



DDA ACTION SUMMARY SHEET

MEETING DATE: October 20, 2026

TOPIC Repair and Replacement – Interior Center Floor

BACKGROUND

The board previously approved a multi-quote based contract to JAH Services to tear out, repair, prep and pour an exposed aggregate surface in the main barns two side sections (behind the center support columns). This work was done and approved in late spring, however, during the construction services, as has happened repeatedly in this project, the work revealed additional substructure and deteriorating conditions that require additional work. This particularly applies to the top of the interior footings which, in areas, we discovered cracking and top surface decay. We affirmed through several experts that nothing structural was affected, but as it was intended that we would have a slight step (code compliant) from the original floor surface, a difficulty arose as to how we fix the problem without creating a further hazard for eventual public use.

It has been uniformly decided that the condition of the center floor is not adequate to maintain the type of public presence anticipated by the project use that was approved by the board. As such, it became clear that it would be most cost effective and in the interest of long-term use, that the center floor be ripped out and replaced. By doing so, we could clean all loose debris on the top of the interior footings, seal and correct the step hazard.

We were trying to save this expense by re-using the original asphalt, but it became untenable.

Several firms were contacted to secure estimated costs, site visits conducted, and the results of those efforts were:

Comparison for 2,160 sq. ft. removal, preparation, new 4-6 inch concrete	Price per sq. ft.	Total cost
JAH Services	\$8.80	\$19,000
State Contracting	\$10.50	\$22,680
Whelan Cement	\$12.00	\$25,920

*Michigan statewide current pricing range \$10.00–\$20.00 resulting in \$21,600 - \$43,200

The current policy of the DDA allows the Director to present and consult with the Board Chair when proposed expenses are less than \$30,000 and based on proper due diligence. All documentation was reviewed with the Board chair and a mutual decision was made to engage JAH Services to perform the necessary work. Upon such authorization the work was preformed and approved.

FINANCIAL IMPACT

Based on the approved Cost to Complete Budget, this expense will be charged against our reserved contingency. It does not create an imbalance or concern against anticipated budget as it has been an anticipated need since May. It was only subject to actual cost.

This would be charged against GL 301-901-971-000 Capital Outlay – Buildings

RECOMMENDED MOTION:

Motion to affirm that the submitted cexpense satisfies the procurement policy applicable to Lumber Yard project expenses and to approve payment of JAH Services Invoice No. 1386, dated October 10, 2026, in the amount of \$19,000 from GL 301-901-971-000, Capital Outlay – Buildings.