



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, March 19, 2009 | 8 A.M.

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

Meeting was called to order at 8:06 a.m.

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

MEMBERS ABSENT: Steve Rumble

OTHERS PRESENT: Mary Ellen Mulcrone, Barb Rutkowski, Ramesh Verma, Melissa Place

APPROVAL OF AGENDA

Motion by Smith-Roy, seconded by Sturing; CARRIED UNANIMOUSLY: To amend the agenda with the addition of item 7. Reimbursables for Architect/Engineer.

APPROVAL OF MINUTES

Motion by Smith-Roy, seconded by Farkas; CARRIED UNANIMOUSLY: To approve the January 15, 2009 and January 22, 2009 meeting minutes.

PURPOSE OF THE MEETING

1. Discuss second floor floor space design – Diamond and Schmitt Architects
2. Build façade options to coincide with the second floor design
3. Youth Area theme ideas
4. Upgrade ideas/designs for lobby, fireplace, patio
5. Lunski Tile design ideas

Mr. Al Blair presented the building progress update to the Members on the additional alternative features as follows:

Patio Area

The current design provides seating for 300 people for events. Further, 100 people can be separately seated along the wall. The cost of the furniture is still being reviewed by Sydney Browne. Seating is expensive so an alternative may be to rent. Mr. Czekaj asked how deep is the patio? Ms. Browne replied (via phone conference) that the patio is 40 feet deep.

East Main Entrance

The idea is to have more donor blocks on either side of the entrance so that a bench can be placed by the door so that patrons can read the blocks. This plan will be revised for the April

2nd meeting. The bench will have open boards to see the full patterns of the concrete, etc. Ms. Browne is working with Library Design for options since the potential costs breakdown for benches is expensive.

Second Floor Shell Space

There are two options for review. Option 1 shows an extended history room and a large meeting room with kitchenette. The mechanical room is enclosed. The heating/cooling unit on the roof cannot be seen clearly from Ten Mile Road. The windows will be modified when a scheme is chosen. Option 2 shows an enlarged history room and two smaller meeting rooms.

Second Floor Staff Area

The proposed layout shows more windows on the north east elevation. The windows on the north exposure are reduced. The Exterior Elevations Option A is narrower and has larger windows which is complicated to design. Mr. Sturing asked if the elevations are current or what is being proposed? Mr. Blair answered these are proposed. Ms. Browne commented there is more brick with Option A with the same windows but a bit more glass at the corner for more colors and patterns. Exterior Elevations Option B is an option that is working with the existing windows that have been planned to break up the color and variety. Also, there has been a reduction in sky lights. Mr. Blair shared a sample of the ceiling material which is white oak. This is a change from the original cherry wood which tends to become darker with age. In addition, the price of the doors has increased. He shared a sample of the countertop, too. In the Lobby, Ms. Browne interjected there is more wood along the staircase and ceiling of the elevator. It is suggested to reduce the wood paneling to save money and put the savings into benches for the patio area.

Fireplace/Reading Lounge/Life Tiles

The Life Tiles will be placed at the end of the bookshelves, fireplace, and in the lobby. Each tile is about 4.5" by 4.5". The tiles will be incased by a wood frame and covered with a type of plastic which does not scratch, dull, or break easily.

Youth Area

The youth area now has a defined theme with the Novi Special race car. One suggestion is to have a mannequin in the driver's seat to keep children from climbing into the car. The floor can be painted like a race track, photos of racers and/or cars can be on the walls. Ms. Browne commented the car is in great shape. This is a nice theme and will look great in this area. She will be working with the staff to develop the concept for creativity and safety.

Solar Thermal

The heating system panels will be on the roof at an angle facing south. The option of standing the panels vertically to keep the snow off is being investigated. The zoning requirements might need to be reviewed for compliance.

Discussion

Mr. Czekaj commented the fireplace reading area is being upgraded. How many tiles are there? Ms. Farkas said there are 1,600 tiles. Ms. Browne said the group is still working on this area until the tiles are decided. The second floor shell space development is a main priority. Mr. Pearson said a simple statement for each of the options is needed to aid in the decision on April 2nd. A couple of comments generated from the discussion are to have the car raised off

the ground; information regarding the maintenance and operation on the patio area; and is there any outdoor storage? Mr. Pearson continued that the solar panels need to be placed where they will function the best.

Mr. Sturing asked if the second floor development is still in the \$149,000 range? Mr. Kittides said there is more glass but less brick. The Dailey Company needs to look at the plans to provide an estimate. Mr. Sturing said the size of the mechanical space is surprising. Mr. Blair explained with the additional finished floor space on the second floor the mechanicals had to increase as a result of the increase in the potential number of people to be accommodated. Ms. Farkas is willing to eliminate the staff meeting room to give more space and make a smaller mechanical room. Mr. Blair explained the mechanical room might not be reduced. The calculations will need to be done. Mr. Sturing has a concern about noise with the mechanical room in close proximity to the administrative offices. Mr. Blair explained the structural materials, extra installation, and drywall will sound proof the room.

Mr. Pearson expects at the next meeting a cost estimate on the schemes from The Dailey Company. Mr. Blair will have to give them the plans before they can cost out. Ms. Browne said she can quickly adjust the plans to keep the project moving forward. Mr. Pearson wants an inclusive cost for the space to include technology, furniture, and fixtures. Mr. Chris deBear will provide the information. Also, Mr. Pearson commented the Board needs to know the cost because there may be the need to keep more of the space a shell. Can the staff area be more open with moveable dividers? Ms. Farkas said privacy is needed for some staff members. Three offices have fixed walls but the rest of the space is flexible. Mr. Pearson would like to see more moveable walls. What is planned for outside the proposed staff meeting room? Ms. Farkas said the part-time marketing position.

Mr. Sturing said if the door for the storage area is at the opposite end of where it is being proposed, it might be less disruptive to staff and visitors in the administrative area. Mr. Czekaj said with these proposed additions there is not enough storage space. Ms. Farkas said the mechanical room got bigger and the two meeting rooms were moved to gain more public space. Mr. Czekaj said the staff meeting room may not be necessary. Can this be storage and reduce the mechanical? Ms. Browne will have to investigate.

Mr. Blair commented Ms. Farkas's office can be moved to the west and reduce the area to the south. There are options to increase storage space. Mr. Pearson commented that is not much of a difference, and does not think there is a need the separate staff meeting room.

Mr. Czekaj asked if there was a need for more mechanical? Mr. Kittides commented the more people in the space the more mechanical is needed. Mr. Blair said more glass means more mechanical, too. Mr. Czekaj said if more space is storage this would eliminate additional mechanical. Mr. Pearson wants a third option. Mr. Hayes asked for a square footage desired for storage. Ms. Farkas said there is no computation for estimated storage, and she will revisit with Mr. Blair and Ms. Browne. Mr. Blair said if the wall on the public meeting room is taken out, the new mechanical takes everything to the north.

Mr. Czekaj agrees with Mr. Pearson regarding the need for a third option. He suggested for staff to occupy the space covered by the current mechanical and call the remaining space storage. Ms. Browne said it can be drawn out but there is the need to talk with the engineer

regarding mechanical to see what can or cannot be done on the existing system. As an example, can we remove windows and gain space and stay with the same size mechanical system. Ms. Smith-Roy said the Building Authority agreed to design but it has to be within the price agreed. Suggested to take the storage to the corner like on the original plan may reduce the mechanical.

6. Technology wishlist

Ms. Farkas said at the January 15th Building Authority meeting technology was discussed. The Building Authority approved \$500,000 additional dollars to the item and asked her to report back to the Authority a ranking priority list. The top priority item is the RFID System. Mr. Dwayne Henderson asked if the Authority would authorize to move forward on a Request for Proposal for the RFID System. There are only a few weeks to decide. Mr. Pearson said the \$500,000 is not specified to a particular item. Ms. Farkas said yes.

Motion by Smith-Roy, seconded by Hayes; CARRIED UNANIMOUSLY: To allow Julie Farkas and Technology Consultant, Fanning-Howey, to move forward on the preparation of the Request for Proposal for a RFID System and bring the award recommendation back to the Building Authority.

7. Reimbursables for Architect/Engineering

Mr. Kittides said \$3,000 was approved for printing cost, and he is currently reviewing how many trips will be necessary for Diamond and Schmitt. Currently, there are a total of five trips proposed. Three are day trips and two are overnight. Mr. Czekaj clarified the number is over and above additional costs related to additional work. Mr. Hayes commented the trip costs were steep. Mr. Kittides said these are Diamond and Schmitt numbers. Keep in mind a rental car or taxi is involved from Windsor to Detroit and visa-versa. Mr. Pearson wants realist budget numbers. \$3,000 for printing, \$3,300 for a day trip and \$5,200 for an overnight is absorbent. Is this cost from point to point for Ms. Browne's time? Ms. Farkas said Ms. Browne will be in attendance at the April 2nd Building Authority, on April 29th at the Library Board meeting and at the April 30th Building Authority meeting. There also may be an overnight trip in May. Mr. Czekaj said the reimbursables is not in professional time? Ms. Smith-Roy said the Board needs more information and there is a need for an amendment to the budget, the question is how much.

Motion by Pearson, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To increase the BEI budget, excluding labor, in the amount of \$7,500 for additional work agreed to date. (Sturing absent)

AUDIENCE COMMENTS – None

Motion by Farkas, seconded by Hayes; CARRIED UNANIMOUSLY: To adjourn the meeting at 10:03 a.m. (Sturing absent)

Minutes approved April 2, 2009