

Meeting Minutes
Saginaw County Building Authority
Thursday April 4, 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), Darcie Totten (Asst Finance Director), Jaime Ceja (Administrator’s Office), Kelly Suppes (Purchasing/Risk Management), Sheldon Matthews (Board of Commissioners), Chris Boyd (Board of Commissioners), Annette Rummel (Great Lakes Bay CVB), Ann Bruzewski (Great Lakes Bay CVB)

I. CALL TO ORDER: Chair Hannah called the meeting to order at 10:31 a.m.

II. PUBLIC COMMENT: None

III. APPROVAL OF MEETING MINUTES OF FEBRUARY 1, 2024 & MEETING NOTES OF MARCH 7, 2024: Member Novak made a motion to approve the meeting minutes of February 1, 2024 and the meeting notes of March 7, 2024. Member Turnwald supported. Motion passed (5-0).

IV. PROJECT DONATION – ANNETTE RUMMEL – GREAT LAKES BAY REGIONAL CVB

1. Annette Rummel presented a project which helps fulfill the obligation of a legacy project in conjunction with hosting the Memorial Cup. This project along with the mural project under the highway overpass, which honors Henry Marsh will fulfill the entire obligation. The donation comes with \$5,000 for R&M but in her experience that may not be used for quite some time. Annette has prior experience with this type of project, referencing the one in Frankenmuth. Member Smith asked who would oversee managing the \$5,000. Annette stated it would be whomever the Administrator determines. Annette stated that the CVB is also working on a time lapse video to be presented when the Memorial Cup is complete. Member Smith stated that he spoke to Chair Hannah, and he will work on a donation agreement to have Annette sign. Chair Hannah stated that there will be an unveiling of the project and a ribbon cutting in conjunction with the Business After Hours event hosted by the Chamber of Commerce. Unfortunately, the dates could not match up to do both at the same time.

Member Turnwald made a motion to accept the donation and to approve the location of the project. Member Smith supported. Motion passed (5-0).

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

1. **Parking Deck Signage** – There is a \$21,000 budget for signage and the quote came in at \$50,000-\$52,000. Proposed signage would be for the Johnson and Washington street entrances and would be able to reflect parking rates for each event. Member Batkoski asked if there were any additional quotes secured. Jake stated, no but he is happy to reach out to some other vendors. In the past vendors have been unresponsive. Chair Hannah advised that she would like to see this project move along so that the original project can be closed out. Jake will secure an additional quote from Barrett.

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

1. Potential Change Orders – PCCO#015

- a. **PCO#057** – Reconcile Reimbursables – reconciling balancing codes. No cost
- b. **PCO#058** – Elevator Wireless Gateway – wireless phone line thru Kone – \$1,684.80
- c. **PCO#059** – Kone Overtime – Kone had to come back on Sunday and also for a evening inspection \$7,502.52
- d. **PCO#060** – BP#4 Exterior Doors & GT – Placeholder completing on a time and material basis. Included 10K for painting frames. \$43,1730.00
- e. **PCO#061** – Elevator Return Inspection – We currently have a temporary car permit and Kone will have to come back and do final inspection \$1,525.80.
- f. **PCO#062** – BP#4 – Bulletin #6 – Motorized damper for Elevator – Kibbe wrote letter to inspector, and inspector still says we need the motorized damper. \$6,797.18
- g. **PCO#063** – Coaches Room Sprinkler Head – We needed to adjust a sprinkler head and had to have the system drained down to do that. \$2,106.00
- h. **PCO#064** – Additional Design Cost- Kibbe submitted letter for lower-level suite receptacles in larger party decks. \$9,980.40
- i. **PCO#065** – Mobile Locker Room – This amount is an allowance to issue change orders on a time and materials basis. Anything over, we can issue change orders, and come back at the end. Member Smith asked if this is in addition to the cost of the facility. It would have occurred either way. Sam stated, yes. Cost \$315,900.
- j. **PCO#066** – Storage Room Dividing – This was captured in a bulletin to get the spirit moved in. \$3,429.62.
- k. **PCO#067** – BP#3 LAV Spacing – The LAV spacing was different than planned and new cover plates had to be installed. \$557.44
- l. **PCO#068** – Boiler Room Loading Lighting – Added new lights above the chiller and on the NE corner of building, also replace an old wall pack. This should be billed back to the original project. \$13,052.98
- m. **PCO#069** – Parking Deck Sump Drain – NW elevator stair tower pump drained to the driveway and create an ice safety hazard. Found out pump wasn't working. Chair Hannah advised that this also needs to move it to original project. We will have no additional monies for signage. Cost \$1,510.48
- n. **PCO#070** – JC318 Subpanel – Janitors closet had a water heater to be installed, since it has been installed there has been back and forth on the electrical requirements and a subpanel was added. Steve stated that he will use it to add power to the Frankenmuth party deck. Cost \$4,328.88
- o. **PCO#071** – Demo Mezzanine Mechanical Rooms – This is complete. Member Smith asked if this created the additional storage space that was needed. Steve stated it did and this will be used for storage, pantry, DAS system and F& B equipment. Cost \$13,607.92
- p. **PCO#072** – Overtime Premium – This is for Nelson Electric OT, July to current. \$16,472.08
- q. **PCO#073** – BP#3 Existing Conditions – Original plan was to keep mechanical and plumbing fixtures in all locker rooms, however some had to be replaced due to age and wear. A drinking fountain was also capped off. \$9,273.46
- r. **PCO#074** – BP#4 Storefront PA Enclosure Demo – Theater lobby and PA enclosure demolition. \$26,025.94

Member Smith made a motion to approve PCO#057-PCO#074 with the provision that PCO#068 and PCO#069 are billed back to the original parking deck improvement project and removed from PCCO#015. Member Turnwald supported. Motion passed (5-0).

2. **Reverse Osmosis** – Chris Boyd stated that he had a conversation with Craig Goslin and Craig has stated that the Spirit would pay for the reverse osmosis system. Chair Hannah stated that the Building Authority has already determined that this system was not necessary and that her concern is that after it is installed the same arguments for soft ice and too much snow will still exist because they are influenced by outside factors like doors being left open. The understanding is that the Spirit can also ask to be reimbursed. Member Turnwald stated that his concern is that the true cost will come after the install in preventative maintenance. Steve stated that is extremely hot water that goes in so that wouldn't work. Member Batkoski asked if we have other outstanding items with the Spirit. Kelly stated that the ribbon invoicing talks are still ongoing, and that the atrium banner will probably be another conversation. Member Smith asked what the operational and maintenance cost is and could this system be turned off? Member Turnwald stated that there would be salt, backflow to clean the system. Chris stated that there is no guarantee that we will reimburse later, and this has been made clear to Craig. He also stated that the position of the BOC is that the County will not be paying for additional add-ons. Member Smith asked Steve if he has an issue with the reverse osmosis system. Steve stated no.

Member Smith made a motion to allow installation of the reverse osmosis system under the supervision of the County provided there is no commitment for repayment to the Saginaw Spirit and that the County can determine with Dow Event Center staff to bypass the system should it be determined it is not working as intended. Member Turnwald supported. Approved 4, Opposed 1. Motion passed.

VII. SCACC RESOURCE CENTER: CHERIE ARMSTRONG, SENIOR PROJECT MANAGER, GRANGER CONSTRUCTION

1. Potential Change Orders

1. **PCO#070 – Diffusers – IT Data Center** – Presented PCO pointing out expedited and non-expedited shipping. Current registers divert air away from smoke detectors, Inspector Rossi has determined we need to install diffusers.

Member Novak made a motion to approve PCO#070 with regular shipping. Member Batkoski supported. Motion passed. (5-0)

2. **Farmland Lease** – Farmer Ed Miesel would like to farm the land behind Animal Control. Kelly presented a 3-year agreement signed by Mr. Miesel for \$5.00/acre. If the land becomes taxable, we will pass that onto the farmer.

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

1. **Ice Plant Cooling Tower Repairs** – Repairs are needed and include replacement of outlets with valves and caps, flush and clean supply and return lines, pit clean and inspect, install of temporary filter skid and filters. Member Smith asked if we could get it done before the Memorial Cup? Steve stated, no there is no time. We are looking to mid-June to restart.
2. **John E. Green** – Will be renegotiating the service contract in the near future.
3. **Evolv Weapon Detectors** – This is a weapons detection system with zero capital investment, the software is what costs money. Evolve used less people to operate, and 1-unit costs \$30,000. There is one available that is being used at the NFL draft and we can get it for \$22,000 a year. Spirit supports this as it is user friendly, and we will save on security. Member Smith asked if these are portable? Steve stated, yes.
4. **Pizza Oven** – Kelly ordered it.
5. **Cashless** – Owen Sound player families were sent notice about the policy. Member Batkoski asked about bag issues. Steve stated that Memorial Cup ticket buyers are

getting notices. Member Turnwald stated that the people that are complaining are those who pay cash all the time. Steve stated that we can accommodate those people. Chair Hannah stated that she will continue to push back on the notion that our communities do not have access to digital payment.

I. **OTHER ISSUES/CONCERNS:**

2. **Jail Pump Issues** – Presented email from Tony DePelsMaeker stating that the new pumps were installed, and everything is working as it should with no issues. The old pumps remain, and we can keep on hand or look at selling. Member Smith stated we should just keep them on hand at this time.

IX. **NEXT MEETING:** May 2, 2024 at 10:30 a.m.

X. **ADJOURNMENT:** The meeting was adjourned at 11:49 a.m.