

Meeting Minutes
Saginaw County Building Authority
Thursday February 1, 2024
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: Mary Catherine Hannah, Tim Novak, Leon Turnwald, AnnMarie Batkoski, Bill Smith

Absent:

Others: Jake Golden (Spence), San Struble (Spence), Cherie Armstrong (Granger), Greg Bator (WKA), Steve St. John (The Dow Event Center), Koren Thurston (Finance Director), Rachel Horton (Animal Control), Jaime Ceja (Administrator's Office), Kelly Suppes (Purchasing/Risk Management), Tony DePelsMaeker (Maintenance)

I. CALL TO ORDER: Chairman Novak called the meeting to order at 10:30 a.m.

II. PUBLIC COMMENT:

1. Chris Boyd – Introduced Mary Catherine Hannah, new County Administrator.
2. Member Turnwald made a motion to appoint Mary Catherine Hannah to the seat of Chair. Member Batkoski supported. Motion passed (4-0)

III. APPROVAL OF MEETING MINUTES OF JANUARY 4, 2023: Member Batkoski moved to approve meeting minutes of December 7, 2023 Member Turnwald supported.

IV. THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS

1. **Chiller Status** – Temporary chiller was removed last Tuesday, and we have been on permanent ice for the last 6 weeks. From Spences' perspective everything is working well. Member Smith asked if the ice temperatures are good. Steve stated that they are not 100% dialed in yet, the ribbon install created a bad environment for the ice. Hearing reports from the referees and the teams, the referees believe the ice to be fine.
2. **Parking Deck Signage** – Higher Image has responded and there was a meeting, we are waiting to hear back on pricing. We have about \$20,000-\$28,000 available.

V. MEMORIAL CUP 2024: SAM STRUBEL, PROJECT MANAGER, & JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS

1. **Potential Change Orders – PCCO#014**
 - a. **PCO#050 - Yeo & Yeo Storm Master Guard Systems** – Plexi glass install at the two new eagles nest decks. Cost \$18,103.17
 - b. **PCO#052 – Shower Tile in Place of Inserts** – Installed inserts in the first locker room and they didn't work as we wanted them to. Need tiles. Cost \$3,517.02.
 - c. **PCO#054 – Demo PA Housing on Mezzanine** – Cost to demo and remove the old PA system that is not being used. This should have been in the original plan. Cost \$5,265.00.
 - d. **PCO#055 – Locker Room Exhaust Fan** – Attempting to get a new motor for the fan vs. replacing. This cost is to replace and will be last resort. \$14,805.18
 - e. **PCO#056 – BP#2 Bulletin 12** – This is to install electrical receptacles at each corner of the mezzanine. Electrical outlets would be used for TVs which would allow for replays, scout laptops, and new lighting over loge tables. Member Novak asked who's paying for the TVs. Steve stated, it's unknown. Chris Boyd stated that we need to identify a payer for these add-ons. To date we have been approving these PCO's saying we will identify a payer later and no payer is identified, and the County ends up paying. Steve stated he does not believe there is adequate

space to hold people in these areas, for him it becomes an egress issue, and we should not be putting people in a walkway. Greg confirmed this is an egress issue. Member Novak asked what the issue with the lighting is. Sam stated that currently the loge tables are there, and they get lighting from the suites behind them. They want more lighting however Steve stated the loge tables will not be here during the Memorial Cup, they will be removed and repurposed and he does not believe we need the lighting. Sam confirmed that he will not sperate PCO#056 into lighting and receptacles. The entire PCO is denied. Cost \$24,961.37

Member Smith motioned to approve PCO#050, PCO#052, PCO#054 and PCO#055.

Member Turnwald supported. Motion passed (5-0).

2. **Project Budget** – Sam provided project summary broken out into three categories: Budgets, Bids and Awards and Elevators. This is how the scope was broken out at the beginning of the project. Currently we are \$620,000 over budget. Koren stated the starting budget was \$8,450,755. Jake stated that steel was an issue and we had to add more than initially thought. Sam stated that this does not include any of the PCO's that were approved today. Budget to date is \$10,355,020.60 plus what was approved today. Member Smith asked how much of the added scope is for the Memorial Cup vs. a basic improvements. Jake stated that there have been things that the Spirit have asked for that would also benefit the Dow when the Cup is over. Steve stated that the return on investment will be measured per event, and will be ongoing.
3. **Project Schedule Status** – Locker rooms will be done and looking at a turnover date of March 3.
4. **Elevators** – State inspector stated we need three mechanically controlled dampers and due to this Kone cannot move forward. Greg stated that Kibbe believes that we can use the dampers we have, we have rebutted their requirements because they are unclear, and the project meets code. Kone will be onsite next week to get the inspection. Member Turnwald asked why we are so behind on code; the inspector's opinion is the only one that matters. Jake stated that after the first elevator project Kone supplied a list of "must have" items for this project and we still have an issue with the inspection.
5. **Other:**
 - a. **Serenus** – Sam confirmed that they only do medical facilities.
 - b. **Mobile Locker Room** – Cost to buy a portable locker room is \$100-\$120K. Steve stated we may be able to make money on this. Jaime, please add to next agenda.

VI. SCACC RESOURCE CENTER: CHERIE ARTMSTRONG, SENIOR PROJECT MANAGER, GRANGER CONSTRUCTION

1. **Potential Change Orders**
 - a. **PCO#068 – Power for Laundry Soap Dispenser** – The dispenser was not part of the original project and the pump is not required. The dispenser was installed where there is no electrical outlet to support the pump. Chair Hannah asked if the washer/dryer power was included in the original plan. Rached stated yes. Member Smith stated that this should come out of the millage monies and not the project. Kelly stated to Cherie, to make sure this is not billed through the Payapp. Chris Boyd asked when this project will be done. Cost \$1,078
 - b. **PCO#069 – Bulletin #9 Water Booster Pump** – Tony stated that there is 58psi coming into the building and its 48psi when it gets to the outlets. To get back to 58psi we need a larger pump. Member Smith asked if this could wait. Tony stated no, its an operational issue and needs to be addressed now. Member

Turnwald stated that this should be Kochvilles issue, they allowed the certificate of occupancy when they knew the water pressure would not sustain the activities of the shelter. Chair Hannah asked what the odds were of Kochville working with us to rectify the issue. Member Batkoski stated they are low. Rachel stated that they are already doing everything they can to work around the issue. They are staggering cleaning and laundry. Chair Hannah asked Rachel to come back with operational impacts. Cost \$88,391

Member Smith made a motion to approve PCO#068 to come form from millage funding. Member Batkoski supported. Motion passed (5-0).

2. **Project Budget** – Without approving the water pump at \$88,000 we are \$100,000 over budget.

a. **Swivel Feeders** – Cherie stated tha the company came and installed new nuts and bolts and used lock tite to secure them. Dogs cannot get through them now. They also changed the side of the feeder the bowls sit on to alleviate any injuries.

b. **Generator** – waiting for the grade to dry out so the generator can be placed. It is 2 weeks out.

c. **Back Up Center** – Kochville Inspector had an issue with the fire suppression system in the back up center. Air flow wasn't coming across the sensors correctly and we thought it may be the diffusers. Working on a fix.

d. **Punch List** – Member Smith asked what was left. Cherie stated that paint is still an issue, but she's waiting on Ben to speak to Murray (paint vendor) about it. Propane heaters caused discoloration of the paint.

e. **Drains** – there are two places where a desk is placed over a drain, surrender intake and clinic reception. Currently Granger is working on a solution.

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

1. **Budget Amendment** – Koren asked if staff labor will be through the Memorial Cup. Steve stated that he did employ a chef to work on food quality who he is now paying.

2. **Pizza Oven** – Frank from Jets has backed out. Steve has found some hoodless ovens and will bring information at the next meeting.

3. **Ice water Treatment** – The Spirit have offered to pay 50% of the cost. Member Turnwald stated that installing a new system to our old system will lead to issues, and we do not need it on the type of water we have in Saginaw. Chair Hannah stated that she has heard that we do not have issues with the ice. Member Batkoski stated that this was a recommended purchase not required. We have talked about it over and over. Chair Hannah stated that we will not be moving forward with this purchase, if someone comes in with additional funding, we will reconsider it. Steve stated that the coaches stated that there is too much "snow" on the ice. Member Novak stated that with the Spirit personnel and staff wanting this system so badly they are trying to push it on us, I have a hard time justifying a \$42K purchase.

4. **Hot Water Boiler** – Last game we had no heat and had to call John E. Green. Koren stated that this will have to come from millage money. Cost \$18,390.

Member Smith motioned to approve the purchase and install of the replacement of the hot water boiler coming out of millage funds. Member Turnwald supported. Motion passed (5-0)

5. **TV5 Dark Fiber** – Member Novak asked if there is any benefit to Saginaw to install this. Steve stated no.

6. **Telecom Room Power** – Steve stated it was determined we have too much equipment to run on the power we have available. Chair Hannah stated that the authority needs to see numbers, bring back 3 quotes. Member Turnwald told Steve to ask if they can piggy back the breakers.
7. **Combustion Air Pre-Heat Coil Frozen Pipes** – No numbers, will bring them back when they are in.
8. **Event Bookings** – Looking good. Member Novak asked how they were looking during the Memorial Cup. Steve stated that they confirmed Walker Hayes as the headliner.
9. **Ribbon** – Total cost of the ribbon is \$909K, Cascadia dasher boards: \$22K, Miscellaneous: \$10K, Nelson Electric: \$37K. Please ensure that this project is not billed to the overall project, there was a separate contract for this.

VIII. OTHER ISSUES/CONCERNS:

1. **Jail Drainage Issue** – Tony stated that Kibbe is working on a solution. We would like to put catch basins at the foot of the cow tongues, piped underground to a drain in the grass between the sidewalk and curb to the street drains. Jake stated that GGA is trying to figure out how the final design was approved.
2. **Jail Water Leaks** – Pumps are ordered and 4-7 weeks out. We will need electrical and housekeeping pads and a shut down will be required. Member Novak stated that Annie Rummel was looking for a large pump. Jake stated he had heard that as well and looking into it.

IX. NEXT MEETING: March 7, 2024 at 10:30 a.m.

X. ADJOURNMENT: Member Novak moved to adjourn the meeting; supported by Member Turnwald. The meeting was adjourned at 12:29p.m.