



March 23, 2023

Mr. Robert Belleman
Controller/Chief Administrative Officer
Saginaw County
111 South Michigan Ave.
Saginaw, MI 48602

RE: Dow Event Center Upgrades

Dear Mr. Belleman:

Regarding the timeline for the proposed scopes of work for the improvements to the Dow Event Center, below is a list of scope items and expected completion timelines:

Locker Rooms Upgrades

- Visitor Locker Room Upgrades (Former Youth) – September 1, 2023
- Officials Locker Room Upgrades – September 1, 2023
- Existing Visitor Locker Room Upgrades – November 1, 2023
- Infrastructure for Mobile Locker Room – February 1, 2024

Arena Upgrades

- General Painting Maintenance – September 1, 2023
- Spirit Storage Room Improvements – September 1, 2023
- Handrails to Upper Bowl – September 1, 2023
- Ceiling Replacement – August 1, 2023

Mezzanine Level Upgrades

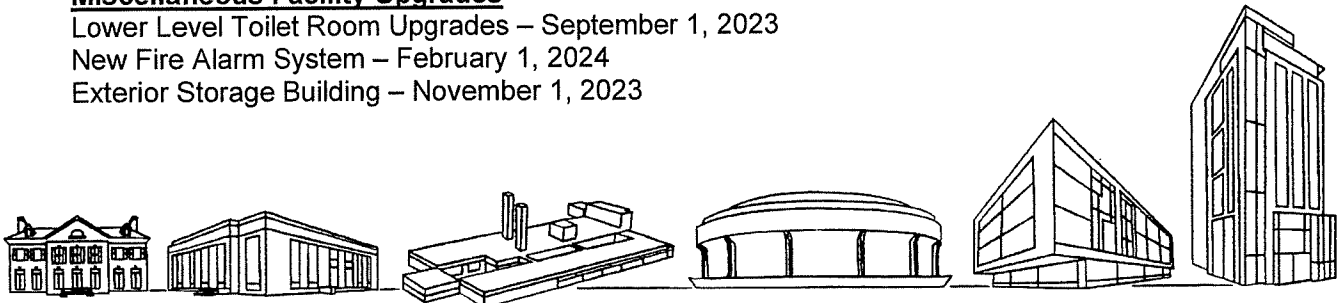
- Add Bathrooms to Suite Level – September 1, 2023
- New Mezz. Suite & Stairs – West End – February 1, 2024
- Expand Media Suite – February 1, 2024

Theater & Red Room Upgrades

- Red Room Hallway Lights, Ceilings, Diffusers & Painting – February 1, 2024
- Theater Plaster Repairs – February 1, 2024
- Theater Back of House Lights, Ceilings, Diffusers, Painting – February 1, 2024

Miscellaneous Facility Upgrades

- Lower Level Toilet Room Upgrades – September 1, 2023
- New Fire Alarm System – February 1, 2024
- Exterior Storage Building – November 1, 2023



Bid Package Strategy

DOW EVENT CENTER - MEMORIAL CUP RENOVATIONS



		Saginaw County Upgrades	Memorial Cup Upgrades	Elevator Addition	OHL Dates	Required Construction Completion Date
Category	Description					
Bid Packages						
Bid Package No. 1						
Arena Renovations						
	Arena - New Ceilings	X			August 1, 2023	August 1, 2023
	Arena - Add handrails to Upper Bowl	X			September 1, 2023	September 1, 2023
	Arena - Add exhaust air from Party Decks	X				September 1, 2023
Potential Alternate						
	Lighting Upgrade to Arena	X			August 1, 2023	August 1, 2023
Bid Package No. 2						
Locker Room Renovations						
	New Visitor Locker Room Upgrades (former Youth Area)	X			September 1, 2023	September 1, 2023
	Officials Locker Room Upgrades	X			September 1, 2023	September 1, 2023
	Existing Visitor Locker Room Upgrades		X		November 1, 2023	December 1, 2023
	Infrastructure for Mobile Locker Room		X		February 1, 2024	February 1, 2024
Mezzanine Level Renovations						
	Plumbing, Steel, and Concrete for Suites & Bathrooms		X			July 1, 2023
	Pre-Purchase of Elevator(s)			X		N/A
	Elevator Pit, Shaft and Electrical			X		February 1, 2024
Arena Renovations						
	Toilet Room Upgrades - Lower Level, East End Lower	X			September 1, 2023	September 1, 2023
	Arena - General Painting Maintenance	X			September 1, 2023	September 1, 2023
	Arena - New Spirit Storage Room Improvements	X			September 1, 2023	September 1, 2023
Bid Package No. 3						
Mezzanine Level Renovations						
	New Mezzanine Suite & Stairs - West End		X		February 1, 2024	February 1, 2024
	Upgrade Finishes between Suites on Mezzanine		X			February 1, 2024
	Glass Railing for Owner, East, West Suites		X			October 1, 2023
	Suite Level Toilet Rooms - Quantity (4)		X		September 1, 2023	February 1, 2024
	Expand Media Suite		X		February 1, 2024	October 1, 2023
	Deepen Suites - East & West Suites		X			October 1, 2023
	Suites Sound System Upgrade Allowance (Simone)	X	X			October 1, 2023
Potential Alternate						
	Glass Railing for Media Suite		X			February 1, 2024
Bid Package No. 4						
Arena Renovations						
	New Security Camera System	X				October 1, 2023

	Red Room Renovations					
	Red Room Hallway - Lights, Ceilings, Diffusers, Painting	X			February 1, 2024	October 1, 2023
	Red Room Lighting - Add Cans & Strip Lights	X				October 1, 2023
	Carpeting	X				October 1, 2023
	Theater Renovations					
	Theater - Plaster Repairs	X			February 1, 2024	February 1, 2024
	Theater - Glass & Aluminum Window Replacement	X				February 1, 2024
	Theater - Courtyard Renovations	X				November 1, 2023
	Theater Lobby Lights	X				February 1, 2024
	General Renovations					
	Paint Jolt Credit Union Pavilion Steel	X			October 1, 2023	October 1, 2023
	Main Entrance Atrium - Painting, Blue Lights	X			September 1, 2023	October 1, 2023
	New Fire Alarm System Required for Upgrades	X			February 1, 2024	February 1, 2024
	Exterior Storage Building	X			November 1, 2023	November 1, 2023
	Replace Exterior HM Doors	X				October 1, 2023
	Potential Alternates					
	Refresh Back of Theater Men's Restroom	X				February 1, 2024
	Refresh Back of Theater Women's Restroom	X				February 1, 2024
	Refresh Back of Theater Two (2) Single Restrooms	X				February 1, 2024
	Theater Back of the House - Lights, Ceilings, Diffusers, Painting	X			February 1, 2024	February 1, 2024
	Misc. Owner Items					
	Stageright Platforms, Temp walls, Signage, Technology		X			February 1, 2024 ???
	New Party Deck on East End		X			February 1, 2024 ???
	Expand Eagles Nest Suites (qty 2)		X			February 1, 2024 ???
	Furnishings, Chairs, Appliances for new Upper Suite		X			February 1, 2024 ???

**Summary of Overall Project Cost
DOW EVENT CENTER - MEMORIAL CUP RENOVATIONS**



Category		Description	Saginaw County Upgrades Cost Estimate PCO Presented 3-17-2023	Memorial Cup Upgrades Cost Estimate PCO Presented w/elevator design Presented 4-6-2023	Elevator Addition Cost Estimate PCO Presented 4-18-2023
Design/Build PreConstruction Costs			\$ 351,391	\$ 326,158	\$ 10,545
		Architect & Engineer Fees	\$ 308,230	\$ 300,090	
		Design/Build PreConstruction Services	\$ 25,000	\$ 15,000	\$ 10,000
		Design/Build PreConstruction Fee (5.45%)	\$ 18,161	\$ 11,068	\$ 545
		Includes Fee, G.L. Insurance, Technology, Bond, Builder's Risk			
Design/Build Construction Allowance			\$ 3,522,844	\$ 2,578,425	\$ 1,550,000
		Locker Room Renovations			
		New Visitor Locker Room Upgrades (former Youth Area)	\$ 420,404	---	---
		Officials Locker Room Upgrades	Included Above	---	---
		Existing Visitor Locker Room Upgrades	---	\$ 389,305	---
		Infrastructure for Mobile Locker Room	---	\$ 50,000	---
		Mezzanine Level Renovations			
		New Mezzanine Suite & Stairs - West End	---	\$ 280,994	---
		Upgrade Finishes between Suites on Mezzanine	---	\$ 225,000	---
		Glass Railing for Owner, East, West Suites	---	\$ 75,000	---
		Suite Level Toilet Rooms - Quantity (4)	---	\$ 637,360	---
		Expand Media Suite	---	\$ 260,000	---
		Deepen Suites - East & West Suites	---	\$ 400,000	---
		Suites Sound System Upgrade Allowance (Simone)	\$ 40,000	\$ 10,000	---
		Addition of two (2) Elevators to the Mezzanine (North, South)	---	---	\$ 1,400,000
		Arena Renovations			
		Toilet Room Upgrades - Lower Level, East End Lower	\$ 50,000	---	---
		Arena - General Painting Maintenance	\$ 50,000	---	---
		Arena - New Spirit Storage Room Improvements	\$ 10,000	---	---
		Arena - New Ceilings	\$ 1,290,000	---	---
*	In Progress	Arena - Add handrails to Upper Bowl	\$ 125,000	---	---
*	In Progress	Arena - Add rooftop units to exhaust air from Party Decks	\$ 120,000	---	---
		New Security Camera System	\$ 40,000	---	---
		Red Room Renovations			
*	In Progress	Red Room Hallway - Lights, Ceilings, Diffusers, Painting	\$ 105,000	---	---
		Red Room Lighting - Add Cans & Strip Lights	\$ 120,000	---	---
		Theater Renovations			
		Theater - Plaster Repairs	\$ 30,000	---	---
		Theater - Glass & Aluminum Window Replacement	\$ 300,000	---	---
		Theater Lobby Lights	\$ 120,000	---	---
		General Renovations			
		Paint Jolt Credit Union Pavilion Steel	\$ 40,000	---	---
		Main Entrance Atrium - Painting, Blue Lights	\$ 44,000	---	---
		New Fire Alarm System Required for Upgrades	\$ 100,000	---	---
		Exterior Storage Building	\$ 100,000	---	---
		Replace Exterior HM Doors	\$ 80,000	---	---
		Design/Build Fees & Misc. Project Costs			
		Building Permit Allowance	\$ 20,000	\$ 15,000	\$ 10,000
		Project/Owner Contingency	\$ 318,440	\$ 232,766	\$ 140,000
		Abatement Surveys	---	\$ 3,000	---
		Design/Build Fee (5.45%)	Included	Included	Included
		Includes Fee, G.L. Insurance, Technology, Bond, Builder's Risk			
Owner Costs			\$ -	\$ 178,000	\$ -
		Stageright Platforms, Temp walls, Signage, Technology	---	\$ 163,000	---
		- New Party Deck on East End	---	Incl. above	---
		- Expand Eagles Nest Suites (qty 2)	---	Incl. above	---
		Quality Control Testing	Included	Included	Included
		Technology Upgrade / Stronger WiFi - DAS System	No Charge	---	---
		Furnishings, Chairs, Appliances for new Upper Suite	---	\$ 15,000	---
		New Card Access System	Not Included	Not Included	Not Included
		Hazardous Abatement	Not Included	Not Included	Not Included
		Rental costs of Temporary Mobile Visitor Locker room	Not Included	Not Included	Not Included
Estimated Total Project Costs:			\$ 3,874,235	\$ 3,082,583	\$ 1,560,545
Project Budget:					
Under / (OVER) Budget:					

Potential Alternates		Add	Add	Add
1	Lighting Upgrade to Arena	\$366,000	---	---
2	Glass Railing for Media Suite	---	\$30,500	---
3	Refresh Back of Theater Men's Restroom	\$36,500	---	---
4	Refresh Back of Theater Women's Restroom	\$42,500	---	---
5	Refresh Back of Theater Two (2) Single Restrooms	\$59,500	---	---
6	Theater Back of the House - Lights, Ceilings, Diffusers, Painting	\$244,000	---	---