



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, April 9, 2009 | 8 A.M.

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

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

MEMBERS PRESENT: Larry Czekaj, Julie Farkas, Rob Hayes, Clay Pearson, Steve Rumble, Kathy Smith-Roy, Mark Sturing

OTHERS PRESENT: Ramesh Verma, Joel Dion, Melissa Place

APPROVAL OF AGENDA

Motion by Smith-Roy, seconded by Hayes; CARRIED UNANIMOUSLY: To approve the agenda as presented.

APPROVAL OF MINUTES

Motion by Smith-Roy, seconded by Farkas; CARRIED UNANIMOUSLY: To approve the minutes with cost amount noted.

PURPOSE OF THE MEETING

The two discussion items were switched in order.

2. General Budget update

Ms. Smith-Roy opened discussion by commenting there is a need to amend the budget. There needs to be additional contingency fees for technology. Mr. Czekaj asked that the contract be reviewed to confirm this is necessary. Ms. Smith-Roy said another amendment would be for legal fees. BEI has asked for clarification regarding the \$13,300 to redesign mechanical. On page 2 of the revised budget distributed, there is a list of the approved items added to the contract. The \$13,300 request by BEI is in addition to the \$19,000. Mr. Sturing wants an explanation of how the \$19,000 and \$15,000 was spent. Why is there duplication of work? Mr. McKay explained the \$19,000 was for design of plans, additional space and electric. The 80 hours for mechanical, 40 hours for the energy calculations required by the Building Department, and the 13 hours for the drawings was in addition to the \$19,000 for design. BEI will provide an explanation. However, the majority of the money was put in scheme development.

1. Discuss second floor-floor space design

Mr. Czekaj commented he still has issues with the rework for mechanical. Why was this not anticipated and calculated in the original plans? The issue of future expansion of the second

floor has always been talked about, including upgrading the steel support months ago. Mr. Pearson said the Building Authority needs an explanation. Mr. Czekaj said the motion made at the previous meeting was made on good faith to move forward. The Board needs to talk with Chris Kittides. Mr. McKay said the initial design had this as an alternate to the contract. BEI always assumed mechanical would be needed for this section. The Building Authority was told about windows and energy study by Mr. Blair. Ms. Smith-Roy commented when the Board asked for an alternate that would have had some mechanical component. The glass was designed by the same team.

Mr. Czekaj asked how large is the storage room with Option G? Mr. Blair responded 1,610 square feet. BEI suggests signage on the brick. Ms. Browne suggested signage on the canopy. Mr. Rumble does not favor Option G. Ms. Farkas likes Option H because converting remaining available space to public space is simpler and more cost-effective than with Option G. The Board received results of area libraries regarding the need for meeting rooms. The outcome is that libraries always need public meeting space. Mr. Pearson commented the Board needs to look at flexible space and reminded the Authority that the Civic Center and other City facilities have meeting spaces. Mr. Czekaj asked why the change in number of windows on each side of the main meeting room? Mr. Blair said Ms. Browne commented the meeting room with one window would improve the lighting/darkness for projector use. Mr. Hayes commented lettering on the canopy would be harder to read. Mr. Czekaj does not want the design to be dictated by signage.

Mr. Czekaj asked if there were elevations for Option H? Mr. Blair said no. Mr. Sturing commented the elevation needs to be decided in his opinion then the layout can be determined. With Option G the administrative staff can be moved to where the storage area is now and put the storage area where administration is shown. The elevations should have been completed first and then the floor plans. Mr. Blair does not agree.

Mr. Blair continued that the storage square footage is 1,610 for Option G and 1,300 for Option H. The meeting room can be used by the public or staff. Mr. Czekaj said the Board needs elevations for Option H. Mr. Rumble does not see Option G as being the best fit. Mr. Pearson likes the original scheme for \$130,000 with the larger history room, meeting room, along with moving the administration space from public with a long narrow storage space. We need a floor plan. Ms. Farkas supports Option H. Ms. Smith-Roy commented the construction estimates have doubled. Mr. Blair said The Dailey Company estimates are on the high side, as an example, the window cost of \$90,000. Ms. Smith-Roy said it is imperative to have more information regarding costs. In fairness, The Dailey Company does not have the final plans.

Mr. McKay commented the storage space gives flexibility for future space development. Ms. Farkas commented Option G does not give flexibility to build out later. Mr. Sturing said money may be saved if this area is developed later. Mr. Pearson asked if the corridor can be made larger. Mr. Blair said it is too tight. Mr. Czekaj said the offices can be bumped to make the corridor wider. Mr. Pearson asked if the corridor can be done straight to the storage area. Mr. Blair said no. Mr. Sturing pointed out the Library Director's office can be bumped to the north. Ms. Farkas does not necessarily want after-hours traffic through the administrative area to access the storage. Mr. Czekaj asked about the first floor storage. Ms. Farkas explained it is for specialized services. Mr. Sturing said the storage area can be storage or multi-purpose room. Mr. Rumble said it is important to have solid numbers on how much storage space is

needed. He would like to see two options come back with elevations to make a decision. Mr. Chris deBear commented Option H has more benefits. The storage area has more options. If the Building Authority decides to pursue Option H, the costs and elevations have to be known; Option G should be changed by adding a corridor and resizing the offices.

Motion by Pearson, seconded by Hayes; CARRIED UNANIMOUSLY: To review modified Option G (i.e. move corridor to the east and move offices to the north) and Option H with elevations, color renderings, and associated costs for each.

Discussion

Mr. Pearson stressed the costs and dimensions need to be known with these changes. Mr. Adams commented the steel and masonry will be affected. Mr. McKay said BEI will let him know within two weeks if there is a problem. Mr. Adams would like window costs broken down. Mr. McKay can try. Mr. Czekaj commented the exterior elevation is critical as Mr. Sturing remarked. Mr. Rumble believes a corridor can be done. Mr. Czekaj said this issue has to be resolved.

Motion by Pearson, seconded by Rumble; CARRIED UNANIMOUSLY: Direct Building Authority Chair, City Attorney, and Chris Kittides of BEI Associates, to meet and discuss contract.

Discussion

Mr. Czekaj suggested eliminating the solar thermal panels. What is the payback? Mr. Blair responded 20-25 years. Mr. McKay said BEI discussed and there is a large amount of maintenance involved. Mr. Czekaj asked if his professional opinion was not to pursue. Mr. McKay said yes.

Motion by Sturing, seconded by Hayes; CARRIED UNANIMOUSLY: To delete Alternate J – Solar Thermal Panels for a total of \$29,000 but allow consideration to revisit if a grant opportunity is presented.

Discussion

Ms. Smith-Roy asked if the maker of the motion would accept an amendment to keep the door open for potential grants. This is an item that can be considered for an energy efficiency grant. Mr. Rumble thought the panels were to be used to heat water. Mr. McKay said yes, but the usage is minimal. There is a hot water system in the original drawings which was required as a backup to the system. Mr. Czekaj commented the remaining items will be on the April 30, 2009 agenda for discussion.

Mr. Ramesh Verma does not like the half window as elevation shows for Library Director's office. BEI and Diamond and Schmitt need to present at meetings. Mr. McKay said this issue will be reviewed. Again, Mr. Sturing requested color elevations.

Motion by Pearson, seconded by Rumpel; CARRIED UNANIMOUSLY: To increase legal budget to \$25,000.

Discussion

Mr. Czekaj said everyone involved with the Library project gives a lot of time. If the Board cannot get the material by the Tuesday before the meeting, the meeting will be postponed or that particular topic will not be discussed. If a member of the team is unable to make a meeting we need to know as soon as possible. Mr. Sturing said there needs to be a discussion on whether the signage will be on the wall or canopy.

Motion by Sturing, seconded by Farkas; CARRIED UNANIMOUSLY: To keep the signage on the brick and abandon suggestion to place on canopy.

Discussion

Ms. Smith-Roy pointed out the location of the signage may change with the elevations. Ms. Farkas said the technology budget clarification was a typo as mentioned at the previous meeting. The estimate is \$200,000 for the booking sorting system.

AUDIENCE COMMENTS – None

Motion by Rumpel, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To adjourn the meeting at 10:08 a.m.