



BUILDING AUTHORITY MEETING
THURSDAY, SEPTEMBER 27, 2007 AT 8:00 AM

NOVI CIVIC CENTER
CONFERENCE ROOM C – 45175 W. TEN MILE ROAD

Meeting was called to order at 8:07 a.m.

Current Building Authority Members Present: Pamela Antil, Larry Czekaj, John Hines, Kathy Smith-Roy, Mark Sturing

Future Expanded Building Authority Members Present: Rob Hayes (New), Mary Ellen Mulcrone (New), Clay Pearson (Replaces Antil), Steve Ruple (Replaces Hines)

Others Present: Bob Cutler, Ramesh Verma, Bev Papai, Barb Rutkowski, Margi Karp-Opperer, Jo Ellen Wayne, Greg Van Kirk, Melissa Place

APPROVAL OF AGENDA

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

PURPOSE OF THE MEETING

Mr. Czekaj opened the discussion by recapping that the Building Authority asked BEI and Diamond & Schmitt to come back and present their focus on design and programming.

1. Continued Architectural Firm Interview – BEI and Diamond & Schmitt

Mr. Chris Kittides introduced Mr. Don Schmitt, Ms. Sydney Browne, and Mr. Roch LeBlanc. They are before the Board with two development options for design and programming.

Ms. Browne began the presentation by looking at the site and beyond the proposed almost 60,000 square feet new building west of the existing building, moving the Old Town Hall, and the debate of one or two floors. There are many opportunities and good access from Ten Mile and Taft Roads. There are easy foot routes between the high school and library and a good position of the site for a natural light path. However, traffic patterns need to be reviewed.

Ms. Browne explained Site Option A shows two floors with the footprint closer to Ten Mile to give a strong visible presence. The existing library location would turn into a parking lot with some possible space for expansion.

Site Option B is a floor and half with the building footprint being shifted to the north with a sidewalk encompassed with natural plantings.

Site Option C is one floor with the location being the existing tennis courts, sharing of a parking space with the high school, and the tennis courts moved to the current library. Mr. Schmitt commented Option B has the circulation pattern of flow with the building showing presence on Ten Mile and nicely spaced to the Forest Farm property. The almost 60,000 square foot one floor brings the footprint closer to Ten Mile and west to the existing building. The utilization of nature around the building and keeping the homestead at the same location adds a historical feature to the location. Have a living area for periodicals, an area for seniors along Ten Mile, and windows along the west end with chairs and or chairs/tables to take advantage of looking out to the homestead with a gas fireplace. The site would be 1.5 acres on one floor so an item that has to be reviewed is "how does staff keep control." An option can be reconfigure stacks, or change floor plans to allow flexibility. There is the option of having a materials drop-off where the circulation staff and other staff members have an area at the front door which would provide support to the circulation staff. The sight lines could be in all directions from the circulation service corridor for youth, staff, and restrooms in the common areas. There would be restrooms at the front where patrons would come in. There is the possibility of being able to secure the library for after-hours use of a conference room. There is the opportunity to having a natural layout of the library for limited signage.

Option B is two floors with about 30,000 square feet for each floor. This allows for half the size footprint but there would be a staircase and elevator needed by the circulation desk area. Staffing would need to be reviewed. The two floors allow for the separation between users but that also brings different perspectives. Mr. Czekaj said one floor is the size of a football field for comparison. Mr. Van Kirk asked what are the operational pros and cons of one floor or two. Mr. Schmitt answered the key issue is efficiency of two floors. There are operation avenues that involve staff and costs of energy resources. Mr. Van Kirk asked if more staff would be needed. Ms. Browne commented staff depends on how you set up service points. Mr. Schmitt said this is a facet that would need to be reviewed prior to making decision of one or two floors. Ms. Browne mentioned large areas could be divided because it could get noisy.

Mr. Cutler said a common theme that came out of focus groups was the need for a vehicle material drop off availability, small café and a room for the Friends of the Library to meet. Ms. Antil asked Ms. Mulcrone if library staff had a preference of one or two floors. Ms. Mulcrone said the preference is for one floor. Mr. Verma asked if solar panels are being considered even though they are very expensive and payback is not good. Ms. Antil asked about the use of sky lights in areas that might not get as much sun. Ms. Browne said that is a possibility.

Mr. Pearson said with limited land resources, is it better to have two floors to have the option for expansion up to 30,000 square feet at a later date. Mr. Cutler said the noise from the children's section mostly likely would travel up. Ms. Papai commented the West

Bloomfield Library is one floor and it has worked very well. Ms. Smith-Roy commented typical issues are heating, cooling and material handling.

Ms. Browne stated, visual observation, the governing principals to a project are building space needs assessment, preliminary space allocation, detailed review of space needs, and test area requirements on sketch format, evaluate overall area and budget requirements. To have a control document of requirements go from words to sketches in order to look at future collections, storage, media, and more detailed sketches to accommodate growth.

Ms. Karp-Opperer said noise issues need to be addressed with one floor. Mr. Schmitt explained the creation of space separation with the option to open and close areas as well, and the use of absorption materials will reduce noise by 50%. Ms. Browne commented what is it that the City wants to achieve so the use of space is a major factor. Ms. Mulcrone commented noise on two floors can be overwhelming along with the noise on stairs. Mr. Schmitt commented acoustics is important. Mr. Czekaj commented there are options in designing stairs to decrease sound. Mr. Schmitt commented Diamond & Schmitt has an acoustics consultant on staff.

Ms. Mulcrone commented on the need of more artwork displays. Ms. Browne stated there are numerous public spaces where artwork can be displayed without the need of a gallery. Ms. Papai commented the children's area is the hardest to work with regarding interactive designs. How would we structure interactive exhibits? Ms. Browne said they have worked on a project with interactive designs but they do not have that expertise. However, the use of interactive exhibits can be explored.

Mr. Van Kirk commented the bond issue would be for \$16 million all inclusive. Mr. Schmitt said the \$16 million should be allocated during the budget at the beginning of the project and should include a budget for furniture, fixtures, and electrical and technology. There will be tough choices to make during the design process. Mr. Kittides said BEI and Diamond & Schmitt needs to design within that budget.

Mr. Sturing clarified that there is \$13 million hard cost for a construction budget. Mr. Kittides said once they have established a budget there has to be give and take. Mr. Schmitt confirmed there needs to be a good design at the start. Mr. Czekaj commented the group has a lot of ideas and does not want a cookie-cutter design.

Mr. Van Kirk wanted clarification that an acoustics consultant is included in the scope of work. Mr. Kittides confirmed that technology, programming, and acoustics consultants are included in their fee. However, they will assist with furniture and information technology consultants but they are not included. Mr. Schmitt said the layout will be on the drawings. We will provide a lay-out of specifications but there is a fee associated based on the amount spent. Mr. Van Kirk asked for clarification on what they will provide. Mr. Czekaj confirmed no furniture or information technology design services. Mr. Kittides said yes. Mr. Schmitt continued that the fee is based on \$12.5 million. Mr. Schmitt said the fee would be adjusted because they do not have expertise for

technology exhibits. We can design the placement and wiring for the information technology, but a separate consultant will be required for the actual selection and installation of the technology equipment. The proposed fee is based on the wiring design and lay-out only. Mr. Verma asked if a landscape architect was included. Mr. Kittides said yes.

Mr. Van Kirk asked when to expect drawings. The quicker the City gets started after bond approval the better to maximize value. What does Diamond & Schmitt see as stumbling blocks? Ms. Browne said it is an aggressive schedule. Mr. Kittides said they will provide a good timeline. Mr. Schmitt interjected the fee will not change, but we need a commitment between us and the City. We may have to adjust the schedule but it would be by weeks not months.

Discussion

Mr. Czekaj asked if the group is comfortable on the programming component. Mr. Sturing said BEI and Diamond & Schmitt are very capable and with the fixed budget of \$12.5 million lump sum for construction is the assumption for their proposed fee. Mr. Van Kirk explained their fee could be a contract negotiation point. Mr. Czekaj said that is true for all firms. Are we comfortable to begin developing a contract. Mr. Van Kirk said a contract could be negotiated before the bond is approved. Mr. Van Kirk is to work with City Attorney Tom Schultz to develop an agreement.

Motion made by Smith-Roy, seconded by Antil; CARRIED UNANIMOUSLY: To begin contract negotiations with BEI and Diamond & Schmitt to provide architectural design for construction for a new Novi Public Library upon approval of bond issue in November 2007.

Ms. Papai said with their on staff consultants there is the potential to save money. The inclusion of a landscape architect and acoustics consultant is favorable. Mr. Sturing asked for clarification that they will charge us 7% to do the furniture but they are giving us a choice. Ms. Smith-Roy commented this procedure was done the same way with Meadowbrook Commons. Mr. Sturing said we can begin contract development with \$40,000 from the initial seed money for master planning. Mr. Van Kirk will contact BEI and Diamond & Schmitt to get started on letter of intent. Also, he will send letters of decline to the other firms interviewed.

Motion made by Smith-Roy, seconded by Hines; CARRIED UNANIMOUSLY: To adjourn the meeting at 10:37 a.m.

Minutes approved November 1, 2007