

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.