



# JOINT SPECIAL MEETING OF THE BUILDING AUTHORITY AND LIBRARY BOARD

CITY OF NOVI

Building Authority and Library Board Meeting

Wednesday, March 5, 2008 | 7 P.M.

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

Meeting was called to order 7:03 p.m.

**Building Authority Present:** Larry Czekaj, Julie Farkas, Rob Hayes, Clay Pearson, Steve Rumble, Kathy Smith-Roy, Mark Sturing

**Library Board Present:** Laura Casey, Larry Czekaj, Palma Fouratt, Willy Mena, Mark Sturing

## PURPOSE OF THE MEETING

### 1. Introduction of BEI / Diamond and Schmitt Representatives

Building Authority Chair Czekaj welcomed everyone to the meeting and introduced the Members of the Building Authority and Library Board. He commented the initial concepts and designs will be shared for comment. In the Fall of 2007 the selection of the design and architectural team was made after a thorough review and interview process. He introduced Don Schmitt from Diamond and Schmitt Architects to begin the presentation.

### 2. Presentation of Schematic Designs

Don Schmitt of Diamond and Schmitt Architects introduced Chris Kittides from BEI and Associates, Al Blair and Jessie Waese from Diamond and Schmitt Architects. He mentioned Sydney Browne was heavily involved in the site plan development but was unable to attend.

Mr. Schmitt started the presentation with an overview of the civic campus showing the locations of different elements. The plan is to leave the existing library building during construction. He continued by showing an aerial photo for a better view of the site.

Proposed Site Plan Option 2 – Shows the building as a two-floor plan for better and shorter distances between elements and allows for greater utilization of the site. The proposal allows traffic enter the site off of Ten Mile Road to a curved drive to naturally direct traffic to move to the left into the parking lot. The materials drop-off is located at the southeast corner of the building along the front. There are pedestrian islands located in the parking lot for passage. There is an emergency/future exit located along the east side of the site. There is a separate loading zone, and lots of plantings along the site. There will be an outdoor space which will be partially covered and fenced.

Program Summary – The collections will increase by 33% with an additional 25% increase in collections in future years, increased user space, increased number of computer stations, and improved staff workspace.

New Programs – A 200 seat auditorium, fireplace, reading room, vending café, drive- up material drop-off, study rooms, etc.

Ground Floor Plan – The circulation desk is located to the left of the entrance door, the Friends of the Library room is to the right, along with the auditorium. Moving into the building there are two activity rooms on the south corners, some group study rooms, staff areas, book drop and material self-checkout.

Second Floor – Holds the adult collection, meeting space, computer room, executive staff and technology staff offices, and mechanicals area.

Mr. Schmitt continued the presentation by showing various views of the site in 3-D, aerial drawings, color drawings, and various directional views. The outdoor terrace is two floors in height, and covered with a graduated step-type slope to the west.

Materials Exterior – Iron-spot brick, wood panels, aluminum clear and frosted glass, pre-cast concrete.

Materials Interior – This will be discussed with the Building Authority in the future.

Potential Green Program –

- Low flow plumbing fixtures
- Grey water re-use (landscaping/exterior use)
- Solar thermal/geothermal
- Bio-filter plant wall
- Materials selection (low VOC, recycled content, local)

Budget –

- \$1.3 million for sitework
  - \$11.2 million for building
- Total: \$12.5 million

Schedule –

- March 2008 Site Plan
- August 2008 Building out to bid
- Fall 2008 Start construction
- Fall 2009 New building open
- Spring 2010 Demolish existing building and site work completion

Mr. Czekaj commented it was imperative to work with the Novi Community School Administration. They are allowing the City to use their north parking lot during construction which will allow the existing facility to remain open. The plan for continuing library operations in its current facility will result in a cost savings of \$750,000 if the facility would have had to relocate during construction.

### **3. Questions and Answers**

Q: Is there handicap access to the second floor?

A: Yes, an elevator system that is American with Disabilities Act (ADA) compliant.

Q: Is the same elevator used by public and staff?

A: Yes, and may open on both sides.

Q: Will there be more handicapped parking spaces because they tend to be narrow in width?

A: The spaces are ADA compliant with more than the required number of spaces.

Q: Can the entrance/exit drive be widened so eastbound traffic does not back up?

A: The intention is to have a wider entrance/exit drive with a turn lane which will be shown in the next set of drawings.

Q: What will be done to address to reduce noise/sound between the various areas (i.e. Children's area, carry to second floor, etc.)?

A: The acoustical design being incorporated such as carpet, fabrics, etc. will address the sound issues. The team looked at individual floors and the two floors as a whole and tried to contain sound/noise in certain areas.

Q: Traditionally, shelves tend to be too high or too low for easy material retrieval. How will this be handled?

A: This will be addressed with the interior and furniture and fixture designs.

Q: Has the use of solar panels to run electricity been considered?

A: Yes, this option has been considered. While costs have come down slightly, it still is not affordable and has not been determined as cost-effective for this project.

Q: The fireplace is located by the youth area on the ground floor. Is there one on the second floor, too?

A: The fireplace is by the periodicals an adult area. The second floor does not have one.

Q: The current library has a flat roof and there have been numerous problems such as leaking. The current design shows the roof being flat. What about a pitched roof?

A: The roof will have various pitches to convey the water so water will not pond or stand. In addition, the technology in the use of flat roofs has improved.

Q: The staircase looks like it is straight-up, was there consideration given for a spiral staircase or other designs?

A: The steps comply with the low-rise height standards and also there is a platform midway in the staircase. This design will make the best use of the space. Spiral cases require additional interior (wasted) space.

Q: Is the terrace going to be fenced for theft or to prevent children from wondering?

A: There is a tiered slope matching the topography and a fence will be at the top of the slope.

Q: Likes the windows but with the use of laptops, there might a fair amount of glare. What will be done to address the direct sunlight?

A: A woven mesh shade will be utilized on the west windows and other areas as necessary, to control glare that are fully operational by the library staff.

Q: Do the study group rooms have glass on the doors for staff to ensure integrity of the usage. Can staff look in?

A: The study group rooms are enclosed and have glass walls and wood doors.

Q: Will there be an access to the library on the west side?

A: People can come onto the site between the high school and library. However, there needs to be a single-point of entry.

Q: What are the plans regarding the position of the site?

A: There is an entire grading plan. The grade changes are minimal and the building will be tucked into the hill with a tiered slope to the west.

Q: How will the grading affect the Township Hall?

A: The Township Hall will be moved from its current location. The new site has not been determined.

Q: Does the History Room have glass to be visible to the outside area?

A: Yes it has glass just like the study rooms.

Q: Would like to have a coat rack in the History Room as people enter.

A: Will make a note of this request.

Q: What about drop off of people vs parking?

A: The entrance to the site is 30 feet wide. The thought was to have a curve to lead vehicles to the parking lot, however there will be signage for the drop-off area and the main entrance will be clearly visible with a canopy.

Q: What about future expansion?

A: There is the option for building expansion to the west and the parking lot to the south.

Q: It appears the deliveries will come from the high school direction.

A: The delivery trucks will come through the high school facility parking lot. The school delivery is at the same location.

Q: The library vehicles (i.e. van) will be parked in the same area?

A: Yes.

Mr. Schmitt appreciated the helpful comments. Mr. Czekaj thanked everyone for their participation.

**Forum adjourned at 8:16 p.m.**

**Minutes approved March 20, 2008**