



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, January 7, 2010 | 8 A.M.

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

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

MEMBERS PRESENT: Larry Czekaj(arrived 8:13 a.m.), Julie Farkas, Rob Hayes, Clay Pearson, Kathy Smith-Roy, Mark Sturing

MEMBERS ABSENT: Charles Boulard (absent/excused)

STAFF PRESENT: Mary Ellen Mulcrone, Melissa Place

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. December 3, 2009 meeting
2. December 17, 2009 meeting

Approval of minutes was deferred to the next meeting.

PURPOSE OF THE MEETING

1. Artwork Update – Richard Ritter

Ms. Julie Farkas opened by distributing and discussing the proposal from the glass artist, Richard Ritter. The proposal includes 15 unique mini apples with a display case. The cost for the apples, display case, two day installation, and miscellaneous items is \$18,849. This amount does not include the proposed lighting.

Motion by Pearson, seconded by Farkas; CARRIED UNANIMOUSLY: To approve proposal submitted which includes artwork by Richard Ritter and display case design by John Clark, and miscellaneous items for the cost of \$18,849; and electrical costs to be provided for the project for a not-to-exceed total of \$21,000.

Discussion

Mr. Rob Hayes asked if the \$18,000 includes all costs. Ms. Farkas said not the lighting. Mr. Mark Sturing asked if the Fire Marshal has approved the location, etc. Ms. Farkas answered yes. Mr. Clay Pearson asked about signage for the display. The idea of having an

explanation/history/background plaque, etc. not mounted on the display itself is preferred. Ms. Farkas commented library staff is working with Chris deBear of Library Design for this item. Mr. Hayes asked if the display will be anchored to the floor. Mr. Carl Adams commented the display will be weighted so it cannot be tipped over.

2. Patio Furniture for New Library – BEI

Mr. Al Blair explained the information distributed at the meeting include two different plans for benches, tables, chairs, umbrellas, and trash receptacles. The total estimated cost for option one is \$71,896. The total estimated cost for the second option is \$40,032. However, these costs have not been reviewed by Paul Danko. The Presidio Bench does not fit snug around the columns, which allows for a fair amount of wasted space (10 foot diameter design). Mr. deBear is aware of companies that manufacture the circular benches. There may be a less expensive and space-saving alternative. Mr. Larry Czekaj asked what the lead time is for ordering the furniture. Ms. Farkas would like to move forward with option one without the Presidio benches. Mr. Pearson replied that it is important to have the space defined when the building is open to the public. He would like the Board to make a decision fairly soon. Also, there needs to be a tie-in with Fuerst Park with the same benches or trash receptacles, etc.

Mr. Sturing asked if the furniture is the same as for the east elevation. Ms. Farkas said yes. Mr. Paul Danko said the benches have been purchased for the east elevation. Mr. Sturing wants consistency, and is concerned the large benches may not be practical since there will be the need for mobility of the space for events, etc. Mr. Czekaj asked what are the materials? Mr. Blair said metal and wood. Ms. Smith-Roy commented wood does have associated maintenance. Mr. deBear should be consulted on how to use these benches for social events, said Mr. Czekaj.

Mr. Blair said the proposal allows for seating for 84, in addition to seating for 120 on the concrete bench along the west wall. Mr. Czekaj commented the idea is to have comfortable seating so patrons want to go outside. Mr. Sturing said it would be helpful to know that the anchored furniture and placement can accommodate rented furniture. He would like more information. Mr. Pearson commented the patio is an important space. There is a need to have a solid handle on how the space can be utilized with a realistic budget. Mr. deBear said the lead time is six to eight weeks. Mr. Sturing said the decision should be made in February. Mr. Ron McKay commented BEI will come back with more designs and cost information.

3. Water softener/phosphorous injection system

Mr. Blair commented the water ingredients shows high iron. Mr. McKay said the cost estimate is about \$1,200 for the filtering solution, but will have a firm cost for the next meeting.

4. Pay Application No. 12 - \$477,853

Motion by Smith-Roy, seconded by Sturing; CARRIED UNANIMOUSLY: To approve Pay Application No. 12 in the amount of \$477,853.20.

5. Change Order No. 12 - \$22,410

Motion by Smith-Roy, seconded by Sturing; CARRIED UNANIMOUSLY: To approve Change Order No. 12 for revisions to patio drain, miscellaneous site work, slate tile at fireplace, grade and sidewalk at southeast area, and credit to eliminate panel for art tile case in the amount of \$22,410.

6. Budget Update

Ms. Smith-Roy said page 2 of the tracking form shows the Change Orders just approved, need for additional information, and items previously approved. Mr. Adams commented he and Mr. Danko have met and put a list together of pending items. Mr. Danko said he will review and have established costs by the next meeting. Ms. Smith-Roy commented the list includes some items that are completed, and others that have not been approved. Mr. Danko said the sprinkler plates cost for the entire job is \$5,667. Mr. Adams commented the white plates will blend in with the ceiling and walls. The Board needs an idea of costs for the 'to be determined' items, said Mr. Czekaj. He wants estimates for the January 21 meeting. Mr. Danko will try to resolve as many items as possible. Ms. Smith-Roy asked for the items to be identified as completed or needs to be completed.

Mr. Pearson asked Mr. deBear about the FF&E bid. Mr. deBear reported 109 bids were received, and based on the bid results they should be at or below the budget. He will be in a position to bring to the Board a solid proposal at the January 21 meeting.

Mr. Pearson commented on the technology package. The bid was to be posted on January 4 but the plans and specifications were not complete. A meeting has been scheduled with Fanning-Howey to finalize. Ms. Farkas said four separate bids by classification are to be posted.

Mr. deBear commented the signage budget should be ready to go out for bid next week.

Mr. Danko mentioned there is an overage on the canopy cost about \$500.

Motion by Farkas, seconded by Hayes; CARRIED: To approve an additional \$500 to begin work on the drive-up window canopy for the total budget of \$28,500.

YEAS: Czekaj, Farkas, Hayes, Pearson, Sturing NAYS: Smith-Roy

7. Construction Update

Mr. Danko is investigating alternative solutions for the emulsion and seam issues on the phenolic panels. A concept is to color each to match or wash out to the panel color. Alternative proposals on the panels will be brought to the January 21 meeting. Mr. Czekaj is still concerned that the Library is getting what was approved. Mr. Sturing asked if the color works on the north elevation will it be done on the others? Mr. Danko answered yes it will include all elevations.

Mr. Adams said the east canopy is moving ahead. The lobby doors are in and the first floor tile starts soon. The woodwork is in progress and painting and touch-up continues. The epoxy flooring and lighting is mostly done. The panic devices have been resolved for the

lobby doors. Mr. Pearson asked how that was discovered. Mr. Blair said the person who wrote the specifications used an occupancy count of 100, and the occupancy limit is higher. Mr. Adams said the carpeting will start in a couple of weeks. The wood ceiling is scheduled for installation the second week in February.

Ms. Farkas said it was determined no additional lighting was needed over the race car. When will the art tiles be installed, asked Mr. Czekaj? Mr. Danko said the contractor has been out to look at the locations. It is moving ahead. Mr. Adams commented there are no significant problems anticipated in meeting the Temporary Certificate of Occupancy date of March 31, 2010. The elevators are in and the boilers are working great. Mr. Czekaj asked about the coping. Mr. Adams said it should be done next week. Also, the roof enclosures for the sky lights are moving ahead.

AUDIENCE COMMENTS

Vicki McLean – asked about the \$20,000 Friends donation for staff furniture? Was the donation included in the original budget approved by the Building Authority? People on the patio would rather look at the park then at the entrance doors.

Jim McLean – he confirmed the Friends of the Library donation was to upgrade the staff furniture since there was discussion of reusing existing furniture. Metal is not a good material for the benches. Also, umbrellas are easily broken by weather and misuse.

Discussion

Ms. Smith-Roy responded that the City is seeking a legal opinion on donations to clarify. Mr. Czekaj said the \$20,000 was for upgrading the staff furniture.

Motion by Smith-Roy, seconded by Sturing; CARRIED UNANIMOUSLY: To adjourn the meeting at 9:45 a.m.

Minutes approved January 21, 2010