

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.