

Meeting Minutes
Saginaw County Building Authority
Thursday January 4, 2024
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: 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), Bonnie Kanicki (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 10:31 a.m.

II. PUBLIC COMMENT: None

III. APPROVAL OF MEETING MINUTES OF DECEMBER 7, 2023: Member Batkoski moved to approve meeting minutes of December 7, 2023 Member Turnwald supported. Motion passed (4-0).

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

1. **Chiller Status** – The last two games have been on the permanent chiller and it's working ok. Steve stated there have been issues in relation to the ribbon install. The machinery exhaust has been hitting the ice making the ice quality poor in those areas. Chairman Novak asked if they have been putting down plywood to protect the ice, as it was discussed, and this was the fix. Steve stated no, Watchfire does not have enough staff to do this. Jake stated that once the ribbon is done this issue will cease to exist. Member Batkoski asked when this would be completed. Steve stated that only a day ago did Watchfire provide a schedule. This is Craig's project, and it is advised that the coach should speak to him regarding the poor ice conditions. Member Smith asked how much longer we have the temporary chiller. Steve stated the 15th. Jake stated that once the ribbon is done, hopefully we will have 1 normal week on the permanent chiller to test the ice quality.
2. **Parking Deck Signage** – Contacting Higher Image to see what they can recommend. Other vendors have been unresponsive.

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

1. **Potential Change Orders – PCCO#013**

- a. **PCO#049 – Mobile Locker Room** - Chairman Novak spoke to Craig and Craig is under the impression that the County verbally agreed to the cost of the mobile locker room. Jake stated that February 1st was the promise date for this but if it is not needed until the Memorial Cup then we have a bit of time, however we request to start next week if possible. Chairman Novak stated that we want a nice but economically sound option, water, showers, nothing fancy. Jake agreed that it would be nice, clean, and new but nothing like the permanent locker rooms. Member Batkoski stated that this is something that we are renting, remodeling and then returning. The cost is about 100K for something we will be getting rid of after a month of use. What would be the cost to purchase? Member Turnwald asked if someone checked with Serenus portables, they send these units all around the county. Steve stated that we did do an extensive search for this but were unaware of anything local. Member Smith stated that we need to have a plan, there is no budget for this project, and we are over budget already.

Chairman Novak stated that we did agree to \$3 million from the delinquent tax fund and with that the budget was at \$8 million. Koren stated we are already at \$9.1-\$9.5 million. Chairman Novak stated that he did run into Representative O'Neal, and they briefly discussed appropriated funds, but that has not been approved yet and there is no number attached to it. The issue is that all these numbers and promises are being thrown around but it's all verbal with the previous Controller. Steve stated that there was talk of renting a unit or even purchasing a unit and then selling it after the Cup. Chairman Novak asked if Jake could look at purchasing a unit. Member Smith asked if the advisory group was still active and if this could be brought up there, this cost should be shared. Chairman Novak stated that they meet on the 19th, and he will bring this up.

Member Batkoski motioned to approve PCO#049. Member Smith supported. Motion passed (4-0).

b. **PCO#051** – Bid pack #4 T&M Update – This is for time and materials for Champagne and Marx excavation of the elevators and Spence to pour foundation. Member Batkoski asked for an updated budget. Jake stated he would bring an updated summary to the next meeting.

Member Smith motioned to approve PCO#051. Member Turnwald supported. Motion passed (4-0)

2. **Exterior Doors** – Member Batkoski stated that she went to the Dow and looked at the doors, and they are definitely bad and in need of replacement. It's hard to believe this is not a fire hazard.

3. **Other:**

a. **Reverse Osmosis System** – Kelly Suppes received a copy of the CHL report and the report states that the reverse osmosis system was a recommendation only. She sent email to Wayne, who monitors CHL ice, and he sent an email to Steve asking why we are questioning this purchase as it was agreed to previously. Steve stated that Craig is adamant that we have this system, and says our ice is the worst in the league. Steve asked if a water softener would achieve the desired results and Wayne stated, no. Member Batkoski asked if the ice has been bad for the last three years? Jake stated that the ice has been bad but was because of the broken lines not water quality. Member Smith stated that we truly have no baseline because we don't know what the ice will be like with the new chiller. Jake stated that he would like the ice to sit with no outside influence for 1 week to get a baseline. Chairman Novak asked Steve to gather information and send to him directly. He will bring this up next week with Craig.

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

1. **Building Generator** – The generator has been delivered in Saginaw and waiting for crane availability to install, should be at the latest 3 weeks.

2. **Other:**

a. **Swivel Feeders** – Cherie referenced an email sent by Bonnie Kanicki and that multiple people have come to look at them. The vendor is now reaching out to the manufacturer to see if they can help with the issue. The issue being that the animals can escape the feeders by pushing them open. Cherie believes it's the toggles.

b. **Water Pressure** – Greg stated that they worked on it and may have a solution, he is unsure how to present. Tony stated that he should work with Granger, and they will submit to the Building Authority.

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. **Evacuation Plan** – Bonnie asked for evacuation plan, Greg stated that there is one and he will forward to her.

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

1. **Budget Amendment** – Steve worked the last month creating new budget with Memorial Cup included and there is not enough for a presentation. He will not be amending the budget at this time.
2. **DAS Install** – Boldyn, formerly mobilitie does not feel they will get us a completed system by the Memorial Cup and will be installing a portable boosting system for cell service.
3. **Pizza Oven** – Turned everything over to Kelly, had all quotes put in the County's name. There is an issue with the agreement. Frank from Jets has an agreement with ASM and the Spirit and now looking to do a 3rd agreement. Frank would like all the agreements to be in sync. Member Smith stated that he needs to hear back from Frank, the original agreement was a 3 way split. Chairman noted that at one time this project was up to \$200,000. The Spirit have agreed to pay more but they want the County to also pay.
4. **Exhaust Fans** – Arena exhaust fans have been disabled and there is no true exhaust as it goes through the HVAC system. There have been instances when we have gone over the allowable carbon dioxide reading at motorsports events. Member Batkoski pointed out the Cost is \$13,880 but there are items that are "not covered", what is that cost? Jake stated that of this list of items, we most likely wouldn't need all, his estimate is about \$1,000 additional. Quick ship is not necessary for a cost of \$1980. Member Smith asked who would be checking the roof to make sure it's not damaged. Jake stated that it would be the same company that we have been working with. Koren stated that this would be a County expense, not ASM. Kelly stated she would make sure the quote is still good as it's from September.

Member Smith motioned to approved the purchase and install of the exhaust fans. Member Turnwald supported. Motion passed (4-0)

5. **Firewall** – at 100% capacity the capacity of the firewall is exceeded. Quote presented include hardware and software. Koren stated that we do not pay for ASM firewall. She recommends that ASM purchases and then invoices the County for the equipment only. Member Batkoski asked if there is a comparable company. Kelly stated she would have County IT look at it and ask.

VIII. OTHER ISSUES/CONCERNS:

1. **Jail Drainage Issue** – Tony stated that it is now confirmed that the variable pumps are oversized for the system. They are 15HP and we need 10HP. He reached out to multiple plumbing contractors to see if this was truly our issue and found that it was. Member Smith asked if there was any value in the existing pumps. Tony stated most likely, no. Member Smith asked to date what has been the cost of repair and maintenance on the existing pumps. Tony stated to date cost is estimated at \$50,000. Member Batkoski asked why larger than necessary pumps were installed. Jake stated that he did ask the designer and they pointed the finger at Quantum Flow. Chairman Novak asked if Jake could reach out to GGA, Jake stated he would. Tony stated that to replace the PVC pipes with copper is estimated at \$60,000.

Member Smith made a motion to approve the cost contingent on Tony going before the Board of Commissioners to ask for a budget amendment. Member Turnwald supported. Motion passed (4-0).

2. **Jail Water Leaks** – Tony stated that when it rains, water runoff is still an issue at the jail. The ground gets saturated and goes nowhere. Member Turnwald asked if the poured wall was perhaps too porous? Jake stated its' possible but not likely. Kibbe worked up some options that we are trying to get the city to approve. Chairman Novak stated that he recalls that it was the city holding up GGA and the retention system under the parking area was proposed and the city said no. Jake stated that the fix will not be easy, and it will not be cheap. There should be site review that exists that shows the exact timeline.

IX. NEXT MEETING: February 1, 2024 at 10:30 a.m.

X. ADJOURNMENT: Member Smith moved to adjourn the meeting; supported by Member Turnwald. The meeting was adjourned at 12:03p.m.