



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, December 17, 2009 | 8 A.M.

Council Chambers | Novi Civic Center | 45175 W. Ten Mile Road

(248) 347-0445

Meeting was called to order at 8:04 a.m.

Members Present: Charles Boulard, Larry Czekaj, Julie Farkas (arrived 8:07 a.m.), Rob Hayes, Clay Pearson, Kathy Smith-Roy

Members Absent: Mark Sturing (absent/excused)

Others Present: Mary Ellen Mulcrone, Melissa Place

APPROVAL OF AGENDA

Motion by Smith-Roy, seconded by Boulard; CARRIED UNANIMOUSLY: To approve the agenda with the addition of item 11. Construction Update.

PURPOSE OF THE MEETING

- 1. Approval of Change Order Request No. 52R for NTEK track lighting and 8 lights to highlight race car for the proposed amount of \$11,574.**

Mr. Larry Czekaj asked if money could be spent after the debt service bonds are sold. Ms. Smith-Roy answered the final pay estimate will be in September. Mr. Czekaj asked if the lights over the race car can wait until September 2010 or completion of the rest of the project. Mr. Paul Danko would rather not wait. Mr. Al Blair said the design on the lights has gone down. Mr. Carl Adams has not seen the costs and would like to defer the issue for review. The consensus was to defer the item until January meeting.

- 2. Approval of Change Order Request No. 70R for stale tile revisions to fireplace and slate tile for selective colors for the additional amount of \$2,218.**

Mr. Blair commented the change is from wood to non-combustible slate material over the fireplace. Mr. Clay Pearson asked if the change was because of a code issue or something else. Mr. Blair answered the Fire Marshal recommended the change to be in compliance. Mr. Czekaj said it is a design issue because it did not meet code. Mr. Adams commented the change is as was mentioned in August; the Board approved the additional work by adding the color tiles.

Motion by Pearson, seconded by Hayes; CARRIED UNANIMOUSLY: To approve the Change Order Request No. 70R for stale tile revisions to fireplace and slate tile for selective colors for the additional amount of \$2,218.

3. Approval of Change Order Request No. 72 for installation of panic devices with electric solenoid and wiring for emergency exits for the additional amount of \$5,497.

Mr. Danko said the sliding glass doors between the entrance doors and lobby area is the subject. BEI wants to make sure patrons can exit from this area in the case of an emergency. The doors are designed to break away and swing out if someone was trapped. The proposed device would be on a timer to allow for automatic opening at the front entry. Mr. McKay commented there are other alternatives. The consensus was to defer the item until a January 2010 meeting.

4. Approval of Change Order Request No. 74 for wood veneer door match to trim for the additional amount of \$4,287.

Mr. Czekaj said this involves staining 30 doors but the consensus when Board Members viewed on site it is to leave as is. Mr. Chris deBear recommends leaving it alone.

Motion by Pearson, seconded by Farkas; CARRIED UNANIMOUSLY: To reject Change Order Request No. 74 as presented.

5. Approval of Change Order Request No. 75 to replace light color phenolic panel on east elevation with spandrel glass for \$4,626 or with dark panel for \$8,254.

Mr. Pearson relooked at the elevation facades and does not have a problem with the east or north elevations. Mr. Czekaj agrees to leave the east elevation alone. Ms. Farkas prefers the darker color and is fine with spending the money to make the change. Mr. Blair said there are no panels on the south side so the changes would be on the north and east since the west side is not as prominent. Mr. Pearson said the east side could be independent unless the north side is changed. After discussing the various elevations the consensus was to defer the item until a January 2010 meeting.

6. Approval of Change Order Request No. 76 to replace light color phenolic panel on north elevation with spandrel glass for \$6,1889.

Several alternative sketches were shared with the Board to consider. Mr. Blair said if the panel was changed to red it would blended in with the brick as shown in drawings. Mr. Czekaj asked what is the cost? Mr. Danko responded \$19,000. Mr. Adams commented there still will be seams but they will be darker. Ms. Farkas said the yellow panel on the west elevation is shaded since it is under the patio canopy but the yellow sticks out on the east and north elevations. Mr. Czekaj likes the yellow but not the emulsion seam. While resident comments are heard; the Board can not simply make a change whenever comments are voiced. Ms. Smith-Roy is fine with the yellow panels. Mr. Boulard asked if the east panel stays then what about the north? Ms. Farkas would like the north and east elevations to be the same look. Mr. Blair said the Board can leave the yellow on the east and spandrel glass on the north. However, all red on north and east elevation is pleasant. Mr. Danko will

investigate if the seams could be painted or toned-down somehow to make less noticeable. Mr. Hayes commented the sketch with multiple breakups does make the wood look like plywood. The consensus was to defer the item until a January 2010 meeting.

7. Approval of Change Order Request No. 77 to return SP4 fixture and add FI-DIM fixtures for the additional amount of \$3,115 (lights not changed by BEI to compensate for reduction in ceiling height in meeting room).

Mr. Danko said the request is to return fixtures and install new lights. Mr. Czekaj asked why the change because these were for a 13 foot ceiling? Mr. Blair answered because the ceiling went from 12'6" to 10'6". So, this item should have been addressed at the time of the ceiling change, asked Mr. Czekaj? Mr. McKay has a solution to go from 24" size to a 12" size to come back to the ceiling where the cans are the same. There would only be a \$500 restocking fee if the same hardware is kept and fixtures wattage. Mr. Czekaj asked the cost of the electrician? Mr. Danko does not know the exact amount, but it is minimal. No action was taken.

8. Approval of Change Order Request No. 78 to add wood panels above and below art tile case on interior west elevation for \$10,495.03.

Mr. Czekaj commented this request is to leave the tiles and enclosed in the drywall. Mr. Danko said this is a credit of \$2,791 for panel, covering, and drywall.

Motion by Smith-Roy and seconded by Boulard; CARRIED UNANIMOUSLY: To select Option 2 of the Change Order Request No. 78 to eliminate panel and leave area above and below art tile case on interior west elevation as drywall for a credit of \$2,791.53.

9. Approval of Change Order No. 11 in the amount of \$5,656 for drain tile at curb and install bollards at back door.

Mr. Adams said to be American's with Disabilities Act compliant, the need to protect overhead doors from delivery trucks to not drive into them need to be installed. Mr. Rob Hayes asked if the tile ties into the catch basin. Mr. Adams said yes. Mr. Boulard explained the bollards are great and will make the driveway last longer.

Motion by Smith-Roy, seconded by Boulard; CARRIED UNANIMOUSLY: To approve Change Order No. 11 in the amount of \$5,656 for drain tile at curb and install bollards at the back door.

10. Approval of Refunding Contract and Authorizing Resolution for refinancing of 1999 Senior Housing Bonds.

Ms. Smith-Roy said this is essentially a refinancing of the remaining original bonds for the Senior Housing project, with an estimated savings of approximately \$30,000 a year over the next three-to-five year period is before the Board. If the Board approves this will be executed through a negotiated sale and not by bid.

Motion by Smith-Roy, seconded by Boulard; CARRIED UNANIMOUSLY: To approve the refunding contract and authorizing resolution for refinancing of 1999 Senior Housing Bonds.

11. Construction Update

Mr. Danko commented the ceiling is padded out and millwork is moving ahead. The wall paper has been installed in the administrative area. The drywall lids and fabric panels in the lobby are being installed. The mechanical is 99% complete. The carpeting will be done in two or three weeks.

Mr. Czekaj asked when the preliminary inspection is to happen. Mr. Danko responded the end of January or first of February. Mr. Adams continued the Novi Police have recommendation to have no night lights. Mr. Danko said the wood ceiling will be installed in February without a seam. We can still meet the March deadline. Mr. Hayes asked about the irrigation well report. Mr. Adams said nothing to date. Mr. Danko continued no sample was taken at the front end.

AUDIENCE COMMENTS

Motion by Smith-Roy, seconded by Boulard; CARRIED UNANIMOUSLY: To adjourn the meeting at 9:27 a.m.

Minutes approved January 21, 2010