

Meeting Minutes
Saginaw County Building Authority
Thursday, March 3, 2022
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: Robert Belleman, Tim Novak, Leon Turnwald, Ann-Marie Batkoski, Bill Smith
Absent: None
Others: Carl Ruth (BOC Chairman), Sheldon Matthews (BOC Vice Chair), Jake Golden (Spence), Luke Ewbank (Granger), Ben LeBlanc (Granger), Kelly Suppes (Purchasing/Risk Manager), Tony DePelsmaeker (Maintenance Director), Krystal Irvine (MMIA), Zack Robinson (MMIA), Jon Block (DOW), Lori Canole (Personnel/Purchasing Assistant)

- I. **CALL TO ORDER:** Robert Belleman called the meeting to order at 10:32 a.m.
- II. **PUBLIC COMMENT:** NONE
- III. **APPROVAL OF MINUTES OF FEBRUARY 3, 2022:** With correction of Sheldon Matthews, Treasurer Tim Novak moved to approve the February 3, 2022 meeting minutes with correction, seconded by Member Smith. Motion passed.
- IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN:**
 - A. Elevators: Jake Golden, Project Manager, reported they are working on getting an elevator design for the parking ramp. Jake distributed documents showing new plans for completely new elevators. Spence released bids documents for the new elevator project and received word that Otis Elevator would not be able to fit an elevator into existing shaft. Spence received a bid from Kone for \$579,000 for elevator itself. Kone currently maintains the elevators. Jake discussed the additional work needed for installation of the new elevators such as steel, concrete, demo, etc. Both elevator shafts will need to be enlarged. Pumford will do this work. Pumford's price is \$192,960. John E. Green's bid \$51,173 for mechanical work and J Ranck Electric's bid is \$89,500 for electrical work. Kibbe and VDA had additional \$30,000 in design cost. Total cost for everything for 2 new elevators is - \$942,633. Jake suggest a separate contingency for these elevators. We need to budget additional funding to cover the cost of a representative from Kone on site whenever someone is working on elevator. Jake recommends budgeting \$10,000. (\$227 per hour, no Fridays) for this cost. Total replacement of both elevators will gets you the 20-year life which equals the life of the bonds, whereas the original proposal to rehabilitate the Southwest Elevator and modernize the Northeast elevator will probably get 10-12 years of useful life. The original bid was \$380,000 to do repair and traction. Jake stated to install a traction style in both elevators will cost \$579,000. Jake stated Spence did not bid out the general trade work. The revised elevator project total cost is \$942,633
Jake reported the roof is done, ice and ice plant work is done, just parking deck is left. Belleman said that Jon Block received several COVID related grants, which we could use to cover the additional costs associated with the revised Elevator Project. We will have ideal situation for elevators once this work done. Pits will be gone, new roof level

equipment rooms, no water leaking in. Could \$400,000 be paid from grant moneys Jon has? Is the elevator capacity shrinking with the proposed traction style elevators or will each elevator carry the same number of passengers? Jake said old elevator capacity was 2,500 lbs. and new is 2,500 lbs. Member Smith moved to approve the proposed revised Elevator Project, subject to Board of Commissioners approval, and that the additional funding needed comes from the COVID grants; supported by Member Turnwald. The additional funding required to award the revised Elevator Project to Kone is \$436,426. . All in favor. Motion carries. Belleman stated he will submit the revised Elevator Project to County Services Committee next Wednesday.

- B. Budget the same as last time except elevator. Parking: Jake has a meeting tomorrow with Walker Consultants regarding parking. He is pursuing allowing the Dow staff to be able to park 75 staff in the lower levels of the parking deck for Greta Van Fleet concert. Second, Jake will also be seeking City of Saginaw approval to permit DOW employees to park in the lower levels on weekends when no working going on. Additionally, Jake will see if the City would allow weekday parking for regulars users while work going on 3 floors above. He will let us know after meeting.
- C. Chillers: Chillers are up and running. There have been two compressors running consistently since Tuesday. Temporary chiller will be there for another week but it is off-line. Jake sent letter to American Arena's bonding company regarding issues and warranty. Still in negotiations. Has not paid them since October. Jake said they had to replace a valve, bad valve and compressor seized up. They got compressor shipped, replaced valve, has been running since Tuesday. Told "we are fortunate to have seen how fast the valve can be replaced." Jake says he is not done dealing with their attorneys.
- D. Roof: Jake says there are some areas that may need to be re-caulked, and a couple of roof hatches that may need work. He needs to look further into it. All remaining metal is to be installed today. All work should be done today. Duralast will come back and perform an inspection. There could be a couple more months in this process.

V. SCACC RESOURCE CENTER - LUKE EWBANK

- A. Schedule: restarting work on Monday with load bearing masonry and underground plumbing, etc. Masonry takes 4-5 weeks. Steel delivery is on schedule for April 14. . Door frames arrived on time to start masonry work next week.
- B. Change Orders:
 - 1. Barrett sign relocation: Contracting with Barrett sign at \$2,215 to move sign to new location. PCO #008 – Treasurer Novak moved to approve P.C.O. #008, supported by Member Batkoski. Motion carries. Kelly Suppes asked about the radio antenna to which Luke said Barrett said we will not need antenna as it is close enough.
 - 2. Roofing Manufacturer change: Luke discussed the design. It is not possible to add additional insulation. He spoke with Kibbe and confirmed this design meets all specs and standards of warranty so no issue with switching. He said rarely see issue of roof failing before warranty expires. Performance difference is marginal to owner. All roofs need patching. Warranties are comparable. Granger has worked with Brandle Roofing on projects. Roof will be here April 12. We approved the manufacture change at our last meeting.

VI. THE DOW EVEN CENTER

- A. Door replacement - Jon requested approval to replace a roll up door. He stated we have 3 roll up doors at facility that are original to building – 50 years old – he is asking for repairs but one door that is a large fire rated door that has to be closed frequently but doesn't open or close easily. Ethan obtained quotes and Mac's Window and Doors came back with \$8,200 quote and Dover and Company submitted a quote for \$9,939.55. Jon stated the roll up door has to be fire-rated in case Zamboni explodes. Jon ask to spend \$8,200 to replace the door. Dover will be doing other work for Dow. Belleman asked Jon to do reference checks. Treasurer Novak moved to approve up to \$10,000 to replace one of the roll up doors at the DOW, supported by Turnwald. No discussion. Motion carries.
- B. Jon said they are working on some PR work regarding the 50th anniversary.
- C. DAS system update: Jon awaiting RFP and will provide Kelly the document to use for the RFP when he has it.

VII. OTHER ISSUES/CONCERNS:

- A. Naming Rights Agreement – Event Park: nothing Jon can say publicly. Has a release for Huntington Naming Rights. He wants to get documents signed but will wait until we have new entity Naming Rights Agreement signed before releasing Huntington
- B. ASM Management Agreement: There is a meeting next week. Will adjust the current Management Agreement extension to end of May.
- C. POS: Member Smith asked about POS quotes. Jon has not completed this project yet.
- D. Correct Sheldon Matthews name in last minutes.

VIII. NEXT MEETING – April 7. 2022 at 10:30 a.m.

- IX. ADJOURNMENT:** Member Batkoski moved to adjourn the meeting; supported by Treasurer Novak. The meeting was adjourned at 11:43 a.m.