



Recreational Authority of Roseville & Eastpointe Board

Meeting Minutes

Manager's Conference Room - Roseville City Hall 29777 Gratiot Ave., Roseville, MI
48066

3:30 pm - September 13, 2017

Meeting was called to order by Chairman Scott Adkins at 3:31 PM

All present, with the exceptions of Charles Frontera and Michael Switalski

Joe moved to excuse the two members, Dan supported, all in favor, none opposed,
motion carried.

Approval of Minutes for August 9, 2017.

Joe moved to approve the minutes from August, Dan supported, all in favor, none opposed,
motion carried.

Approval of Disbursements and Budget Report.

Joe moved to approve disbursement number two, Dan supported, all in favor, none
opposed, **motion carried.**

Joe moved to approve the budget report ending 8/31/2017, Dan supported, all in favor,
none opposed, **motion carried.**

Communications

Mr. Lipinski provided the senior bulletin and stated there was nothing really urgent with
communications at this time. No members had any questions regarding communications.

Old Business

No old business this afternoon.

New Business

Update from Andy Sowinski, PIA, on warranty issues for Recreation Center Building Renovation and Addition project.

Andy Sowinski discussed the warranty repair issues that are going on at the Recreation
Authority Center. At the last meeting with the contractor they discussed several ongoing
issues, warranty issues, and the contractor was going to make some repairs and provide
some quotes for additional work to help correct some of the problems. The mechanical
contractor was not interested in pursuing any additional work, but will fix any work that
needs to be done based off of the original quote and things they have installed. They are
not walking away from the job, they just don't want to do anything extra. Joe asked for the
document that Andy was reading off of and that was provided to the rest of the group. Andy
continued on about the ongoing masonry issues. Cracks in wall are not moving, buildings
move and masonry gets cracks, which is kind of typical when buildings settle. Larger cracks
will be corrected as they fell in the warranty period (sections A and B). The contractor will
follow up on it and disagrees but will honor the warranty. Item C is a damaged frame, prep

and paint work which has been completed. Frame base has been repaired but has become un-adhered again. This needs to be completed throughout the project. Mechanical warranty issues are HVAC #1, large rooftop unit, miss-set damper which has been resolved. Conference room has thermostat issues, and duct heat issues. Can be fixed by an interlock system (need a new quote) or by a new system just for that room (more money and need a new quote). A third party will be hired by engineering to fix this. Original contract was duct balancing, a variation of 10% in air is normal, and the contractor gave a report that said this was done. A third party will have to re-do the duct balancing study to see if the report has the same results. A member of the board asked if there should be a motion to increase the spending limit for repairs so that they can be done in a timely manner. Threshold is \$7500 right now, and they think that should cover it. In the future they may have to fight who is the responsible party, but right now these things need to be fixed. Joe made a motion to allow the expenditure of \$7500 as needed for repairs and they will examine who is the responsible party later. Dan supported. All were in favor. **Motion carried.** Who is the third party? Alliance was recommended and have been used before with good results. Computer lab has a motorized damper that adjusts the airflow for the room, and has its own thermostat. The thermostat was not wired to the damper, this is covered in the original contract and falls under the warranty. This was discovered by looking at another issue and it was noticed the wire was not concealed and connected properly. This might be an issue in the offices as well, the motorized damper might be too far from the thermostat and not connected as well. This will be looked at by the third party. RARE will seek reimbursement for all outside costs, the contractor agrees that they will cover all costs of things that were contracted that they didn't do or did incorrectly. Computer room is also having low voltage issues per IT, an electrical circuit was ungrounded and a wire was missing, this is concerning because it is a possible safety issue. The general contractor was fixing it and will send bills for RARE to seek reimbursement from the electrical contractor with explanations of what was missing or wrong. Some computers were not working in the summer, and it was found that there was an electrical issue. Gemini electric was not interested in fixing the issue, but will cover the cost of another company to fix it. Board member asked if more documentation would be needed if there were litigation in the future, Andy said that things were covered in prior discussions and at the advice of the attorney. In the offices a grid may be needed to put over air ducts to distribute air better to not have some desks getting a cool breeze right down on them. Replaced a HVAC unit that was in an old part of the building, found a hole in the duct work so air was not properly blowing through the ducts throughout the building. Not sure if this was fixed, a third party found it, this was not in original contract. Scott thanked Andy for the update and stated he looked forward to the next update next month.

Update on fitness classes offered through CC plus

Tony updated the group that some fitness classes offered through CC Plus (a group that sends instructors to the rec center for classes and they have other classes elsewhere) are getting more popular. CC Plus called and said that they were no longer sending instructors and then called the instructors the next day and told them that they were no longer finding host places for the classes for them. Tony reached out to the instructors themselves and offered to contract with them independently. They will offer the same classes in the same rooms and will get the same advertisements and payment schedule and then they will go back to RARE's normal fee structures. They are hoping that this will be good for everyone, the instructors and RARE. CC Plus offered a punch card, RARE will not honor those cards, but instructors may offer their own.

Hearing of the Public

Harvey Creech would like to address past minutes about warranties. He is concerned about the cracks and needing a quote to fix them. He says that it hasn't been fixed. This was

addressed in new business, the board acknowledges this and they are working through the list of things that need to be fixed.

Discussion by Director

Fall program brochures have gone out, new items are aqua Zumba and open swim program that were supposed to start next week at Eastpointe High School. They have not been able to find a life guard in 3 and a half months. This morning there was a potential lead, but there has not been interest in working one day a week for a few hours. Classes will only be able to go on if they find a lifeguard.

Met with Macomb County Health Department about the concession stand at memorial field in Eastpointe. The Tigercats have the permit for the concession stand there and there were a few violations that will have to be fixed if they want to continue operation. It is the third time for some of the violations so the Tigercats will have to decide to fix them or else the county will shut down the concessions.

Tigers tickets have not been selling well, RARE will donate the left over tickets to volunteer coaches, but will continue trying to sell them as well.

Discussion by Board members

Discussion about announcer stand. Should it be demolished? Should the roof be repaired? Should it be made into a one story storage building?

Joe made a motion to install a fitness park at Huron Park as discussed in the previous meeting. Dan supported, all agreed. **Motion passed**

Adjournment

Joe made a motion to adjourn, Dan supported, and all were in favor. **Motion passed** to adjourn at 4:39.