installing the hoist in the NE shaft today. Elevators are scheduled to be here the week of January 16. They will need a few parking spots for staging, Jake is attempting to steer clear of the ADA spots. It will take 5 weeks to install and then they will move to the SW side. There is lighting control training on Monday. NE will be done mid-January and SW done in February.
4. **Roof Leaks** – The price from Helms is just under \$40,000, that covers the arena, theater and Redroom. Since there is minimal wind there have been no issues. Member Smith asked if they had pictures of the control joints, Jake texted pictures to Chairman Belleman. Tony asked if there will be a warranty. Jake stated he would check. Member Batkoski asked for a quick overview of the issue as she was not at the last meeting. Chairman Belleman offered an overview. Chairman Belleman stated he would like to caulk the joints.

Member Smith made a motion to approve the roof repairs, not to exceed \$40,000.00.

Member Novak supported. The motion passed (5-0).

5. Project Update – \$137,000 in contingency.
6. Other

- a. **Parking Garage Door Locks** – The stairwells need the locks to be repaired/replaced. The cost for the locks was \$6770 for both stairwells.

- b. **Door Frames** – Jake stated that the door frames have been rusted out on the bottom and recommends replacing them. Jake did not have a price at this time.

Member Novak made a motion to approve the door lock repairs and door frame repairs, not to exceed \$15,000.00. Member Batkoski supported. The motion passed (5-0).

## VI. SCACC RESOURCE CENTER: BEN LEBLANC: GRANGER

### 1. Potential Change Orders:

- a. **PCO #029– Lighting Controls** – This is the total cost to modify controls in cat surrender and dog holding areas. Previous electrical engineer grouped controls in separate areas of the shelter. Greg stated he is unsure why he did that. If left as is, a control in one area would turn off lights in a separate area possibly leaving someone in an unsafe/dark situation. Ben stated that it is unlikely that they would pass inspection if left as is. Greg stated that Kibbe, Granger, and the sub-contractor didn't catch the issue. Member Batkoski asked who the second bidder was, Ben stated he would get that information for the next meeting. Member Turnwald stated that we paid extra to have this put in the plan and now we are paying to fix it. Greg asked if the Chairman would like him to review the Standard of Care? Chairman Belleman stated no. Ben stated that in his experience this would not have been caught, when bidding a job the sub bids exactly what's in front of them, no more. Cost \$11,500

Member Smith made a motion to approve PCO #029. Member Novak supported. The motion passed (5-0).

- b. **PCO #031 - Humidifier Lines** – This is in reference to the Backup IT server room, please ensure that costs are allocated to IT. The waterline was an omission on Granger's side. Chairman Belleman asked about the omitted markup as we are approving a dollar amount that will ultimately be different. Ben stated that there is no markup because mark up was already in contingency. Member

Smith stated that contingency is gone. Chairman Belleman stated that he wants the 7% markup added to the PCO's going forward. Ben agreed. Cost \$2,757.85. Member Batkoski made a motion to approve PCO #031. Member Smith supported. The motion passed (5-0).

c. **PCO #033 – DSS 1 & 2 Power Connections** – Power to DSS, relation to cooling for main data center. This should be allocated to the IT budget. There was power shown on the plans however a split system requires 4 feeds and there are only 2 on the plans. Greg stated that Kibbe missed the feed to the inside units. Chairman Belleman asked if the same engineer that designed the lighting controls also designed this. Greg stated yes. Cost \$6,971.99.

Member Turnwald made a motion to approve PCO #033. Member Novak supported. The motion passed (5-0).

d. **PCO#034** – Soffit above Sound Wall between 209/211 – This potential change order is to build a soffit around the duct work running above the sound wall between 209/211. The interior walls went up before the duct work was installed, so this was discovered after the duct work was complete. Cost \$2,183.00.

Member Batkoski made a motion to approve PCO #034. Member Novak supported. The motion passed (5-0).

2. **Project Update** – The interior doors are painted and hung. Plumbing fixtures and 2 small rooftop units installed. Utilities install complete. DSS set and dog park fencing complete.

a. **IT Server Room Flooring** – Tony stated that there are no floor drains in the server room and that the racks should be elevated. Chairman Belleman asked if the current equipment in its current location is on racks now? Tony stated yes. Ben stated that the room will be cold and dry which is why the humidifiers are installed. Chairman Belleman asked who designed the space, is there an industry standard for IT Server Room Design, he further asked Tony to speak to Joshua Brown and Mark Angliss to see if there is an industry standard and what it is. Chairman Belleman asked Ben if this room was in a high-risk category for flooding. Ben stated it was low risk. Jaime will add this to the agenda going forward.

3. **Other** –

a. **Ceiling Tile Absorption** – Tiles are approved and MDARD has signed off. Chairman Belleman asked if the tiles were installed? Ben stated, no, they are waiting for the HVAC install.

b. **Dog Fencing Absorption** – Dr. Scott said the panels we are installing may warp. Ben stated that Blue Sky has done animal centers and they have used a treated piece of 2x6 pressure treated wood for the top, middle and bottom of the fences with no issues. It would over \$30,000 to remove at this point. Member Novak asked how long would this take to warp? Ben reiterated the process stated previously (above). No changes to be made.

c. **Medical Gas Equipment** - Chairman Belleman asked if we are clear on this topic. Ben stated yes, nothing was ordered, and piping was unnecessary.

**VII. DOW EVENT CENTER: STEVE ST. JOHN: GENERAL MANAGER, KELLY STUDER: FINANCE DIRECTOR**

1. **Other** – The Saginaw Spirit is bidding for the 2024 Memorial Cup. The board watched a video of Mr. Craig Goslin at a news conference where he announced the bid. Member Batkoski asked what the buy in is from community partners, this shouldn't just be the County, can we get repairs done on time, will there be delays due to supply chain issues? Chairman Belleman stated that with the CVB involved buy in is good. Member Smith stated that while the plan is aggressive, it's doable. There are no major equipment items, a lot of cosmetic items. We will find out in March if we are awarded the bid. Steve stated that we should look to the state for funding. He is unsure about ASM contributing. Member Smith stated that this would be a long-term benefit to ASM. Member Smith asked if this needed to be presented to the Board of Commissioners. Chairman Belleman stated that if approved today the resolution is going before the BOC's at next week's County Services Committee meeting.

Member Turnwald made a motion to send the Resolution (2023-01) to the Board of Commissioners. Member Novak supported. The motion passed (5-0).

2. **Parking Arm** - Wireless System is with Kelly Suppes for RFP prep. She may have questions or need help. Chairman Belleman stated that obtaining wireless to the parking arms is separate from the building wireless.

**VIII. OTHER ISSUES/CONCERNS:**

1. **Other** – Member Smith confirmed that on the plans for The Dow Event Center (Memorial Cup plans) are positioned in the N as upward. Greg stated yes.

**IX. NEXT MEETING:** February 2, 2023 at 10:30 a.m.

**X. ADJOURNMENT:** Member Novak moved to adjourn the meeting; supported by Member Turnwald. The meeting was adjourned at 12:14 p.m.

**Meeting Minutes**  
**Saginaw County Building Authority**  
**Friday, February 2, 2023**  
**County of Saginaw Courthouse – Boardroom 200**  
**111 S. Michigan Avenue, Saginaw, MI 48602**

Present: Robert V. Belleman, Tim Novak, Bill Smith, Ann-Marie Batkoski  
Absent: Leon Turnwald  
Others: Jake Golden (Spence), Cherie Armstrong (Granger), Greg Bator (WKA) Steve St. John (Dow Event Center) Tony DePelsmaeker (Maintenance Director), Kelly Suppes (Purchasing/Risk Management), Norm Bamberger (MMIA), Krystal Irvine (MMIA) Bonnie Kanicki (SCACC Director) Jaime Ceja (Controller's Office)

- I. **CALL TO ORDER:** Chairman Belleman called the meeting to order at 10:30 a.m.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MINUTES OF January 6, 2023:** Member Smith moved to approve January 6, 2023 meeting minutes, seconded by Member Batkoski. Motion passed.
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN: SPENCE BROTHERS**
  1. **Potential Change Orders:**
    - a. **PCO #059 – VOID -Elevator Phone Line via Kone–** Jake stated he met with Steve St. John, and they will be going with AT&T.
    - b. **PCO #060 – Move money in 10c codes –** Moving monies for allowance items.
    - c. **PCO #061 – Steel Order Changes –** This change is in reference to the elevator hoist beams. The steel was in fabrication, and it was realized that the top of the elevator shaft tapers. Spence wanted to reuse the existing steel, but Kone was not agreeable. Greg stated that this was not on any of the plans. Cost \$10,213.00
    - d. **PCO #062 – Infill NE shaft louvers –** These existed in the previous elevator. To meet elevator code, they needed to be blocked off. Pumford looked at removing and installing insulated panels but settled on blocking them off with tin so no weather can penetrate. Cost \$1,907.00
    - e. **PCO #063 – Relocate generator bollards –** Bollards are common around generators, the inspector stated that they were too close to the generator and would need to be removed and replaced. Chairman Belleman asked if this was the City of Saginaw inspector and how much was the permit, he also confirmed that they had to sign off on the permit? Jake stated, yes and he would have cost at the next meeting. Member Smith asked if there is an appeal process? Jake stated yes but the bollards are already removed, and he has never engaged the appeal process before. Chairman Belleman stated that there is an appeal board with members from contracting business. Cost \$3,091.00
    - f. **PCO #064 – Core holes for mechanical openings –** This was a scope gap, Jake assumed that coring would be picked up by the mechanical contractor. Jake was incorrect. Cost - \$1,350.00

- g. **PCO #065** – Existing condition wall repair – During demolition it was concluded that there was existing wall sill deterioration. Walls were repaired and this is for the sills. Cost \$9,497.00
- h. **PCO #066** – Caulk existing panels. Caulking of panels, all the way to the top. Cost \$38,400.00
- i. **PCO #067** – Update stairwell hardware – Replacement of door hardware Cost \$6,764.00

Member Novak made a motion to approve PCO's #60-67. Member Smith supported. The motion passed (4-0).

- 2. **Contingency** – After PCO's approved today there is \$72-75 thousand in contingency.
- 3. **Chiller Update** – Arbitration is set for August 2023 and Spence is still spending a lot of time dealing with this issue. Spence is aware of the bid for the Memorial Cup and working hard toward a resolution. The slab sensors have been installed which have allowed for accurate ice temp readings. There have been no issues that Jake is aware of in regard to soft ice. Member Batkoski asked if this meant that we cannot move forward with a permanent chiller and will we lose Jake as PM due to any inactivity? Chairman Belleman responded that Spence is moving forward towards the permanent chiller. Jake assured the Building Authority that he will be with this project until completion.
- 4. **Elevator Update** – NE elevator is onsite, waiting for the state to issue the permit. Kone has made calls to expedite and are waiting to hear back. The elevator is safe and secure. Chairman Belleman asked if this permit would cover both elevators. Jake stated, yes.
- 5. **Project Update** – Training on all items has been completed and the Dow staff is doing great. Once elevators are complete, the project is done.
- 6. Other

**V. SCACC RESOURCE CENTER: CHERIE ARMSTRONG: GRANGER**

**1. Potential Change Orders:**

- a. **PCO #035 DSS 1&2** – This PCO has no back up submitted or shared. This is to install concrete housekeeping pads under IT equipment in the server room. These were in the design plans, and on the drawings as an architectural note only. Wobig has agreed to zero cost as they missed it on the plans. Ecker is attempting to charge \$2600 to disconnect and reconnect the duct work. Chairman Belleman asked if these pads are to alleviate the flood risk to equipment? Tony responded yes. Member Smith asked why the equipment was installed without the pads? Cherie stated that Granger had asked months ago whether the pads were needed, and Ecker said no. Kelly asked if they would have to disconnect and reconnect anyway when the flooring is installed? Cherie stated, yes, that is why she is attempting to get them to zero cost. Chairman Belleman asked why a floor drain wasn't put in the room, Greg stated that they did not see a need as the flood risk is unlikely. Chairman Belleman stated that the flood risk is low because the exterior is lower than the interior and slopes away from the building. Tony stated, yes. There is however a fire suppression system in the room.
- b. **PCO #036** – Concrete pad for IT Equipment – This is the cost for the actual pads, requested by IT. Member Smith asked how far up the racks is equipment being placed and whether a pad cast was in place? Cherie stated yes, it is 3.5" high. Tony stated that as far as equipment pads go, he does not see the need. Cherie stated that the UPS should be elevated at the least. Chairman Belleman asked if

it has to be concrete? Greg stated that he believed that it is elevated. There was no motion on this PCO.

2. **Data Center Flooring** – There is no flooring in the data center, there is static tiles. Greg stated that he did not know about the standards. Chairman Belleman asked if this was shown on the mechanical and architectural drawings? Greg stated they (Kibbe) completed the finish schedule for IT.
3. **Project Schedule** – The job is on schedule to be complete by May. Most HVAC units will be in by end of April for a May turnover. Met with the flooring contractor and because there is temporary heat some of the flooring can be done. Flooring will be done in one week. Chairman Belleman asked if we are already hooked up to Consumers, Cherie stated yes, but because of the HVAC we are on temporary heat in some locations.
4. **Other** –
  - a. **Water Heater Room** – Chairman Belleman asked if there is heat where the water heater was located. Cherie stated that Kochville will not sign off until there is permanent heat which should arrive in 2 weeks and that Howard will remain in contact with Kochville.
  - b. **Data Drops and Electrical Outlets** – Greg stated that the reception desk has 4 work areas and 3 data drops, 4 power outlets. It is unclear if the surgery center needs data drops. Chairman Belleman asked if this is something that BlueSky had recommended, or had Granger seen this in other vet operations they have done, if this is industry standard, how was it missed? Cherie stated that we could purchase a mobile cart and use WiFi. Greg stated that he will get input from BlueSky. Bonnie will check with vet of record to see if it's needed.
5. **Public Comment Allowed** - Norm Bamberger, asked the Building Authority if he could address Granger. Chairman Belleman allowed it. Norm stated that he is taxpayer and as such he is dismayed that Granger bid this job as having experience building vet clinics, but it seems that at every meeting something was missed or overlooked, and the citizens are constantly being charged and line items amended. Nobody at Granger seems to be able to answer the questions that are being asked. He asked how much does Granger think this job will run over budget? Cherie stated that she is new project manager and has only been on this job a short time. Mr. Bamberger further stated that Granger should be paying for a lot of these oversights and in trade ask for their name on the building. He closed stating what a travesty this is.

#### VI. **DOW EVENT CENTER: STEVE ST. JOHN: GENERAL MANAGER**

1. **Parking Garage Internet** – There is an existing contract with Spectrum to provide service. Steve reached out to them, and they say that they are unable to deliver on this project at this time. Steve is waiting to hear back on whether they are willing to take on the costs to get service to the Dow. Steve will continue to let them know that there is a competitor who can get service going. Chairman Belleman stated that we are losing money and incurring costs, at what point does Steve get ASM legal involved? There are area business' who want to use the parking and with the internet for the parking service we cannot allow it. Member Smith asked who signed the agreement and could he request a copy. Steve stated Jon and he would send Bill the agreement. Chairman Belleman re-iterated that this should be handled through ASM legal.

2. **DAS System Installation** – There are 2 proposals, Halo and Mobility. Reached out to see if proposals are still valid. Halo replied yes. Steve will follow up with Mobility. He will have a better understanding before the next meeting.
3. **Boiler Heat Exchange** – There is a proposal and purchase order open with John E. Green for repairs. The cost was to replace at \$42,000 or repair at \$12,125.
4. **Event Booking** – Surprised at the level of interest in entertainment. Shinedown tickets are on sale now with 4200 tickets sold presale. Also, The Dow has 2 shows holding for next season. Aware that if we win the bid for the Memorial Cup, he may need to adjust scheduling.
5. **Memorial Cup** – Chairmen Belleman gave update. We have determined an initial budget, 3.3 Million County and 2.1 Million Saginaw Spirit. We are issuing intent to sell bonds at the March Budget/Audit Committee meeting. We are working with the City of Saginaw, Frankenmuth CVB to inquire whether they could assist in funding the capital costs associated with the Memorial Cup. City of Saginaw has agreed to \$500,000 toward the operations. Some of these renovations need to happen whether we win the bid or not. With updates we could host Michigan High School Hockey tournaments. We will need to schedule the fire suppression system updates accordingly. Member Smith asked how much usage the Dow gets in entertainment vs. ice activities? Steve stated 80% ice 20% entertainment.
6. **Other** -

**VII. OTHER ISSUES/CONCERNS:**

**VIII. NEXT MEETING:** March 2, 2023 at 10:30 a.m.

**IX. ADJOURNMENT:** Member Batkoski moved to adjourn the meeting; supported by Member Novak. The meeting was adjourned at 12:02 p.m.



**Meeting Minutes**  
**Saginaw County Building Authority**  
**Thursday March 2, 2023**  
**County of Saginaw Courthouse – Boardroom 200**  
**111 S. Michigan Avenue, Saginaw, MI 48602**

Present: Robert V. Belleman, Tim Novak, Bill Smith, Leon Turnwald  
Absent: Ann-Marie Batkoski  
Others: Jake Golden (Spence), Ben LeBlanc (Granger) Cherie Armstrong (Granger), Greg Bator (WKA) Steve St. John (Dow Event Center) Tony DePelsmaeker (Maintenance Director), Norm Bamberger (MMIA), Krystal Irvine (MMIA) Bonnie Kanicki (SCACC Director) Jaime Ceja (Controller's Office)

- I. **CALL TO ORDER:** Chairman Belleman called the meeting to order at 10:34a.m. Chairman Belleman addressed Cherie Armstrong and apologized for allowing Mr. Bamberger to address her directly at the last meeting and acknowledged that he should have directed Mr. Bamberger to address the Building Authority instead.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MINUTES OF February 2, 2023:** Member Novak moved to approve February 2, 2023 meeting minutes, seconded by Member Turnwald. Motion passed.
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN: SPENCE BROTHERS**
  1. **Potential Change Orders:**
    - a. **PCO #068 – Backup Sump Pump Install** – Cost is to replace the backup sump pump in the NE elevator pit. The existing pump had not been serviced nor in working condition in quite some time. Member Smith asked how we would ensure working condition of this pump. Jake stated maintenance would need to check and test it periodically. Cost \$1,800.78
    - b. **PCO #069 – SW Elevator Shaft Concrete Repairs** – Cost is for repairs already completed to the concrete in the SW elevator shaft. Cost \$5,345.00Member Smith made a motion to approve PCO's #68-69. Member Novak supported. The motion passed (4-0).
  2. **New Elevator Phone Lines** – AT&T ran their lines to the demarcation site, but lines still need to be run through the elevator shafts. Vendor will run lines and connect at the demarcation site. Jake wants to secure the approval and will bring PCO to the next meeting.  
Member Smith made the motion to approve vendor to run lines at a cost of \$8,800.00. Member Turnwald supported. The motion passed (4-0).
  3. **Chiller Update** – Spence has been meeting with the new vendor and new equipment is on the way. Spence will now contract with local vendors for the install once the equipment arrives. The temporary chiller is still working well. Chairman Belleman stated that on Tuesday a player stated that the ice was soft at Saturday's game. Steve stated that could be because of the delay of game, 2 extra hours with patrons in the arena could have brought the ice temp up as well as the activities that were taking place on the ice. Chairman Belleman asked if the temp could have been adjusted and was anyone

checking the slab sensors? Jake and Steve will work together to check the historical data to see what the temp was Saturday.

4. **Elevator Update** – NE elevator is underway, and the SE elevator is now on site. By the end of April both elevators should be up and running. Member Novak asked if we could do a public service announcement when the elevators are complete. People may not know if they are operable, and signage may be needed to direct them to the elevators.
5. **Project Update** – When the weather breaks seams will be caulked, and frames fixed. Chairman Belleman asked if Spence would do a water test when complete. Jake stated that we can either wait for a rain event or water test.
6. **Contingency** – Currently there is 62K in contingency and Jake estimates that the project will end with roughly 50K.
7. **Other**

V. **SCACC RESOURCE CENTER: BEN LEBLANC: GRANGER**

1. **Potential Change Orders:**
  - a. **PCO #035 - DSS 1&2** – Installation of concrete housekeeping pads under IT equipment. PCO determined unnecessary. Cost \$0.00
  - b. **PCO #037** – Deducted amount for card readers and controls that were covered in the DA Central quote. Credit **-\$6,893.00**
  - c. **PCO #038 – Dry Fire Sprinkler System Annunciator Panel** – Dry sprinkler system in the IT room. Dedicated circuit that was not on the original drawings. Chairman Belleman confirmed this is for the stand-alone back-up center. Ben confirmed, yes. Cost \$1,231.70.
  - d. **PCO #039** – Deducted amount for Installing Plywood backing in IT Room – Elimination of plywood per Mark Angliss. Credit **-\$388.80**
  - e. **PCO #040** – Power to Audio Central Security Panel – This panel was added by DA Central to get power to the panel. They needed a dedicated circuit. Chairman Belleman confirmed with Greg Bator that this item is a “Furnished by owner” item. Greg Bator confirmed. Cost \$1,075.54

Member Turnwald made a motion to approve PCO’s #035; and #037-040. Member Smith supported. The motion passed (4-0).

2. **Project Schedule** – Working on finishings and furnishings currently. Main entrance doors are almost complete. Data center generator is on site and set. Cages and kennel fronts are unloaded and being installed within 2 weeks. Chairman Belleman asked when Bonnie should be doing punch list walkthroughs? Bonnie stated that MDARD has reached out to her for another walkthrough and she and Ben will schedule it. Chairman Belleman asked if the HVAC units are still on schedule. Ben stated that he is waiting on response from manufacturer and will update as soon as he has the information.
3. **Other** –
  - a. **Maintenance – Outdoor Digital Message Board Sign** - Tony stated that DA Central is installing cameras now and will finish with the exterior cameras next week. Panels are set. Chairman Belleman asked when the current outdoor digital road signage will be moved from the current location to the new location. Bonnie stated they were waiting until the weather was a bit better and that once the sign is down it will let the community know they are on the move to the new building.

**b. Tour of Facility** – Chairman Belleman asked when the Building Authority could tour the facility. Tour will take place March 7, 2023 at 1:00pm.

**VI. DOW EVENT CENTER: STEVE ST. JOHN: GENERAL MANAGER**

1. **Elevator Phone Lines** – Lines are being installed.
2. **Internet Service – Garage/Building** – Spectrum has released ASM from the internet service contract because they could not provide the services in the contract. Steve has contracted with 123NET for Fixed Wireless to be installed on March 7, 2023. There is a tower across I-675 on the commerce building and 123NET will install a radio signal antenna on top of the garage to catch the signal. The IP address will be secure. Within 120 days 123NET will have fiber to the main building. The fiber has a large 30GIG-300GIG capacity with additional booster. Chairman Belleman asked if they could run the fiber to the garage, Steve stated yes as well as the event park. Member Turnwald asked if they needed a tower location as the County currently leases to a few towers. Steve stated he would look into it. Chairman Belleman asked if we would need to run cable to locker rooms, media area? Steve stated he assumes the existing infrastructure will suffice. Steve has also given 123NET contact information to Craig Goslin for advertising opportunities.
3. **DAS** – Steve presented a comparison of Halo and Mobilitie. When researched he found out that the project is regulated by the FCC so both vendors have identical equipment. Chairman Belleman stated that the Building Authority defers to ASM for the final decision and asked which vendor they prefer. Steve stated Mobilitie. Chairman Belleman asked if Steve knew what the actual equipment looked like, Steve stated he did not. Ben said that the equipment is small and not obtrusive, almost like a small upside-down traffic cone, you would not even know you were looking at it. Chairman Belleman asked Steve to work with Kelly Suppes to proceed with contracting.
4. **Event Booking** – People have been asking about summer event booking so it looks to be a busy summer season at the event park. Disney asked if they could be released from one week of rehearsal time and Steve allowed it as it will delay the ice going in.
5. **Other** – Pizza Oven – Chairman Belleman asked where we were with this? Steve stated that the equipment estimator was on site on Tuesday, but he has not received a quote yet. This is a 3-way split for cost between the County, Saginaw Spirit and Jets Pizza.

**VII. OTHER ISSUES/CONCERNS:** The Saginaw Spirit made their formal presentation to the Memorial Cup site committee, and we will hear back some time in March. The presentation went well.

**VIII. NEXT MEETING:** April 6, 2023 at 10:30 a.m.

**IX. ADJOURNMENT:** Member Smith moved to adjourn the meeting; supported by Member Novak. The meeting was adjourned at 11:26a.m.

**Meeting Minutes**  
**Saginaw County Building Authority**  
**Friday March 17, 2023**  
**County of Saginaw Courthouse – Boardroom 200**  
**111 S. Michigan Avenue, Saginaw, MI 48602**

Present: Robert V. Belleman, Tim Novak, Bill Smith, Leon Turnwald, Ann-Marie Batkoski

Absent:

Others: Jake Golden (Spence), Brian Keeler (Spence), Ben LeBlanc (Granger) Rob Train (Granger), Jay Wheeler (WKA) Bonnie Kanicki (SCACC Director), Christopher Boyd (BOC) Rich Spitzer (BOC), Jack Tany (BOC), Jaime Ceja (Controller's Office), Kelly Suppes (Purchasing/Risk Management),

I. **CALL TO ORDER:** Chairman Belleman called the meeting to order at 9:00AM.

II. **PUBLIC COMMENT:** None

III. **SCACC Resource Center – Ben LeBlanc, Senior Project Manager; Granger**

a. **Air Handling Units Delayed** – Granger was notified by the manufacturer that they are seeing an additional delay on the roof top units. When Granger found out they quickly tried to see if there were any immediate remedies available, how many units were in front of our order and would a financial incentive help. The manufacturer responded that they will be sticking to the first order in, first order out model and that no financial incentive will help to move a up a place in line, they have hospitals and schools in line and have told them the same thing. They do have units in production and have moved production of the delayed piece, the variable frequency drive (VFD) to Mexico. The delay gives us 2 units at the end of April, 8 units the first week in June, and 1 the last week of June. Ben discussed with Ecker Mechanical to look at the possibility of temporary units and in his experience, it is not very successful, there is usually contamination between different zones. Ben investigated Trane they are 30-40 weeks out. Chairman Belleman asked Ben for a recap of the timeline of the air handling units. Ben stated that in May 2021 Granger received the green light for Ecker, and they locked in their suppliers. Granger worked through plans with Kibbe and admittedly it took longer that it should have. In August 2022 Daikin was approved and we were put in the manufacturer queue. September 15, 2022, we received dates from Ecker with an April/May 2023 delivery. January 5, 2023 the manufacturer pushed the delivery dates out by 2 weeks and now 6 weeks. Shipping should take 5 days from Mexico and (2 units) 2 days from Minnesota (9 units). Chairman Belleman asked what the actual delay was, could the units be shipped without that specific part. Ben stated that it was the VFD and the fact that they will not start production of the unit until all parts are in hand would not allow for partial shipment of any units. Member Turnwald confirmed that the manufacturer was Daikin and asked when Ecker was awarded the bid. Ben stated that Ecker was issued a purchase agreement on June 17, 2021 and they issued the purchase order to the vendor on September 2, 2021. Member Turnwald asked if these units are the same that are going into all the recent marijuana facilities. Ben stated he was unsure, and it depends on the specs of

the facilities. Member Turnwald asked if Ecker had sent money at the time of the purchase order issuance. Ben stated that he believed they would have. Chairman Belleman inquired whether the manufacturer will confirm the dates we currently have at this time. Ben stated, they will not confirm dates until all pieces are in hand and production can begin. There are 520 units in front of ours currently. They have padded the dates by 2 weeks, and they have not been seeing the delays that they were seeing previously. Board of Commissioners Chairman Chris Boyd asked if we have contracts and have we looked at the contracts to see what legal recourse we may have and if they are bound by any delivery dates. Rob stated that we are further ahead with Daikin and it is his recommendation that we remain with them. Chairman Belleman asked if there are any other manufacturers in Canada that may be able to deliver. Ben stated that Ecker as well as Granger are looking at all manufacturers, but nobody right now will guarantee a production or delivery date. Mr. Boyd asked if the contract with Ecker has an escape clause, are there provisions to allow for legal action? Member Smith asked Ben to forward the contracts to him for review. Rob stated that damages to the County may be the only leverage we have. He also stated that there are additional staffing costs with the delay and those will not be brought to the Building Authority, but rather Granger will work them out with Ecker. Member Turnwald stated that if everything was done correctly and when it comes down to the court of law, the factory should be releasing units without the panel. If they are sending units to marijuana dispensaries, they need to stop. Chairman Belleman asked whether warranties have been activated. Ben stated that Granger will make sure that they do not start until the units are installed and substantial completion is met. Mr. Boyd asked if we know who the new manufacturer of the delayed part is. Why would the manufacturer switch who the VFD manufacturer is, when they could be utilizing both, no matter the cost? Ben stated that the issue is the units cannot be tested without the part installed, so the unit would not fall under any warranty. Chairman Belleman asked how many units they can produce a week. Ben stated that they are currently working 2 shifts a day, they are producing and there has not been a slow down since they switched suppliers. Chairman Belleman confirmed that the approved purchase order was submitted in September and Ecker didn't make contact until January. Ben stated no, the manufacturer fell behind by 2 weeks in January and Ecker was in contact with them at that time. Member Batkoski asked why it took so long to approve. Ben stated that Kibbe, Granger and Ecker had a disagreement and Kibbe held for 5 months. Ben was working with Ecker to find out the cost to go with Trane. It was thousands of dollars more. Chairman Belleman recalled the meeting in August 2022, Chris Miller from Kibbe was present on the telephone, and the holdup was that Chris had concerns about the efficiency of Daikin. It was also represented at the time that Trane was not even taking orders until January 1, 2023. Ben stated that a letter had come out on March 1, 2023 stating that the delays were in part due to China's strict COVID-19 policies, trucker shortages, factory labor, and the Ukraine war. Mr. Boyd stated that the letter also states that the lead time on the Variable frequency drives were greater than 75 weeks. We need to look at

the contracts closely and see what legal action may be able to be taken. Member Smith asked if there was anything else that we can use the building for while we wait. Ben stated that in speaking with Bonnie, that is the plan, start staff on training, diagnostics of the other systems, and data center training. Occupancy will come down to safety and certificate of completion will not be issued until the building is fully completed. Rob stated that they will continue to push on Ecker to push on the manufacturer, knowing that we do not want to fall farther behind. Chairman Belleman asked if the damages have been quantified, Rob stated that he will work with Ecker to do that looking at staff time, electric costs.

2. **Dishwasher** – Chairman Belleman asked for a status on the dishwasher, a commercial outlet was not installed to handle the commercial dishwasher. Ben advised it was taken care of.

**IV. SCACC Resource Center – Jay Wheeler, Vice President, William A. Kibbe & Associated, INC**

**a. Kochville Township Fire Inspection – Emergency Responder Radio Coverage** – Kibbe presented a report from the Kochville Township Fire Inspector representing that their emergency radios did not work in certain areas of the shelter. The report further stated that code states that emergency responder Radio coverage levels within a building need to be the same as that measured exterior to the building. It has been determined that radio coverage is also an issue for our staff. Bonnie and Rodney Ludlum, ACO went to the site and tested their radios/cell phones and found them to be inoperable in specific areas, on the west side of the building: food prep area, laundry room, breakroom hallway, and behavior room. Member Turnwald asked what kind of test was run by the fire department and did we mimic the test exactly? Bonnie stated that she tested with central dispatch on the channel used for animal control. Chairman Belleman asked if Bonnie tested with Rodney outside the building communicating to her inside, Bonnie stated, no. Chairman Belleman asked her to please do that test. Mr. Boyd asked if we know why the radios don't work outside the cinder block. Jay stated that we should get a vendor to come in and test to see what the issue is, it could be the cinder block, metal cages or the soundproofing. Member Smith asked if repeaters are common? Commissioner Rich Spitzer asked if in the design phase were the radio needs discussed? Member Turnwald asked why Kibbe didn't know if repeaters would be necessary. Chairman Belleman stated that he would look to Blue Sky on this vs. Kibbe and asked Bonnie to check with the other Michigan shelter that Blue Sky designed if they have to use repeaters. Ben stated that the cost of a repeater would depend on the square footage it needs to cover. Ben stated that we are aware that some portions of the building are good, we need to have 95% coverage in 92% of the building.

**V. Dow Event Center – Memorial Cup Update, Brian Keeler, Spence Brothers**

a. Chairman Belleman stated that he is presenting 3 phases of improvements, Phase I, owner improvements, these need to be completed regardless if we win the bid for the Memorial Cup. Phase II, will include improvements we will need to do as winner of the Memorial Cup bid. Phase III, to be completed based on funding availability. Spence is asking for \$350,000 for the design and bidding

process and they are asking for it all at one time because this is a non-traditional delivery. Budget currently for all phases is \$3.8 million. Member Smith asked if Spence would be specific about which fund/Phase they would need money for? Brian stated Yes. Saginaw County proposed projects are as follows: new locker rooms, suite sound system, toilet room upgrades, arena specific- painting, storage room improvements, ceilings, handrails, rooftop units to exhaust air, red room specific - hallway lights, ceilings, diffusers, painting, theater specific – plaster, glass and window replacement, lighting, general common area – Jolt pavilion painting, fire alarm system, exterior HM doors. Member Smith asked if the Chandelier in the theater lobby is on the list to be replaced and if all replacement lighting would be high efficiency LED. Brian stated no for the Chandelier, but now would be the time to remove it as we will have scaffolding and lifts available. There is no budget to replace it. Yes, on the LED high efficiency lighting with better controls, the red room is extremely dark even when all the lighting is on. Member Smith asked if there is any other option than replacing the large glass windows. Brian stated no, they are probably original from 1976. Chairman Belleman stated that he was quite surprised that the condition was not brought to the Building Authority's attention sooner, the frames are rusted, windows cracked. We are lucky there hasn't been any significant issues thus far. Member Smith asked what the process would be if jobs came in over/under budget. Brian stated that they will take bids, if the bids are higher, they will come back and speak on it, if they are lower than they would like the autonomy to decide and approve the vendors. If we get the Memorial Cup Spence will be back at the April Building Authority meeting to ask for the phase II budget approval. Chairman Belleman stated that the OHL will be at the arena on Saturday March 18 for a site inspection and then attend the game that evening. The design phase will take some time and we wanted to get that going, because lead times could be longer than normal. If we approve this today, the Building Authority will present to the Board of Commissioners. Member Smith asked if there was a better way to go about this approval process? Brian stated that this is a job where the window of construction is short, Spence will need the ability to move fast, and this is the best way to do that. Member Batkoski asked what issues does Brian see for this job, staffing, aren't contractors already booking for the summer? Brian stated the following concerns, elevators, expanding the suites, plumbing and steel. For the manpower, we will make sure the sub-contractors who bid the jobs have the manpower available to get the jobs done. As for the summer season and available subs, therefore we are asking for some leeway in negotiating and awarding bids. Jake will be the project manager on this job. Mr. Boyd asked if ADA compliance is a concern. Chairman Belleman stated that we are doing a renovation of less than 50%, ADA will not have to be addressed however The Dow is not ADA accessible in a lot of areas now, the suites being one location. Elevators would be a large help as they will give access to the suites but also food and beverage as they must use the stairs right now.

Member Smith made a motion to accept the Spence Brothers proposal for phases I-III change order for The Dow Event Center contingent upon the Board of Commissioners approval. Member Novak supported. The motion passed (5-0).

**VI. OTHER ISSUES/CONCERNS:**

a. SCACCRC – Bonnie stated that the turn style dog bowls in kennel are not large enough at 1qt. we need 2 qt bowls for food and currently water with 2 gallon bowls. Chairman Belleman stated that we engaged Bluesky and these types of issues keep coming up. Did Bluesky not speak to anyone in the operations when they were in the design phase of this project? Do they need to come and walk the shelter to see the operations? Member Smith asked Bonnie if she has spoken to anyone at Michigan Humane in Westland to see if they have the same issue? Bonnie stated no but Cherie and Harold are aware and will look to see if the system can be modified. Chairman Belleman stated that the price tag will be large, and it is a clear design flaw.

**VII. NEXT MEETING:** April 6, 2023 at 10:30 a.m.

**VIII. ADJOURNMENT:** Member Novak moved to adjourn the meeting; supported by Member Batkoski. The meeting was adjourned at 10:23a.m.



**Meeting Minutes**  
**Saginaw County Building Authority**  
**Thursday April 6, 2023**  
**County of Saginaw Courthouse – Boardroom 200**  
**111 S. Michigan Avenue, Saginaw, MI 48602**

Present: Robert V. Belleman, Tim Novak, Ann-Marie Batkoski  
Absent: Bill Smith, Leon Turnwald  
Others: Jake Golden (Spence), Ben LeBlanc (Granger) Greg Bator (WKA) Rick Kasten (BlueSky via Telephone), Steve St. John (The Dow Event Center), Tony DePelsMaeker (Maintenance), Jaime Ceja (Controller’s Office), Kelly Suppes (Purchasing/Risk Management),

I. **CALL TO ORDER:** Chairman Belleman called the meeting to order at 10:33a.m. Chairman Belleman recognized the Saginaw Spirit as winning the bid for the Memorial Cup 2024. “This is a huge win for Saginaw, with international recognition”. Mr. Goslin will be attending the community affairs meeting on April 14, 2023 to speak and we have started weekly design meetings with Spence Brothers, Mr. Goslin and Saginaw County. If work is not completed by September 2023 they can move the cup to another location, the deadline is tight.

II. **PUBLIC COMMENT:** None

III. **APPROVAL OF MEETING MINUTES OF:** Regular meeting March 2, 2023 and approval of special meeting March 17, 2023. Member Batkoski moved to approve regular meeting minutes of March 2, 2023 and special meeting minutes of March 17, 2023. Member Novak supported. Motion passed.

IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**

1. **Potential Change Orders**

a. **PCO#071 – Memorial Cup upgrade - Phase II** – 3 phases of Memorial Cup were brought to the Building Authority last meeting. The elevator design has been added to Phase II. Cost \$3,209,083.00.

b. **PCO#073 – Phone extension line** – This is a formality as the extension of the phone line is complete, approved at last meeting at a cost \$8,800.00.

c. **PCO#074 – Sight glass repair** – This is to replace a seal on the sight glass on the expansion tank in the mechanical room. Cost \$2,196.00.

d. **PCO#075 – Move and add disconnect per elevator code** – This is to add a 3<sup>rd</sup> disconnect for the elevator cab lights. Cost \$3,550.00.

e. **PCO#076 – Epoxy floor coating** – This was to prep and install epoxy floor coating around perimeter of the ice slab. This will help with the ice that forms around the dasher boards. Cost \$21,241.00.

f. **PCO#077 – Credit for stairwell hardware** – This is a credit for unused hardware on the stairwell doors. Cost ~~-\$3382.00~~.

Member Batkoski motioned for approval of PCO’s #073-#077. Member Novak supported. Motion passed (3-0).

2. **Project Status -**

a. **Chiller Status** – There is an agreement with a company to provide the chiller by the time the new Spirit season starts. The temporary chiller will need to be cut apart to get it out. Spence will be using local labor for installation. Disney on Ice

will use the temporary chiller ice and the Spirit will start the season on permanent chiller ice.

b. **Elevator Schedule Status** – There was a theft of elevator wire and because of that the wire will now be stored in the basement. This theft of wire has not hurt the schedule. Pumford is onsite next week to test. The NE elevator should be ready to turnover in 2 weeks. SW elevator install should move quickly and more efficiently as we learned a lot from the NE install.

c. **Project Schedule Status** – There were 2 leaks last week identified from the wall. This is where it was leaking previously so we are confident that the fix will work effectively.

**V. MEMORIAL CUP UPGRADES: JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**

1. **Owners Upgrade Status** – Next week will start weekly design meetings with Spence, Craig Goslin and Saginaw County. Some meeting will be on-site, some virtual. Speaking about the suite design, Greg Bator stated that it is a structural issue, and the existing trusses need to be used, they have a capacity as does the occupant load, time is also a factor. Therefore, we cannot go both wider and deeper. Chairman Belleman asked if the occupant load is accurate as the previous operations manager may have asked the inspector to limit the load. What would need to be done to get a larger occupancy load, we are looking for immediate and long-term goals to be met? Greg stated that the trusses would need to be reinforced. There are mechanical rooms and the items can be removed. Member Batkoski stated that the design phase is ongoing, when does the build phase start, as this is on such a strict timeline? Chairman Belleman stated that this is why some jobs will be bid and others awarded. Greg stated that ceiling design will be done this month taking into account the camera placement. Member Batkoski asked what issues does Spence Brothers foresee? Jake stated that the lead time will be the biggest issue and the ceiling will probably be the largest issue with a 6-8 week timeframe. As soon as the ice is done for the season, Spence will be there working. Chairman Belleman stated that the camera placement will be an issue and the camera crew will not be there in May to determine where they want their cameras. We may need to call them and ask if they have a plan for placement.

**VI. SCACC RESOURCE CENTER: BEN LEBLANC, SENIOR PROJECT MANAGER, GRANGER CONSTRUCTION**

1. **Potential Change Orders -**

a. **PCO#041 – Exterior signage** – Signage was not in the design package. Chairman Belleman asked if the existing outdoor signage will be relocated to the new shelter. Greg confirmed it will be. Cost \$15,849.00.

b. **PCO#042 – Connex rental** – This is for the connex rental of 7 months to store surgical and medical equipment. Chairman Belleman asked if this cost should be absorbed by Ecker Mechanical, delays beyond December 2022 should not be the responsibility of the Building Authority. Ben stated he understood and will investigate. Cost \$1,343.00.

c. **PCO#043 – Relocate data drop from meet and greet to reception 102** - This is to move the data drops from one side of the wall to the other. It was installed backwards into a meet and greet room. Cost \$343.00.

d. **PCO#044A – Add power and data into surgery 145** – There is existing power in surgery, no data. Chairman Belleman stated that originally, they were going to

use monitors on carts. Rick stated yes, to have data in surgery is a preference.  
Cost \$1,842.00

**e. PCO#044B – Add data drops in X-ray** – Chairman Belleman asked why we need data in this room? Ben stated that there is WiFi and it should be adequate. Cost \$1,319.00.

**f. PCO#044C – Add outlet to Pack 146** – This is the other side of surgery, additional power along the lower wall requested. Cost \$262.00.

**g. PCO#044D – Change duplex outlets to recessed quads or surface mounted quads.** There are 2 existing but there should be 3. Ben to confirm. Cost \$1,602.00

**h. PCO#045B – Dishwasher change** – A commercial dishwasher was installed, and the electric outlet was not compatible. The electrical connection needs to be changed out to meet original dishwasher specifications. Cost \$1,800.00

Member Novak made a motion to decline approval on PCO#44A through PCO#44D and to approve PCO#'s 41, 42, 43, 45B. Member Batkoski supported. Motion passed (3-0).

## VII. Project Status –

### 1. Roof Top Unit Status -

**a.** Ben stated he spoke to manufacturer, 2 units will begin production on Monday, #8 and #11, shipping on April 19<sup>th</sup> with an 8-10 business day shipping period. Unit #1-#6, #7, #9 will be scheduled to ship May 19<sup>th</sup>. Unit #10 (isolation rooms) on June 23<sup>rd</sup>. Ben also asked the manufacturer that the 2 week padded time for delivery be removed.

### 2. Areas of concern after staff and volunteer tour –

**a. Dog Runs** – Size of the food and water bowls. Chairman Belleman took home a bowl and it did indeed hold 2 cups of food. A bowl was given to ACO Abbe Balderstone to test with a large dog. Pending outcome.

**b. Turn style Feeders** – These are located in kennels with guillotine doors, can the dogs be put on the other side of the guillotine to place food? The turn styles are not an issue.

### c. Surrender Exam Room –

**1.** Request to add power at SW corner for a refrigerator. This is not approved; we should not have a fridge with drugs in 3 places. There are logs that need to be used. There are kennels in this area to secure an animal so the employee can leave and get the necessary drugs. If a refrigerator is determined to be needed there is power above the counter and on the wall above the scale.

**2.** Proximity readers – There is free access from the hallway but you have to use your key to get out. Ben stated that he will check on this, there was a handle installed correctly on this door.

**d. Small Dog** – Install cases on the floor p/RFI option – Cages incorrectly came with a platform and were always designed with the trenches. Cages should always have been installed on the floor. Chairman Belleman asked how many runs are there? Ben stated three separate areas. Rick stated that this is a puppy, whelping area and that guillotine doors have never been used in an area like this. Chairman Belleman asked where the animals will go when a cage is being cleaned? Rick stated to the next kennel.

**e. Cat Isolation** – Guillotine style doors on the enclosed compartment are heavy and not installed on track in some cases. It will be difficult to hold that door open and get a cat in there. Ben will check the tracks.

3. **Radio Coverage Solution** – Ben stated he received quotes from Summit Fire Protection and Chrouch Communications. Price is high and to ensure that there will be full coverage Chrouch Communication asked for money up front to come out and do a survey. Ben stated that he believes we will get a better price with Summit as they have a relationship with the County. Greg asked if the vendors assure that coverage will be in the entire building. Ben stated yes 95%-100%.
4. **Project Schedule Update** – Seeding and site work taking place next week. Chairman Belleman asked if we had moved the dogs in December when the building was supposed to be turned over, would we have grass? Ben stated that when we knew that we were going to be delayed, the grass was put off. Chairman Belleman stated that his fear is because of delays we are putting other items on the “To-Do” list and will be rushing at the end of the project. Ben stated that the only 2 things we have held off on are landscaping and pavement striping. Countertops are installed, cat area poles have been removed for their coating, and will be returned. Performance flooring is doing punch list work. Electrician is installing the lobby light.
5. **Flooding** – Ben stated that Kochville Township and Champagne & Marks was on-site checking on catch basins as they were overflowing at the end of Ashley Lane and Bay Road. Ben confirmed with Lori from Kochville that it was a MDOT catch basin that was clogged.
6. **Other** – Chairman Belleman asked if MDARD had been scheduled to come out and inspect. Ben stated that Bonnie is handling that. Chairman Belleman asked about interior signage and if it was called out in Blue Sky’s SOW. Rick stated that the interior signage is an owner responsibility. Rick will send the master list to Jaime as she will be on-site next week to start process mapping with ACO’s. Chairman Belleman asked if there is anything else the County needs to do that has not been communicated. Ben stated that IT is working on the internet with Charter, Maintenance on the card readers. Chairman Belleman asked about the mailbox, Jaime stated that there are banks of mailboxes on the roadside near the plasma center. Kelly stated that she can call the Mail Room and find out about getting SCACCRC mail delivered directly to SCACC by the Mail Room. Chairman Belleman asked about oxygen, Kelly stated that she will order oxygen and medical gas closer to occupancy.

#### **VIII. THE DOW EVENT CENTER: STEVE ST. JOHN, GENERAL MANAGER, THE DOW EVENT CENTER**

1. **DAS System** – Mobillite contract has been sent to Amy once contract is signed it will go to design, Mobillite owns the equipment, sells it to Verizon/T-Mobile etc... The lease is for the space at The Dow. The space they need is 30X11 on the East side preferably. Chairman Belleman stated that whatever equipment they install it cannot interfere with the Saginaw Spirt signals. Steve stated that it will not, and they are looking at stripping the mechanical rooms down. Chairman Belleman asked what the cost would be to strip them down. Greg stated he’s not sure, it would depend on what needs to be cut up and removed. There is air supply that runs through these rooms, so you need to be careful of the duct work. Steve stated he did not know that. Once contract is complete, they will send out an engineer to do a site visit and then begin work, it should be 12 months to finish.

2. **Internet Garage/Building** – NET123 is in and working on the firewall. Should be up and running by next meeting. 1 GIG was ordered.
3. **Symphony Drive – Pot Holes** – Chairman Belleman stated that Tim Morales, City of Saginaw Manager said it was a private road, but in speaking with Phil Karwat, he advised he would take care of it for us.
4. **Event Bookings** – Upcoming, 3 events have confirmed. Chairman Belleman commended Steve on having the Spirit play and a comedian in the Red Room. We do need to look at how to break up concessions though, the lines were long and need to move faster. Kelly stated that maybe there would be more staff if they looked at the liquor serving rules, her understanding is that every volunteer has to be certified and take a class. Chairman Belleman stated that not everyone who volunteers needs to have the course only specific people in the process of serving.

**IX. OTHER:**

1. **Tony** – Stated that cameras at SCACCRC are now recording.

**X. NEXT MEETING:** May 4, 2023 at 10:30 a.m.

**XI. ADJOURNMENT:** Member Batkoski moved to adjourn the meeting; supported by Member Novak. The meeting was adjourned at 12:30PM

**Meeting Minutes**  
**Saginaw County Building Authority**  
**Thursday May 4, 2023**  
**County of Saginaw Courthouse – Boardroom 200**  
**111 S. Michigan Avenue, Saginaw, MI 48602**

Present: Robert V. Belleman, Tim Novak, Ann-Marie Batkoski, Bill Smith, Leon Turnwald

Absent:

Others: Jake Golden (Spence), Sam Struble (Spence), Ben LeBlanc (Granger) Greg Bator (WKA)  
Rick Kasten (BlueSky via Telephone), Steve St. John (The Dow Event Center), Tony  
DePelsMaeker (Maintenance), Bonnie Kanicki (Animal Control), Jaime Ceja (Controller's  
Office), Kelly Suppes (Purchasing/Risk Management)

- I. **CALL TO ORDER:** Chairman Belleman called the meeting to order at 10:30 a.m.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MEETING MINUTES OF April 6, 2023:** Member Turnwald moved to approve meeting minutes of April 6, 2023. Member Novak supported. Motion passed.
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**
  1. **Chiller Status** – Entered into a contract for the permanent chiller and parts are ordered. Disney on Ice will still be on temporary chiller ice. Confirmed chiller will be coming in modules and will be brought in the mechanical room door.
  2. **Elevator Status** – Kone, John E. Green and J. Rancke are all in agreement that the NE elevator will be turned over by end of May. The SW elevator should go quicker as we now have experience with the NE elevator.
  3. **Project Status** – The elevators and the caulking of the roof joints is all that remain. Waiting for nicer weather to caulk the roof joints but expect it to be done within the next month. There was one issue with the hard wind and rain, and it was leaking in the same 3 areas we have already identified. We are confident the caulking will alleviate the leaks.
- V. **MEMORIAL CUP UPGRADES: JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**
  1. **Potential Change Orders:**
    - a. **PCO#002** (Executed) PCO to remove and replace existing arena ceiling. Change orders for all 3 phases (Owners, Memorial Cup, Elevators) are now approved. Project is being broken up into 4 bid packages, Packs 1 & 2 Spence will secure 2-3 prices. Pack 3 are finishes and suites. Pack 4 is the theater and back of house. Spence believes they can bid traditionally but some projects like the courtyard work, will get 3 quotes and choose the least expensive and start work.
    - b. **PCO#004** (Executed) Remove and replace existing arena ceiling \$874,130.
  2. **Project Schedule Status** – Spence has started covering seats, machinery is in, the ceiling has been removed. Ceiling tile grid will be completely out by the end of the week. Suite remodel will require steel work, adding steel to accommodate weight issues. Two companies declined to bid, and one is submitting bid. There is a lot of work in a short amount of time, we expect multiple shifts possible six or seven days a week. There is an August 1<sup>st</sup> completion target to accommodate Disney on Ice. When the Jehovah's witness come in, Spence will work around them. The seat covering will need to be

removed and replaced. Member Smith pointed out the Tri-City Acoustical bid had a lot of exclusions. Jake stated that we did not need those services so there was no need to include them. Member Smith also asked if there was a contingency. Jake stated, yes there is a contingency to work overtime but we may have to come back to the Building Authority. Chairman Belleman asked if the ceiling was worth anything as scrap. Jake stated yes, there will be a credit for scrapping the ceiling. Jake confirmed that Tri-City Acoustical is also working at SCACCRC currently.

**VI. SCACC RESOURCE CENTER: BEN LEBLANC, SENIOR PROJECT MANAGER, GRANGER CONSTRUCTION**

**1. Potential Change Orders -**

**a. PCO#046** – Bulletin No. 3 – Add 3’-0” Gate to separate isolation dog runs – Documents were never forwarded to the fencing contractor, so this error was Granger’s, therefore cost has been split 50/50. Chairman Belleman asked about the dog runs and the fencing. Rick stated, there was discussion that a gate should be added, this is a preference. The original drawings did not have a gate. Ben stated that this is more about the number of dogs in the runs, why are the runs so large and not separated as much? Rick stated that each yard could accommodate 2 or 3 dogs at a time. Chairman Belleman stated that sometimes a dog requires walking on their own vs. with other dogs. Chairman Belleman asked if Rick knew if Michigan Humane has large yards or smaller runs? Rick stated that it is common to have larger areas vs. smaller runs. Rick stated he was unsure about the dog yard at Michigan Humane. Chairman Belleman asked Rick to please find out. **Cost \$6138.00 50% = \$3,069.00.**

**b. PCO#047** – RFI 115 X-ray power – Voltage does not match the rough in, the correct wire is an upsize conductor. Greg stated this appears to be a Kibbe error. Regarding VanHerweg Electric Member Batkoski stated that the quote needs to be more accurate/detailed and show the math specifically in deducting the cost of the original work. Member Smith asked if Member Batkoski would like that in the motion to approve the PCO. Member Batkoski stated no, she did not, but wanted Ben to communicate to VanHerweg. **Cost \$9,483.00**

**c. PCO#048 – Emergency responder coverage (ERCES System)** – Bid received from Summit Fire Protection, who works with the county, this is a system that they believe will be approved. We are 99% sure we will have coverage and meet the need of the emergency responders. **Cost \$32,412.00**

Member Smith made a motion to approve PCO#46, PCO#047, PCO#048. Member Batkoski supported. Motion passed (5-0).

**2. Oxygen Tank Enclosure** – Future PCO, there is a specific volume of oxygen that will need to be stored. Code does not specify that an enclosure is needed however the fire inspector says we need an enclosure. Member Smith asked what are the exceptions? Rick stated that the inspector’s position is that the building was designed years ago and since then Kocville has adopted more stringent codes. Under the new codes oxygen needs to meet NFPA99 standards but per NFPA99 standards veterinary hospitals do not need to comply. The fire chief is asking for the whole plan in writing before approval. Ben asked to have this conversation offline with Greg, Rick and the fire chief Brandon. Rick stated we could move the tanks outside, but there will be cost involved.

3. **Roof Top Units** – 10 of the 11 will be here by May 15<sup>th</sup>. We can be granted temporary tenancy with 10 of the units. The manufacturer is pushing delivery of number 11 by May 26. Flooring and painting will start the week of May 22<sup>nd</sup>. The crane has been scheduled for that week.
4. **Cat Colony Kennels** – Chairman Belleman stated that we were looking at the possibility of converting two rooms of cat kennels to dog kennels in the Cat Isolation room to accommodate stray and surrender dogs for a seven-day quarantine hold period. The number of dogs we get in the shelter far outweighs the cats and to have 32 cat kennels seems lopsided. The space was walked with Dr. Bill Cline and the issue is that you have a possibly sick dog who is showing no symptoms at intake, being walked through the entire shelter, and being housed in general population. Rick stated that he does not advise this. This was a discussion and the square footage had to be shrunk in size to fall within the budget. The idea was that the dog would be walked around the outside of the building. Chairman Belleman stated that is; if the owner and animal control know the dog is ill, what if the dog shows no signs of illness and 4 days later shows signs of kennel cough, the general population has been exposed. If the weather is inclement there is nobody who is going to walk outside around the building to house the dog. Ben stated that the main hallway runs the entire building. Rick stated that it may be a red flag to MDARD to have mixed species in the same area. RTU's may be different for cat area vs. dog area. Chairman Belleman stated he will send a follow up email.
5. **Dishwasher** – Specs on the dishwasher, cycle time, efficiency – Ben stated that the dishwasher has a selectable time at 2-4-6 minutes and a 27" opening.
6. **Food Bowls** – Are the updated food bowls on order, 2-quart food and 4 quart water – Chairman Belleman asked if the dishwasher will accommodate the riveted bowls? The 1-quart food bowls will fit 2 cups of food, if more is being given are we overfeeding the animals? Abbe, ACO did recommend the larger bowls. Chairman Belleman asked when the dishwasher was spec'd what was the determination of how often food bowls would be washed. Bonnie stated that bowls are washed daily. Rick stated that it's an operational decision. Chairman Belleman stated he will take the conversation offline.
7. **Project Status** – Landscapers are onsite, they will seed the dog runs first. Road striping will be done Monday/Tuesday of next week.
8. **Other** –
  - a. Tony stated that he sent a list to Ben and Ben did respond. There was a question about the gas piping paint color. Tony would like yellow, and the fire inspector said it needed to be black. Tony stated that it's a safety issue.
  - b. Ben stated that he will talk to fire chief about the gas piping paint and the oxygen hold.

**VII. THE DOW EVENT CENTER: STEVE ST. JOHN, GENERAL MANAGER, THE DOW EVENT CENTER**

1. **Training – Parking Garage Pay Arms** - Once the elevator goes into operation, we are 1 step away from collecting money at the parking ramp. The auto pay arms do work now, staff just needs training.
2. **Bridge Painting Project** – The artist will park the supply truck off of Symphony Lane.
3. **Event Bookings** – Casting Crowns which is a religious rock band is in tonight and there is a luncheon with 300 people this afternoon.
4. **Other** –



- a. Member Batkoski was on a tour of the Dow Event Center last week and enjoyed seeing the space and the operations.
- b. Kelly Suppes came over and helped clean out some excess supplies and also secured then a lawn mower.

**VIII. OTHER:**

**IX. NEXT MEETING:** June 1, 2023 at 10:30 a.m.

**X. ADJOURNMENT:** Member Batkoski moved to adjourn the meeting; supported by Member Novak. The meeting was adjourned at 11:48 p.m.

**Meeting Minutes**  
**Saginaw County Building Authority**  
**Thursday July 6, 2023**  
**County of Saginaw Courthouse – Boardroom 200**  
**111 S. Michigan Avenue, Saginaw, MI 48602**

Present: Tim Novak, Bill Smith, Leon Turnwald  
Absent: Robert Belleman, Ann-Marie Batkoski  
Others: Jake Golden (Spence), Ben LeBlanc (Granger) Greg Bator (WKA), Steve St. John (The Dow Event Center), Chris S. Boyd (Board of Commissioners), Koren Thurston (Finance Director), Ron Moulton (Macmillan Associates), Josh Brown (IT), Mark Angliss (IT), Tony DePelsMaeker (Maintenance), Bonnie Kanicki (Animal Control), Jaime Ceja (Controller's Office), Kelly Suppes (Purchasing/Risk Management)

- I. **CALL TO ORDER:** Secretary Smith called the meeting to order at 10:31 a.m.
- II. **PUBLIC COMMENT:** Board of Commissioners (BOC) Chairman Chris Boyd questioned whether the vacancy created by the termination of the controller would remain vacant at this time or if the BOC's would need to appoint someone. Secretary Smith advised that the Building Authority could operate as a 4-person board. Treasurer Novak responded that when a new Controller is in place, they should be appointed to the Committee. Member Turnwald asked if Chairman Boyd could remain as part of the Committee. Secretary Smith advised that a BOC commissioner could not sit on the Building Authority. The Building Authority will operate as a 4-person committee.
- III. **APPROVAL OF MEETING MINUTES OF MAY 4, 2023:** Member Turnwald moved to approve meeting minutes of April 6, 2023. Member Novak supported. Motion passed (3-0).
- IV. **MOTION TO ELECT BUILDING AUTHORITY CHAIRMAN BY BILL SMITH**  
Secretary Smith motioned to elect Tim Novak as Chairman of the Saginaw County Building Authority effective immediately. Member Turnwald supported. Motion passed (3-0).
- V. **CITY OF SAGINAW REQUESTS TO VACATE 211 CONGRESS – UPDATE –** Secretary Smith stated that the City of Saginaw will hold a meeting on July 10, 2023 to consider the possibility of abandoning 211 Congress, when they do that, we will need roadway access. He has spoken to the City and the architects, and a road has been designed by Hendrick and will be sufficient for semi-trailers and side by side access. He is waiting to confirm the road size with the City of Saginaw Schools. Chairman Novak asked Maintenance Director Tony if he could reach out to his contact at Hendrick and be the point of contact going forward. Tony responded that he would reach out.
- VI. **COURTHOUSE HVAC – RON MOULTON, PE LEED AP – MACMILLAN ASSOCIATES –** The drawing and work completed so far was based on drawings from years ago. The courthouse would require 9 units and fans, 2 steam boilers, 2 chillers, 156 dual duct boxes and air handler suppliers. A lot of the current duct boxes are inoperable. FOC Annex would require replacement of 1 air units, 11 duct boxes, the duct system is efficient. Replacement of high efficient boiler that is not attached to the courthouse system. This will eliminate piping between the FOC annex and the courthouse. The Annex is comprised of the hallway from the controller's office and offices in the hallway to FOC. Also, to be replaced is the ceiling new digital controls installed, asbestos removal. Tony has furnished the list of places

asbestos has already been removed but the removal of asbestos will still be extensive. The budget given was \$10 million which will most likely translate to \$11-\$12 million exclusive of asbestos removal. Secretary Smith asked if this has been assigned to the Building Authority and approved by the BOC's. Chairman Novak stated that it was approved with ARPA funding but is not assigned to the Building Authority to oversee. BOC Chairman Boyd stated that the project is approved by the BOC's and he believes it should be with the Building Authority. Secretary Smith stated that it needs to be officially assigned to the Building Authority. Jaime will work with Suzy to determine what action will need to take place if any (possible resolution). Kelly stated that the breakdown was 8 million in ARPA funding, and 2 million from Capital Improvements. Koren stated there is not 2 million in Capital Improvements. Member Turnwald stated that the Committee needs to be aware of federal claw back of ARPA monies. Secretary Smith asked Ron if there was any payback in relation to efficiency and if Ron would report back on those paybacks. Ron stated yes, there will be some, but it will not be large paybacks. He also stated that he needs to know the budget ASAP so they can design inline with the budget. Chairman Novak asked to see the option of an \$8-\$10-\$12 million-dollar project. Secretary Smith stated that it looks like this will run over \$12 million.

**VII. THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**

**1. Potential Change Orders:**

- a. PCO#078 – Elevator Electrical Adds** –Elevator contractor required additional contacts for final inspection. NE is fully turned over with no issues. SW is being inspected on July 13<sup>th</sup>. Usually, the elevator contractor requires 100% payment before clearing the project but final certificate may be issued before then. Payment should be made ASAP though. There was \$10,000 that was included for “standby time,” and only a small amount was used for that so between this PCO and the credit issued next month this cost should be a wash. Credit should be about \$8K-\$10K. **Cost \$10,780.989**

Secretary Smith motioned to approve PCO#078. Member Turnwald supported. Motion passed (3-0).

- 2. Chiller Status** – Contract for new permanent chiller is complete, parts are on order, PO's have been cut. Hockey season will start with the temporary chiller with a mid-season switch. The new chiller will run for a pre-determined number of days and then the warranty will start.

**VIII. MEMORIAL CUP 2024: JAKE GOLDEN, PROJECT MANAGER, PROJECT MANAGER, SPENCE BROTHERS**

**1. Potential Change Orders:**

**a. PCO#006 – Encompasses PCO#009/PCO#012/PCO#013**

- 1. PCO#009 Handrails** – Added handrails Cost \$94,672.
- 2. PCO#012 – CM Fees, Personnel, GC's, GR's and Contingencies** – Once all approved the original breakdown was shown as a lump sum, this is now broken down. \$2,027,101.
- 3. PCO#013 – Bid Package #3** – Locker room renovation change after design at last week's meeting. Original design focused on hockey and the memorial cup but needs to be functional for other events. Steve stated that he has made alterations with Kibbe to make it functional for additional events and youth hockey league. There will be 4 locker

rooms. Changes will be presented to the Building Authority. Cost \$835,000

Member Turnwald motioned to approve PCO#009, PCO#012 and PCO#013. Secretary Smith supported. Motion passed (3-0).

2. **Project Schedule Status** – Chairman Novak asked if we are on schedule for September 1<sup>st</sup>. Jake stated, yes, the ceiling has started and is going in a lot faster than anticipated. They are starting to put in big steel and are placing the large beams (18x96). The pre walkthrough will be July 17<sup>th</sup> with the Memorial Cup representatives. Suites will start next week. The youth and referee locker rooms will not be done by Sept 1<sup>st</sup> but will be completed by October 1<sup>st</sup>. Memorial Cup representatives should be ok with it. Spence is on budget and on time.

**IX. SCACC RESOURCE CENTER: BEN LEBLANC, SENIOR PROJECT MANAGER, GRANGER CONSTRUCTION**

1. **Potential Change Orders -**

- a. **PCO#049 – Data Drops for X-ray Machine** – Approved 6/1/23. These are already installed. Cost \$1,319.
- b. **PCO#050 – Washer Sink Screen** - Laundry room, the machine emptied into an open drain, this will add removable screens to block waste from entering the sanitary system. Cost \$1,446.
- c. **PCO#051 – Dedicated Circuit for DDC Panel** – Will provide a 20-amp circuit for the DDC panel that was not shown on construction documents. Cost \$1,118.
- d. **PCO#052 – Add Transfer Grills** – Adding transfer grills in freezer to move exhaust to garage. Without, the room would get quite hot. Cost \$375.
- e. **PCO#053 – Add Corner Guards** – Upon walkthrough Blue sky recommended stainless steel acroban panels be installed in reception and surgery. Blue Sky and Kibbe provided specs and were only shown graphically with no technical specs. Granger recommends plastic or vinyl vs. stainless steel as these are not required for functionality. Ben will price alternate material. Cost \$6,532. NO ACTION TAKEN.

Secretary Smith made a motion to approve PCO#049, PCO#050, PCO#051, PCO#052. Member Turnwald supported. Motion passed (3-0).

- f. **PCO#054 – Bulleting No 7 Oxygen Storage Room Build Out** – P/Kochville fire inspector Brandon, a room needs to be built out to house the oxygen generator. Room needs sprinkler drops and fire rated door. Door would not be available, but Brandon will give temporary occupancy with the understanding the fire rated door will be installed when received. Member Turnwald asked if the generator could go outside, Ben stated no. The container for the generator needs to be fire rated not explosive resistant per the fire code. Secretary Smith confirmed that the building was designed with this system and approved and now it is not approved. Ben stated that initial approval does not confirm final approval. Member Turnwald asked if SCACCRC employees will need to fill this tank and confirmed they would not need to be in an explosive container. Secretary Smith asked if surgery suite will be used daily? Bonnie stated, no that the local vet can do surgery in his clinic in St. Charles if necessary and there will not be daily surgeries. The plan was to have a 5013c come in and manage the surgery center to offer low cost spay and neuter. Chairman Novak asked if the

5013c is a future plan and not immediate. Bonnie stated yes. Member Turnwald asked if we have the option of not turning on the system, have oxygen delivered until which time we decide to hook up the oxygen generator? Ben stated that he believes we can close out permits without connecting this now. Josh stated that in his experience you need to be certified to fill these tanks and there needs to be a contract with the gas company who be the one to fill them. Ben stated that he would speak to Brandon to confirm if we decide not to use the system, can we pass inspection. Secretary Smith stated that the SCACCRC job is already \$90K over budget, this would push that to \$122K over budget. Secretary Smith requested that Ben come back to the Building Authority with the amount of money that has already been spent on this system and if we have a place to store bottled gas. Tony asked if using bottles are an option, is there a possibility of a rebate for the generator? Ben stated that we would just have to sell it outright. Ben will hold the contractor on the room build out. Cost \$26,996.

Secretary Smith made a motion to approve PCO#054 contingent on learning the amount that has already been spent on the system. Member Turnwald supported. Motion passed (3-0).

2. **Project Status** – Prior to the PCO’s presented today the job was \$85,000 over budget, with the approval of these it will be \$122,000 over budget. Had a walkthrough 3 weeks ago and all jobs should be done by the end of next week. HVAC is testing and balancing, generator start up is happening now, DAS/Emergency system is installed, except control panel which will be installed within 2 weeks. Final mechanical inspection tomorrow. Plumbing will continue next week and electrical tomorrow. Furniture will install July 12<sup>th</sup> and 13<sup>th</sup>. MDARD will still need to come after completion of project. Looking at July 21<sup>st</sup> as the final completion date.
3. **Soft Opening and Grand Opening** – Once there is a temporary certificate of occupancy Bonnie will likely move over ASAP. Preliminary discussion was held a month ago and Bonnie wants no formal or soft opening until there are animals in the shelter, this pushes it to mid-August. MDARD inspection should happen any day, request was submitted July 13<sup>th</sup>.
4. **Other** –
  - a. Josh stated that he needs to coordinate with Bonnie for shut down of old shelter. Bonnie stated she looking to close Wed-Sun. Josh and Bonnie to talk offline.
  - b. PCO#055 – Ben stated he is recanting PCO#055 and will not present at this time.

**X. THE DOW EVENT CENTER: STEVE ST. JOHN, GENERAL MANAGER, THE DOW EVENT CENTER**

1. **Network Upgrades** – Mainframe computer sunset will be in October, looking to a web-based cloud system. Cost \$7920.19.

Secretary Smith motioned to approve the SAMSA quote at \$7,920.19, and monies should come from the Dow Operating Budget. Member Turnwald supported. Motion passed (3-0).

2. **Forklift** – Quote received for \$36,658. This new forklift would become primary an the old one would be back up. Secretary Smith asked if we could look at lease or used options. Kelly will look at both options.
3. **Pizza Oven and Hood** – Jets Pizza, Spirit and the County had been looking at splitting the cost of a new pizza oven. Jaime provided MOU that Amy Lusk had redlined, that stated cost was \$60,000 total for a \$20,000 3-way split. The quote presented by Steve is

\$113,747 with an estimated (by Jake and Ben looking at the specs 30K-\$40K) for installation for a total of \$153,000 (\$51,000 3-way split). Chairman Novak asked Steve to schedule a meeting with Craig Goslin, Jets Pizza himself, and Steve to discuss cost and options.

4. **Remote Spotlights** – Presented 2 quotes for replacement of catwalk lights. Steve stated that the TLS quote covers what is necessary. Secretary Smith advised that the bond sale is not closed and technically there is no money and while this may benefit the Memorial Cup, it is not only for that function and asked if this was necessary. Jake stated that Spence has not spent all monies yet but if they spend everything, they are at \$8.9 million. It was determined that some items can wait or be covered by the Spirit. Steve stated that it was necessary. Koren asked if this quote included installation and if the truss' are in place that would be used. Cost \$91,050.

Member Turnwald made a motion to approve the cost of TLS quote. Secretary Smith supported. Motion passes (3-0).

5. **DAS/Mobilitie** – The contract has been signed. There are 4 usable spaces at the Dow Event Center suitable for housing the equipment. Cost to clear out the sheet metal is \$20K-\$30K. Koren stated this wouldn't fall into the operating budget. It could be pulled from the Memorial Cup or Millage budgets. Chairman Novak asked if the Building Authority could do a walkthrough to see the space. Tour will take place tomorrow Friday, July 7, 2023 at 10:00AM. All are invited.

Secretary Smith made a motion to approve up to \$25,000 for demolition, contingent on a walkthrough of the area by the Building Authority. Member Turnwald supported. Motion passed (3-0).

6. **Kitchen AC** – It's very hot in the kitchen and the AC needs to be repaired. Koren stated that this would fall under Dow Repairs and Maintenance budget. \$12,816.
7. **Arena Intercom** – This has been inoperable for quite some time and needs repair. The new system will work with the current Spirit system, who utilize their own channel for game day operations. Koren stated that this should come from the millage money, capital improvements.

Member Turnwald made a motion to approve the kitchen AC repairs. Secretary Smith supported. Motion passed (3-0).

**XI. OTHER:**

1. Kelly stated that she purchased 5 stainless steel portable bars and sinks for the suites at a cost of \$32,000.

**XII. NEXT MEETING:** August 3, 2023 at 10:30 a.m.

**XIII. ADJOURNMENT:** Member Turnwald moved to adjourn the meeting; supported by Secretary Smith. The meeting was adjourned at 1:00PM.

**Meeting Minutes**  
**Saginaw County Building Authority**  
**Thursday August 3, 2023**  
**County of Saginaw Courthouse – Boardroom 200**  
**111 S. Michigan Avenue, Saginaw, MI 48602**

Present: Tim Novak, Bill Smith, Leon Turnwald, AnnMarie Batkoski

Absent:

Others: Jake Golden (Spence), Ben LeBlanc (Granger) Greg Bator (WKA), Rick Kasten (BlueSky, via Telephone), Steve St. John (The Dow Event Center), Chris S. Boyd (Board of Commissioners), Koren Thurston (Finance Director), Josh Brown (IT), Mark Angliss (IT), Tony DePelsMaeker (Maintenance), Bonnie Kanicki (Animal Control), Jaime Ceja (Controller’s Office), Kelly Suppes (Purchasing/Risk Management)

- I. **CALL TO ORDER:** Chairman Novak called the meeting to order at 10:30 a.m.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MEETING MINUTES OF JULY 6, 2023:** Member Turnwald moved to approve meeting minutes of July 6, 2023. Member Smith supported. Motion passed (4-0).
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**

1. **Potential Change Orders:**

a. **PCO#079 – Standby Credit** – Credit issued back to contingency for standby time unused. **\$10,000.**

Member Batkoski motioned to approve PCO#079. Member Turnwald supported. Motion passed (4-0).

- 2. **Chiller Status** – Removal of 3 compressors and control panel to go back to American Arena are in process. Spence is securing 2 quotes to cut apart and remove pieces of the chiller, this will happen as early as next week. Temporary ice will start on September 13 and by November the permanent chiller should be in. It will run for 60-90 days so we can make sure it’s running smoothly then the temporary chiller will be removed. Member Smith asked if there have been issues with soft ice. Jake stated none that he is aware of. When the CHL came for their walkthrough Jake confirmed the schedule with them and they were good with it.
- 3. **Elevator Status** – Jake personally rode the elevators numerous times to confirm smooth operation. They are quiet and very smooth. There are 2 light fixtures waiting on warranty replacement. All work outside the chiller is complete.
- 4. **Project Status Overall** – Member Smith asked if Spence would be presenting new progress reports. Jake stated yes, next month they will come back with complete report on the existing job. Jake stated that contingency was rolled over into the Memorial Cup job. Koren stated that the initial project was funded by bonds and as such contingency left over should be rolled back into the debt service for those bonds, especially because the Memorial Cup project is also funded by bonds. The IRS may have an issue if we roll over from one project to another. Koren will have a conversation with Jake and Tim regarding the remaining contingency.

V. **MEMORIAL CUP 2024: JAKE GOLDEN, PROJECT MANAGER, PROJECT MANAGER, SPENCE BROTHERS**

1. **Potential Change Orders:**

a. **PCCO#007 – (Encompasses PCO#014-PCO#020)** There are 4 bid packages. #1- Ceiling is 80 % complete, light install, diffusers, and ceiling tile. #2 – Steel, structural steel is complete, concrete extensions are poured, framing for the luge area, bathroom plumbing is in progress, they are setting door frames and hanging cabinets. Approval to demo 1 area to house the DAS system was approved, we are looking to demo 1 more to house pantry and F&B operations. Steve stated that we were initially going to house DAS And F&B ops in one location, but the cost came in much lower than anticipated at 25k-30K and we are now looking at 2 spaces vs. 1. Member Turnwald asked if we could demo all 4? Chairman Novak asked if it would hurt the timeline? Member Smith asked if we could get a better price if we did all 4 now? Jake stated that the rooms are large and offer a lot of storage space, he will speak to vendor to see what cost he would give to demo all 4 rooms now. Koren stated that we will need to look at some funding shifts and a larger conversation needs to take place on what can and cannot be accomplished within the budget. There is also the question of what is considered owner improvements with square footage coming into play. Steve will get square footage to Koren. #3 Locker Rooms are 80% complete, underground plumbing in progress. During CHL walkthrough they were advised of the locker room configuration change and agreed to the schedule change which puts youth locker room completion at the end of October and the existing visitor locker room at the end of December. #4 a verbal ok has been given to Nelson Electric to start the fire alarm project.

Member Smith motioned to approve the demolition of 3 additional ceiling rooms with a cost up to \$75,000. Member Turnwald supported. Motion passed (4-0).

2. **Project Status** – Next month the Building Authority should see a credit for the original demo, electrical demos and small steel changes. Currently working on bid pack 5, these are alternates that were on the original column of the summary (Saginaw County Upgrades). Member Turnwald asked why the elevator was placed on the north side of the building vs. the south where all the parking is. Greg stated solar panels.
3. **Project Budget** - Chairman Novak stated that we need to have a larger discussion on budget, what jobs can be completed and what we can wait on. Meeting with Mr. Boyd, Koren, Steve and Spence need to be scheduled. The Building Authority will need to present to the Board of Commissioners in September and Spence should be there as well. Between the bids and the scope of work, numbers have changed. Spence took an estimated guess when they presented the initial numbers. Jake presented a new summary and items in the yellow column have been added but have no ties to the Memorial Cup and were not included in the original scope of work. One example is the Ribbon, the electrical and power requirements are huge. Nelson Electric has been asked if they would need a separate crew to work on the ribbon while the 1<sup>st</sup> crew continues the Memorial Cup work. Nelson's response was its unknown, until they can confirm when the panels will be in. Mr. Boyd stated that he had a conversation on June 22 with Craig Goslin where the ribbon was presented. The proposal to Mr. Boyd was all expenses were to be paid for by the Spirit. If a ribbon is installed the County would not pay for it. The cost was around 1million. Chairman Novak stated that Jake should still have the initial meeting with Nelson and Kibbe. Chairman Novak asked if the County were to pay for a portion,



what is the cap, is it 60%, 600K? It seems that there have been multiple conversations, and everyone needs to be on the same page, Chairman Novak requested a meeting next week between Mr. Boyd, Craig Goslin, and Steve as there is currently no written agreement with the Spirit and the County. With the County being tax exempt, the thought was the County could make the purchase and the Spirit would reimburse the County. Steve stated that this quote did not include electrical work. Jake stated that he wants to be clear, Spence works for the County of Saginaw and as such will not take direction from anyone else. Member Batkoski stated that even though the ribbon may not be a County directive Spence still needs to be involved because coordination will be necessary. Jake asked, what is the County's direction at this time regarding the ribbon as he will need that info for the meeting with Kibbe and Nelson. Jake stated that if all contingency is spent, the project is currently 1 million over budget. Mr. Boyd asked if the project was \$8.5 without the elevator, Jake stated no it was \$8.5 with the elevator. The steel was additional \$400K-\$600K totaling \$8.9 million.

**VI. SCACC RESOURCE CENTER: BEN LEBLANC, SENIOR PROJECT MANAGER, GRANGER CONSTRUCTION**

**1. Potential Change Orders -**

**a. PCO#054 – Oxygen Generator Room** –The Kochville fire inspector stated that the room needs to have a fire rated door, the cost would be \$32,000. Mr. Boyd asked if we could open the building without this equipment. Ben stated yes, we could forego the room build out and generator install and get occupancy. We cannot install the generator without the room. Member Smith asked if we could store the generator, build the room later and how important is this to the entire project? Rick stated that it comes down to how oxygen is stored on site. The clinic can use bottled oxygen. Chairman Novak asked Bonnie at what point would this become cost efficient, how many surgeries will be performed a week. Bonnie stated that perhaps 4 a month. Member Turnwald stated that he can't believe Airgas doesn't have a prefab option to store oxygen.

Member Smith made a motion to cancel the room build, store the oxygen generator, and allow Granger to source an option to house bottled oxygen whether prefab or build out. The cost for the housing option is not to exceed \$10,000. Member Batkoski supported. Motion passed (4-0).

**b. PCO#055 – Electrical and Boot Flashing for Repeater System – Cost \$1,157.**

**c. PCO#056 – Additional MMA Flooring** – Repairs to dog holding area MMA flooring. **Cost \$2,000.**

**d. PCO#057 – Cat Mini Colony Grill Change** – Existing grills were deemed dangerous for the cats by MDARD. **Cost \$1,338.**

Member Batkoski made a motion to approve PCO#055, PCO#056, PCO#057. Member Smith supported. Motion passed (4-0).

**2. Project Status** – MDARD had inspection and had 4 items that needed attention. Pictures of all fixes have been sent to MDARD, just waiting their final approval.

a. Cat Condo Ceiling Air Vents – Bonnie stated that this is a design flaw. Approved in PCO#057, will be reported to Bonnie when it's complete.

b. Dog Run E – Correction Completed 7/31/23

c. Recovery – Molding under Kennels – Correction Completed 7/24/23

d. Painting above Guillotine Doors – Scheduled, complete by 8/3/23

e. Dog Iso Runs – Gates not Latching – Correction Complete 7/28/23

3. **Soft Opening and Grand Opening** – Granger is meeting with Bonnie regarding the soft and grand opening, currently about 2-3 weeks out. Member Batkoski asked Bonnie when she wants to open? Bonnie stated they will start the move August 23 – August 27. Ben stated that there is fire suppression training on August 10 at 9AM. Bonnie will work with IT to make a plan to move equipment.

**VII. THE DOW EVENT CENTER: STEVE ST. JOHN, GENERAL MANAGER, THE DOW EVENT CENTER**

1. **Forklift** – A lift was brought to the Dow and was test driven, the forks were a bit shorter than the existing lift. Steve also advised there is a vendor who wants him to go onsite, and test drive a new lift, he will schedule that visit. Kelly priced a used lift and a lease lift. The used lift was almost the same cost as a new one and Koren highly advised against a lease option. Member Smith asked if there is a warranty on the new lifts and if Kelly could check to see if the price was negotiable. Kelly stated that there usually is a warranty, and she would check in price.
2. **Pizza Oven and Hood** – Meeting was held with he Spirit and Jet’s Pizza and it was decided to look at a different solution as the current is 150K.
3. **DAS Project Update** – Koren stated that we have received a check, but she is unsure where to deposit it at the moment. As new carriers come on, we will get an additional 260K.
4. **F&B and FF&E** – There was a zoom call with Tim, Mr. Boyd and Andrew with ASM about F&B. It was determined that additional budget will be needed for the new suites to be served efficiently. Everything for service needs to be purchased. Member Smith asked for a breakdown on the costs and presentation to the Building Authority. Steve will bring it to the next meeting.

**VIII. Event Booking – Handout received.**

**IX. OTHER:**

1. **618 Cass** - Tony stated that monies were allocated to the 618 Cass Street building for basement leaks and those have been repaired and there are no more leaks. The windows on the upper floor are being replaced this month.
2. **Jail** – Tony stated that there were concerns in the basement with water leaks. Jake stated that he will follow up with Jay who is trying to get a meeting with the City of Saginaw engineer to approve the repair plan. When the roof conductors come to a drain, they are not tied into anything and the water pours down, making a hole in the ground rocks. Member Turnwald asked if the basement was waterproofed? Tony stated it was but the amount of water that pools is just too much, and it leeches through. Greg stated that in his experience the city will not allow a tie into the City sewer.
3. **Jail** – It has been determined that there are plastic pipes with hot water flowing through them which creates issues. Remer has fixed it, but the issues remain and insurance will not pick up the cost because it’s a design flaw. Jake had a meeting with Remer and Spicer and presented the info. Spence wants the designer to look at it, they believe the pumps are larger than needed.

**X. NEXT MEETING:** September 7, 2023 at 10:30 a.m.

**XI. ADJOURNMENT:** Member Turnwald moved to adjourn the meeting; supported by Member Batkoski. The meeting was adjourned at 12:33.

**Meeting Minutes**  
**Saginaw County Building Authority**  
**Thursday September 7, 2023**  
**County of Saginaw Courthouse – Boardroom 200**  
**111 S. Michigan Avenue, Saginaw, MI 48602**

Present: Tim Novak, Bill Smith, Leon Turnwald, AnnMarie Batkoski

Absent:

Others: Jake Golden (Spence), Ben LeBlanc (Granger) Greg Bator (WKA), Steve St. John (The Dow Event Center), Chris S. Boyd (Board of Commissioners), Koren Thurston (Finance Director), Tony DePelsMaeker (Maintenance), Bonnie Kanicki (Animal Control), Jaime Ceja (Controller's Office), Kelly Suppes (Purchasing/Risk Management), Sheldon Matthews (Board of Commissioners)

I. **CALL TO ORDER:** Chairman Novak called the meeting to order at 10:32 a.m.

II. **PUBLIC COMMENT:** None

III. **APPROVAL OF MEETING MINUTES OF AUGUST 3, 2023:** Member Turnwald moved to approve meeting minutes of August 3, 2023. Member Batkoski supported. Motion passed (4-0).

IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**

1. **Chiller Status:** Waiting on the evaporator to come in, it is on schedule to be on site to have a Thanksgiving game on the new ice.
2. **Remaining Budget –** Jake stated he spoke to Koren and we are at just under \$50,000 between contingency and reimbursables. There are additional areas that need repair and due to the bonding, this money can only be spent within this specific project. Spence is working with Steve to create a list of proposed projects to present to the Building Authority. Some list items are signage at the parking garage to direct people into the garage and pricing. Member Smith asked if the cost of reflective signs going down. Jake stated no. Steve stated that property bollards are in need of repair and/or replacement as well. Koren stated that these charges will be inline with the bond. Member Turnwald asked about the flooded corner in the parking garage and why it was not already complete. Jake stated that it was just discovered. Regarding the mechanical rooms on the 3<sup>rd</sup> deck Jake stated that those rooms are for mechanical equipment, there is no egress and due to fire codes, we could not occupy them. Member Smith confirmed there are 4 rooms that were demolished for no more than \$75,000. Jake stated yes.

V. **MEMORIAL CUP 2024: JAKE GOLDEN, PROJECT MANAGER, PROJECT MANAGER, SPENCE BROTHERS**

1. **Potential Change Orders:** Regarding the project budget, bid pack 5 has not been spent and there is a part of money in bid pack 4 to replace hollow metal doors and frames. There has been a large amount of scope added to this job and we will exhaust current monies in the allowance and contingencies. If more work is added, more money will need to be secured. If we stopped spending now, we would be within \$100,000-\$150,000 of the original budget. Within the next month Spence will present a more detailed list of job costs. Member Smith asked if \$8.5 million is the budget, can we get a list of outstanding

jobs so we can prioritize. Jake stated he would have something by the end of September he can present then or at the next Building Authority meeting. Chairman Novak asked if we could have the numbers as soon as Jake receives them.

- a. PCCO#008 includes PCO#021, PCO#022, PCO#023, PCO#024, PCO#025, PCO#026, PCO#027

Member Turnwald motioned to approve PCCO#008. Member Smith supported. Motion passed (4-0).

- b. PCCO#009 includes PCO#028, PCO#029

Member Smith motioned to approve PCCO#009. Member Turnwald supported. Motion passed (4-0).

- 2. Ribbon – Steve confirmed that the Memorial Cup project has no dollars allocated to the ribbon. Jake confirmed, correct. Jake stated that Spence is working with the ribbon supplier and the challenge has been getting specifications. Spence has asked for specific information and to date has not received the information. Sam has a call today. Chairman Novak asked for Sam to call him when the call is complete. Member Smith asked if the ribbon and artwork in the atrium falls under the ribbon project. Jake stated, yes, the ribbon is between Spence, the Spirit and the Dow.

## VI. SCACC RESOURCE CENTER: BEN LEBLANC, SENIOR PROJECT MANAGER, GRANGER CONSTRUCTION

### 1. Potential Change Orders -

- a. **PCO#058 – Change Locks at Reception Windows** – Locks have been installed and are now functional. Cost \$239.00
- b. **PCO#059 – Corner Guards** – Adding corner guards at reception area. Cost \$1,087.00
- c. **PCO#060 - Generator Gas Pressure Regulator** – Load test determined pressure regulator was insufficient. Regulator was replaced. Chairman Novak confirmed this is in the IT Data Center and should be charged to their project. Koren confirmed. Cost \$1,812.00
- d. **PCO#061 – Exit Sign in Surrender Intake** – Install emergency Signage Cost \$767.00.
- e. **PCO#062 – Emergency Light in Storage** – Install emergency lighting in the pole barn storage room. Kochville Fire Chief directed. Cost \$708.00.

Member Smith stated that this is over the job budget. Chairman Novak advised that he and Koren had been looking at the numbers and determined we are \$700,000 over budget but there is money in Debt Service to cover about \$500,000. Without having the interest posted we will not know a final number and if we have a true deficit. It could zero it out or just reduce it. The debt service fund has enough cash to be redirected. We will know at year end October/November. Ben stated that the final bill should come in November and will be about \$75,000-\$100,000. Koren stated that we had not taken that amount into consideration. Member Turnwald asked how this transfer happens. Koren stated that she will recommend instead of putting money into the debt service it should be directed to the construction fund. The Building Authority can make this decision. Member Turnwald reiterated that if the Building Authority can avoid going back to the BOC's it would be preferable. Chairman Novak stated that we will have a more exact number in a few months. Member Smith thanked Granger for working with us.

Member Batkoski made a motion to approve PCO#058, PCO#059, PCO#061, PCO#062 to be applied against the construction fund and PCO#060 to be applied against the IT Data Center. Member Smith supported. Motion passed (4-0).

2. **Oxygen Storage Tanks** – Greg stated that he found an inside rated storage container that can store 2 H size tanks (9’x4’) that can be procured domestically. This option will allow staff to pull a tank when needed and replaced when surgery is complete. The 2<sup>nd</sup> option would be to pipe it into the room. Member Batkoski stated that there is no money to pipe it in. Ben stated the cost for storage would be \$4,000 vs. \$36,000 to build a room and pipe it in. Bonnie stated that they do roughly 4 surgeries a month and currently Dr. Kline uses his clinic in St. Charles. If he had oxygen, he could do these on site. Member Smith asked how long it would take to use that amount of gas. Ben stated quite a while. Ben also advised that the cage is something that the County can purchased directly. Chairman Novak directed Bonnie to speak to Dr. Kline and find out what his requirements would be and also directed Greg to find out what size tanks are available.
3. **Project Schedule Status** – The building is operational, and the marketing department is working on the soft (9/15/23) and grand opening (9/29/23). Jaime and Suzy are helping to organize. Member Smith asked if animals would be available to adopt. Bonnie stated, yes. Member Smith also asked how much land is unused? Greg stated he would get the number but believes 7 acres were purchased and 2-3 are unused. Ben stated that the road signage needs to be relocated and it’s scheduled for this week and will be onsite for the soft opening. Mr. Boyd stated that he was not aware of the 9/29/23 grand opening date and will be unavailable due to travel. Jaime responded that she would work with Suzy to see if another date would work.
4. **Grass** – Ben stated that they will spray in September. The grass is still not growing and is extremely weed filled.

**VII. THE DOW EVENT CENTER: STEVE ST. JOHN, GENERAL MANAGER, THE DOW EVENT CENTER**

1. **Cashless FOP** – Steve made an apology to the Board of Commissioners who did not know the Dow was adopting a cashless FOP. The box office will sell cards that can be used anywhere if all the monies are not used at the Dow Event Center. This is a security and labor issue and going cashless will alleviate the issue of a cash room, the temptation to steal. At the last event they did \$68,000 in sales and only \$2,000 was in cash. There will be no reverse ATM. Member Batkoski asked about the foreign exchange rate and how that will figure into the card sales. Steve stated he was unsure but will work to figure it out.
2. **Bag Policy** - Member Batkoski commented on the flyer, social media post sample, it says clear bag policy, but clutches are allowed. Advised changing it to bag policy. Steve stated you can bring a clutch, a gallon Ziploc bag or a clear bag. There will be 1 line for people with briefcases (media) and diaper bags. Those bags will have a colored band attached noting that they have been searched.
3. **Current Project FF&E Funding** – Suites will be finished for the home opener, but décor has not been purchased as there is no budget. Estimated that furniture will cost \$85,000 and F&B equipment \$150,000. We will need to purchase this in phases. This was part of the Memorial Cup budget, but the number was small, \$15,000. Because these items will be used for events other than the Memorial Cup they should not be applied to that budget. Recently the DAS agreement was signed allowing for roughly \$260,000 each time a new vendor sign’s on. There is also a credit that ASM applied for, the Employee

Retention credit. ASM also gave the County \$500,000 at the signing of the agreement. Koren stated that that money was specifically for capital improvements. At this time, we have roughly \$362,000 left. The Dow Event Center has 3 funds, millage, project, and debt service. In Building Authority there is a separate fund for the \$500,000. DAS monies go to the millage fund. Mr. Boyd asked if the DAS money was usable anywhere else. He has commissioners asking questions about the Dow and the Memorial Cup. Member Smith asked if we could use the Employee Retention Credit. Koren stated that cannot be used for governmental funding. Member Turnwald stated that the Dow Event Center was always the taxpayer's venue, they own it. Koren stated that the bars have already been ordered and that will need to be moved to the \$362,000 remaining.

Member Turnwald made a motion to approve the purchase of suite items at a cost of \$150,000. Member Batkoski supported. The motion passed (4-0).

4. **2023-2024 Budget** – October 1<sup>st</sup> there is a budget loss of \$774,000 by year end we will be \$80,000 over budget. We will have more expenses regarding elevators, new systems, credit card fees and utilities. We have received comments about food service and have hired a chef.

Member Smith made a motion to approve the 2023-2024 budget. Member Turnwald supported. Motion passed (4-0).

5. **Forklift Update** – We have tested 2 and Kelly just presented Caterpillar as an option. We like the Unicarrier as that is what we have now. Warranty covers 2 years.

Member Smith made a motion to approve the purchase of the Unicarrier Forklift at \$37,295 to come out of millage funds. Member Turnwald supported. Motion passed (4-0).

6. **Wall Removable for Consumers Energy** – Wall was put up by Consumers, they want to remove it and put in new equipment to change out an electrical switch and replace.

Member Smith made a motion to approve the removal of wall by Consumers Energy. Member Turnwald Batkoski supported. Motion passed (4-0).

7. **Parking Ramp Mural** – Request received from Kayla Pionk, Event Manager, to have an artist paint a mural on the side of the parking garage on the corner of Washington and Johnson. Member Smith asked who would be responsible for repairs, maintenance? Steve stated he believes the Spirit would maintain the mural. Member Smith asked him to obtain it in writing.

Member Batkoski made a motion to approve the mural request, contingent on receiving a letter that the Spirit would be responsible for repairs and maintenance. Member Turnwald supported. Motion passed (4-0).

8. **Parking Garage** – Mr. Boyd stated that he was contacted by the company developing 2<sup>nd</sup> National Bank that was interested in leasing spaces in the garage. They did send a proposal and will waive the security provision. Saginaw Future is not optimistic that the development company would be able to develop the bank. Member Batkoski asked if we knew what other parking garages were charging. Steve said he would do some research and find out.

9. **Pizza Oven** – Frank from Jets is looking at other options.

**VIII. Event Booking** – Handout received.

**IX. OTHER ISSUES/CONCERNS:**

1. **618 Cass** –

a. **Hot Water/Plastic Pipes** - Jake stated that he is still working with Spicer and is in a holding pattern.

b. **Basement Water Leaks** – No update

2. **HVAC Project** – Kelly stated that she is unsure where we are with MacMillian. She will reach out. Member Turnwald stated that we need to move because the federal claw back of ARPA funds is already happening.

3. **Mosquito Control** – Mr. Boyd stated that he has had multiple conversations with the Mosquito Control board, has asked them to provide additional proposals about location and moving and to date they have not. Saginaw City Schools proposed Towerline but had no deed. We have settled on a cash sale and the option to purchase Towerline property. Is it appropriate for the Building Authority to oversee the Mosquito Control project? Member Turnwald stated that the Building Authority would handle the bonding but through the commissioners. Could Saginaw Future assist with Brownfield? Member Smith stated that the BA was designed to take direction, but we need very specific direction from the Board of Commissioners. Chairman Novak asked Mr. Boyd to get board approval and then the Building Authority could step in.

**X. NEXT MEETING:** October 5, 2023 at 10:30 a.m.

**XI. ADJOURNMENT:** Member Smith moved to adjourn the meeting; supported by Member Turnwald. The meeting was adjourned at 1:00 p.m.

**Meeting Minutes**  
**Saginaw County Building Authority**  
**Thursday October 5, 2023**  
**County of Saginaw Courthouse – Boardroom 200**  
**111 S. Michigan Avenue, Saginaw, MI 48602**

Present: Tim Novak, Bill Smith, Leon Turnwald, AnnMarie Batkoski (via telephone)

Absent:

Others: Jake Golden (Spence), Ben LeBlanc (Granger) Greg Bator (WKA), Steve St. John (The Dow Event Center), Koren Thurston (Finance Director), Bonnie Kanicki (Animal Control), Jaime Ceja (Controller's Office), Kelly Suppes (Purchasing/Risk Management), Sheldon Matthews (Board of Commissioners) Dr. Joe Kline (Veterinarian of Record SCACCRC) (via telephone)

- I. **CALL TO ORDER:** Chairman Novak called the meeting to order at 10:30 a.m.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MEETING MINUTES OF AUGUST 3, 2023:** Member Smith moved to approve meeting minutes of August 3, 2023 as amended: section 7.3 revised to reflect equipment and furnishings not to exceed \$362,000. Member Turnwald supported. Motion passed (3-0).
- IV. **THE DOW EVENT CENTER PARKING GARAGE AGREEMENT TO LEASE PARKING SPACE – ERIC KEHOE, RE DEVELOPMENT MANAGER & MARILYN CHRUMKA, VICE PRESIDENT OF DEVELOPMENT, MICHIGAN COMMUNITY CAPITAL (MCC)**
  1. Eric and Marilyn were not in attendance at the meeting. Chairman Novak stated that he believed this is something that ASM should handle. MCC wants to lease parking space from the County at a cost of \$30.00 p/month. Steve stated that their rate now is \$57.00 a month. Member Smith stated that the \$30 rate if approved would not cover the 24/7 security that would be required. Steve stated no, and that ASM would have to pay the difference.
- V. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**
  1. **Chiller Status:** Jake stated they are waiting on evaporators, the old chiller is out and the space is ready. Shane from Tempest will install the new chillers and local vendors will be contracted to install pipes. November should have the permanent chiller installed. Steve had feedback that the ice was warm last game, it could have been a combination of outdoor temps and the amount of people inside.
  2. **Remaining Budget** – Jake stated remaining budget is in the \$50,000 range. City sewer will be onsite this week to clean drains. There were two rain events with wind and two new areas in the stairwells and shafts were found with water. Recaulking will be done this week. Sign Image will come out and look at the parking deck signage. Spence and Steve have created a list of items that can be done within the remaining budget number. The original project is done. There was also a generator issue, when the power went out it was determined the generator was on manual and did not automatically kick on. Also found out that the parking arms have an emergency switch when loss of power occurs. Member Turnwald thanked Spence for all the cleanup they have done, people have commented to him that it looks great! Chairman Novak shared the same sentiment.



**VI. MEMORIAL CUP 2024: JAKE GOLDEN, PROJECT MANAGER, PROJECT MANAGER, SPENCE BROTHERS**

**1. Potential Change Orders -**

**a. PCCO#10**

- I. PCO#030 – BP#2 – Bulletin #5 - \$15,743.76 – Additional steel in the four corners was required because of weight increase. Greg needed higher capacity and the original steel needed to be reinforced. Kelly -What is the insurance line on the PCO? Jake stated general liability.
- II. PCO#031 – BP#2 – Bulletin #6 – Cost to be submitted at a later date—figuring out how to tie in 4 areas of plumbing. PCO is \$0 but giving them authorization to proceed.
- III. PCO#032 – BP#2 – Bulletin #7 - \$37,776.38 – Finish, casework, colors, lighting, flooring changes.
- IV. PCO#033 – BP#3 – Bulletin #1 - \$4,843.80 – Hardware for original suite doors and frames.
- V. PCO#034 – Mezzanine Data Cabling - \$15,145.30 – No rough in for data cabling was in the plans. Usually handled by owner so not included.
- VI. PCO#035 – Paint C-Channel and Guardrail - \$18,726.56 – Channel that goes around arena, painted white to blend into walls. Chairman Novak stated it was an eyesore.

Member Smith motioned to approve PCO#030 – PCO#035. Member Turnwald supported.

Motion passed (3-0).

2. **Project Budget** – Jake stated they are over the original budget of \$8.5 million by \$750-\$1 million. There is money in the 10 codes that could move but Jake is hesitant to do this.
3. **Storage Building** – Member Smith asked if this was a confirmed project and if alternatives could be provided. Jake stated that they have looked at storage containers and it wouldn't be effective. Member Batkoski asked for the size of the building. Steve stated 40x60 with 15 ft. ceiling. This building would be used to store chairs and they could be stacked two stacks high and move them with a forklift.
4. **Courtyard** – Renovations here are minimally invasive, clear a tree and add temporary garden and interlocking pavers which can be removed after the memorial cup. Member Smith asked if it would be a good idea to have a grand reopening of the Dow possibly in conjunction with Saginaw County Chamber of Commerce, Business After Hours? Jake stated that people cannot see the improvements that were completed in the first project as much as they can see these current improvements, a grand opening would be fantastic. Steve stated timing may be an issue and possibly February or March near the end of the Spirit season would work best. Jaime stated that she would get Steve Suzy's contact info as she was working with the Chamber currently for an event at the airport. They hold them on specific days.
5. **Other** – Jake stated that all four bathrooms and suites have been turned over, glass needs to be installed on the media side. Elevator foundation will be installed on Monday and done in 2 weeks. February 1 elevators will be done and ready for use. Loge area is complete. Member Smith asked Steve if it was done to his satisfaction? Steve stated, there is no permanent glass yet. Tables have been mounted to the floor; appliances are in. 10x10 table plaques are not in as they need to be sold yet. Spirit is trying to sell the loge area and included would be the purchasing organizations logo/name on a plaque

that would be inserted into the table. Locker rooms should be done by Thanksgiving. On schedule to be done by February 1.

**VII. SCACC RESOURCE CENTER: BEN LEBLANC, SENIOR PROJECT MANAGER, GRANGER CONSTRUCTION**

**1. Potential Change Orders -**

- a. **PCO#064 – Electrical to Pedestal Sign** (signed by Chairman Novak due to time sensitivity). Power to relocated exterior road sign. 100 amp service confirmed. Cost \$4,687.00.

**Member Smith made a motion to approve PCO#064. Member Turnwald supported. Motion passed (3-0).**

- 2. **Oxygen Storage Tanks** – Greg stated that 2 H tanks were researched, and we can get a container for those. His original thought was that they would be cumbersome to move from the garage to the surgery area. Member Turnwald asked if the air needed time to warm up from being outside. Dr. Kline stated it would be warm by the time it got to the surgery area. Member Turnwald stated that the NFPA requirements had changed since the inception of the plans, this is why the generator had to be kept in a fire rated room at a cost of \$35,000. Instead of incurring that cost now for a surgery unit that would not be used nearly enough to justify the cost. Use from Bonnie, was indicated at 4 surgeries a month. The Commissioners are concerned about cost and the Building Authority represents them. Member Smith asked who would move the tanks. Dr. Kline stated that Airgas would change them out. Member Smith asked what the cost would be to pipe the tanks into the surgery suite? Greg stated he did not know as that was not the direction he was given to research. Member Turnwald stated he appreciated the sentiment that a fully installed generator would be the most desirable but if Bonnie’s plan to have a 501 (3)c manage the clinic, comes to fruition, perhaps the incoming vendor would build the room for the large generator. Greg confirmed that the wish of the Building Authority is for him to price piping 2 H tanks from the garage to the surgery suite. Member Smith also would like to include the cost of the tanks p/month.
- 3. **Permanent Occupancy** – Bonnie confirmed she did receive the permanent certificate of occupancy.
- 4. **Punchlist** – Ben confirmed that they are working on the punch list items presented by Jaime as an excel sheet. When punch list started there were 430 items, there are 17 remaining. On Jaime’s list there were 19 with 9 complete as of yesterday.
- 5. **Acreage/Farming** – There are 3.1 acres available, Kelly is looking to see if it is 1 parcel. If we do allow someone to farm there is a possible tax issue. We would have to pass the taxes on to the farmer. Kelly believes the farmer in question thinks we would allow him to farm the land at no cost but believes it may be more trouble than its worth. Member Turnwald asked if the County has any liability to keep the land farmed? Ben does not believe so. Koren stated that we have an agreement with Trinklein’s where they pay us to lease farmland.
- 6. **Project Schedule Status** – Generator will arrive in November and then the final bill will be sent.
- 7. **Other:**
  - a. Closeout Documents – Jaime will take to her office for Tony to pick up.

b. Cat Colony door locks confirmed County Maintenance should proceed as Granger proposed solution was \$800.00. Jaime will create maintenance workorder.

**VIII. THE DOW EVENT CENTER: STEVE ST. JOHN, GENERAL MANAGER, THE DOW EVENT CENTER**

1. **Letter if Maintenance and Repair of Mural** – Spirit submitted a letter to cover all costs and maintenance of mural.
2. **Training Schedule for Traffic and Safety** – Training on October 11.
3. **Water Purification System** – Presented proposals for reverse osmosis water system. Steve stated that 90% of the OHL teams use them. Member Turnwald stated that those systems are expensive and the return on investment may not be that high for us. Chairman Novak stated that this is a want and not a need.
4. **Stage Right** – OHL requires us to provide portable and collapsible tunnels leading from locker room to ice. Steve stated these could be used for other events. Member Smith asked if we could split cost with ASM. Chairman Novak asked if this was immediate? Steve stated it was not.
5. **Cashless Policy** – Member Batkoski asked how the opening night went with the cashless policy. Steve stated he helped 10 people transfer cash to a card. No one said anything to him good or bad.

**IX. Event Booking** – Handout received.

**X. OTHER ISSUES/CONCERNS:**

1. **618 Cass** –
  - a. **Hot Water/Plastic Pipes** – Jake stated that Spicer and Remer have been working on this. Pumps were oversized and cycling at a faster rate. Met with Undersheriff and Lt. Rascoe last month. Spicer has been working daily and will remove 1 pump, replace skid add BFD to slow the pump down as a test.
  - b. **Basement Water Leaks** – Jake spoke to Greg and still trying to reach out to the city engineer. We don't want to spend money on a fix before the city engineer approves the fix.
  - c. **Legacy** – Member Turnwald stated that looking back at an old proposal from ASM he was reminded that we will be judged on the memorial cup, this is the event for the Dow Event Center and everyone will be looking at us. The long lines for food are not acceptable.

**XI. NEXT MEETING:** November 2, 2023 at 10:30 a.m.

**XII. ADJOURNMENT:** Member Smith moved to adjourn the meeting; supported by Member Turnwald. The meeting was adjourned at 12:18 p.m.

**Meeting Minutes**  
**Saginaw County Building Authority**  
**Thursday November 2, 2023**  
**County of Saginaw Courthouse – Boardroom 200**  
**111 S. Michigan Avenue, Saginaw, MI 48602**

Present: Tim Novak, Leon Turnwald, AnnMarie Batkoski  
Absent: Bill Smith  
Others: San Struble (Spence), Ben LeBlanc (Granger) Greg Bator (WKA), Steve St. John (The Dow Event Center), Jack Tany (Board of Commissioners, Vice Chair), Koren Thurston (Finance Director), Bonnie Kanicki (Animal Control), Jaime Ceja (Administrator’s Office), Kelly Suppes (Purchasing/Risk Management)

- I. **CALL TO ORDER:** Chairman Novak called the meeting to order at 10:28 a.m.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MEETING MINUTES OF AUGUST 3, 2023:** Member Batkoski moved to approve meeting minutes of October 5, 2023 Member Turnwald supported. Motion passed (3-0).
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**
  1. **Job status on the below items was submitted via email by Jake Golden on Tuesday November 1, 2023.**
    - a. **Chiller Status** – The last parts that we had been waiting on finally arrived at the sub’s plant in OH. We have set up and contracted the shipping of the modules to NOT have to wait on trucking. We are set to pick up and deliver them the week of December 4<sup>th</sup>. We anticipate being under the permanent chiller NO LATER than first of the year. Both Goose and Steve have been brought up to speed on this, but I wanted to give the Authority an update as well.
    - b. **Additional Parking Lot Fixtures** – Per previous Authority meetings and using the excess funds up for certain items around the project. Steve and I have discussed additional parking lot fixtures. These would be at a cost of **\$15,260.**
    - c. **Flagpole Painting** – This work was a done by Murray Paining at a cost of **\$4,178.**
    - d. **Parking Ramp Signage** – TBD we are still trying to set a meeting up with Sign Image. I am almost ready to talk to Higher Image or another company.
    - e. **Drain Cleaning at the Parking Deck** – I have not seen the final invoice for this work yet.
    - f. **Additional Parking Deck Window Caulking** – This will be done at a cost of **\$8,300.**
- V. **MEMORIAL CUP 2024: SAM STRUBEL, PROJECT MANAGER, SPENCE BROTHERS**
  1. **Potential Change Orders -**
    - a. PCCO#011
      - i. **PCO#036-Media Suite Plexiglass** – Original railing was demo’d, glass was 130K and rejected. Alternative is to install plexiglass. **\$30,893.97**
      - ii. **PCO#037-Demo Mezzanine Mechanical Rooms** – 2<sup>nd</sup> half of demo of air handling units. **\$3,3054.72**
      - iii. **PCO#038-Media Suite LVT Base** – Adding LVT and base to media suite **\$14,304.90.**

- iv. **PCO#039-Courtyard Landscaping** – Garpiel to remove stone and install new removable pavers. Member Batkoski asked why we are installing temporary pavers. Sam stated, its because the area will be used for something specific to the Memorial Cup and may be used as something different after the Cup. Cost **\$4,896.45.**
- v. **PCO#040-BP#2 Bulletin** – Added power on catwalk for remote spots. **\$7,339.41.**
- vi. **PCO#041-BP#4 Bulletin** – Because one of the storage rooms was divided into 2 separate areas, 1 room needed a fire alarm. **\$3,705.56.**

Member Batkoski motioned to approve PCCO#011 encompassing PCO#036 – PCO#041. Member Turnwald supported. Motion passed (3-0).

- 1. **Project Budget** – Sam stated that 1 bid was received for the storage building, 158K for the structure and 19K for paint and electrical, 177K total. No action necessary at this time.

**VI. SCACC RESOURCE CENTER: BEN LEBLANC, SENIOR PROJECT MANAGER, GRANGER CONSTRUCTION**

- 1. **Surgery Oxygen Suite** – Greg Bator presented Oxygen Usage Analysis. At 4 surgeries a month use of two H tanks @ \$200 = \$400 p/month. At 15-20 surgeries a month use of fourteen H tanks @ \$200 = \$2,800 a month. The generator room was estimated at \$32,000. Payback based on the 4 surgeries a month would take 80 months. Payback at the future projection of 15-20 surgeries a month would be 11 months. Chairman Novak stated that it’s hard to justify this room based on the use and the fact that if we will be asking a partner to manage the clinic in the future, they would need to absorb the oxygen costs. Member Turnwald stated that we stopped the building of the room based on cost and the fact that we would not be utilizing it as much as initially thought. Jaime stated that the Animal Advisory Council was tasked by BOC Chairman Boyd to see if MSU would be interested in running the clinic for spays and neuters. The next Council meeting is November 15<sup>th</sup>. Jaime asked Ben if we would have to have this new room permitted and inspected? Ben stated yes.
- 2. **Punch List** – The current punch list is being managed by Bonnie and Jaime. There is also a warranty list that has been started by Granger. Work is scheduled next week for the mop area floor to be re-sloped.
- 3. **Potential Change Orders -**
  - a. **PCO#065 – Power & Plumbing for Waste Gas Evacuation System (WAGS)** – This is for power and exhaust to the system. **Cost \$4,525**
  - b. **PCO#066 – Barrett Sign - Permit Costs, no markup. Cost \$392.00**

Member Turnwald made a motion to approve PCO#065 and PCO#066. Member Batkoski supported. Motion passed (3-0).

- 4. **Project Schedule Status** – Building generator should be complete by the end of November. Final bill will soon follow.

**VII. THE DOW EVENT CENTER: STEVE ST. JOHN, GENERAL MANAGER, THE DOW EVENT CENTER**

- 1. **Player Tunnels** – These have been purchased from Stageright by ASM at a cost of \$10,165. It is unclear who will ultimately be paying for them. Chairman Novak asked if the Spirit would pay since these cannot be used for any other events. Steve stated they could be used for WWE, although they will not be here in time for this years WWE. Steve also stated that the goal was to sell advertising. Kelly Suppes asked where the

funding would come from, Chairman Novak responded that he will speak to Craig about them.

2. **Water Treatment/Ice** – Steve stated that he received a study from the City and called the distributor of the system with results. They stated our water is within range limits. Member Turnwald stated that it's the same type of system he has had experience with and in his experience the system works for a time, then things start going wrong with it. He also stated that we have a great water source already and to start messing with the water may give us bigger issues. Member Batkoski asked who wants this system? Leon stated the OHL recommended it.
3. **Parking Deck Rates** – Daily and hourly rates are in effect, and we are now collecting money.
4. **Event Bookings** – Handout was received.

**VIII. OTHER ISSUES/CONCERNS:**

1. **Cashless Policy** – Chairman Novak stated that Commissioner Spitzer has been exploring the contract with legal counsel on whether the County can dictate to ASM what policies they can execute. One legal question is, does ASM have to follow what the Building Authority policies are? Does the Building Authority have the ability to tell ASM what they can and cannot do? Steve stated that there was a lot of bad publicity on social media before the policy was implemented. He has not had anyone approach him with issues recently. Member Turnwald asked how long the policy has been in effect, Steve stated it's been 5 hockey games, 2 concerts and 1 family show. The per caps are up and it has helped tremendously with his labor cost. Steve stated that the issue commissioners brought up was someone cannot get cash back if they do not use their entire card. The cards are sold in \$20 and \$25. If someone needs less, Steve accommodates them and gives cash back for unused portion of the card at the end of the event. He has also allowed someone to exit and come back in because they needed an ATM to get cash to buy a card. He will work with anyone to make sure the attendees are happy. Member Batkoski asked if there will be more marketing of the information as the Memorial Cup gets closer. Steve stated that he has employed a "know before you go" policy with Ticketmaster for Cup sales and he will continue to make sure every ticket to any event sold gets the updated information.

**IX. NEXT MEETING:** December 7, 2023 at 10:30 a.m.

**X. ADJOURNMENT:** Member Turnwald moved to adjourn the meeting; supported by Member Batkoski. The meeting was adjourned at 11:13 a.m.

**Meeting Minutes**  
**Saginaw County Building Authority**  
**Thursday December 7, 2023**  
**County of Saginaw Courthouse – Boardroom 200**  
**111 S. Michigan Avenue, Saginaw, MI 48602**

Present: Tim Novak, Leon Turnwald, AnnMarie Batkoski  
Absent: Bill Smith  
Others: Jake Golden (Spence), San Struble (Spence), Ben LeBlanc (Granger) Greg Bator (WKA), Steve St. John (The Dow Event Center), Chris Boyd (Chairman Board of Commissioners), Koren Thurston (Finance Director), Bonnie Kanicki (Animal Control), Jaime Ceja (Administrator’s Office), Kelly Suppes (Purchasing/Risk Management), Tony DePelsMaeker (Maintenance)

- I. **CALL TO ORDER:** Chairman Novak called the meeting to order at 10:32 a.m.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MEETING MINUTES OF NOVEMBER 2, 2023:** Member Turnwald moved to approve meeting minutes of November 2, 2023 Member Batkoski supported. Motion passed (3-0).
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**
  - 1. **Potential Change Orders:**
    - a. **PCO#080 – Caulking-Parking Deck Windows** - Caulking was in better shape than originally thought and less was needed. Found 1 area where water was coming in and caulked it. (This area was missed previously). There have no issues since then.
  - 2. **Chiller Status** – Emailed picture to everyone. This Saturday the insulator will be on site and entire unit should be online by the end of the month. Will keep the temporary chiller on site until January just to be safe. Permanent will be more consistent. Chairman Novak asked whether the ice temps fluctuate when the outdoor temps fluctuate and are we able to adjust the chillers to compensate? Jake stated that it’s the roof top units that read the exterior temps and react.

Member Batkoski made a motion to approve PCO#080. Member Turnwald supported. Motion passed (3-0).

- V. **MEMORIAL CUP 2024: SAM STRUBEL, PROJECT MANAGER, & JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**
  - 1. **Potential Change Orders –**
    - a. **PCO#031 – BP#2 Bulletin 6** – Submitted last meeting, John E Green to complete on a not to exceed basis. **Cost \$40,830.91**
    - b. **PCO#042 – Additional Design Cost for Kibbe**– Scope added to the project after it was started. Itemized list attached to PCO. **Cost \$129,413.70**
    - c. **PCO#043 – Power Backlit Signs** – Directed to run power to backlit signs. Nelson Electric completed on time and material basis. This work is complete. **Cost \$17,737.79**
    - d. **PCO#044 – BP#3 Bulletin 2 – Locker Rooms** – Locker rooms were redesigned as they needed to be used for more than hockey. East and west locker rooms redesigned to ASM specs. **Cost \$112,125.79**

- e. **PCO#045 – BP#3 Bulletin 3** – Cost for Nelson Electric and Spence. Time and material basis to add receptacles at party decks. **Cost \$51,067.34**
- f. **PCO#046 – BP#4 Bulletin 4** - Elevator fire alarm and hardware. **Cost \$78,755.08**
- g. **PCO#047 – Dee Cramer Contract Amount** – Diffuser replacement on a not to exceed basis. Came in under budget. **Credit \$106,879.00**
- h. **PCO#048 – Simoni Audio Improvements** – Addition of speakers to upper bowl. Suites were proposed but rejected. **Cost \$88,872.61**
- i. **PCO#049 – Mobile Locker Room** – Mobile locker room furnishing's \$57,027.88  
 Chairman Novak asked if the locker room is temporary why isn't the Spirit paying for it. Jake stated that on the original proposal it was not supposed to be at the County's expense. When the cup is over the locker room will go away. When it comes it will need to be completely remodeled and it will cost thousands of dollars, when the Memorial Cup is over, we will remove what we can and return it. Someone; can't recall who was supposed to supply us with a temporary space and it fell through. Member Turnwald asked if Spence had checked with Serenus. They are international. Jake stated that Spence did check with multiple companies. Koren Thurston asked if the change order is furnishing's only, no equipment? Member Batkoski asked if there are other options? Jake stated that he is unsure, we must furnish 4 locker rooms per the CHL. Steve stated that he believes that it does not need to be furnished like it is proposed. Member Batkoski confirmed that we must pay to rent the space then pay to renovate, then have it removed? BOC Chairman Boyd stated that he thought this was between the Spirit and CHL. Chairman Novak stated that he is not inclined to pay for the mobile locker room. Jake asked if they halt this project. Are we good without the mobile locker room, it doesn't affect the Dow activities. Member Batkoski asked how long will it take to renovate? Jake stated 4-5 weeks. Chairman Novak stated he will have to talk to the spirit, direction to Jake, please proceed and track the cost and we will figure it out. Koren asked if we would expect reimbursement from the Spirit. Chairman Novak stated, yes. Steve stated that some of the invoices could be directed to the host committee.

Member Batkoski motioned to approve PCO#031, and PCO#042 through PCO#048. Member Turnwald supported. Motion passed (3-0).

- a. **Project Budget** – Member Batkoski asked for where we are vs. the original budget. Jake stated we are over budget, rough estimate, \$8.5 at the start and current is at \$9.1. Jake will furnish true numbers.
- b. **Exterior Doors Demo/Replacement** – This is estimated to be approximately \$300,000; the doors are 50 years old; parts are no longer available, and we are limping these doors along. It's a safety concern for employees. Orange bars have been installed but they must be uninstalled and reinstalled daily as 50% of the locking mechanisms don't work. Member Batkoski asked how many doors there are? Jake stated there are 30 doors and frames, if you do half now and half later the cost may increase and they are all equally deteriorated, it would be hard to pick the ones that need replacement first. Chairman Novak asked if we could implement a phased maintenance plan so this doesn't happen again. Jake stated yes, that is the plan. Chairman Novak stated that we have been holding off on approving the storage barn to see where we are with money. Steve stated that he would rather spend the money on these doors vs. the storage, currently they



are using a container. Tony asked if parts can be saved. Jake stated, most likely no but he'd be mindful of it.

Member Batkoski made a motion to replace the doors and frames. Member Turnwald supported. Motion passed (3-0).

c. **BP #4 Foundations** – Waiting on T&M change order request – Done on time and material basis. Waiting for cost.

d. **BP #4 Excavation** – Approximately **\$50,000**

e. **BP #5 (post-frame building)** – Building structure: \$158,043; Electrical: \$19,272; Earthwork: TBD – No total yet. Steve asked for cost p/sq ft? Sam stated \$100 to \$150 p/ square foot. There is extensive foundation work for this wood barn.

f. **FFE Allowance** – The project has not spent the \$15,000 FFE allowance currently.

2. **Other:**

a. **Ribbon**-Working on a time and material basis. Jake stated that Spence will not work for Watchfire. Couple shifts starting on Monday.

b. **Partitions** - Kelly Suppes asked if the Building Authority would authorize the purchase of additional partitions. Chairman Novak stated yes, we are ok to move forward with that.

c. **Loge Tables** – Kelly stated she got a call from the vendor who made the Loge table and was told he received a call from Craig Goslin about cutting tables down. The immediate issue is that the Spirit is trying to modify the project without communicating to the County. Koren asked if there is a possibility for those 6 tables to have adjustable legs? Chairman Novak stated that we will need to speak to the Spirit, we will not pay for new chairs.

d. **Project Funds** – Kelly stated that we started with \$362,000 and have spent \$330,000.

**VI. SCACC RESOURCE CENTER: BEN LEBLANC, SENIOR PROJECT MANAGER, GRANGER CONSTRUCTION**

1. **Potential Change Orders -**

a. **PCO#0067 – Roof Flashing** – Approved last month for medical gas piping. **Cost \$540**

Member Batkoski made a motion to approve PCO#067. Member Turnwald supported. Motion passed (3-0).

2. **Project Budget** – The cost of the data center is at \$476,716.00. Koren asked for a breakdown and Ben stated he would send over to her.

3. **Project Status** – Received and updated the punch list items submitted by Bonnie. Of the items about 95% are painting issues. Tony is working on some door hardware issues with DA Central. Kelly asked that the reception desk be lowered. Ben will price out.

4. **Generator** – ETA ship date is 12/18 with install happening after the first of the year. No power shut off required.

5. **Building Water Pressure** – Kochville Township did report on the water pressure, specifically to the hose reels. More than likely a booster pump will need to be installed to get the pressure needed. No cost yet. Member Turnwald asked if we have looked at replacing the valves, sometimes when you downsize the pressure increases. Tony stated we have. Ben stated that long term a booster pump may be the less expensive fix.

**VII. THE DOW EVENT CENTER: STEVE ST. JOHN, GENERAL MANAGER, THE DOW EVENT CENTER**

1. **Cashless Policy** – Chairman Novak stated that this issue was directed to the Building Authority by the Board of Commissioners. No timetable was assessed, and we will

continue to monitor monies saved, revenue generated, challenges that have and have not been addressed. Member Turnwald stated that there are 2 separate issues at play, people complaining have an issue with the event center in general so they will have an issue no matter what we do. We need to have hard data and to do that we need time to collect data. We are not going to change minds. Steve stated that for the first time in years high school basketball is back at the Dow Event Center and it sold out within 2 days. He thought that there would be a lot of box office traffic given that the complaints about being cashless appear to be from people living in the area, but 75% of the tickets were bought online through Ticketmaster. We are selling more and using less employees. Chairman Novak requested the specific data to be collected as follows: Labor cost savings, revenue, challenges and resolutions, number of cash transactions converted to Card. This should be a YOY comparison of the top 5 events listing spend and attendance. Data should reflect 1 year from when the cashless policy started. Chairman Novak will attend the County Services meeting in January and report to the BOC the Building Authority's plan.

2. **Suites** – Steve has been getting feedback about the suites, food service and delays. He created a letter that will go with all catering invoices effective immediately upon approval at today's meeting. The letter thanks suite attendees for their patience during renovation.
3. **Pizza Ovens** – Original agreement was \$180,000 split three ways, Spirit, Dow, and County. The cost is now \$103,000 because we would be purchasing an oven from Frank, Owner of Jets. Koren asked if the old oven would go to Frank or be disposed of, and who's paying for that cost to remove? If we use the oven from Frank does that mean the County owns it even though the billing is a 3-way split? The invoice says 1 double oven, is that the case or is it 2 single ovens. The County needs an invoice from Jets specifically stating each line-item cost. All estimates need to be in the name of Saginaw County. Chairman Novak stated that we would have to talk to Bill regarding a contract.

Member Batkoski made a motion to purchase pizza oven from Frank at Jets Pizza once the above issues have been settled and Bill Smith has a chance to review the old agreement (unsigned) and create new/updated agreement. Member Turnwald supported. Motion passed (3-0).

4. **Truck at the Dow Event Center** – Current vehicle is not safe. Chairman Novak stated to Kelly, please see if we can source a new truck.
5. **Budget Amendment** – Steve requested budget amendment. Member Batkoski asked to see numbers before anything is decided. Steve stated he would bring to next meeting.
6. **Event Bookings** – Busy month at the Dow Event Center.
7. **Memorial Cup List of Items to Provide** – Steve was given a list of items he is being required to purchase but he wants County approval to do so. Chairman Novak stated that he has asked multiple times for a list of what the CHL requires vs. recommends to host the cup and has not been provided one yet. Regarding the reverse osmosis, Steve has supplied the water quality test results. Chairman Novak directed Steve to work with Kelly on the list.

#### VIII. **OTHER ISSUES/CONCERNS:**

1. **Jail Drainage Issue** – Jake has a meeting with the City of Saginaw this week, believed the cost was sent to Tony, if not Jake will resend. Cost was \$18,000 for repairs to the piping system.

IX. **NEXT MEETING:** January 4, 2023 at 10:30 a.m.

X. **ADJOURNMENT:** Member Turnwald moved to adjourn the meeting; supported by Member Batkoski. The meeting was adjourned at 12:37 p.m.