

# AGENDA

BAY ARENAC BEHAVIORAL HEALTH  
BOARD OF DIRECTORS  
FACILITIES & SAFETY COMMITTEE MEETING

Monday, December 11, 2023 at 5:00 pm

William B. Cammin Clinic, Bay Room, 1010 N. Madison Avenue, Bay City, MI 48708

<b>Committee Members:</b> Robert Luce, Ch Colleen Maillette, V Ch, Ex Off Jerome Crete Chris Girard	<b>Present</b> _____ _____ _____ _____	<b>Excused</b> _____ _____ _____ _____	<b>Absent</b> _____ _____ _____ _____	<b>Committee Members:</b> Sally Mrozinski Robert Pawlak Richard Byrne, Ex Off	<b>Present</b> _____ _____ _____	<b>Excused</b> _____ _____ _____	<b>Absent</b> _____ _____ _____	Others Present: BABH: Chris Pinter, Marci Rozek, Eric Strode, and Sara McRae  Legend: M-Motion; S-Support; MA-Motion Adopted; AB- Abstained
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	Agenda Item	Discussion	Motion/Action
1.	Call To Order & Roll Call		
2.	Public Input (Maximum of 3 Minutes)		
3.	Unfinished Business 3.1) None		
4.	New Business 4.1) Facilities Update  4.2) MIOSHA Complaint  4.3) North Bay Janitorial Update  4.4) Leadership Dashboard		4.1) No action necessary  4.2) No action necessary  4.3) No action necessary  4.4) No action necessary
5.	Adjournment	M -	S - pm MA



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LABOR AND ECONOMIC OPPORTUNITY  
MICHIGAN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

BARTON G. PICKELMAN  
DIRECTOR

November 28, 2023

Complaint #:2104946

Bay Arenac Behavioral Health  
201 Mulholland Street  
Bay City, MI 48708

RECEIVED

DEC 04 2023

BAY ARENAC BEHAVIORAL HEALTH  
BOARD OFFICE

Dear Sir or Madam:

On Nov 21, 2023, the Michigan Occupational Safety and Health Administration (MIOSHA), General Industry Safety and Health Division received a complaint alleging safety and/or health hazards at your worksite located at:

201 Mulholland Street  
Bay City, MI 48708

A list of the specific nature of the alleged hazard(s) is as follows:

1. Ceiling tiles caving in in various places due to water damage.
2. No heat on 11/20/2023.
3. No working elevators.
4. Horrible smell reported to be from testing generators out due to no heat. Hazard Location: 3rd floor McLaren mental health side of hospital

We have not determined whether the hazards, as alleged, exist at your workplace; we do not intend to conduct an on-site inspection at this time. However, you are requested to investigate the alleged conditions and make any necessary corrections or modifications within **30 calendar days** of the date of this letter. Please advise me in writing of the results of your on-site investigation and provide any supporting documentation of your findings. Include any applicable measurements or monitoring results, as well as a description of any corrective action you have taken or are in the process of taking, including photographs of the corrected condition. Also, please provide me with a contact person's name and contact information in case I have further questions.

Your response should be submitted by email to [MIOSHA-GI-UPA-AA@michigan.gov](mailto:MIOSHA-GI-UPA-AA@michigan.gov). Please be aware that the state server will not accept emails (including attachments) that are 25 megabytes or larger. Therefore, if your communication is greater than 25MB, you will have to divide it into several smaller emails to ensure that it is transmitted. Please include your establishment name and complaint number in the subject line of your email and on any other correspondence. Alternatively, your response can be sent by U.S. Mail or fax to the street address and fax number at the bottom of the first page.

This letter is not a citation or a notification of proposed penalty. If you provide this information, we will probably not need to conduct an on-site investigation. If we do not receive a response from you within **30 calendar days** indicating that appropriate action has been taken or that no hazard exists and why, an on-site inspection may be conducted.

Please note, however, that MIOSHA selects for on-site inspection a random sample of cases where we have received letters in which employers have indicated satisfactory corrective action. This policy has been established to ensure that employers have actually taken the action asserted in their letters. Any action taken by you in this matter will not automatically remove your workplace from the possibility of an unannounced on-site inspection by duly authorized representatives of MIOSHA in accordance with routine scheduling procedures currently in effect.

You are requested to post a copy of this letter and your response to it where they will be readily accessible for review by all of your employees until MIOSHA deems the case closed.

Section 65 of Act 154, the Michigan Occupational Safety and Health Act, states that an employer shall not discriminate against an employee for exercising his or her rights under Act 154. If an employee believes that he or she was discharged or otherwise discriminated against as a result of filing a complaint, the employee may file a complaint with the MIOSHA Employee Discrimination Section. The complainant has been informed of their discrimination rights under Act 154.

In addition to its function of inspecting workplaces, MIOSHA offers a wide range of safety and health related services in response to the needs of the working public, both employers and employees. These services include training and education, consultation, voluntary compliance programs, and assistance in correcting hazards.

The MIOSHA Consultation Education and Training (CET) Division offers programs and services without charge to assist you in resolving occupational safety and health issues. Consultations may be available through telephone, email, or in some cases through an on-site visit. The CET Division has free publications, a free video-loan library, and sample written programs, which are available on the MIOSHA web page located at [www.michigan.gov/cet](http://www.michigan.gov/cet). To discuss or request CET services, call (517) 284-7720.

Bay Arenac Behavioral Health

November 28, 2023

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If you have any questions concerning this matter, please contact me at (517) 284-7750. Your personal support and interest in the safety and health of your employees is appreciated.

Sincerely,

*Laura Y. Basile*

Laura Y. Basile

Safety and Health Manager

LYB: mg



Date: December 6, 2023

**BEHAVIORAL HEALTH**

**Chief Executive Officer**  
Christopher Pinter

Attention: Laura Basile  
Safety and Health Manager

Dear Ms. Basile,

**Board of Directors**  
Richard Byrne, Chair  
Colleen Maillette, Vice Chair  
Robert Pawlak, Treasurer  
Chris Girard, Secretary  
Tim Banaszak  
Jerome Crete  
Ernie Krygier  
Robert Luce  
Pat McFarland  
Sally Mrozinski  
Kathy Niemiec  
Marie (Toni) Reese

**RE: Complaint 2104946 dated 11/28/23**

Bay Arenac Behavioral Health Authority (BABHA) has had the opportunity to review and investigate the complaint received from your office regarding the alleged safety and/or health hazards identified on 11/21/23 at the BABHA office located at:

201 Mulholland  
Bay City, MI. 48708

The specific nature of the alleged hazards includes the following:

1. Ceiling tiles caving in at various places due to water damage.
2. No heat on 11/20/2023.
3. No working elevators.
4. Horrible smell reported to be from testing generators out due to no heat.

**Board Administration**  
Behavioral Health Center  
201 Mulholland  
Bay City, MI 48708  
800-448-5498 Access Center  
989-895-2300 Business

It should be noted that BABHA is a lessee of part of the second floor and all of the third floor of the Behavioral Health wing of McLaren Bay Region Hospital with McLaren being the lessor. All maintenance is performed via verbal work orders submitted to McLaren Facilities Department.

Arenac Center  
PO Box 1188  
1000 W. Cedar  
Standish, MI 48658

BABHA has conducted a thorough review of the cited violations, and we would like to provide a detailed response addressing each concern:

North Bay  
1961 E. Parish Road  
Kawkawlin, MI 48631

**1. Ceiling tiles caving in at various places due to water damage.**

William B. Cammin Clinic  
1010 N. Madison  
Bay City, MI 48708

**A.** Upon immediate inspection, McLaren Facilities identified the issue as a vent duct coming loose and causing the tiles to fall to the ground. McLaren Facilities noted that condensation from the steam heating/cooling system can cause water spots in various locations on the ceiling tiles. McLaren’s maintenance team has taken swift action to rectify the problem, including the replacement of damaged ceiling tiles and addressing the root cause to prevent future incidents. We have included before and after pictures attached to the email for reference.

Wirt Building  
909 Washington Ave.  
Bay City, MI 48708

**B.** To ensure ongoing safety, we have requested McLaren Facilities to implement additional measures, such as regular inspections and to

[www.babha.org](http://www.babha.org)

possibly permit BABHA maintenance staff to also have access to the 4<sup>th</sup> floor to respond even more promptly to any related issues.

## **2. No heat on 11/20/2023**

**A.** The third-floor heating system experienced an unexpected malfunction. To address the issue, we promptly engaged the McLaren maintenance team, who worked diligently to resolve the heating problem. Normal heating services were restored within the same day. A faulty steam trap was found to be the cause and was replaced.

**B.** We have requested that McLaren Facilities implement measures to prevent similar incidents in the future, including regular maintenance checks and monitoring systems.

## **3. No working elevators.**

**A.** On 7/19/2022 McLaren notified BABHA that parts for the current elevators were no longer manufactured. McLaren was able to source and repair one elevator drive and get one elevator operational. Earlier that year, McLaren hired a consultant to provide new engineering specifications and a Request for Proposal (RFP) to modernize the two elevators in the Behavioral Health wing. McLaren requested capital funding for the selected contractor through the RFP process. Lead times on elevator modernizations were reported to take 20 weeks for materials from receipt of a purchase order with a 12 week install time.

**B.** On 5/9/2023 BABHA received an updated schedule on the elevator modifications and repairs. The installer was expecting materials to arrive by October 2023 with onsite mobilization starting on November 1<sup>st</sup>, 2023. Since McLaren was able to keep one elevator in operation at that time, the plan was to replace the non-operational elevator first prior to taking the second unit offline.

**C.** On 10/9/2023 the remaining operational elevator drive failed rendering both elevators inoperable. At that time McLaren made the decision not to source a repair on the drive due to the elevator modifications taking place in November. Repairs began to both elevators on November 20<sup>th</sup>, 2023, with a scheduled completion of the first elevator repair on 1/25/2024 and the second elevator scheduled to be completed on 4/25/2024.

**D.** The contractor has been able to reduce the project timeline by approximately six weeks and **both** elevators are scheduled to be operational by 12/31/2023. When the elevator repairs are complete, the contractor will apply for a temporary operating permit in accordance with Michigan Admin. Code R.408.7012 (2) until final inspections can be completed. Please note the enclosed pictures related to the ongoing elevator replacement efforts.

**E.** In the interim, BABHA offered and continues to offer staff on the second and third floors the opportunity to work remotely, from an office provided by McLaren on the first floor, or another BABHA office location. We understand the importance of accessibility and apologize for any inconvenience this temporary disruption may have caused staff and/or consumers.

## **4. Horrible smell reported to be from testing generators out due to no heat.**

**A.** The generators at McLaren hospital are tested monthly on the 3<sup>rd</sup> Monday of each month. The generator test lasts 30 minutes. However, these generators are located on the ground (outside of the hospital) on the opposite side of where BABHA offices are located.

**B.** The generators are not tied into the heating system and are only for backup lighting and essential operational systems for the hospital.

**C.** Upon investigation, we are unable to identify the reported odor, nor has it been replicated since 11/20/23. It is possible, however highly unlikely, based on the direction of the wind that exhaust fumes from a crane temporarily operating outside the front of the entrance, assisting the elevator repairs, could have reached the HVAC intake causing a foul smell.

**D.** While we understand the importance of a healthy and comfortable work environment, we want to assure you that we believe this incident was an anomaly and we continue to coordinate with McLaren to monitor any changes in air quality.

We appreciate MIOSHA's role in maintaining workplace safety and assure you that we are taking this matter seriously. Our goal is to create a safe working environment for all employees.

BABHA will post this complaint and the subsequent response at our 201 Mulholland office location. In addition, we will post this to our intranet site for viewing by staff.

If you require any further information or clarification, please do not hesitate to contact me at 989-895-2302.

Eric A. Strobe  
Environment of Care Office  
201 Mulholland  
Bay City, MI 48708  
O: 989-895-2302  
E: estrode@babha.org



Broken Hallway Duct





Repaired Hallway Duct



Broken Office Duct

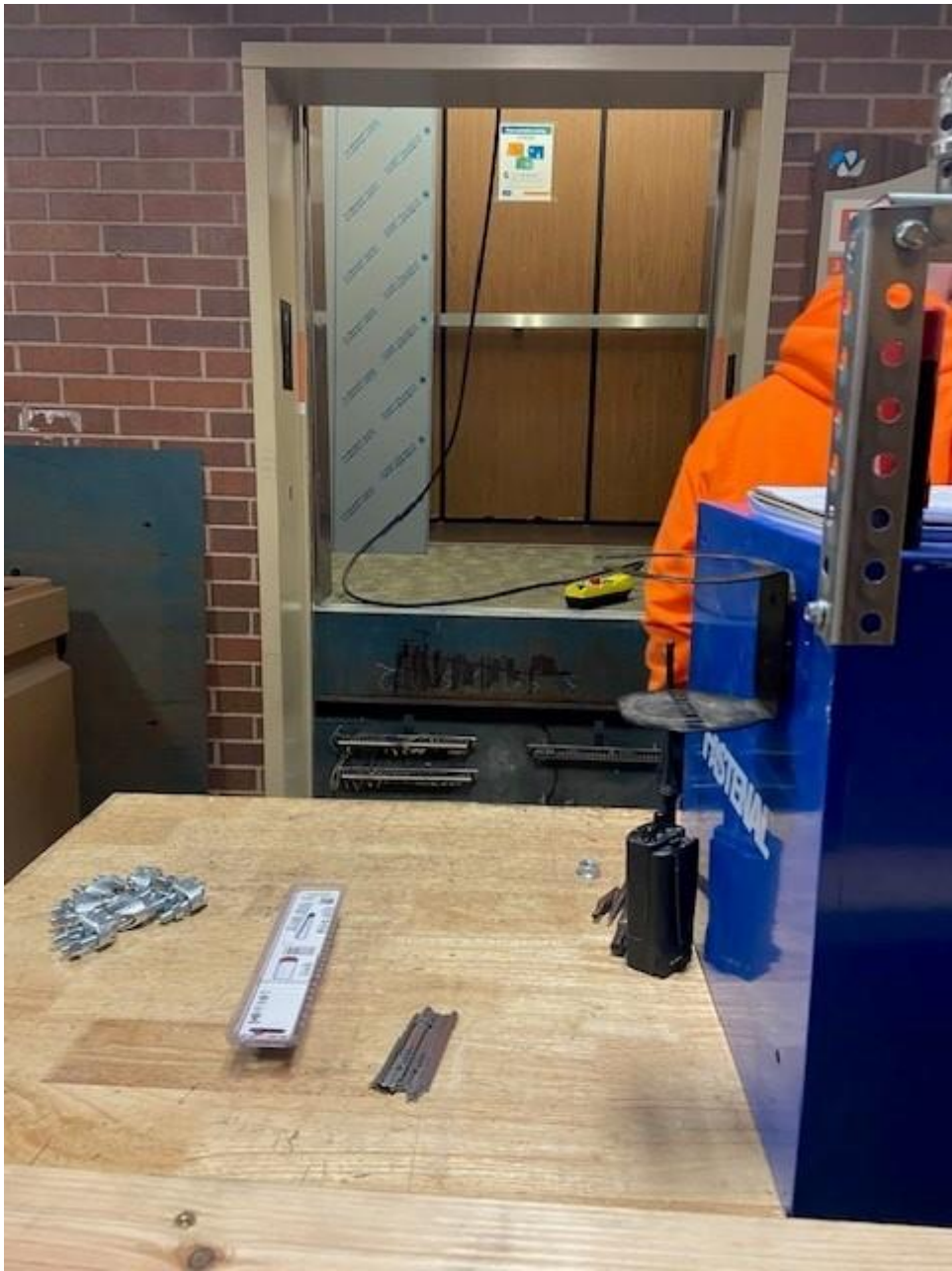


Repaired Office Duct





Elevator



Elevator



