

Meeting Minutes
Saginaw County Building Authority
Thursday, March 3, 2022
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: Robert Belleman, Tim Novak, Leon Turnwald, Ann-Marie Batkoski, Bill Smith
Absent: None
Others: Carl Ruth (BOC Chairman), Sheldon Matthews (BOC Vice Chair), Jake Golden (Spence), Luke Ewbank (Granger), Ben LeBlanc (Granger), Kelly Suppes (Purchasing/Risk Manager), Tony DePelsmaeker (Maintenance Director), Krystal Irvine (MMIA), Zack Robinson (MMIA), Jon Block (DOW), Lori Canole (Personnel/Purchasing Assistant)

- I. **CALL TO ORDER:** Robert Belleman called the meeting to order at 10:32 a.m.
- II. **PUBLIC COMMENT:** NONE
- III. **APPROVAL OF MINUTES OF FEBRUARY 3, 2022:** With correction of Sheldon Matthews, Treasurer Tim Novak moved to approve the February 3, 2022 meeting minutes with correction, seconded by Member Smith. Motion passed.
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN:**
 - A. Elevators: Jake Golden, Project Manager, reported they are working on getting an elevator design for the parking ramp. Jake distributed documents showing new plans for completely new elevators. Spence released bids documents for the new elevator project and received word that Otis Elevator would not be able to fit an elevator into existing shaft. Spence received a bid from Kone for \$579,000 for elevator itself. Kone currently maintains the elevators. Jake discussed the additional work needed for installation of the new elevators such as steel, concrete, demo, etc. Both elevator shafts will need to be enlarged. Pumford will do this work. Pumford's price is \$192,960. John E. Green's bid \$51,173 for mechanical work and J Ranck Electric's bid is \$89,500 for electrical work. Kibbe and VDA had additional \$30,000 in design cost. Total cost for everything for 2 new elevators is - \$942,633. Jake suggest a separate contingency for these elevators. We need to budget additional funding to cover the cost of a representative from Kone on site whenever someone is working on elevator. Jake recommends budgeting \$10,000. (\$227 per hour, no Fridays) for this cost. Total replacement of both elevators will gets you the 20-year life which equals the life of the bonds, whereas the original proposal to rehabilitate the Southwest Elevator and modernize the Northeast elevator will probably get 10-12 years of useful life. The original bid was \$380,000 to do repair and traction. Jake stated to install a traction style in both elevators will cost \$579,000. Jake stated Spence did not bid out the general trade work. The revised elevator project total cost is \$942,633
Jake reported the roof is done, ice and ice plant work is done, just parking deck is left. Belleman said that Jon Block received several COVID related grants, which we could use to cover the additional costs associated with the revised Elevator Project. We will have ideal situation for elevators once this work done. Pits will be gone, new roof level

equipment rooms, no water leaking in. Could \$400,000 be paid from grant moneys Jon has? Is the elevator capacity shrinking with the proposed traction style elevators or will each elevator carry the same number of passengers? Jake said old elevator capacity was 2,500 lbs. and new is 2,500 lbs. Member Smith moved to approve the proposed revised Elevator Project, subject to Board of Commissioners approval, and that the additional funding needed comes from the COVID grants; supported by Member Turnwald. The additional funding required to award the revised Elevator Project to Kone is \$436,426. . All in favor. Motion carries. Belleman stated he will submit the revised Elevator Project to County Services Committee next Wednesday.

- B. Budget the same as last time except elevator. Parking: Jake has a meeting tomorrow with Walker Consultants regarding parking. He is pursuing allowing the Dow staff to be able to park 75 staff in the lower levels of the parking deck for Greta Van Fleet concert. Second, Jake will also be seeking City of Saginaw approval to permit DOW employees to park in the lower levels on weekends when no working going on. Additionally, Jake will see if the City would allow weekday parking for regulars users while work going on 3 floors above. He will let us know after meeting.
- C. Chillers: Chillers are up and running. There have been two compressors running consistently since Tuesday. Temporary chiller will be there for another week but it is off-line. Jake sent letter to American Arena's bonding company regarding issues and warranty. Still in negotiations. Has not paid them since October. Jake said they had to replace a valve, bad valve and compressor seized up. They got compressor shipped, replaced valve, has been running since Tuesday. Told "we are fortunate to have seen how fast the valve can be replaced." Jake says he is not done dealing with their attorneys.
- D. Roof: Jake says there are some areas that may need to be re-caulked, and a couple of roof hatches that may need work. He needs to look further into it. All remaining metal is to be installed today. All work should be done today. Duralast will come back and perform an inspection. There could be a couple more months in this process.

V. SCACC RESOURCE CENTER - LUKE EWBANK

- A. Schedule: restarting work on Monday with load bearing masonry and underground plumbing, etc. Masonry takes 4-5 weeks. Steel delivery is on schedule for April 14. . Door frames arrived on time to start masonry work next week.
- B. Change Orders:
 - 1. Barrett sign relocation: Contracting with Barrett sign at \$2,215 to move sign to new location. PCO #008 – Treasurer Novak moved to approve P.C.O. #008, supported by Member Batkoski. Motion carries. Kelly Suppes asked about the radio antenna to which Luke said Barrett said we will not need antenna as it is close enough.
 - 2. Roofing Manufacturer change: Luke discussed the design. It is not possible to add additional insulation. He spoke with Kibbe and confirmed this design meets all specs and standards of warranty so no issue with switching. He said rarely see issue of roof failing before warranty expires. Performance difference is marginal to owner. All roofs need patching. Warranties are comparable. Granger has worked with Brandle Roofing on projects. Roof will be here April 12. We approved the manufacture change at our last meeting.

VI. THE DOW EVEN CENTER

- A. Door replacement - Jon requested approval to replace a roll up door. He stated we have 3 roll up doors at facility that are original to building – 50 years old – he is asking for repairs but one door that is a large fire rated door that has to be closed frequently but doesn't open or close easily. Ethan obtained quotes and Mac's Window and Doors came back with \$8,200 quote and Dover and Company submitted a quote for \$9,939.55. Jon stated the roll up door has to be fire-rated in case Zamboni explodes. Jon ask to spend \$8,200 to replace the door. Dover will be doing other work for Dow. Belleman asked Jon to do reference checks. Treasurer Novak moved to approve up to \$10,000 to replace one of the roll up doors at the DOW, supported by Turnwald. No discussion. Motion carries.
- B. Jon said they are working on some PR work regarding the 50th anniversary.
- C. DAS system update: Jon awaiting RFP and will provide Kelly the document to use for the RFP when he has it.

VII. OTHER ISSUES/CONCERNS:

- A. Naming Rights Agreement – Event Park: nothing Jon can say publicly. Has a release for Huntington Naming Rights. He wants to get documents signed but will wait until we have new entity Naming Rights Agreement signed before releasing Huntington
- B. ASM Management Agreement: There is a meeting next week. Will adjust the current Management Agreement extension to end of May.
- C. POS: Member Smith asked about POS quotes. Jon has not completed this project yet.
- D. Correct Sheldon Matthews name in last minutes.

VIII. NEXT MEETING – April 7. 2022 at 10:30 a.m.

- IX. ADJOURNMENT:** Member Batkoski moved to adjourn the meeting; supported by Treasurer Novak. The meeting was adjourned at 11:43 a.m.

Meeting Minutes
Saginaw County Building Authority
Thursday, April 7, 2022
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: Robert Belleman, Tim Novak, Ann-Marie Batkoski, Bill Smith
Absent: Leon Turnwald
Others: Sheldon Matthews (BOC Vice Chair), Jake Golden (Spence), Luke Ewbank (Granger), Ben LeBlanc (Granger), Kelly Suppes (Purchasing/Risk Manager), Tony DePelsmaeker (Maintenance Director), Bonnie Kanicki (SCACC), Norm Bamberger (MMIA), Krystal Irvine (MMIA), Jon Block (DOW), Jaime Ceja (Controller’s Office Executive Assistant to the Controller), Lori Canole (Personnel/Purchasing Assistant)

- I. **CALL TO ORDER:** Robert Belleman called the meeting to order at 10:32 a.m.
- II. **PUBLIC COMMENT:** NONE
- III. **APPROVAL OF MINUTES OF MARCH 3, 2022:** Treasurer Tim Novak moved to approve the February 3, 2022 meeting minutes with correction, seconded by Member Batkoski. Motion passed.
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN:** Jake reported that we are still on budget. He has no change orders to report today. We are on schedule as the weather is cooperating. We will have everything done by end of June. Jake said the City said we can park in the ramp at our own risk. We have had security there to let only staff in. The roof is on but they are working on a couple of roof leaks and the seams and caulking a few stone panels. The rooftop units are scheduled to be replaced beginning on April 18th. Ice Plant Chiller – we have encountered a major issue with the chiller so we are back on the temporary since March 25th. This did not interrupt the ice or the games. Working with American Arena. Jake feels we still have warranty as the chiller was not officially turned over. Jon Block is pulling out the ice on April 16th after the last game and will reinstall in August for Disney on Ice. There was an incident where a Pullman employee was using a skid steer to pull something out of the concrete and it snapped back and hit him in the face. He lost several teeth and cut his eyelid. He will be OK. Pullman is doing a nationwide change to their procedures.
- V. **SCACC RESOURCE CENTER – LUKE EWBANKS AND BEN LeBLANC:**
Luke is moving to a project in Marquette. Ben LeBlanc will be assuming responsibility of SCACC Resource Center project. We have no change orders for the month. We have masonry work going on now. We have a full height wall, doors have arrived on time and are getting set and electrical and plumbing are working now. We had a little problem with the weather and soupy sandy ground. Steel is set to arrive week after next and it will be set once masonry ready. There will be a “topping off” ceremony scheduled. Luke said one issue is rooftop units on the building. There are eleven of them. There may be a problem with mechanical contractor to select units to meet specs and energy efficiency. Ben has a meeting today and should have awarded already. Ecker Mechanical is the contractor.

VI. DOW EVENT CENTER – JON BLOCK, GENERAL MANAGER

May 5 is the 50th anniversary of the building. Messages are going out focusing on the archives. Jon reports a good March, we sold out the Monster Truck Shows. The roll-up door has not yet been replaced but will be once the season ends.

VII. OTHER ISSUES/CONCERNS

Member Smith discussed an extension for the naming rights for Huntington Park.

VIII. NEXT MEETING – May 5, 2022 at 10:30 a.m.

IX. ADJOURNMENT: Treasurer Novak moved to adjourn the meeting; supported by Member Batkoski. The meeting was adjourned at 11:10 a.m.

Meeting Minutes
Saginaw County Building Authority
Thursday, May 5, 2022
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: Robert Belleman, Tim Novak, Ann-Marie Batkoski, Bill Smith, Leon Turnwald
Others: Carl Ruth (BOC Chairman) Sheldon Matthews (BOC Vice Chairman), Jake Golden (Spence), Ben LeBlanc (Granger), Cherie Armstrong (Granger), Tony DePelsmaeker (Maintenance Director), Bonnie Kanicki (SCACC), Norm Bamberger (MMIA), Krystal Irvine (MMIA), Jon Block (DOW), Jaime Ceja (Controller’s Office Executive Assistant to the Controller)

- I. **CALL TO ORDER:** Robert Belleman called the meeting to order at 10:30 a.m.
- II. **PUBLIC COMMENT:** Norm Bamberger spoke about the recent attendance at THEDOW.
- III. **APPROVAL OF MINUTES OF April 7, 2022:** Treasurer Tim Novak moved to approve the March 3, 2022 meeting minutes with correction, seconded by Member Ann-Marie Batkoski. Motion passed.
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN:**
 1. **Ice Plant Chiller:** Update: Jake reported that they are still working through issues with a minimum of three calls a week with engineers, and attorneys. They are trying to get the chiller issues resolved before Disney on Ice comes in August. Will bring another update in June. If efforts to resolve do not conclude by August, we have a temporary chiller on standby and ready to be deployed.
 2. **Potential Change Orders:**
 - a. PCO No. 24: No order was presented as the order was for moving monies from one line item to another.
 - b. PCO No. 25: The addition of dock lights on the theater side of the Dow Event Center. Some existing lights were broken and needed to be replaced. The cost of this change order is \$3,388.
 - c. PCO No. 26: Steam line needed to be removed to get the new chiller in, it was not included in the original cost as it was not known whether the lines would need to be moved at the beginning of the project. The cost of this change order is \$24,680.
 - d. PCO No. 27: Parking deck included after meter to get to 6-7th floor. The city inspected and reported that the current meter may be too large at a high cost upwards of \$500 p/ month. It was determined that a smaller meter didn’t have enough pressure without a booster to reach the 6th and 7th floors. There is a 9–10-week lead time. Meter size and cost is as follows, 1 ½” = \$302.80; 1” = \$134.12 and 2”= \$522.96. Member Turnwald asked if we could go unmetered and the consensus from Jon and Jake was that the city will not allow that. Jon suggested that similar to Event Park we may be able to shut it down for a period of time and then turn it back on when we need it. The cost of this change order is \$12,736

Member Leon Turnwald moved to approve PCO’s No. 24-27. Treasurer Novak supported. The motion passed (4-0).

3. **Project Schedule:** Four rooftops are in place, the fire alarm contractor is working through issues and will test by end of day Friday May 6, 2022. Unable to test AC as it isn't warm enough outside to draw the needed load. Dow Event Center roof is complete except for the area around the temporary chiller. The parking deck should be complete by the end of June with coating and striping done by the 3rd week of July. Jon asked if when we are soliciting for the striping project if we could also include Symphony Lane to see if it's cost effective to do it all at one time. KONE elevator contract is with legal, and we should have it back soon. Landscaping is on schedule. Will have a final schedule next month.
4. **Project Budget:** After approving PCO's No. 24-27 the contingent is still strong at \$442,622

V. SCACC RESOURCE CENTER: BEN LeBLANC and CHERIE ARMSTRONG:

1. **Introduction of new Project Manager Cherie Armstrong:** Welcome Cherie.
2. **Project Schedule:** The crane arrived today and is onsite, the steel will start to be set. Lumber for the outbuilding and roof insulation are also on site. Kennel drains are going in underground. Beam raising scheduled for June 2, 2022 at 1:00 (this will be after the next Building Authority Meeting).
3. **Potential Change Orders:**
 - a. **PCO #10:** Door hardware manufacturer change, will change the current proposed Schlage to Best. Best was requested by Saginaw County Maintenance as they are the County's standard. Member Turnwald asked if there is a credit on the hardware that was originally proposed. This is the increased cost of Best. Contractor markup is 15% for additional \$5,907.83

Member Ann-Marie Batkoski moved to approve PCO No. 10. Treasurer Novak supported. The motion passed (4-0).

4. **Other:** Bulletin issued April 19, 2022 referenced adding 2 floor drains in the auxiliary building. Pricing came back high at 10K from Ecker Mechanical. This is the vehicle storage area and unknow why drains would not have been in the original plan/drawings. Working on getting a better number and will ask now for approval up to amount of \$7,000. The contingency is healthy and can support this number. In Ben's experience, the max cost should be \$2,000 for digging and \$5,000 for the drains to be installed. The first quote came in at \$17,000 and the second at \$8,700. Member Smith asked if Granger could do the underground plumbing and Ben responded, no. The fence has been fixed and the parking issues have been addressed.

Member Smith moved to approve up to \$7,500. Member Turnwald supported. The motion passed (4-0).

VI. DOW EVENT CENTER – JON BLOCK, GENERAL MANAGER

1. **Recommendation to renew Management Agreement with ASM Global:** Jon recommend that the start date be October 1, 2022, this would be favorable to the county in terms of the management fee being reduce and the incentive provisions activated along with the \$500,000 capital contribution ASM will make.

Member Ann-Marine Batkoski moved to approve the ASM Agreement start date of October 1, 2022. Member Smith supported. The motion passed (4-0).

2. **Zamboni Maintenance:** Mid America Rick Services has submitted proposal for offsite preventative maintenance (PM) of two Zamboni's. They have a limit to what maintenance they can do on site and Jon recommends that they are sent offsite. Jon believes that both Zamboni's will need to be replaced within 10 years, but this PM service will prolong their mechanical longevity. A new Zamboni will cost \$100K-\$120K and refurbishing is not an option. The quote is \$5,917.50/each and includes transport of the Zamboni's with a \$257.00 discount to do both at the same time. Chairman Belleman advised that due to Saginaw County policy we need to get 2 additional quotes and Jon advised he will reach out to Kelly Suppes for assistance.

Member Ann-Marie Batkoski moved to approve the Mid America Rink Services quote, contingent on getting 2 additional quotes which should not exceed \$6,200 p/Zamboni. Member Smith supported. The motion passed (4-0).

3. **Parking Ramp Mural:** The current parking ramp mural is becoming discolored and faded and is not visually appealing. The current lighting upgrades will shine directly on it, highlighting the deteriorating condition. Jon reached out to Mike Mosher at SVSU, and he advised that it could be removed, reproduced, and hung at a different location. Member Turnwald stated the original agreement was that Saginaw County would not pay for anything but the lighting. He recalls the dedication was January of 2014. Chairman Belleman will look for the Building Authority Meeting Minutes in January 2014 to see if they cover who would absorb costs associated with the mural. Jon will work on getting the cost of removal and communicate with Mike Mosher.

VII. OTHER ISSUES/CONCERNS

VIII. NEXT MEETING – June 2, 2022 at 10:30 a.m.

IX. ADJOURNMENT: Member Ann-Marie Batkoski moved to adjourn the meeting; supported by Member Turnwald. The meeting was adjourned at 11:22 a.m.

Meeting Minutes
Saginaw County Building Authority
Thursday, June 2, 2022
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: Tim Novak, Ann-Marie Batkoski, Bill Smith
Absent: Robert V. Belleman, Leon Turnwald
Others: Carl Ruth (BOC Chairman) Sheldon Matthews (BOC Vice Chairman), Jake Golden (Spence), Ben LeBlanc (Granger), Cherie Armstrong (Granger), Tony DePelsmaeker (Maintenance Director), Norm Bamberger (MMIA), Krystal Irvine (MMIA), Jon Block (DOW), Kelly Suppes (Purchasing/Risk) Jaime Ceja (Controller’s Office Executive Assistant to the Controller)

- I. **CALL TO ORDER:** Treasurer Novak called the meeting to order at 10:31 a.m.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MINUTES OF April 7, 2022:** Member Bill Smith moved to approve April 7, 2022 meeting minutes, seconded by Member Ann-Marie Batkoski. Motion passed.
- IV. **APPROVAL OF MINUTES OF May 5, 2022:** Member Bill Smith moved to approve May 5, 2022 meeting minutes, seconded by Member Ann-Marie Batkoski. Motion Passed.
- V. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN: SPENCE BROTHERS**
 1. **Potential Change Orders:**
 - a. **PCO #28:** Striping Allowance Credit: Striping was originally included in the winning bid. Spence was not aware of that and contracted with another company.
 - b. **PCO #29:** Temporary Chiller Cost: Cost is to cover the first 3 months of temporary chiller cost. Spence agreed to covering Sept/Oct/Nov. There have been daily calls between Spence, Norm Thomas, bonding company, and attorney’s regarding the chiller. At this time the manufacturer has stepped out of talks. There have been multiple forensic engineers, refrigeration companies involved. This conversation may turn to mediation and then arbitration. SMG is prepared to seek other vendors (AZ project) and have made that clear to chiller manufacturer.
 - c. **PCO #30:** Adds \$17,516.98 back to contingency. Roof nailer allowance-\$4,850.50, paint/patch allowance-\$7,666.48, Piping removal allowance \$5,000.00.
 2. **Parking Deck Signage:** When the project started there were 4-5 signs that were determined not to need replacement. As the project nears completion there is a definite difference between the old and new signs and the old signs should be replaced. The budget is in good shape and the contingency can support the cost.
 3. **Parking Deck:** Complete by the end of the month. Will be operational by mid-July without elevators.
 4. **Elevators:** Starting elevator work. Kone will be onsite next week to survey and measure. New elevators should be operation by fall.

Member Batkoski moved to approve PCO's 28, 29, and 30. Member Smith supported. The motion passed (3-0).

VI. SCACC RESOURCE CENTER: BEN LEBLANC and CHERIE ARMSTRONG: GRANGER

1. **Beam Raising:** June 15, 2022 at 11am. Will forward digital invite to Jaime so she can send out to Building Authority Members.
2. **Potential Change Orders:**
 - a. **PCO #11:** Aluminum Frame Change: Original design had doors swinging in and now it is determined they need to swing out. Working with Kibbe to see if we actually have to change door swing. May be OK to leave design as is. No need to approve PCO at this time, until we hear back from Kibbe.
3. **Floor Finish:** Blue Sky had picked a custom color for the rubber floor not realizing the cost implication which was quite large. Went back and picked a general color with no cost implication. Color stays relatively the same grayish color.
4. **Furniture:** Kelly Suppes, furniture was not included in the original bid. She and Bonnie are working with Pinnacle to get furniture ordered now. Pinnacle has agreed to hold the furniture for us should it come in before we are ready to install. There will be no fabrics, all wipeable surfaces. Monies will be coming from a large donation that SCACC received. Member Batkoski asked why furniture was not included and Ben stated that when planning, the budget was of concern, so they did not include furniture.
5. **Other:** Completion date is December 2022.

VII. DOW EVENT CENTER – JON BLOCK, GENERAL MANAGER

1. **Parking Ramp Mural:** Jon confirmed with Jaime that there could be no supporting information found in previous Building Authority Meeting notes on who was responsible for costs associated with the mural. He contacted Mike Mosher, SVSU and Mike feels that we should remove it completely, give it to First Ward Community Center with the hope of replacing it in 2-3 years. He would like to invite the original artists back to have a small reception on June 22, 2022 with removal on June 23, 2022. Jon suggested we engage Spence to remove it using the capital projects budget. Both Mike and Jon believe this would be a low cost, respectful way to remove the mural.
2. **Capital Proposals for 2022/2023:** Jon presented spreadsheet of improvements needed. Yellow hi-lighted items should be replaced in 1 year and orange in 2 years.
 - a. Install handrails to upper bowl of arena - Eliminated
 - b. Repair plaster damage through-out facility – High Priority, the atrium HVAC duct work paint is peeling and above the mural there was a leak/damage. In theater, plaster on walls is damaged. Tri City Acoustical bid is \$52.5K
 - c. Replace drop ceiling in arena & venue hallway's/dressing areas – High Priority, the number was a lot higher than expected at \$210,000. Labor would include demolition of old lights and ductwork. Significant arena damage from water pouring over metal tiles, then the tiles rusted. The White hallway ceiling needs to be replaced and is included in the quote.
 - d. Repaint the Jolt Credit Union Event Park pavilion – Underside is showing significant rust. Spence quoted \$40K. Jon will reach out to the Jehovah's witness group who did the outdoor building painting to see what they would charge. We supply the paint, and they would supply labor and supplies.
 - e. Replace arena insulated ice floor – This is the floor that goes over the ice. Cascadia quoted \$155,000. Ice boards are 20 years old. We would use old boards

for events where the floor is covered and new boards for events you can see the floor.

- f. Replace and or migrate outdated fire alarm system – Parts are not made for this system any longer. There have been multiple false alarms. Vanguard has purchased spare parts but because they are no longer produced, when they are gone, we will no longer be able to fix exiting system. Honeywell and Siemens will provide quotes. Minimum cost estimate \$350,000
- g. Install point of sale/inventory system through-out facility. Already discussed using ASM Contribution to fund – High Priority, Quotes from MyVenue and ByPass. Recommendation for ByPass at \$99,000 and \$32,000 annually for service and maintenance. Currently the system is in 11 venues which can offer expertise and troubleshooting if necessary. Some companies need WIFI to operate and with Patrons and POS using WIFI it could mean frequent outages. Cashless Option – There is an option to go cashless, there is a 30% increase in sales going cashless. Member Batkoski voiced concern with older generation and cashless options. Jon noted that the box office could sell gift cards for a period of time to acclimate the public. Treasurer Novak asked what the timeline is for this project and if we could wait until the July meeting to make a decision. Jon stated waiting until the July meeting would delay install to Fall/October. Member Smith asked if the POS would address quality of product sold. Jon stated it would not, however ASM is entering a contract with Door Dash and the DOW was chosen to test it. People could order from door dash and have food delivered to the event center. This will be available in 6-12 months. Jon confirmed that there will be no self-serve kiosk's as normal practice but would be available should it be needed due to lack of staff.
- h. Overhaul theater one of six HVAC system air handlers – There are currently 6 units with components from 1972. 1 handler which controls the stage cooling has a failed coil and does not work. Could come in and remove everything at 1 time but the plan would be to phase in and replace 1 shell a year. \$80,000
- i. Replace two 20/25-ton RTU's throughout facility – There are currently 17 RTU's. 10 are beyond their 15–16-year life expectancy and have been replaced. The strategy would be to replace a few at a time. They were originally installed in 2001/2002. The kitchen does not have AC. \$40,000 p/unit.
- j. Red room lighting replacement – Fixtures are not replaceable. Spence and Honeywell both looked at the job to install new fixtures and switches. Upgrade from 84 to 120 fixtures. \$78,000 is an earmark not a bid cost. Red room is original to the event center, updated the bar and stage in 2015.
- k. Theater lobby lighting replacement – Eliminated

- 3. **Budget** – 2.4 Million in investments, grant monies, ASM monies and potential income would be used for projects. Unsure of budget allocations at this time and would want to speak with Koren Thurston.

VIII. OTHER ISSUES/CONCERNS: None

IX. NEXT MEETING – July 7, 2022 at 10:30 a.m.

X. ADJOURNMENT: Member Ann-Marie Batkoski moved to adjourn the meeting; supported by Member Smith. The meeting was adjourned at 11:27 a.m.

Meeting Minutes
Saginaw County Building Authority
Thursday, July 7, 2022
County of Saginaw Courthouse – Boardroom 200
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Present: Robert V. Belleman, Tim Novak, Leon Turnwald, Bill Smith
Absent: Ann-Marie Batkoski
Others: Carl Ruth (BOC Chairman), Jake Golden (Spence), Ben LeBlanc (Granger), Cherie Armstrong (Granger), Tony DePelsmaeker (Maintenance Director), Norm Bamberger (MMIA), Jon Block (DOW), Bonnie Kanicki (SCACC), Kelly Suppes (Purchasing/Risk) Jaime Ceja (Controller's Office)

- I. **CALL TO ORDER:** Chairman Belleman called the meeting to order at 10:33 a.m.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MINUTES OF June 2, 2022:** Member Novak moved to approve June 2, 2022 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 #031:** Fire Alarm Work: During rooftop work, fire alarm company was called to standby in case of accidental trigger. Siemens is the manufacturer and Vanguard services the alarms. It was determined that parts are old and cannot be replaced. Total - \$4,261.00
 - b. **PCO #032:** Cooling Tower Chemical Treatment System: Chemical treatment system is currently set to treat water daily with no option to test and determine if water needs to be treated. Upgrade to new system that can test and dispense chemical if necessary. Total - \$3,253.62
 - c. **PCO #033:** Parking Deck Signage: Existing signage has not been replaced in quite some time and is showing its age. To keep the old with all the deck upgrades is aesthetically unpleasing. Total - \$910.50Member Turnwald moved to approve PCO's 031, 032, and 033. Member Novak supported. The motion passed (4-0).
 2. **Project Schedule:** Finishing the parking deck, Pullman said they are done pouring concrete and are 4-5 days behind. They are finding repairs that can be done within the budget. The deck is being cleaned and prepped for traffic coating, (an epoxy that covers repours and steel that is not epoxy coated) and striping. Epoxy is durable compared to concrete with no additional monies out of the budget. They will be starting at the top and working down. Jon wants to use the parking deck as soon as tomorrow 7/8. Will be obtaining a schedule that includes job time, cure time and completion.
 3. **Elevators:** Crew was supposed to be on site this week, this is now moved to next week due to staffing issues.
 4. **Landscaping and fencing:** This should be done within the week.
 5. **Budget:** Good shape, unspent contingency = 482K.

6. **Chiller:** Temporary chiller will be ready for use on August 1. Spence is still in talks with American Arena and their lawyers. Mediation will take place in early August. Spence is attempting to have a 3rd party inspect and confirm that the motors are operable. Member Smith positively acknowledged Spence in dealing with this situation and their commitment to getting it rectified. Local contractor will be trained in how to maintain the permanent chiller.

V. SCACC RESOURCE CENTER: BEN LEBLANC and CHERIE ARMSTRONG: GRANGER

1. **Roof Top Efficiency:** Ecker Mechanical is attempting to secure a Federal Energy Credit. The County has been contacted by the “alliantgroup” to sign a document stating that Ecker Mechanical installed the equipment and should receive the section 179D deduction for the SCACC Property. How is the credit determined?
2. **Potential Change Orders:**
 - a. **PCO #12: Sidewalk Modification:** Order to change the sidewalk layout and sizing around the electrical equipment. Total - \$360.00
 - b. **PCO #13: Generator Transfer Switch:** To install a new 800 amp disconnect to give existing Asco dock station overcurrent protection. Original design was to have all in one means of connecting the generator if needed. The disconnect and connect switch would ideally be in the same equipment. This is for the shelter generator only and does not include the IT equipment are in the building. Chairman Belleman stated that this is a 24 hour a day operation with live animals, why would an automatic generator not be included in the original specifications? Ben will reach out to Kibbe and find out why an automatic generator was not included in the original plans. The IT generator is 125 amp/natural gas. Member Smith inquired if we could enlarge the IT generator and have it power the entire building. Ben will see where that generator is; if it has been ordered and if changes could be made. Four choices below:
 1. Eliminate the Asco dock station and install a service rated Trystar TMTZ-2 Total - \$14,305.00
 2. Eliminate Asco docking station would eliminate 10K
 3. Leave Asco docking station and install quick connect – This would be manual operation – Total - \$8K
 4. Eliminate 400 amp 1 line breaker and either a 400 amp disconnect or a 400 amp plug for the generator and install a kirk key interlocking kit which would be approved by the inspector. Total - \$5K with a 5K credit from the Asco. = \$0.00
 - c. **PCO #14: Grouting above southwest windows:** There was no grouting in the original plans. Total - \$968.00
 - d. **PCO #15: Eliminate floor drains and vents in the clinic areas:** Floor drains (qty 12) were proposed to be installed in the clinical area with no plan on how to vent them. They were removed from the project. PCO is the cost to remove them after they were already installed (9). The fix was to slope the concrete in the garage to drain. This change was made without the approval of the Building Authority. Chairman Belleman noted that changes should not be made without the consult of the Building Authority who is ultimately responsible to oversee the project. If immediate decisions need to be made, they need to go to Chairman

Belleman and he will disseminate to the Building Authority members as necessary to get an immediate response.

- e. **PCO #17: Temporary sign on Bay Road:** 4x6 “Home of future SCACC” with rendering of the new building. The digital sign currently in use at 1312 Gratiot is to be moved to the new location, it could be taken now.

Member Smith moved to approve PCO’s 12,14,15,17. Member Novak supported. The motion passed (4-0).

- 3. **Budget:** 409K in contingency. Approved 82K / 36K pending / 291K left in contingency.
- 4. **General Update:** Cherie Armstrong – Closing the front of the building and starting on the roof/exterior. Underground work is complete. All load bearing walls are done and non-load masonry will be done by mid-August. No issues with neighbors, parking etc...
- 5. **Other:**
 - a. Fiber, conduit, routing - Tony DePelsmaeker questioned the fiber provisions, conduit and routing. Ben confirmed that there is conduit going out onto Ashley Lane.
 - b. Supply Deliveries – Kelly Suppes asked that deliveries be sent to the new shelter address, 1312 Gratiot is receiving boxes. Ben will advise Ecker and Van Herweg.
 - c. Storage – Cherie, Bonnie, Patterson Vet Supply, and Dr. Kline will be meeting tomorrow to discuss storage for medical equipment. Ben offered to see if he can secure a storage container on site. Concern would be temperature, with digital/electronic equipment.

VI. **DOW EVENT CENTER – JON BLOCK, GENERAL MANAGER**

1. **Capital Proposals for 2022/2023:**

- 1. **Replace and/or Migrate Outdated Fire Alarm System:** Migrate is just replacing some parts, not the entire system.
- 2. **Replace Drop Ceiling in Arena and Venue Hallways/Dressing Areas:** Recommend drop ceiling in arena be done first and hallways and dressing areas at a later time. Get quote to do the job in parts. This is a safety issue as 2 sections of the ceiling have fallen in the past. 1.2M was the arena ceiling number and 105K was the hallways/dressing areas number.
- 3. **Install Handrails in Upper Bowl of Arena**
- 4. **Replace Arena Insulated Floor:** Corners are cut, they slip and slide. They are generally unsafe and cause a trip hazard. The idea would be to keep the old ones and use them when there is an event that would utilize floor cover and use the new floor for events where the floor will be exposed.
- 5. **Install Point of Sale/Inventory System:** Equipment has been reserved (non binding). Member Smith asked why it’s # 5, why so low on the list? Jon stated he prioritized safety over revenue.
- 6. **Overhaul Theater HVAC System Air Handlers:** One of Six – Original to facility. 6 shells in the theater side. Inside is the HVAC system. To replace shell’s you would have to demo the building. Recommendation is to replace the internal components of the shells. Cooling over stage is inoperable. Can we do one per year? John E. Green is 80K per shell. Proposing to do stage 1st.

7. **Red Room Lighting Replacement:** Dark, fixtures need to be replaced as parts are unavailable, whole fixtures would need to be replaced.
 8. **Replace Ten 20/25 Ton RTU's Throughout Facility:** Replaced 4 on rooftop, replaced 1 due to lightning strike. This should not impact the roof. They should be sitting on curbs.
 9. **Repair Plaster Damage Throughout Facility :** Leak repair from old roof, theater and atrium specifically. There is water damage over mural, HVAC ducts in atrium, peeling paint. Damage on wall high above acoustical shells. Cosmetic job.
 10. **Repaint the Jolt Credit Union Even Park Pavilion:** Want to hold off at this time, checking with Jehovah witness group who comes each year. They supply the labor, we supply the supplies.
2. **Operational budget:** As of May is under 500,000K deficit. We have money in our capital. Reprioritizing list, Insurance went through and assessed safety concerns. How do you prioritize? Is it safety/Liability? Is there a report from Dow Event Center Insurance company? Are the items on this list categorized in that report? Can we see a copy?
 3. **Security:** Chairman Belleman asked about security cameras in the parking deck– Are there cameras in the parking ramp now? Norm Bamberger stated that parking cameras are always encouraged but will most likely have no effect on or reduce liability cost. We received an exception from the city Fire Marshall to put extinguishers in stairwells due to vandalism. What about using 24hr. on site security? Is it worthwhile? Jon acknowledged the parking deck cameras and security and stated that guest experience concerns are important but, these items are functional and if they go down/fail the Dow may be forced to close until repairs are made.
 4. **Zambonis:** Will go out this month to be inspected and repaired. 100-120K to replace. What is the remaining life expectancy on those?
 5. **Point of Sale/Bid's:** Jon to work with Kelly on getting bids, the County's purchasing policy needs to be followed.
- Member Smith made a motion to bid jobs 1-5 (See Above) and report back to the Building Authority, and in conjunction with Kelly Suppes, accept a bid for the Point of Sale. Member Novak supported. The motion passed (4-0).
6. **Fire Door:** Replaced a few weeks ago, this is complete. \$8,200.00
 7. **Wireless Proposal:** Kelly is working through getting RFQ.
 8. **Party Deck:** Upper deck (100 person max) installed in January and was used 11 out of 18 games. There were quite a few games moved this year and the team finished 2nd to last in the league. Need to address heat getting trapped between the floor and ceiling, currently using fans to move heat.
- VII. OTHER ISSUES/CONCERNS:** Jail/rainwater penetrating the basement. Spence Brothers is addressing, recommend removing rocks and replacing with concrete. Maintenance has not investigated yet, but we need to get the roof water away from the building.
- VIII. NEXT MEETING** – August 4, 2022 at 10:30 a.m.
- IX. ADJOURNMENT:** Member Smith moved to adjourn the meeting; supported by Member Turnwald. The meeting was adjourned at 12:03 p.m.

Meeting Minutes
Saginaw County Building Authority
Thursday, August 4, 2022
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: Robert V. Belleman, Tim Novak, Ann-Marie Batkoski, Bill Smith
Absent: Leon Turnwald
Others: Carl Ruth (BOC Chairman), Sheldon Matthews (BOC Vice Chairman), Jake Golden (Spence), Christopher Miller (via telephone/WKA), Ben LeBlanc (Granger), Cherie Armstrong (Granger), Tony DePelsmaeker (Maintenance Director), Norm Bamberger (MMIA), Zack Robinson (MMIA), Kelly Suppes (Purchasing/Risk) Jaime Ceja (Controller's Office)

- I. **CALL TO ORDER:** Chairman Belleman called the meeting to order at 10:33 a.m.
 1. Chairman Belleman asked for a moment of silence for Mary K. Herzog who passed away while working. Mary was a long-time employee of the Dow Event Center. Jon Block was attending her funeral services today.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MINUTES OF July 7, 2022:** Member Batkoski moved to approve July 7, 2022 meeting minutes, seconded by Member Novak. Motion passed.
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN: SPENCE BROTHERS**
 1. **Potential Change Orders:**
 - a. **PCO #035 – Builders Risk Review/Renewal** – County should renew for the year at a cost of \$16,083.97.
 - b. **PCO #036 – Water Heater Voltage** – Electrician found voltage was supposed to be 280 vs. 270. The mistake was a design issue. Cost is \$16,295.48 to be taken from contingency.
 - c. **PCO #037 – Broken Chemical Line** – Chemical line is attached to the water treatment system. It is unclear whether the line had been damaged before construction and was still operational or if the line was damaged during construction. Cost to repair is \$1,352.00.
 - d. **PCO #038 – Drain Line Augering** – The mechanical room drain lines needed to be augered, the opinion of the sub-contractor is that it may have never been done before. Drains were backing up and it was necessary. Cost is \$7,159.18 billed to contingency.
 - e. **PCO #039 – Broken Gas Lines** – Lines on the roof of the arena were found broken. John E. Green repaired the lines. This may end up going back on another sub-contractor. There was work done around that pipe and now Jake is working to figure out if the pipe was already broken but still functional prior to construction or if it was damaged during construction.

Member Smith made a motion to approve PCO's 035, 036, and 037, 038, and 039. Member Batkoski supported. The motion passed (4-0).

2. **Elevator Shafts/Parking Deck** - Cost to roof 2 elevator shafts is \$21,555.00. In the contract, roofs were included over the elevator shafts. Contingency exists to do the job. Pullman is almost done and will we receive a credit for monies not used. The positive to having this done now is that they will be done at the same time as the facility itself and both would be covered under 1 warranty. The roofs are not leaking at this time, but Jake recommends reroofing now. The roof itself is about 20 years old. Remaining contingency is \$400K with no other draws against it, at this time. Jake anticipates the credit from Pullman will cover this as it would go into contingency.

Member Novak made a motion to approve the cost to roof 2 elevator shafts at \$21,555.00. Member Smith supported. The motion passed (4-0).

3. **Alley on the south side of parking deck** – Jake was able to trade fencing for landscaping however, at the bottom of the hill there is a flat spot, full of weeds and it’s unappealing. Jake received estimate from Bell Landscaping to grade and shape the area filling in with riverbed stone. Jake recommends doing it as it will be an easy maintenance long term. Cost is \$3,700.00.

Member Batkoski moved to approve the cost to grade and shape existing area at \$3,700.00. Member Novak supported. The motion passed (4-0).

4. **Crack Fill, Seal & Stripe Parking Areas**– Jon Block asked Jake to see if he could get some additional parking areas included when the existing contractor was on site. This included, the Jolt Credit Union parking lot, the southside of the arena, northeast drive, and parallel parking area on the north service drive. The current contractor was going to do it but advised Jake he could not, due to supply shortage (no paint). Jake reached out to 5 other contractors to see if they could bid the job, 2 responded. Spence will take no fee for this job. Jolt credit union lot has never been done and it was built in 2013. Some of the lot is past the point of being repaired but the contractors will get as much done as possible. This amount can be pulled out of contingency. Yeager bid is \$27,900.00. DeMatio bid is \$26,190.00. Member Smith asked what the likelihood of getting electric parking charging stations would be when the repairs are complete. Jake advised that Kibbe would have to be involved but it could be done.

Member Smith made a motion to accept the \$26,190.00 bid with DeMatio. Member Novak supported. The motion passed (4-0).

V. SCACC RESOURCE CENTER: BEN LEBLANC and CHERIE ARMSTRONG: GRANGER

1. **HVAC/Ecker Mechanical** – The building is designed with 100% dedicated outside air units, no recirculated air. The equipment selected was from Trane because of functionality, energy efficiency and power. Ecker submitted an alternate manufacturer, Daikin due to cost. The difference between the 2 is efficiency but there is no standard for energy efficiency. Trane is 6.8lbs p/KW and Daikin is 4.3lbs p/KW. Daiken does meet all the requirements set forth in the bid documents however it will need to work harder than the Trane and would increase energy costs by \$8,000 to \$10,000. Longevity of the equipment is the same. Chairman Belleman asked if a Life Cycle Cost Evaluation was done. Chris Miller of Kibbe responded that it was not. Chris further stated that they used modeling software that looks at historical weather data to put in the specs of equipment and determine efficiency. Because energy efficiency was not a spec of the bid, Daikin was approved. Any alternate should have similar functionality and benefits. Member Bill stated that if we have a 20-30 year piece of equipment with a payoff in 8-10 years, energy costs going up, Trane may be the better choice. Ben stated that Trane is not taking orders for the rest of

the year and cannot give a production schedule until the order is placed. Daikin is more available at 20 weeks out after order is placed. Member Batkoski asked if we place order with Trane to get production schedule and find out they cannot deliver, can we withdraw? Ben stated that he would have to ask. The original schedule stated this unit would arrive in November. Ben will reach out to Trane to see if he can get any information on a production schedule.

Member Smith made a motion to go with Trane if they can have it by January 1, 2023 at a cost of up to \$150,000. If Trane is unavailable Daikin will be approved. Member Novak supported. Member Batkoski Opposed. The motion passed (3-1).

2. Potential Change Orders:

- a. **PCO #018 – Generator** – Priced 3 sizes of diesel generator, 350kw-\$206,000, 200kw-\$197,000 and 250kw-\$191,000. Final cost was determined to be about \$200,000 for generator, concrete and grading. Lead time is 52 weeks. Tony determined that we need a 300kw with 88 amp service. We have only 325K left in contingency and with the HVAC/Trane unit costing 150K we will then be negative. We cannot upgrade the IT generator, it is already ordered and shipped. Suppliers these days are not even entertaining restocking fees. A smaller unit will not hold the entire building, we would need to pick and choose what operations to keep going.

Member Novak made a motion to purchase and install a 300kw generator for up to \$200,000. Member Batkoski supported. The motion passed (4-0)

3. **Updated Construction Schedule** - Cherie stated that we are 2 weeks behind due to weather and staffing issues. Granger holds on-site project meetings Wednesday's at 9:30am. Chairman Belleman asked Tony to attend these weekly meetings going forward. There is an issue with the IT room, working through long lead times in regard to the fire suppression system.

4. Other:

- a. Tony asked about Owner owned projects, badge system and camera install. Ben confirmed the conduit is roughed in. Ben will meet with Tony to discuss next steps.

VI. DOW EVENT CENTER – JON BLOCK, GENERAL MANAGER

1. **Point of Sale RFP** – Jon submitted by email his recommendation. He recommends Bypass due to cost, included equipment, shipping and implementation. Ability to support operational workflow, client references and stability.

Member Batkoski made a motion to award the RFP to Bypass and move forward with implementation. Member Novak supported. The motion passed (4-0).

VII. NEXT MEETING – September 1, 2022 at 10:30 a.m.

- VIII. ADJOURNMENT:** Member Novak moved to adjourn the meeting; supported by Member Batkoski. The meeting was adjourned at 11:39 a.m.

Meeting Minutes
Saginaw County Building Authority
Thursday, September 1, 2022
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: Robert V. Belleman, Tim Novak, Ann-Marie Batkoski, Bill Smith
Absent: Leon Turnwald
Others: Sheldon Matthews (BOC Vice Chairman), Jake Golden (Spence), Ben LeBlanc (Granger), Jon Block (Dow Event Center), Bonnie Kanicki (Animal Control) Tony DePelsmaeker (Maintenance Director), Norm Bamberger (MMIA), Kelly Suppes (Purchasing/Risk) Jaime Ceja (Controller's Office)

- I. **CALL TO ORDER:** Chairman Belleman called the meeting to order at 10:32 a.m.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MINUTES OF August 4, 2022:** Member Batkoski moved to approve August 4, 2022 meeting minutes, seconded by Member Novak. Motion passed.
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN: SPENCE BROTHERS**
 1. **Schedule Update –**
 - a. Chiller issue is still outstanding. The compressor manufacturer is coming out next week to inspect how it was installed, there will be an update at October meeting. Pullman is complete with the parking deck. The first 5 floors are useable with all exit signs installed, gate arms working and fully sealed. The card readers are operable at this time, but Credit Card payment is not. There is an internet issue and until it is fixed hourly parking is not available. J Ranck has to finish lighting project. There is an RFI out on the 6th floor affecting the light poles. Need to work with Kibbe on the light pole anchor bolts. Elevators will be starting demolition the week of September 12th with turnover expected in March/April 2023. They are fitting new elevators into an existing space which presents specific challenges.
 - b. **Budget –** Without Pullman's credit the contingency is at \$340,000. Member Smith asked whether the 340K is available to be used in another area. Chairman Belleman advised we would need to wait until the job is complete to know what money would be available.
 - c. **Temporary Chiller –** The chiller was installed and there have been no issues. Remote monitoring is in place and the rooftop units are working well. Temp is holding at 60%/40% humidity and that is the optimum goal.
 2. **Potential Change Orders:**
 - a. **PCO #043 – Moving Money within the Budget –** No PCO hard copy submitted as it was just moving monies within the budget.
 - b. **PCO #044 – Stone in Lieu of Mulch –** Removed existing shrubs before putting down mulch and landscapers recommended stone instead as option that will require little maintenance. Member Novak stated that he did see weeds

growing in the rocks already. Jake advised he will check on it. \$3,500.00 from contingency.

- c. **PCO #045– Added Service Outlet to RTU’s** – Adding outlets to rooftop units. \$4,000.00 from contingency.

Member Smith made a motion to approve PCO’s #043, #044, and #045. Member Batkoski supported. The motion passed (4-0).

- 3. **Parking Deck/Elevators** – Mr. Matthews confirmed that the parking deck is open from floor 5 and down but elevators are not operable, meaning people have to walk down 5 floors via the stairs or the ramp. Jon Block confirmed that is correct, but due to the elevators being damaged, they have been inoperable for quite some time now. Is there an option to convert 1st floor to temporary ADA parking until the elevators are operational? Jon responded yes.
- 4. **Chiller** – The first round of Mediation is complete. Investigation will start next week. The compressor vendor is coming onsite to inspect the pieces to make sure it was installed correctly. There was apparently a valve that was sized wrong and that is why the compressor seized. Member Smith asked if the parts were installed wrong is it our responsibility? Jake responded that it will be Spence’s responsibility. After this inspection there will be another round of meetings.

V. SCACC RESOURCE CENTER: BEN LEBLANC: GRANGER

1. Potential Change Orders:

- a. **PCO #019 – Acoustical Wall Panel** – This is a credit in the amount of \$34, 851.00. Kibbe and Blue Sky worked to replace vendor from Invisacoustic to Rockfon.
- b. **PCO #20 – Break Metal Sills at EIFS** – Detail was missing in the design documents, window-sills and how they tie into the EIFS system. Cost is \$1,160.00.
- c. **PCO #21 – Lockers** – original configuration has been changed in size from (25) 12x15x72 double tier to (6) 18x18x72 single tier and (11) 18x18x72 double tier lockers. Cost is \$991.80.
- d. **PCO #22 – Kochville Township Utility Connection Fees** – Water meter, tap fees were not paid. This is for water and sewer and costs can range drastically. This will come out of contingency. Cost is \$70,564.00. Contingency remaining is \$61,000.00.

Member Batkoski made a motion to approve PCO’s #019, #020, #021, #022. Member Novak supported. The motion passed (4-0)

- 2. **Schedule Update** – Waiting on final RTU dates. Daikin says possible 2/3/23. December the job will be complete with temporary heat. Granger will pay for the temporary heating solution. Ben needs to confirm that we will be able to install and equipment if we do not have heat. Connex will be delivered to new site so the new equipment can be delivered. There is a concern that we will not be complete in December. Chairman Belleman asked if there are other issues the Building Authority needs to be aware of. Ben responded that he is working with Tony and Craig on the overall building disconnect and how they can fulfill needs for the facility. Chairman Belleman asked about a punch list from SME, “a joint to bearing plate connection welded only on one side and back.” Ben stated that Men of Steel probably addressed it when it was pointed out but he will double check.
 - a. **Generator** – Waiting to get final generator price. Kibbe has designed a pad for it; and total cost is trending around \$200,000.00

b. **Grass** – If we do hydroseed it could die before it has time to really grow due to the weather. Ben will take this conversation offline.

VI. DOW EVENT CENTER – JON BLOCK, GENERAL MANAGER

1. **Budget Delay** – There have been budget delays in part due to hiring issues. Looking at September for draft.
2. **Other** – Jon Block gave notice that he will be resigning as of November 18, 2022. Rich McKeagon will be in town next week and will want to meet with Chairman Belleman. The position will post next week. Chairman Belleman asked if there has been any talk of contingency planning and if possible, the Building Authority are made aware of staffing concerns/issues/costs. Will the budget reflect the positions needed? Jon said he would have that conversation with Mr. McKeagon.
3. Chairman Belleman thanked Jon for an outstanding career and extended the County's gratitude for all the hard work Jon has done at the Dow Event Center. Member Smith mirrored that sentiment and thanked Jon for the many hurdles he has faced. The Building Authority is truly grateful to have worked with Jon.

VII. NEXT MEETING – October 6, 2022 at 10:30 a.m.

VIII. ADJOURNMENT: Member Smith moved to adjourn the meeting; supported by Member Novak. The meeting was adjourned at 11:20 a.m.

Meeting Minutes
Saginaw County Building Authority
Thursday, October 6, 2022
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: Carl Ruth, (BOC Chairman) Sheldon Matthews (BOC Vice Chairman), Jake Golden (Spence), Ben LeBlanc (Granger), Jon Block (Dow Event Center), Tony DePelsmaeker (Maintenance Director), Joshua Brow, (IT Director) Norm Bamberger (MMIA), Krystal Irvine, (MMIA) Kelly Suppes (Purchasing/Risk) Jaime Ceja (Controller's Office)

- I. **CALL TO ORDER:** Chairman Belleman called the meeting to order at 10:31a.m.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MINUTES OF September 1, 2022:** Member Batkoski moved to approve September 1, 2022 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 #034 – Added Keyed Switched in Deck** – Add two keyed switches per gate, for a total of 4. Cost is \$981.00.
 - b. **PCO #046 – Light Pole Anchor Bolts** - Inspection of bolts on 6th floor revealed these need to be replaced. Initially thought existing were going to work. Cost to replace is \$9024.00

Member Turnwald made a motion to approve PCO's #034, #046. Member Novak supported. The motion passed (5-0).

 2. **Project Update -**
 - a. **Parking Deck**– Last meeting it was brought up that there are weeds growing in the rocks that were placed. These will be treated in the fall and again in the spring.
 - b. **Elevators** – The Northeast elevator is demolished, and the Southwest will be done in 2 weeks. Even though Kone considers these new elevators, they are still going into existing shaft's and as such, there have been a few issues. In the Northeast pit there is a 24" grate that allows air and a pump to remove water. We need to prevent human access, so we will need to close off and secure. Windows will need to be covered to prevent any debris from entering the shaft. Member Turnwald asked why the elevators seem to be more money every time the Building Authority meets and whether there has been communication between Kibbe, Kone and Spence. Jake stated that there has been communication between all three companies and that fitting new elevators in to existing shafts has presented unforeseen issues. The process is moving forward because of the communication. Jake also advised that we are on budget and have not spent any more money than what was originally planned for the elevators.

- c. **Deck** – Jake will come back at November meeting with added staffing proposal. Spence brothers is providing oversight while elevator project is ongoing.
- d. **Pullman Credit** – Will be in excess of \$30,000.00.
- e. **Arena** – Still getting water leaks during heavy rainstorms. There will be a water test on the roof to see if they can determine where the water is coming from, the brick, caulking or the roof.
- f. **Chiller** – This is still with legal. Frascold came and conducted their inspection; items were found, and another round of mediation happened. Jake expects some forward movement will happen now. Jon stated that the temporary chiller has been working wonderfully and opening night went very well. The chiller is undergoing daily checks and Johnson Controls has been onsite checking temps, and filters.
- g. **Overall** – Exterior lights will be done next week; punch list is complete. Contingency is at slightly above \$330,000.00

V. SCACC RESOURCE CENTER: BEN LEBLANC: GRANGER

1. Potential Change Orders:

- a. **PCO #018 – Permanent Generator** – Install Diesel generator, placing concrete pad and grading. Cost is \$204,378.00

Member Turnwald made a motion to approve PCO #018. Member Novak supported. Member Batkoski opposed. The motion passed (4-1).

- b. **PCO #023– Erosion Control Permit Extension** - Needed to extend permit as job was to be Aug-Aug and complete. Chairman Belleman asked which projects were behind other than the rooftop HVAC system? Ben stated that due to delays outside their control the project had been pushed back, but they were communicated. Cost is \$1,650.00

Member Batkoski made a motion to approve PCO #023. Member Novak supported. The motion passed (5-0).

- c. **PCO #024 – 800 AMP Disconnect** - This will make the connection to the new generator and to Consumer’s Energy easier. This will allow the County to disconnect power if we need to without the assist of Consumer’s. Chairman Belleman asked if this was standard on new County buildings, does the Jail have it? Tony responded that he did not know, but that Craig suggested it and as an electrician, Tony trusted what he suggested. Member Smith asked what the cost would be to have Consumer’s come out and do a disconnect service. Ben stated that it would be an issue of timeframe and not money. We would be at the will of Consumer’s. Cost is \$14,910.00

Member Turnwald made a motion to approve PCO #024. Member Novak supported. The motion passed (5-0).

- d. **PCO #025 – Dog Run/Yard Landscaping** – Replace hydroseed with sod in the runs and yards. Ben stated that we have topsoil down now and we need to get this complete to close out the soil erosion permit. Ben stated that he believes we have the opportunity to establish the lawn now before winter. Chairman Belleman stated that the issue is in the spring having mud vs. grass. Will the hydroseed stand up. Ben stated that if the hydroseed does not take hold Granger will be there in the spring laying sod at their cost. Cost is \$8,687.00. The Building Authority agreed to make no motion at this time to approve PCO #025.

- e. **PCO #026 – Fiber Optic Conduit** – Trench and install 4” PVC underground pathway with tracer tape for AmComm. PCO#026 was signed by Chairman Belleman on 9/21/2022 as it was time sensitive, and the contractor was available to do the work before the next Building Authority meeting. Cost is \$10,510.54.00

Member Batkoski made a motion to approve PCO #026. Member Novak supported. The motion passed (5-0).

- f. **PCO #027 – Addition of heating and Insulation to Storage Building/Garage** – Member Smith asked why we are heating the garage, was it budgeted and is it forced air or radiant heat? Ben stated that it is forced air, but he has done radiant heat. Tony stated that it is a storage area/garage for vehicles with a storage room. Ben stated that the storage room has already been insulated by Granger as they plan on using this as a base of operations when the job site trailer is removed. Cost is \$12,444.00

Member Turnwald made a motion to approve PCO #027 with the change that it is to be insulation only. Member Batkoski supported. The motion passed (5-0).

2. **SME Punch List Update – Joist bearing plate connections welded only on one side and back.” EOR Response required.** Ben stated that the joist bearing plate is complete and welded. Bottom chord of the bar joist was bent and NuCore will have to come out and inspect, then SME will be called out to reinspect.
3. **Project Update** – EFIS will begin on Tuesday, windows, garage doors and majority of the glass is installed, sidewalks are complete, and the topsoil is down. October 10th – curbs will be poured. October 14th – base paving, October 17th-19th – hydroseed and landscaping, October 21st - pavement and parking, October 13th – duct work. Utility connections will be done within the next 2 weeks. Temporary door is still at the main entrance as the automated doors will not be installed until they are mostly complete.
4. **Other** – Chairman Belleman asked whether it has been confirmed that the HVAC has automated controls so that Maintenance can manage it remotely. Ben said he will confirm. Tony stated that on paper it appears we can, he is also getting conformation from Ecker.

VI. **DOW EVENT CENTER – JON BLOCK, GENERAL MANAGER**

1. **Phase II Proposal – William Kibbe and Associates** – Replacement of the arena ceiling and white hallway ceiling. Addition of handrails in the upper bowl and fire alarm upgrades. Member Turnwald asked if ceiling lights will be replaced when the ceiling is done. Jon stated that in 2017 those lights were removed, and LED lights were installed. The project will encompass removing the old ducting and remaining lights and the pin lights will remain in place. Member Turnwald also inquired about rebates and who would profit from those. Member Turnwald also stated that he did not see if the existing lighting would be disposed of in the contract. Usually for a rebate to apply there is an agreement that all removed fixtures need to be disposed of. Jon stated the County would receive the rebates, not Kibbe and he will ensure that items are disposed of. Cost is \$36,500.00

Member Smith made a motion to approve the Phase II Proposal from William Kibbe and Associated. Member Batkoski supported. The motion passed (5-0).

2. **Contingency** – After PCO’s submitted today contingency is at just under \$31,000.00
3. **Updates** – Point of Sale system is installed and will be operational at this weekend’s game. F&B Manager and Finance Manager have been going through training online. This system is easier than the cash registers they have now. Chairman Belleman asked

whether a press release has been sent out notifying patrons of a cashless system. Jon responded no it has not, The Dow will continue to take cash at this time as some of the vendors, like the circus still use cash. Jon also stated that he wants to ensure that the system is working as it should before going cashless. Jon asked Member Novak if the County has received any monies from ASM. Member Novak stated he would check.

4. **Transition** – Jon stated that Rich has 3 qualified prospects that he is currently reviewing for General Manager position.
 5. **Ice Condition** – Member Smith asked about the ice quality of last week’s game. Jon stated that there were 2 heating vents in the ceiling that inadvertently slipped out of place and pointed downward blowing heat onto the ice. The center ice was soft but between Ethan and Joaquin they have a great handle on the ice, and it was addressed.
 6. **Budget** – Jon stated that Finance Manager, Kelly would have the budget complete this week or next. Rich will need to review it before submittal.
- VII. NEXT MEETING** – November 3, 2022 at 10:30 a.m.
- VIII. ADJOURNMENT:** Member Turnwald moved to adjourn the meeting; supported by Member Batkoski. The meeting was adjourned at 11:28 a.m.

Meeting Minutes
Saginaw County Building Authority
Thursday, November 3, 2022
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: Carl Ruth, (BOC Chairman) Jake Golden (Spence), Ben LeBlanc (Granger), Cherie Armstrong (Granger), Jon Block (Dow Event Center), Tony DePelsmaeker (Maintenance Director), Norm Bamberger (MMIA), Krystal Irvine, (MMIA) Kelly Suppes (Purchasing/Risk) Jaime Ceja (Controller's Office)

- I. **CALL TO ORDER:** Chairman Belleman called the meeting to order at 10:30a.m.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MINUTES OF October 6, 2022:** Member Turnwald moved to approve October 6, 2022 meeting minutes, seconded by Member Batkoski. Motion passed.
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN: SPENCE BROTHERS**
 1. **Elevator Shaft Window Replacement** – Currently there are no leaks in the elevator shafts. Jake met with Jon Block and discussed removing and replacing the current window panels with insulated window panels. Since the current windows are not leaking Jake does not recommend incurring the cost. Jake proposed that to redo caulking and seal the windows would be a cost of about \$12,000. Jon stated that the Building Authority is investing a lot of money into this project and allowing the elements to create a problem later is irresponsible. Member Turnwald stated that the garage looks dilapidated, would it make sense to have a painting contractor come in and paint the garage and address the windows? Jake stated that a painting contractor would not address the windows. Jake stated that he would recommend painting the stairwells and handrails at a minimum. Member Novak asked if we could do this in 2-3 years. Jake stated, yes. Member Batkoski stated that there is a large art movement in Saginaw, could we engage some artists to come in and paint? The Building Authority asked Jake if he would secure 2 bids, one for painting the stairwells and rails and another bid to paint the deck. Contingency after approval would be \$203,000.
Member Smith made a motion to approve exterior caulking not to exceed \$12,000. Member Novak Supported. The motion passed (5-0)
 2. **Potential Change Orders:**
 - a. **PCO #047– Additional Personnel and GC's due to Elevators** – Anticipated additional personnel because the elevator changed design and space has to be constructed. Currently waiting on confirmed delivery date, first car to tentatively arrive on January 31, second car February 14. There is a 5 week install per side. Looking at the end of April for completion. Member Turnwald pointed out that turnover was supposed to be in June, then July and the deck was not done until September. The dates keep getting pushed back and more and more money is being spent. Jake stated that he would incur a month of

costs, but he needs 7 months of office staff and condition costs. Member Smith clarified that these costs would be for actual time worked. If no-one is on site, then the Building Authority would not be charged. Jake stated that was correct. Member Smith asked if any of this work would affect patrons and if there were any issues so far? Jon stated that there was a gate arm issue but that it was an operation issue and has been fixed.

Member Smith made a motion to approve PCO #047 not to exceed 30 weeks and billing broken out by weeks of actual time worked. Member Novak supported. The motion passed (5-0).

3. **Project Update -**

a. **Pullman Credit** – This credit should be received in December and will be added back into contingency. Jake expects \$30,000.

b. **Chiller** – Nearing the end of the mediation and arbitration is set. Mediation is currently addressing getting the chiller fixed, warranty information and 30-60 days running time test before the warranty will start. To date there is no final report. Jon stated that Spence has been handling the situation very well. A compressor did have to be replaced on the temporary chiller but it was done efficiently. Member Smith asked when the Chiller is complete will there be a maintenance plan to follow? Jon stated that the maintenance plan will be part of the final agreement. John E. Green has the service contract and will be maintaining the new chiller. Chiller will be added to agenda at every meeting until completion of project.

c. **Roof** – Water testing started yesterday and will continue into next week due to an equipment issue. Smaller areas continue to leak and Spence is unsure if it is the mortar, caulking, joints or flashing. Roofing contractor believes that the caulk joints are where the leaks are. Jake wants to complete the water test. Member Turnwald and Chairman Belleman asked why the flashing was not removed when the roof was completed and why this was not caught at the beginning of the project? Jake responded that the contractor only looked at the roof, not the walls/flashing. Jake stated that the water test will be completed this week and we may need to re-caulk the joints. Jake will get a quote for re-caulking the roof joints.

d. **Rock bed Weeds** – Jake stated this has been taken care of.

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

1. **Potential Change Orders:**

a. **PCO #027– Storage Building Insulation** – Cost to insulate the storage building. \$12,444.00

Member Novak made a motion to approve PCO #027. Member Batkoski supported. The motion passed (5-0).

b. **PCO #030– Bulletin #5** - Addition of 3 wireless access points, 2” conduit from IT room #134 to data center #002 and add third data drop to specified data receptacle location. Building Authority asked if this was related to SCACC or IT specifically and should this have been caught at the beginning of the project? Ben responded that it was for both SCACC and IT. Cost is \$38,400.

Member Novak made a motion to approve with a revised bid that separately splits the costs accordingly to the SCACC project and IT project. Member Batkoski supported. The motion passed (5-0).

- c. **PCO #032 – Roof Hydrant Drains** - The plumber noticed that there are 3 hydrant locations with no roof drains. These drains were never on the drawings. Hose bibs need to drain internally and not on the roof. Tony stated that we need water on the roof for coil cleaning. The Building Authority asked if this is something the architect should be paying for since they overlooked it? Approving this cost will leave contingency at \$1,300. Cost is \$2571.20

Member Batkoski made a motion to approve PCO #030. Member Novak supported. The motion passed (5-0).

2. **Medical Gas Equipment** – Granger submitted this, and it is in the contract with Ecker. If it is in the contract with Ecker, we want them to provide the equipment and the County will supply the gas. Chairman Belleman stated that the County does not want to install something that was in the Specs, and we want to avoid having multiple people touching this part of the project.
3. **HVAC Update** – 11 units on order and expected arrival: 2-mid January, 8-end of March, 1-end of April. Ben did meet with Kochville Township and asked what would be needed to get temporary occupancy. The single unit that will arrive in April serves a small portion of the building. Bonnie is looking to have employee training in March and all units but 1 would be operational. Looking to move animals at the end of April and go live in May. Ben stated that when the units arrive, they will need 1 week from arrival to operational. We could do a balance of existing units and then rebalance when the last one is installed, testing for proper CFM rates. Basically, balance the first 10 units and then rebalance when the last unit is in. This will work because they each serve such specific and smaller zones. Occupancy in May 2023.
4. **Furniture** – Kelly stated that furniture was ordered and is in, Pinnacle has been storing. Can we advise Pinnacle when the furniture can be installed? Ben stated mid January/February. In January we would have 2 HVAC units operational and climate control should not be an issue.
5. **Security** – Tony stated that cost for cameras and proximity readers were not in the original bid. Cable on the interior needs to be completed and the project will take about 8 weeks. Some of the readers are in stock and areas have been prepped but cameras are not in stock and there was no prep done for them. Member Smith asked if this would be tied into the existing system. Tony stated it will be. Chairman Belleman stated that we will need to look at SCACC fund balance for this cost. Cost is \$193,252.47.

Member Turnwald made a motion to approve the cameras. Member Smith supported. The motion passed (5-0).

6. **Project Update** – Grass – With occupancy in May we will have time to make sure the grass is well established before moving in. Topsoil is in and seed going in on Monday. Dog park fence will go in on Monday, duct work will be done next week. Asphalt is complete striping and signage will start November 16th. SMU block fill is 90% complete. Painting starts next week, flooring starts 1st week of December and drywall will be done in 2 weeks. Equipment install starts December 15th. Windows and doors are installed minus the front doors. Utilities are scheduled for early December along with temporary electrical and heat. Member Batkoski asked if there will be additional costs with opening

being delayed by so much? Ben stated, no Granger will absorb costs. There is a lighting control issue and electrical engineer stated there are some control deficiencies.

VI. DOW EVENT CENTER – JON BLOCK, GENERAL MANAGER

1. **Budget 2022-2023 Operations Budget** – The budget is \$4,000 higher than normal. \$256,000 for increased staff and retention. This is due to increased employee benefits and wages. Long term employees need an increase. Year has started out strong with January – March 2023 looking like normal strong months. Budget allows for 3 additional full time and 1 part time staffing. Chairman Belleman asked if it recognized additional resources to top management? Jon stated that it recognizes Food and Beverage as a revenue department that needs more people, but that Jon was directed to not spell out which positions are needed. Jon stated that he did point out to Rich that people are getting burned out. Member Turnwald asked if the County has enough controls in place or is the County being too restrictive. Jon stated that he thinks the County has a good balance and is not being restrictive at all. Jon stated that there will be more projects to come, the building is old, and it will come down to how much money the County wants to invest. Over the years capital investments have changed, some have stayed the same, ASM and the General Managers direct where they think the County should invest and determine where the money should go, so it comes down to what is important to them. Member Turnwald asked if the County is in a place to dictate who we should be attracting? Jon stated that ASM is doing a great job given the resources available. The POS system has been installed and started off with some WIFI/Data issues. There have been no self-serve situations yet. People are getting used to them quite easily. The Building Authority recognized that this would be Jon’s last meeting and thanked him for his service and dedication. When asked if he had any parting words, Jon stated, “Stack up the little wins”.

Member Turnwald motioned to approve the FY2023 Operations Budget. Member Batkoski supported. The motion passed. (5-0)

VII. NEXT MEETING – December 1, 2022 at 10:30 a.m.

VIII. ADJOURNMENT: Member Novak moved to adjourn the meeting; supported by Member Turnwald. The meeting was adjourned at 12:03 p.m.

Meeting Minutes
Saginaw County Building Authority
Thursday, December 1, 2022
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: Carl Ruth, (BOC Chairman), Sheldon Matthews (BOC Vice Chairman) Jake Golden (Spence), Ben LeBlanc (Granger), Cherie Armstrong (Granger), Kelly Studor (Dow Event Center), Tony DePelsmaeker (Maintenance Director), Zack Robinson (MMIA), Kelly Suppes (Purchasing/Risk) Bonnie Kanicki (SCACC Director) Jaime Ceja (Controller's Office)

- I. **CALL TO ORDER:** Chairman Belleman called the meeting to order at 10:30a.m.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MINUTES OF NOVEMBER 3, 2022:** Member Novak moved to approve November 3, 2022 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 #048– Move money in 10 Codes.** Cost 0.00
- b. **PCO #049 – Pullman Unspent Unit Prices.** \$256,556.08
- c. **PCO #051 – Elevator Window Re Seal.** Cost \$9574.00

Member Turnwald made a motion to approve PCO's #048-#049 and PCO#051. Member Novak supported. The motion passed (4-0).

- d. **PCO #050 – Parking Deck Structural Bulletin.** Communication has been difficult with the vendor. Cost was in the original budget to cut the openings to accommodate the cars, it was removed because it was determined to not be needed. In review with Kone engineers, the openings need to be cut wider and taller, 10"W x 4"H. This applies to both shafts. Cost \$124,676.00

Member Novak made a motion to approve PCO #050. Member Turnwald supported. The motion passed (3-0).

- e. Subcontract **Change Order #003** presented with the below calculations.
(\$256,556.08) original credit.
- f. **PCO #052 – Pullman CCO #001.** Cost -\$94,935.50
- g. **PCO #053 – Pullman CCO #002.** Cost -\$725.00
- h. **PCO #054 – Curbs and Striping.** Cost \$45,540.00
- i. **PCO #055 – Bulletin #3.** Cost \$226,875.00
- j. **PCO #056 – Additional Coating.** Cost \$12,520.00
- k. **PCO #057 – Railings.** Cost \$6,000.00
- l. **PCO #058 – Line striping work.** Cost \$2500.00

Member Smith made a motion to approve PCO's #052-#058. Member Turnwald supported. The motion passed (4-0).

2. **Project Update -**

- a. **Chiller** – Spence has contractually parted ways with American Arena and are currently looking at other companies to come set up the chiller. Member Smith asked about the warranty and Jake stated that the new company will guarantee running for a minimum of 30 days and then the warranty will start.
- b. **Elevator Schedule** – Confirmation that the NE elevator will be on site in January and the SW in mid-February. Demolition work on both elevators and concrete in the pits is complete. J. Ranke is working on power. Pumford has all scaffolding and the hoist in place and 5 and 6th floors cut. Elevator shafts will be done by Christmas and then Kone can install the cars. Additional staffing by the 1st of the year may not be necessary as we will be waiting on Kone to install the cars. Project will be done by Mid February/March.
- c. **Pullman Credit** – PCO #049-CCO #003 are Pullmans' credit. Just shy of \$60,000.00 minus \$21,000.00 for the roof equals a net of \$40,000.00 back to the Building Authority.
- d. **Consumers Rebate** – Check handed to Chairman Belleman for \$36,903.00.
- e. **Deck Painting Cost** – 2 Contractors bid the job. First bid was to paint all 4 stair towers, walls, floors, door frames and the second was to paint only what was painted before. Jake also recommended a lead test, there were 5 coats of paint in the stairwells. There is \$140,000.00 in contingency unspent at this time, but in Jake's opinion there are better spends for this money. Painting couldn't happen until the summer and Jake would recommend that they get further along in the elevator project first.
 - 1. **Murray** –
 - a. Inside of stairwells - \$107,492.00
 - b. Outside stair towers, beams, yellow knee walls - \$214,935.00
 - 2. **NCS** –
 - a. Stairwells - \$120,492.00
 - b. Parking Ramp - \$213,508.00
- 3. **Stair Towers Egress Cost** – There is an issue with the egress door locks not being able to disengage from inside the stairwell. Kelly Studor was almost locked in. The doors can only unlock from the outside/deck area. Proposal from Architectural Glazing presented. Cost - \$3382.00

- V. **Roof Leaks** – There have been no leaks since the last meeting, they seem to happen when the winds pick up. It is believed that the leaks are from the joints. The cost to re-caulk is \$90K-100K. Exterior masonry control joints were not part of the original scope of work. Chairman Belleman asked if something was missed that should have been in the original bid. Jake stated that it is not uncommon to have leaks from a newly installed roof, and if you remove the tiles, you can see it coming down the steel and going to the roof. Chairman Belleman stated that he wants an explanation from Spence as to how this was missed and not included in the original bid. This was awarded as a design build project and Jake is unsure who did the original scope of work. Chairman Belleman asked if when you look at the scope of work do you not look at anything else, the surrounding and supporting areas? Jake stated that when the roof went on, there were several areas that were leaking that are no longer leaking. Member Smith asked if Jake would recommend caulking the entire roof

or just the leaking areas, is the masonry work cracked? Jake stated no. Member Smith asked if there had been any inspection of the joints in the masonry? Is this just the control joint caulk failing? Chairman Belleman asked if we approve the caulking of the control joints, and the leak still exists, how do you justify the \$100,000 spend? Member Smith asked to engage an independent contractor to look at the leaks and report back on their findings. Jake agreed. Jake stated that Brian Keeler was responsible for the work done with Kibbe. Chairman asked for Spence CFO Norm Thomas, Shane, Ed, and Brian attend the next meeting to discuss the Chiller and the roof leaks.

VI. SCACC RESOURCE CENTER: BEN LEBLANC AND CHERIE ARMSTRONG: GRANGER

1. Potential Change Orders:

- a. **PCO #028– Water Room Heater** – Cost to add a controllable electric heater. Chairman Belleman asked why the water heater was designed in an unheated room? Ben stated that it was discussed with Kibbe and they admitted they “missed it”. Chairman Belleman asked whether the entire room should be heated. Ben stated that the water heater is gas and will produce its own heat. Member Turnwald asked why the heater has its own room? Ben stated that it was a Kibbe design. Member Smith stated that the Building Authority should recoup costs from Kibbe in relation to this design flaw. Cost is \$2,155.81

Member Smith made a motion to approve PCO #028 based on discussion with Kibbe for credit. Member Novak supported. The motion passed (4-0).

2. **Roof Hydrant Drains** – This is complete. Chairman Belleman pointed out these were not on the plans either.
3. **Schedule** – The main building siding will be complete next week; the pole barn will be done in a few weeks. Fencing is complete at the dog runs and gates will be coming in 2 weeks. Duct work, insulation is complete. Asphalt is done, Block fill and painting is complete. Finishing paint and epoxy floor in the dog runs is being started next week Monday and will take two weeks to complete. Chairman Belleman asked if the flooring was MDARD approved. Ben stated Blue Sky chose the flooring, but he will double check before starting. Equipment is scheduled for delivery on the 19th. Consumer’s is on site now installing utilities. Canopies will go in next week. Chairman Belleman asked if the canopies were fabric or metal. Ben stated steel. Brick pedestals and fence corners are complete, and project is on schedule for roof top units.
4. **Garage Insulation** – Complete.
5. **Back-up Generator** – This is still 1 year out.
6. **Security Update** – Tony DePelsMaeker – 95% of the cabling is complete for readers, and cameras. He has a question for Kochville Township regarding lock boxes and whether we need one. He has reached out to the Fire Marshall to find out.
7. **Lighting Controls** – The electrical engineer and electrician are working on the lighting system. There are not enough connections, so when a switch is activated, it is affecting other areas of the shelter. Ben stated that it was designed inadequately, and that Kibbe used a 3rd party to design it. \$11,000 was the original price. Chairman Belleman asked if the sub-contractors had to submit a design plan. Ben stated that yes, they would have to on a lighting plan.
8. **Other** – Chairman Belleman asked that Ben submit to him a list of design flaws by the end of next week. The Building Authority chose Granger based on experience in building similar structures, specifically Lansing. Are these oversights the responsibility of Kibbe or

Granger? Ben stated that Lansing never had a generator but did purchase one after the fact. Chairman Belleman asked if Lansing determined they needed it after the build and Granger knew that, seeing that Saginaw did not have one in the design plans, why would Granger not bring that up and allow the Building Authority to decide whether it would absorb the additional cost? Ben stated that he would put together a list of design flaws.

9. **Medical Equipment** – Member Smith inquired about the Medical Equipment and where the project was at. Chairman Belleman stated there was a bid by Ecker but the equipment was too big and noisy so the County now has to supply portable equipment. It has been frustrating getting an answer from Kibbe and Granger on exactly what the County has to provide. Ben stated we would need piping for the Anesthetic and Medical suction. Chairman Belleman asked if we needed piping with portables. Ben stated yes. Member Smith asked if anything was installed that should not have been and did we pay monies for equipment we cannot use.
10. **Contingency** – Under \$3,000 and with the approved PCO today it will be under \$1,000.
11. **Bonnie Kanicki** – Was presented with the Shelter of the year award from MAACO.
12. **Signage** – Chairman Ruth asked if the current sign will be moved to the new shelter. Cherie stated it would be and that she believes the placement will be on the corner of Bay Rd.

VII. DOW EVENT CENTER – KELLY STUDOR – FINANCE DIRECTOR

1. **Other -**

- a. **General Update** – Everything is functioning well. Saginaw Spirit put in a bid for the Memorial Cup in 2024. This will require the Dow to make some investments in the suites and locker rooms. Chairman Belleman asked Kelly to start putting together a list of what will need to be completed and have it ready for the new GM who starts on Jan 2, 2023.
- b. **Roof Leaks** - Kelly agreed with Jake's perspective about the roof leaks, and we need to know where they are coming from before we do anything. Member Turnwald asked Jake for pictures, he stated that leaks are not unusual but you have to know where they are coming from to fix them.
- c. **General Manager Update** – Steve St. John will start on January, 2023. He comes with a lot of operations experience.
- d. **Parking Garage Security** – Chairman Belleman asked if we have security in the parking garage. Kelly stated no, there are operations employees who will walk through and check it on occasion.
- e. **Parking Arms** – Kelly stated these are still not operable on their own and there are staff manning them at events. The issue is internet and the Point of Sale (POS) system only functions with internet. Monthly parkers can still use the system. Spectrum was working on the project and had approvals, was emailing that they were working on it and then suddenly stopped. They stated that they could not justify the costs associated with pavement work that the City of Saginaw has asked them to perform. Chairman Belleman asked if wireless was an option. Kelly stated, she was told no because of the structure. Chairman Belleman asked for contact information so Tony could reach out to Spectrum contacts.

VIII. NEXT MEETING – January 5, 2023 at 10:30 a.m.

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