

Meeting Minutes
Saginaw County Building Authority
Thursday April 6, 2023
County of Saginaw Courthouse – Boardroom 200
111 S. Michigan Avenue, Saginaw, MI 48602

Present: Robert V. Belleman, Tim Novak, Ann-Marie Batkoski
Absent: Bill Smith, Leon Turnwald
Others: Jake Golden (Spence), Ben LeBlanc (Granger) Greg Bator (WKA) Rick Kasten (BlueSky via Telephone), Steve St. John (The Dow Event Center), Tony DePelsMaeker (Maintenance), Jaime Ceja (Controller’s Office), Kelly Suppes (Purchasing/Risk Management),

I. **CALL TO ORDER:** Chairman Belleman called the meeting to order at 10:33a.m. Chairman Belleman recognized the Saginaw Spirit as winning the bid for the Memorial Cup 2024. “This is a huge win for Saginaw, with international recognition”. Mr. Goslin will be attending the community affairs meeting on April 14, 2023 to speak and we have started weekly design meetings with Spence Brothers, Mr. Goslin and Saginaw County. If work is not completed by September 2023 they can move the cup to another location, the deadline is tight.

II. **PUBLIC COMMENT:** None

III. **APPROVAL OF MEETING MINUTES OF:** Regular meeting March 2, 2023 and approval of special meeting March 17, 2023. Member Batkoski moved to approve regular meeting minutes of March 2, 2023 and special meeting minutes of March 17, 2023. Member Novak supported. Motion passed.

IV. **THE DOW EVENT CENTER CAPITAL IMPROVEMENT PROJECT: JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS**

1. **Potential Change Orders**

- a. **PCO#071 – Memorial Cup upgrade - Phase II** – 3 phases of Memorial Cup were brought to the Building Authority last meeting. The elevator design has been added to Phase II. Cost \$3,209,083.00.
- b. **PCO#073 – Phone extension line** – This is a formality as the extension of the phone line is complete, approved at last meeting at a cost \$8,800.00.
- c. **PCO#074 – Sight glass repair** – This is to replace a seal on the sight glass on the expansion tank in the mechanical room. Cost \$2,196.00.
- d. **PCO#075 – Move and add disconnect per elevator code** – This is to add a 3rd disconnect for the elevator cab lights. Cost \$3,550.00.
- e. **PCO#076 – Epoxy floor coating** – This was to prep and install epoxy floor coating around perimeter of the ice slab. This will help with the ice that forms around the dasher boards. Cost \$21,241.00.
- f. **PCO#077 – Credit for stairwell hardware** – This is a credit for unused hardware on the stairwell doors. Cost ~~-\$3382.00~~.

Member Batkoski motioned for approval of PCO’s #073-#077. Member Novak supported. Motion passed (3-0).

2. **Project Status -**

- a. **Chiller Status** – There is an agreement with a company to provide the chiller by the time the new Spirit season starts. The temporary chiller will need to be cut apart to get it out. Spence will be using local labor for installation. Disney on Ice

will use the temporary chiller ice and the Spirit will start the season on permanent chiller ice.

b. **Elevator Schedule Status** – There was a theft of elevator wire and because of that the wire will now be stored in the basement. This theft of wire has not hurt the schedule. Pumford is onsite next week to test. The NE elevator should be ready to turnover in 2 weeks. SW elevator install should move quickly and more efficiently as we learned a lot from the NE install.

c. **Project Schedule Status** – There were 2 leaks last week identified from the wall. This is where it was leaking previously so we are confident that the fix will work effectively.

V. MEMORIAL CUP UPGRADES: JAKE GOLDEN, PROJECT MANAGER, SPENCE BROTHERS

1. **Owners Upgrade Status** – Next week will start weekly design meetings with Spence, Craig Goslin and Saginaw County. Some meeting will be on-site, some virtual. Speaking about the suite design, Greg Bator stated that it is a structural issue, and the existing trusses need to be used, they have a capacity as does the occupant load, time is also a factor. Therefore, we cannot go both wider and deeper. Chairman Belleman asked if the occupant load is accurate as the previous operations manager may have asked the inspector to limit the load. What would need to be done to get a larger occupancy load, we are looking for immediate and long-term goals to be met? Greg stated that the trusses would need to be reinforced. There are mechanical rooms and the items can be removed. Member Batkoski stated that the design phase is ongoing, when does the build phase start, as this is on such a strict timeline? Chairman Belleman stated that this is why some jobs will be bid and others awarded. Greg stated that ceiling design will be done this month taking into account the camera placement. Member Batkoski asked what issues does Spence Brothers foresee? Jake stated that the lead time will be the biggest issue and the ceiling will probably be the largest issue with a 6-8 week timeframe. As soon as the ice is done for the season, Spence will be there working. Chairman Belleman stated that the camera placement will be an issue and the camera crew will not be there in May to determine where they want their cameras. We may need to call them and ask if they have a plan for placement.

VI. SCACC RESOURCE CENTER: BEN LEBLANC, SENIOR PROJECT MANAGER, GRANGER CONSTRUCTION

1. **Potential Change Orders -**

a. **PCO#041 – Exterior signage** – Signage was not in the design package. Chairman Belleman asked if the existing outdoor signage will be relocated to the new shelter. Greg confirmed it will be. Cost \$15,849.00.

b. **PCO#042 – Connex rental** – This is for the connex rental of 7 months to store surgical and medical equipment. Chairman Belleman asked if this cost should be absorbed by Ecker Mechanical, delays beyond December 2022 should not be the responsibility of the Building Authority. Ben stated he understood and will investigate. Cost \$1,343.00.

c. **PCO#043 – Relocate data drop from meet and greet to reception 102** - This is to move the data drops from one side of the wall to the other. It was installed backwards into a meet and greet room. Cost \$343.00.

d. **PCO#044A – Add power and data into surgery 145** – There is existing power in surgery, no data. Chairman Belleman stated that originally, they were going to

use monitors on carts. Rick stated yes, to have data in surgery is a preference.
Cost \$1,842.00

e. PCO#044B – Add data drops in X-ray – Chairman Belleman asked why we need data in this room? Ben stated that there is WiFi and it should be adequate. Cost \$1,319.00.

f. PCO#044C – Add outlet to Pack 146 – This is the other side of surgery, additional power along the lower wall requested. Cost \$262.00.

g. PCO#044D – Change duplex outlets to recessed quads or surface mounted quads. There are 2 existing but there should be 3. Ben to confirm. Cost \$1,602.00

h. PCO#045B – Dishwasher change – A commercial dishwasher was installed, and the electric outlet was not compatible. The electrical connection needs to be changed out to meet original dishwasher specifications. Cost \$1,800.00

Member Novak made a motion to decline approval on PCO#44A through PCO#44D and to approve PCO#'s 41, 42, 43, 45B. Member Batkoski supported. Motion passed (3-0).

VII. Project Status –

1. Roof Top Unit Status -

a. Ben stated he spoke to manufacturer, 2 units will begin production on Monday, #8 and #11, shipping on April 19th with an 8-10 business day shipping period. Unit #1-#6, #7, #9 will be scheduled to ship May 19th. Unit #10 (isolation rooms) on June 23rd. Ben also asked the manufacturer that the 2 week padded time for delivery be removed.

2. Areas of concern after staff and volunteer tour –

a. Dog Runs – Size of the food and water bowls. Chairman Belleman took home a bowl and it did indeed hold 2 cups of food. A bowl was given to ACO Abbe Balderstone to test with a large dog. Pending outcome.

b. Turn style Feeders – These are located in kennels with guillotine doors, can the dogs be put on the other side of the guillotine to place food? The turn styles are not an issue.

c. Surrender Exam Room –

1. Request to add power at SW corner for a refrigerator. This is not approved; we should not have a fridge with drugs in 3 places. There are logs that need to be used. There are kennels in this area to secure an animal so the employee can leave and get the necessary drugs. If a refrigerator is determined to be needed there is power above the counter and on the wall above the scale.

2. Proximity readers – There is free access from the hallway but you have to use your key to get out. Ben stated that he will check on this, there was a handle installed correctly on this door.

d. Small Dog – Install cases on the floor p/RFI option – Cages incorrectly came with a platform and were always designed with the trenches. Cages should always have been installed on the floor. Chairman Belleman asked how many runs are there? Ben stated three separate areas. Rick stated that this is a puppy, whelping area and that guillotine doors have never been used in an area like this. Chairman Belleman asked where the animals will go when a cage is being cleaned? Rick stated to the next kennel.

e. Cat Isolation – Guillotine style doors on the enclosed compartment are heavy and not installed on track in some cases. It will be difficult to hold that door open and get a cat in there. Ben will check the tracks.

3. **Radio Coverage Solution** – Ben stated he received quotes from Summit Fire Protection and Chrouch Communications. Price is high and to ensure that there will be full coverage Chrouch Communication asked for money up front to come out and do a survey. Ben stated that he believes we will get a better price with Summit as they have a relationship with the County. Greg asked if the vendors assure that coverage will be in the entire building. Ben stated yes 95%-100%.
4. **Project Schedule Update** – Seeding and site work taking place next week. Chairman Belleman asked if we had moved the dogs in December when the building was supposed to be turned over, would we have grass? Ben stated that when we knew that we were going to be delayed, the grass was put off. Chairman Belleman stated that his fear is because of delays we are putting other items on the “To-Do” list and will be rushing at the end of the project. Ben stated that the only 2 things we have held off on are landscaping and pavement striping. Countertops are installed, cat area poles have been removed for their coating, and will be returned. Performance flooring is doing punch list work. Electrician is installing the lobby light.
5. **Flooding** – Ben stated that Kochville Township and Champagne & Marks was on-site checking on catch basins as they were overflowing at the end of Ashley Lane and Bay Road. Ben confirmed with Lori from Kochville that it was a MDOT catch basin that was clogged.
6. **Other** – Chairman Belleman asked if MDARD had been scheduled to come out and inspect. Ben stated that Bonnie is handling that. Chairman Belleman asked about interior signage and if it was called out in Blue Sky’s SOW. Rick stated that the interior signage is an owner responsibility. Rick will send the master list to Jaime as she will be on-site next week to start process mapping with ACO’s. Chairman Belleman asked if there is anything else the County needs to do that has not been communicated. Ben stated that IT is working on the internet with Charter, Maintenance on the card readers. Chairman Belleman asked about the mailbox, Jaime stated that there are banks of mailboxes on the roadside near the plasma center. Kelly stated that she can call the Mail Room and find out about getting SCACCRC mail delivered directly to SCACC by the Mail Room. Chairman Belleman asked about oxygen, Kelly stated that she will order oxygen and medical gas closer to occupancy.

VIII. THE DOW EVENT CENTER: STEVE ST. JOHN, GENERAL MANAGER, THE DOW EVENT CENTER

1. **DAS System** – Mobillite contract has been sent to Amy once contract is signed it will go to design, Mobillite owns the equipment, sells it to Verizon/T-Mobile etc... The lease is for the space at The Dow. The space they need is 30X11 on the East side preferably. Chairman Belleman stated that whatever equipment they install it cannot interfere with the Saginaw Spirt signals. Steve stated that it will not, and they are looking at stripping the mechanical rooms down. Chairman Belleman asked what the cost would be to strip them down. Greg stated he’s not sure, it would depend on what needs to be cut up and removed. There is air supply that runs through these rooms, so you need to be careful of the duct work. Steve stated he did not know that. Once contract is complete, they will send out an engineer to do a site visit and then begin work, it should be 12 months to finish.

2. **Internet Garage/Building** – NET123 is in and working on the firewall. Should be up and running by next meeting. 1 GIG was ordered.
3. **Symphony Drive – Pot Holes** – Chairman Belleman stated that Tim Morales, City of Saginaw Manager said it was a private road, but in speaking with Phil Karwat, he advised he would take care of it for us.
4. **Event Bookings** – Upcoming, 3 events have confirmed. Chairman Belleman commended Steve on having the Spirit play and a comedian in the Red Room. We do need to look at how to break up concessions though, the lines were long and need to move faster. Kelly stated that maybe there would be more staff if they looked at the liquor serving rules, her understanding is that every volunteer has to be certified and take a class. Chairman Belleman stated that not everyone who volunteers needs to have the course only specific people in the process of serving.

IX. OTHER:

1. **Tony** – Stated that cameras at SCACCRC are now recording.

X. NEXT MEETING: May 4, 2023 at 10:30 a.m.

XI. ADJOURNMENT: Member Batkoski moved to adjourn the meeting; supported by Member Novak. The meeting was adjourned at 12:30PM