

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VIII. OTHER ISSUES/CONCERNS:

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

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

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