



# BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, July 31, 2008 | 8 A.M.

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

Meeting was called to order at 8:05 a.m.

**MEMBERS PRESNET:** Larry Czekaj, Julie Farkas, Clay Pearson, Steve Rumble, Kathy Smith-Roy, Mark Sturing

**MEMBERS ABSENT:** Rob Hayes

**OTHERS PRESENT:** MaryEllen Mulcrone, Ramesh Verma, Melissa Place

## APPROVAL OF AGENDA

**Motion by Smith-Roy, seconded by Sturing; CARRIED UNANIMOUSLY:** To approve the agenda with the addition of 5. Technology Update.

## APPROVAL OF MINUTES

**Motion by Smith-Roy, seconded by Farkas; CARRIEND UNANIMOUSLY:** To approve the July 17, 2008 minutes as presented.

## PURPOSE OF THE MEETING

### 1. Discussion on working with an Architectural student to make a model of the building

Ms. Farkas mentioned three area universities have an architectural program. Initial discussion was to development a Request for Proposal (RFP) for the creation of model for the new library building. The proposal would incorporate a not-to-exceed amount on labor and materials. She asked the Members for comments. Mr. Rumble asked if this project would be for an individual or group. Ms. Farkas said an individual. Mr. Rumble mentioned the project could be financed similar to a scholarship. Mr. Sturing likes the idea but not ready to address the labor component. There may be some other way such as part of their college course/requirement, etc. Ms. Smith-Roy agrees with these comments and likes the idea of any use of money to go towards education. Ms. Farkas will start developing a RFP. Mr. Czekaj asked what a professional cost would be for a model. Mr. Kittides said \$20,000.

### 2. Easement meeting with Novi Community Schools update

Ms. Farkas commented she met with Novi Community Schools Superintendent Pete Dion and Novi High School Principal, John Lawrence, regarding the easements

necessary for the library project. There were few changes to the contract, which has been forwarded to the City Attorney. Mr. Czekaj asked for clarification of what easements are included. Ms. Farkas said there are three easements required for utilities access. Mr. Rumble asked why a sidewalk easement is necessary. Mr. Kittides said because the sidewalk will be on school property. Mr. Pearson clarified the City will be finishing off the sidewalk on the school property.

As a point of clarification, Mr. Kittides commented the connection to the existing sewer has not been located. Mr. Pearson confirmed a surveyor will be on-site this very day to locate the line.

### **3. Discuss material samples for exterior and interior**

Discussion between the Building Authority Members and BEI resulted in the following with colors and other details to be determined later:

**Motion by Smith-Roy, seconded by Farkas; CARRIED: To approve Scheme A for alternate with the north face reading Novi Public Library and the east face reading Charles and Myrtle Walker and Novi Public Library.**

**Yeas: Farkas, Pearson, Rumble, Smith-Roy, Sturing Nays: Czekaj**

**Motion by Sturing, seconded by Smith-Roy; CARRIEND UNANIMOUSLY: To approve 12 x 12 porcelain tiles in public areas.**

**Motion by Sturing, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To approve Shaw brand or equivalent anti-static carpet tiles.**

**Motion by Sturing, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To look for a sheet vinyl padded flooring alternative for the youth activity areas and seamless anti-static floor for the file server room.**

**Motion by Sturing, seconded by Farkas; CARRIED UNANIMOUSLY: To approve Traspa wood for exterior panels.**

**Motion by Smith-Roy, seconded by Sturing; CARRIED: To approve ceramic tile walls, solid surface material for counters and sinks and red oak for service counters.**

**Yeas: Czekaj, Farkas, Rumble, Smith-Roy, Sturing Nays: Pearson**

**Motion by Sturing, seconded by Smith-Roy; CARRIED: To approve Endicott with iron spots and normal length bricks for exterior.**

**Yeas: Czeakj, Farkas, Pearson, Smith-Roy, Sturing Nays: Rumble**

**Motion by Sturing, seconded by Pearson; CARRIED UNANIMOUSLY: To approve cast stone on base of building.**

**Yeas: Farkas, Pearson, Rumble, Smith-Roy, Sturing Abstain: Czekaj**

**Motion by Sturing, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To approve fabric wrap 2 x 8 acoustic panels in lobby area and public areas using Armstrong or Ecocon with white tracks for sound solutions. (Farkas absent)**

**Motion by Sturing, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To receive a written confirmation from Diamond and Schmitt for concurrence with motions made today. (Farkas absent)**

#### **4. Furniture, Fixture and Equipment Update**

Mr. Chris deBear commented BEI has information for electrical. Seating has been distributed and is looking at possible reuse of items once the construction documents are final. Mr. Czekaj asked when will quotes be available? Mr. deBear said 6 months before the building is complete. Mr. Sturing asked if delivery and installation numbers are included in the costs? Mr. deBear explained the numbers are included in the each item. Ms. Smith-Roy asked if the \$1.2 M will come down with reuse of furniture pieces? Mr. deBear said yes.

#### **5. Technology Update**

Mr. Dwayne Henderson started by confirming the initial costs include cable and infrastructure and current technology. Library Design forwarded plans to Fanning-Howey very quickly. Still not clear is where the cost will come from for the RID. We have been in contact with BEI to make sure they have the necessary information to determine work loads, etc.

Mr. Sturing asked about future funding over the \$1,237,095. What is the actual number without funding? Mr. Henderson said just under \$3 M. Mr. Sturing is surprised with this number. What do we need instead of what we want? Mr. Henderson said cabling and infrastructure has to happen. Some items have already been purchased such as a wireless bridge. Mr. Sturing commented adding \$2 M to the cost is confusing and not necessary. Mr. Czekaj asked what is the hard construction cost? Mr. Henderson said \$400,000. Mr. Pearson said it will be a separate bid. Mr. Henderson commented it probably should be bid at one time with BEI or at the least the same time frame. Fanning-Howey will oversee the field installation. Mr. Kittides responded BEI contractor is for the building only. Mr. Sturing said the bids have to go out together. Mr. Czekaj said a general contractor will oversee both. Mr. Rumple clarified that there could be two consultants as field coordinators. Mr. Henderson said yes, but the drawings are very specific. Ms. Smith-Roy commented on the operating fund, and that the 09/10 costs may have to come out of the Building Fund. Mr. Pearson would like to see what is included in the total costs. Mr. Sturing concurred. Mr. Henderson will identify items needed for opening day, cable and infrastructure, and what items would fall under the 'wow' factor. Ms. Smith-Roy does not want a significant amount of the \$400,000 to include 'wow' factor items because of the possibility of not being able to fund these projects.

Mr. Henderson asked who should receive the bid documents for preparation? Ms. Smith-Roy said Sue Morianti in the Finance Department. She will make sure Ms. Morianti contacts him. There will be two parts to the contract: one for construction and the other

for technology. The bid will be posted on BidNet where firms can be linked to various plan rooms.

## **AUDIENCE COMMENTS**

**Ramesh Verma** commented on the general conditions of a contract. What about the specific conditions.

**Jim McLean** said Diamond and Schmitt commented at the beginning of this project that they would be available any time. However, he does not think Diamond and Schmitt is showing interest with the project. In his option, BEI has the best interest for the library in mind.

**Vicki McLean** commented Ms. Farkas and Library staff has done a great job. She would like to see more public input for resident opinions for color scheme, as an example, understanding that the comments are opinions only. When a donation for improving the building is made, where does the funds go?

## **Discussion**

Ms. Smith-Roy responded to the comment regarding specific conditions of a contract. Mr. Rob Hayes will be reviewing the specifics and BEI needs to produce a draft of the contract.

Mr. Czekaj responded to the donation comment that unless the funds are specified, it can go anywhere.

**Motion by Smith-Roy, seconded by Farkas; CARRIED UNANIMOUSLY: To adjourn the meeting at 10:48 a.m. (Sturing absent)**

**Minutes approved August 7, 2008**