

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

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

Absent:

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

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

1. **Potential Change Orders:**

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

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

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

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

1. **Potential Change Orders:**

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

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

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

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

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

1. Potential Change Orders -

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VIII. Event Booking – Handout received.

IX. OTHER:

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

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

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