

Meeting Minutes
Saginaw County Building Authority
Thursday, June 2, 2022
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: Tim Novak, Ann-Marie Batkoski, Bill Smith
Absent: Robert V. Belleman, 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), Norm Bamberger (MMIA), Krystal Irvine (MMIA), Jon Block (DOW), Kelly Suppes (Purchasing/Risk) Jaime Ceja (Controller’s Office Executive Assistant to the Controller)

- I. **CALL TO ORDER:** Treasurer Novak called the meeting to order at 10:31 a.m.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MINUTES OF April 7, 2022:** Member Bill Smith moved to approve April 7, 2022 meeting minutes, seconded by Member Ann-Marie Batkoski. Motion passed.
- IV. **APPROVAL OF MINUTES OF May 5, 2022:** Member Bill Smith moved to approve May 5, 2022 meeting minutes, seconded by Member Ann-Marie Batkoski. Motion Passed.
- V. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN: SPENCE BROTHERS**
 1. **Potential Change Orders:**
 - a. **PCO #28:** Striping Allowance Credit: Striping was originally included in the winning bid. Spence was not aware of that and contracted with another company.
 - b. **PCO #29:** Temporary Chiller Cost: Cost is to cover the first 3 months of temporary chiller cost. Spence agreed to covering Sept/Oct/Nov. There have been daily calls between Spence, Norm Thomas, bonding company, and attorney’s regarding the chiller. At this time the manufacturer has stepped out of talks. There have been multiple forensic engineers, refrigeration companies involved. This conversation may turn to mediation and then arbitration. SMG is prepared to seek other vendors (AZ project) and have made that clear to chiller manufacturer.
 - c. **PCO #30:** Adds \$17,516.98 back to contingency. Roof nailer allowance-\$4,850.50, paint/patch allowance-\$7,666.48, Piping removal allowance \$5,000.00.
 2. **Parking Deck Signage:** When the project started there were 4-5 signs that were determined not to need replacement. As the project nears completion there is a definite difference between the old and new signs and the old signs should be replaced. The budget is in good shape and the contingency can support the cost.
 3. **Parking Deck:** Complete by the end of the month. Will be operational by mid-July without elevators.
 4. **Elevators:** Starting elevator work. Kone will be onsite next week to survey and measure. New elevators should be operation by fall.

Member Batkoski moved to approve PCO's 28, 29, and 30. Member Smith supported. The motion passed (3-0).

VI. SCACC RESOURCE CENTER: BEN LEBLANC and CHERIE ARMSTRONG: GRANGER

1. **Beam Raising:** June 15, 2022 at 11am. Will forward digital invite to Jaime so she can send out to Building Authority Members.
2. **Potential Change Orders:**
 - a. **PCO #11:** Aluminum Frame Change: Original design had doors swinging in and now it is determined they need to swing out. Working with Kibbe to see if we actually have to change door swing. May be OK to leave design as is. No need to approve PCO at this time, until we hear back from Kibbe.
3. **Floor Finish:** Blue Sky had picked a custom color for the rubber floor not realizing the cost implication which was quite large. Went back and picked a general color with no cost implication. Color stays relatively the same grayish color.
4. **Furniture:** Kelly Suppes, furniture was not included in the original bid. She and Bonnie are working with Pinnacle to get furniture ordered now. Pinnacle has agreed to hold the furniture for us should it come in before we are ready to install. There will be no fabrics, all wipeable surfaces. Monies will be coming from a large donation that SCACC received. Member Batkoski asked why furniture was not included and Ben stated that when planning, the budget was of concern, so they did not include furniture.
5. **Other:** Completion date is December 2022.

VII. DOW EVENT CENTER – JON BLOCK, GENERAL MANAGER

1. **Parking Ramp Mural:** Jon confirmed with Jaime that there could be no supporting information found in previous Building Authority Meeting notes on who was responsible for costs associated with the mural. He contacted Mike Mosher, SVSU and Mike feels that we should remove it completely, give it to First Ward Community Center with the hope of replacing it in 2-3 years. He would like to invite the original artists back to have a small reception on June 22, 2022 with removal on June 23, 2022. Jon suggested we engage Spence to remove it using the capital projects budget. Both Mike and Jon believe this would be a low cost, respectful way to remove the mural.
2. **Capital Proposals for 2022/2023:** Jon presented spreadsheet of improvements needed. Yellow hi-lighted items should be replaced in 1 year and orange in 2 years.
 - a. Install handrails to upper bowl of arena - Eliminated
 - b. Repair plaster damage through-out facility – High Priority, the atrium HVAC duct work paint is peeling and above the mural there was a leak/damage. In theater, plaster on walls is damaged. Tri City Acoustical bid is \$52.5K
 - c. Replace drop ceiling in arena & venue hallway's/dressing areas – High Priority, the number was a lot higher than expected at \$210,000. Labor would include demolition of old lights and ductwork. Significant arena damage from water pouring over metal tiles, then the tiles rusted. The White hallway ceiling needs to be replaced and is included in the quote.
 - d. Repaint the Jolt Credit Union Event Park pavilion – Underside is showing significant rust. Spence quoted \$40K. Jon will reach out to the Jehovah's witness group who did the outdoor building painting to see what they would charge. We supply the paint, and they would supply labor and supplies.
 - e. Replace arena insulated ice floor – This is the floor that goes over the ice. Cascadia quoted \$155,000. Ice boards are 20 years old. We would use old boards

for events where the floor is covered and new boards for events you can see the floor.

- f. Replace and or migrate outdated fire alarm system – Parts are not made for this system any longer. There have been multiple false alarms. Vanguard has purchased spare parts but because they are no longer produced, when they are gone, we will no longer be able to fix exiting system. Honeywell and Siemens will provide quotes. Minimum cost estimate \$350,000
- g. Install point of sale/inventory system through-out facility. Already discussed using ASM Contribution to fund – High Priority, Quotes from MyVenue and ByPass. Recommendation for ByPass at \$99,000 and \$32,000 annually for service and maintenance. Currently the system is in 11 venues which can offer expertise and troubleshooting if necessary. Some companies need WIFI to operate and with Patrons and POS using WIFI it could mean frequent outages. Cashless Option – There is an option to go cashless, there is a 30% increase in sales going cashless. Member Batkoski voiced concern with older generation and cashless options. Jon noted that the box office could sell gift cards for a period of time to acclimate the public. Treasurer Novak asked what the timeline is for this project and if we could wait until the July meeting to make a decision. Jon stated waiting until the July meeting would delay install to Fall/October. Member Smith asked if the POS would address quality of product sold. Jon stated it would not, however ASM is entering a contract with Door Dash and the DOW was chosen to test it. People could order from door dash and have food delivered to the event center. This will be available in 6-12 months. Jon confirmed that there will be no self-serve kiosk's as normal practice but would be available should it be needed due to lack of staff.
- h. Overhaul theater one of six HVAC system air handlers – There are currently 6 units with components from 1972. 1 handler which controls the stage cooling has a failed coil and does not work. Could come in and remove everything at 1 time but the plan would be to phase in and replace 1 shell a year. \$80,000
- i. Replace two 20/25-ton RTU's throughout facility – There are currently 17 RTU's. 10 are beyond their 15–16-year life expectancy and have been replaced. The strategy would be to replace a few at a time. They were originally installed in 2001/2002. The kitchen does not have AC. \$40,000 p/unit.
- j. Red room lighting replacement – Fixtures are not replaceable. Spence and Honeywell both looked at the job to install new fixtures and switches. Upgrade from 84 to 120 fixtures. \$78,000 is an earmark not a bid cost. Red room is original to the event center, updated the bar and stage in 2015.
- k. Theater lobby lighting replacement – Eliminated

- 3. **Budget** – 2.4 Million in investments, grant monies, ASM monies and potential income would be used for projects. Unsure of budget allocations at this time and would want to speak with Koren Thurston.

VIII. OTHER ISSUES/CONCERNS: None

IX. NEXT MEETING – July 7, 2022 at 10:30 a.m.

X. ADJOURNMENT: Member Ann-Marie Batkoski moved to adjourn the meeting; supported by Member Smith. The meeting was adjourned at 11:27 a.m.