

Meeting Minutes
Saginaw County Building Authority
Thursday, August 4, 2022
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: Robert V. Belleman, Tim Novak, Ann-Marie Batkoski, Bill Smith
Absent: Leon Turnwald
Others: Carl Ruth (BOC Chairman), Sheldon Matthews (BOC Vice Chairman), Jake Golden (Spence), Christopher Miller (via telephone/WKA), Ben LeBlanc (Granger), Cherie Armstrong (Granger), Tony DePelsmaeker (Maintenance Director), Norm Bamberger (MMIA), Zack Robinson (MMIA), Kelly Suppes (Purchasing/Risk) Jaime Ceja (Controller's Office)

- I. **CALL TO ORDER:** Chairman Belleman called the meeting to order at 10:33 a.m.
 1. Chairman Belleman asked for a moment of silence for Mary K. Herzog who passed away while working. Mary was a long-time employee of the Dow Event Center. Jon Block was attending her funeral services today.
- II. **PUBLIC COMMENT:** None
- III. **APPROVAL OF MINUTES OF July 7, 2022:** Member Batkoski moved to approve July 7, 2022 meeting minutes, seconded by Member Novak. Motion passed.
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN: SPENCE BROTHERS**
 1. **Potential Change Orders:**
 - a. **PCO #035 – Builders Risk Review/Renewal** – County should renew for the year at a cost of \$16,083.97.
 - b. **PCO #036 – Water Heater Voltage** – Electrician found voltage was supposed to be 280 vs. 270. The mistake was a design issue. Cost is \$16,295.48 to be taken from contingency.
 - c. **PCO #037 – Broken Chemical Line** – Chemical line is attached to the water treatment system. It is unclear whether the line had been damaged before construction and was still operational or if the line was damaged during construction. Cost to repair is \$1,352.00.
 - d. **PCO #038 – Drain Line Augering** – The mechanical room drain lines needed to be augered, the opinion of the sub-contractor is that it may have never been done before. Drains were backing up and it was necessary. Cost is \$7,159.18 billed to contingency.
 - e. **PCO #039 – Broken Gas Lines** – Lines on the roof of the arena were found broken. John E. Green repaired the lines. This may end up going back on another sub-contractor. There was work done around that pipe and now Jake is working to figure out if the pipe was already broken but still functional prior to construction or if it was damaged during construction.

Member Smith made a motion to approve PCO's 035, 036, and 037, 038, and 039. Member Batkoski supported. The motion passed (4-0).

2. **Elevator Shafts/Parking Deck** - Cost to roof 2 elevator shafts is \$21,555.00. In the contract, roofs were included over the elevator shafts. Contingency exists to do the job. Pullman is almost done and will we receive a credit for monies not used. The positive to having this done now is that they will be done at the same time as the facility itself and both would be covered under 1 warranty. The roofs are not leaking at this time, but Jake recommends reroofing now. The roof itself is about 20 years old. Remaining contingency is \$400K with no other draws against it, at this time. Jake anticipates the credit from Pullman will cover this as it would go into contingency.

Member Novak made a motion to approve the cost to roof 2 elevator shafts at \$21,555.00. Member Smith supported. The motion passed (4-0).

3. **Alley on the south side of parking deck** – Jake was able to trade fencing for landscaping however, at the bottom of the hill there is a flat spot, full of weeds and it’s unappealing. Jake received estimate from Bell Landscaping to grade and shape the area filling in with riverbed stone. Jake recommends doing it as it will be an easy maintenance long term. Cost is \$3,700.00.

Member Batkoski moved to approve the cost to grade and shape existing area at \$3,700.00. Member Novak supported. The motion passed (4-0).

4. **Crack Fill, Seal & Stripe Parking Areas**– Jon Block asked Jake to see if he could get some additional parking areas included when the existing contractor was on site. This included, the Jolt Credit Union parking lot, the southside of the arena, northeast drive, and parallel parking area on the north service drive. The current contractor was going to do it but advised Jake he could not, due to supply shortage (no paint). Jake reached out to 5 other contractors to see if they could bid the job, 2 responded. Spence will take no fee for this job. Jolt credit union lot has never been done and it was built in 2013. Some of the lot is past the point of being repaired but the contractors will get as much done as possible. This amount can be pulled out of contingency. Yeager bid is \$27,900.00. DeMatio bid is \$26,190.00. Member Smith asked what the likelihood of getting electric parking charging stations would be when the repairs are complete. Jake advised that Kibbe would have to be involved but it could be done.

Member Smith made a motion to accept the \$26,190.00 bid with DeMatio. Member Novak supported. The motion passed (4-0).

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

1. **HVAC/Ecker Mechanical** – The building is designed with 100% dedicated outside air units, no recirculated air. The equipment selected was from Trane because of functionality, energy efficiency and power. Ecker submitted an alternate manufacturer, Daikin due to cost. The difference between the 2 is efficiency but there is no standard for energy efficiency. Trane is 6.8lbs p/KW and Daikin is 4.3lbs p/KW. Daiken does meet all the requirements set forth in the bid documents however it will need to work harder than the Trane and would increase energy costs by \$8,000 to \$10,000. Longevity of the equipment is the same. Chairman Belleman asked if a Life Cycle Cost Evaluation was done. Chris Miller of Kibbe responded that it was not. Chris further stated that they used modeling software that looks at historical weather data to put in the specs of equipment and determine efficiency. Because energy efficiency was not a spec of the bid, Daikin was approved. Any alternate should have similar functionality and benefits. Member Bill stated that if we have a 20-30 year piece of equipment with a payoff in 8-10 years, energy costs going up, Trane may be the better choice. Ben stated that Trane is not taking orders for the rest of

the year and cannot give a production schedule until the order is placed. Daikin is more available at 20 weeks out after order is placed. Member Batkoski asked if we place order with Trane to get production schedule and find out they cannot deliver, can we withdraw? Ben stated that he would have to ask. The original schedule stated this unit would arrive in November. Ben will reach out to Trane to see if he can get any information on a production schedule.

Member Smith made a motion to go with Trane if they can have it by January 1, 2023 at a cost of up to \$150,000. If Trane is unavailable Daikin will be approved. Member Novak supported. Member Batkoski Opposed. The motion passed (3-1).

2. Potential Change Orders:

- a. **PCO #018 – Generator** – Priced 3 sizes of diesel generator, 350kw-\$206,000, 200kw-\$197,000 and 250kw-\$191,000. Final cost was determined to be about \$200,000 for generator, concrete and grading. Lead time is 52 weeks. Tony determined that we need a 300kw with 88 amp service. We have only 325K left in contingency and with the HVAC/Trane unit costing 150K we will then be negative. We cannot upgrade the IT generator, it is already ordered and shipped. Suppliers these days are not even entertaining restocking fees. A smaller unit will not hold the entire building, we would need to pick and choose what operations to keep going.

Member Novak made a motion to purchase and install a 300kw generator for up to \$200,000. Member Batkoski supported. The motion passed (4-0)

3. **Updated Construction Schedule** - Cherie stated that we are 2 weeks behind due to weather and staffing issues. Granger holds on-site project meetings Wednesday's at 9:30am. Chairman Belleman asked Tony to attend these weekly meetings going forward. There is an issue with the IT room, working through long lead times in regard to the fire suppression system.

4. Other:

- a. Tony asked about Owner owned projects, badge system and camera install. Ben confirmed the conduit is roughed in. Ben will meet with Tony to discuss next steps.

VI. DOW EVENT CENTER – JON BLOCK, GENERAL MANAGER

1. **Point of Sale RFP** – Jon submitted by email his recommendation. He recommends Bypass due to cost, included equipment, shipping and implementation. Ability to support operational workflow, client references and stability.

Member Batkoski made a motion to award the RFP to Bypass and move forward with implementation. Member Novak supported. The motion passed (4-0).

VII. NEXT MEETING – September 1, 2022 at 10:30 a.m.

- VIII. ADJOURNMENT:** Member Novak moved to adjourn the meeting; supported by Member Batkoski. The meeting was adjourned at 11:39 a.m.