

Meeting Minutes
Saginaw County Building Authority
Thursday, May 5, 2022
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: Robert Belleman, Tim Novak, Ann-Marie Batkoski, Bill Smith, Leon Turnwald
Others: Carl Ruth (BOC Chairman) Sheldon Matthews (BOC Vice Chairman), Jake Golden (Spence), Ben LeBlanc (Granger), Cherie Armstrong (Granger), Tony DePelsmaeker (Maintenance Director), Bonnie Kanicki (SCACC), Norm Bamberger (MMIA), Krystal Irvine (MMIA), Jon Block (DOW), Jaime Ceja (Controller's Office Executive Assistant to the Controller)

- I. **CALL TO ORDER:** Robert Belleman called the meeting to order at 10:30 a.m.
- II. **PUBLIC COMMENT:** Norm Bamberger spoke about the recent attendance at THEDOW.
- III. **APPROVAL OF MINUTES OF April 7, 2022:** Treasurer Tim Novak moved to approve the March 3, 2022 meeting minutes with correction, seconded by Member Ann-Marie Batkoski. Motion passed.
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN:**
 1. **Ice Plant Chiller:** Update: Jake reported that they are still working through issues with a minimum of three calls a week with engineers, and attorneys. They are trying to get the chiller issues resolved before Disney on Ice comes in August. Will bring another update in June. If efforts to resolve do not conclude by August, we have a temporary chiller on standby and ready to be deployed.
 2. **Potential Change Orders:**
 - a. PCO No. 24: No order was presented as the order was for moving monies from one line item to another.
 - b. PCO No. 25: The addition of dock lights on the theater side of the Dow Event Center. Some existing lights were broken and needed to be replaced. The cost of this change order is \$3,388.
 - c. PCO No. 26: Steam line needed to be removed to get the new chiller in, it was not included in the original cost as it was not known whether the lines would need to be moved at the beginning of the project. The cost of this change order is \$24,680.
 - d. PCO No. 27: Parking deck included after meter to get to 6-7th floor. The city inspected and reported that the current meter may be too large at a high cost upwards of \$500 p/ month. It was determined that a smaller meter didn't have enough pressure without a booster to reach the 6th and 7th floors. There is a 9–10-week lead time. Meter size and cost is as follows, 1 ½" = \$302.80; 1" = \$134.12 and 2"= \$522.96. Member Turnwald asked if we could go unmetered and the consensus from Jon and Jake was that the city will not allow that. Jon suggested that similar to Event Park we may be able to shut it down for a period of time and then turn it back on when we need it. The cost of this change order is \$12,736

Member Leon Turnwald moved to approve PCO's No. 24-27. Treasurer Novak supported. The motion passed (4-0).

3. **Project Schedule:** Four rooftops are in place, the fire alarm contractor is working through issues and will test by end of day Friday May 6, 2022. Unable to test AC as it isn't warm enough outside to draw the needed load. Dow Event Center roof is complete except for the area around the temporary chiller. The parking deck should be complete by the end of June with coating and striping done by the 3rd week of July. Jon asked if when we are soliciting for the striping project if we could also include Symphony Lane to see if it's cost effective to do it all at one time. KONE elevator contract is with legal, and we should have it back soon. Landscaping is on schedule. Will have a final schedule next month.
4. **Project Budget:** After approving PCO's No. 24-27 the contingent is still strong at \$442,622

V. SCACC RESOURCE CENTER: BEN LeBLANC and CHERIE ARMSTRONG:

1. **Introduction of new Project Manager Cherie Armstrong:** Welcome Cherie.
2. **Project Schedule:** The crane arrived today and is onsite, the steel will start to be set. Lumber for the outbuilding and roof insulation are also on site. Kennel drains are going in underground. Beam raising scheduled for June 2, 2022 at 1:00 (this will be after the next Building Authority Meeting).
3. **Potential Change Orders:**
 - a. **PCO #10:** Door hardware manufacturer change, will change the current proposed Schlage to Best. Best was requested by Saginaw County Maintenance as they are the County's standard. Member Turnwald asked if there is a credit on the hardware that was originally proposed. This is the increased cost of Best. Contractor markup is 15% for additional \$5,907.83

Member Ann-Marie Batkoski moved to approve PCO No. 10. Treasurer Novak supported. The motion passed (4-0).

4. **Other:** Bulletin issued April 19, 2022 referenced adding 2 floor drains in the auxiliary building. Pricing came back high at 10K from Ecker Mechanical. This is the vehicle storage area and unknow why drains would not have been in the original plan/drawings. Working on getting a better number and will ask now for approval up to amount of \$7,000. The contingency is healthy and can support this number. In Ben's experience, the max cost should be \$2,000 for digging and \$5,000 for the drains to be installed. The first quote came in at \$17,000 and the second at \$8,700. Member Smith asked if Granger could do the underground plumbing and Ben responded, no. The fence has been fixed and the parking issues have been addressed.

Member Smith moved to approve up to \$7,500. Member Turnwald supported. The motion passed (4-0).

VI. DOW EVENT CENTER – JON BLOCK, GENERAL MANAGER

1. **Recommendation to renew Management Agreement with ASM Global:** Jon recommend that the start date be October 1, 2022, this would be favorable to the county in terms of the management fee being reduce and the incentive provisions activated along with the \$500,000 capital contribution ASM will make.

Member Ann-Marine Batkoski moved to approve the ASM Agreement start date of October 1, 2022. Member Smith supported. The motion passed (4-0).

2. **Zamboni Maintenance:** Mid America Rick Services has submitted proposal for offsite preventative maintenance (PM) of two Zamboni's. They have a limit to what maintenance they can do on site and Jon recommends that they are sent offsite. Jon believes that both Zamboni's will need to be replaced within 10 years, but this PM service will prolong their mechanical longevity. A new Zamboni will cost \$100K-\$120K and refurbishing is not an option. The quote is \$5,917.50/each and includes transport of the Zamboni's with a \$257.00 discount to do both at the same time. Chairman Belleman advised that due to Saginaw County policy we need to get 2 additional quotes and Jon advised he will reach out to Kelly Suppes for assistance.

Member Ann-Marie Batkoski moved to approve the Mid America Rink Services quote, contingent on getting 2 additional quotes which should not exceed \$6,200 p/Zamboni. Member Smith supported. The motion passed (4-0).

3. **Parking Ramp Mural:** The current parking ramp mural is becoming discolored and faded and is not visually appealing. The current lighting upgrades will shine directly on it, highlighting the deteriorating condition. Jon reached out to Mike Mosher at SVSU, and he advised that it could be removed, reproduced, and hung at a different location. Member Turnwald stated the original agreement was that Saginaw County would not pay for anything but the lighting. He recalls the dedication was January of 2014. Chairman Belleman will look for the Building Authority Meeting Minutes in January 2014 to see if they cover who would absorb costs associated with the mural. Jon will work on getting the cost of removal and communicate with Mike Mosher.

VII. OTHER ISSUES/CONCERNS

VIII. NEXT MEETING – June 2, 2022 at 10:30 a.m.

IX. ADJOURNMENT: Member Ann-Marie Batkoski moved to adjourn the meeting; supported by Member Turnwald. The meeting was adjourned at 11:22 a.m.