



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, February 28, 2008 | 8 A.M.

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

Meeting was called to order at 8:10 a.m.

Members Present: Larry Czekaj (arrived 9 a.m.), Julie Farkas, Rob Hayes, Clay Pearson, Kathy Smith-Roy, Mark Sturing

Members Absent: Steve Rumple

Others Present: Mary Ellen Mulcrone, Barb Rutkowski, Ramesh Verma, Melissa Place

APPROVAL OF AGENDA

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

PURPOSE OF THE MEETING

1. Introduction of Dick and Chris de Bear from Library Design Associates

Ms. Farkas introduced Dick and Chris de Bear from Library Design Associates, the newly contracted consultant to perform the furniture, fixtures, and equipment consulting for the new library. She continued by explaining work has already begun and meetings have been held with the library staff. Mr. Pearson commented he liked their proposal. Mr. Sturing concurred.

2. Update on Technology Consultant

Ms. Farkas explained the proposals are due February 29, and the review team is meeting March 4 to review ratings with the possibility of a recommendation to come before the Building Authority at their March 6, 2008 meeting.

3. Further discussion on the site plan with Chris Kittides

Mr. Kittides commented there was a lot of discussion at the previous meeting regarding traffic flow within the site. He pointed out the five options distributed the evening before were for internal review only, not for distribution to the Building Authority. In addition, they do not address the traffic concerns. Mr. Kittides mentioned the City's Traffic Engineer, Steve Dearing, was contacted and discussion was initiated. The consensus was to have a road bump and to curve the roadway to the left when entering off of Ten Mile Road. The original scheme with a bump or the new option with a bump and curved road are the best options.

Mr. Pearson asked for an explanation about Option 3 that was distributed in error. Mr. Kittides explained the drop off cannot be located along Ten Mile because there are other activities in that area. Mr. Pearson questioned whether the areas could be flipped or rearranged. Mr. Kittides commented a long drive is not reasonable because the changes would affect the whole schematic design. Also, there would not be sufficient space for "stacking" of vehicles. Mr. Hayes commented the shorter route to the parking lot is better and he concurred with Mr. Dearing's

recommendations. The longer route lends itself to accidents. Mr. Kittides commented Mr. Dearing's solution is good, and he agrees with it. Mr. Pearson commented there needs to be something in writing illustrating the pros and cons of each alternative. Mr. Kittides will provide a commentary on each of the 5 options from last week.

Ms. Farkas has concern with the traffic generated from the high school. It is critical to have an option that works in unison. Mr. Sturing commented there is too much activity between the patron drop off and the materials drop off. Mr. Farkas says the material drop off is imperative. This is a major customer service.

Mr. Pearson accepts Mr. Hayes' comments regarding traffic. He asked Mr. Kittides about option 2 if it is possible to shift the parking lot to the south to provide more space for traffic in the southeast corner. Mr. Kittides said there is no reason to shift the parking lot to the south. Mr. Hayes said there needs to be enough turning radius. Mr. Kittides said those changes will be included in the next drawings. Mr. Pearson commented there needs to be walkway to the Fuerst property. Ms. Farkas commented that was discussed.

Mr. Kittides iterated that the internal processes (technology location) is driving where the drop off is located. Mr. Sturing is comfortable with the drop off on the east side of the building. Mr. Hayes liked the traffic pattern to lead vehicles to the left or right and the installation of a bump. With the installation of a bump it allows better site distance for pedestrians.

Ms. Farkas mentioned the need to see interior schematics. Mr. Hayes said a brief analysis would be helpful. Mr. Kittides will provide a commentary. Mr. Sturing said for clarification the Authority is preceding with page two of two of the plans distributed today. He agrees a written pros and cons commentary would be helpful.

Mr. Pearson recommended a meeting prior to the public comment meeting. It was decided to meet at 5:30 p.m. on March 5. Mr. Kittides will notify Don Schmitt and Sydney Browne.

Mr. Kittides mentioned a major issue is the budget based on estimates to date. He distributed a list of cost reduction savings to the Members. The \$12.5 million includes construction contingency. Mr. Pearson questioned why there were two contingencies one for construction and one for architectural design detail. Mr. Hayes explained because there is not enough detail on the schematic plans and therefore it is common to have a contingency for incomplete architectural design at this phase. Ms. Smith-Roy agrees.

Mr. Kittides said an independent estimate came to \$13.99 million, and BEI's estimate was \$12.9 million. BEI had a meeting with a number of people, and they expect construction contingency to come down, but they still think \$12.9 million may still be too low at this time. Mr. Sturing asked why the need for a \$2 million contingency, and said it was too early to take items out of list. Mr. Hayes asked why delete now? Mr. Kittides explained some elements need to be eliminated now at the early schematic drawing phase, while other elements can be left as alternatives in bid package.

Mr. Sturing is not prepared to take elements out at this point. Ms. Farkas agrees. Ms. Smith-Roy is concerned about the budget. The green and technology components should be reviewed now to drive down the cost for operations, etc. Mr. Pearson agrees that it is a good list. In addition, he asked that the square footage of the outside spaces be added to the plans. Mr. Kittides said the list reflects the reduction of \$400,000 to the budget for elimination of 5 feet along the west wall, which is a significant. Mr. Pearson said we need additional information to make that decision. It

is not fair or reasonable to ask the Board to make a decision without additional details about the budget estimates.

Motion by Smith-Roy, seconded by Sturing; FAILED: To approve the reduction of square footage along the west face of the proposed building.

Yeas: Smith-Roy Nays: Czekaj, Farkas, Hayes, Pearson, Sturing

Discussion

Mr. Pearson agrees that the budget needs to be reviewed but it should be discussed at the next meeting with the option to get the best end product with service window and technology with no additional money. Mr. Czekaj will not support the motion. The Library might have funds, and believes it would be irresponsible to decide now without complete information. Ms. Farkas concurs with Mr. Czekaj.

4. Agenda items for March 5th Public Forum and preparation for public presentation

Mr. Czekaj commented the Board needs a package of material with a written list of the pros and cons for the options. Mr. Pearson agrees and asked that the Library staff comments be addressed prior to the next meeting. Mr. Kittides will provide comments prior to the next meeting. It was confirmed that the Board is to meet prior to the Joint meeting with the Library Board at 5:30 p.m. on March 5, 2008.

5. Agenda items for March 6th Meeting with Architects

Mr. Kittides said costs need to be reviewed. Mr. Pearson recommended for them to work with Library Design to identify needs. Mr. Czekaj said there are companies that refurbish furniture. We need to think outside the box.

Mr. Hayes commented the reduction of the footprint affect other areas. Ms. Farkas commented there is a need for a children's program area and will work with Ms. Browne on use of other space. Mr. Sturing is open at looking at the removal of the 5 feet along the west wall and the addition of a floor above the meeting room would add space. Mr. Kittides suggested the removal of the curved wall. Ms. Smith-Roy disagrees. The appearance is important. Mr. Hayes concurs with the defining feature. Mr. Sturing commented the Board needs to approve a schematic design to review numbers. Mr. Czekaj commented the construction contingency for building and site work is almost \$2 million. Mr. Czekaj said as an example, the motorized wall in the auditorium could be prepped now for future installation. Mr. Kittides said yes. Mr. Sturing agrees with preparation possibilities. Most of the items do not change the schematic designs and can be addressed in the future.

6. Comments from Library Staff regarding the Interior planning of the new building

Ms. Farkas commented the significant items for Library staff are the sorting/circulation/service window and children's youth department. These items have been shared with BEI/Diamond and Schmitt but wanted to bring the items to the attention of the Board. Mr. Pearson appreciates the notice and agrees that BEI/Diamond and Schmitt need to address these items in addition to the entire list. Mr. Czekaj concurs but with a slightly different perspective. Mr. Pearson interjected that our comments are being heard and that BEI/Diamond and Schmitt need to be more responsive. Mr. Czekaj agrees.

7. Next Meetings:

- a) Joint meeting with Library Board on March 5, 2008 at 7 p.m.**
- b) Regular meeting on March 6, 2008 at 9 a.m.**

The Building Authority will meet prior to the Joint meeting with the Library Board on Wednesday, March 5, 2008 at 5:30 p.m.

AUDIENCE COMMENTS

Mr. Ramesh Verma – we do not know the budget at this stage in the design. We should not give up a wall in the auditorium, and program area should not be cut. It is important that the Library staff be involved.

Mary Ellen Mulcrone – commented that the service window needs to be moved from the south because it causes internal issues with equipment which have been brought to the attention of design team.

Motion by Farkas, seconded by Hayes; CARRIED UNANIMOUSLY: To adjourn the meeting at 9:53 a.m.

Minutes approved March 20, 2008