



# BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, June 12, 2008 | 8 A.M.

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

Meeting was called to order 8:04 a.m.

**Members Present:** Julie Farkas, Rob Hayes, Kathy Smith-Roy, Mark Sturing

**Members Absent:** Larry Czekaj, Clay Pearson, Steve Rumble

**STAFF/OTHERS:** Mary Ellen Mulcrone, Melissa Place

## APPROVAL OF AGENDA

**Motion by Smith-Roy, seconded by Farkas: CARRIED UNANIMOUSLY: To approve the agenda with the addition of item 6. Payment to BEI Associates.**

## APPROVAL OF MINUTES

**Motion by Smith-Roy, seconded by Hayes; CARRIEND UNANIMOUSLY: To approve the May 15, 2008 minutes as presented.**

## PURPOSE OF THE MEETING

### 1. Design Development Review

Mr. Chris Kittides opened with an overview of the development process. The original glass selection proposed was spandrel glass which would result in lower visibility and an increase in mechanical equipment. Due to the visibility and efficiency factors, the recommendation has changed to a clear interior, insulated, e-coated glass.

He met informally with Julie Farkas and Clay Pearson and the outcome was to the keep the approved design for the mechanical room and use new proposed glass. The request is for the Board to review and approval the recommendation. With the change in glass, there is an estimated \$210,000 in savings over a 30 year period. In addition, by changing the type of glass, an additional \$100,000 savings is seen for construction costs.

Mr. Kittides commented another item to bring forward involves the bid alternates. The Board recognizes the importance of the item, and mentioned it will be discussed at the June 19, 2008 Building Authority meeting.

Mr. Sturing asked for clarification that the plan is the same as presented as "4A" and "4B" (for window design). Mr. Kittides responded yes with minor improvement refinements.

An additional suggestion is the use of louvers. Many buildings use them above glass for reflective purposes. BEI's suggestion is to have louvers on the west elevation on the first floor only. The combination of the louvers and the insulated e-coated glass reduces operations costs. Mr. Blair pointed out the glass appears like a mirror on the outside on a sunny day which eliminates the ability to see inside but that is a small price to pay for the significant cost savings.

Mr. Sturing appreciates the analytical exercise of reducing the cost for efficiency. He referred to renderings that show the "skylights" missing from the new drawings. Mr. Blair explained these "skylights" would make the periodical area below reach elevated temperatures. BEI is looking at an option of moving the "skylights" to face east or north. The skylights that will be used will be smaller as compared to the original drawings.

Mr. Sturing asked if the glass being proposed is widely available? Mr. Blair said yes. Mr. Hayes asked about the useful life and maintenance of the glass. Mr. Blair explained there is no difference between the proposed and previous glass. Mr. Sturing asked what is the color of the tint – green or blue? Mr. Blair said green tint is being proposed. Ms. Farkas thanked Mr. Kittides and Mr. Blair for working on the library's concerns relating to the operational costs and the appearance of the building.

**Motion by Farkas, seconded by Smith-Roy, CARRIED UNANIMOUSLY: To approve the proposal presented for the glass as shown on drawings "4A" and "4B" for the new library building resulting in a reduction in operational cost and enhancing views.**

## **2. Hazardous Materials Survey Update**

Mr. Hayes commented the City received three responses. Upon review of these submittals, the job was awarded to MACTEC. MACTEC later wanted a contract and further indicated they did not price the work appropriately. So the decision was to go the second bidder, NTH, for a cost of \$3,500. BEI will get a report to use for specifications. Mr. Sturing asked if the Board needs to act on this item? Mr. Hayes said no. Mr. Sturing asked if this fee includes asbestos and lead based paint analysis? Mr. Hayes responded it includes how to abate it and dispose of it if anything is discovered.

## **3. FFE Budget Opinion**

Ms. Farkas introduced Mr. Dick deBear. She explained the first draft of budget schedule of items and costs was distributed based on the floor plans of May 15, 2008. Changes and reductions will be seen in future presentations. This budget schedule does not reflect the type of furniture because the color palette has not been determined or the analysis of what furniture might be reused.

Mr. deBear explained Library Design took a look at the plans and counted off the number of pieces based on the drawings and priced the furniture based on similar library buildings. Mr. Sturing asked if the consulting fees, labor and shipping were included in the price? Mr. deBear explained all fees are included – freight and labor and consulting. Mr. Sturing appreciates that inclusive pricing but believes it can be done for less. Ms. Farkas commented

there will be some reduction once a final floor plan is received. Mr. Kittides commented Mr. Blair will contact Diamond and Schmitt to get the final floor plan to Library Design.

Ms. Smith-Roy mentioned when the FFE numbers become more fixed, there needs to be some division in costs breakouts. She stated the numbers may be misleading if labor, shipping and consulting fees were included in each line item. Mr. Sturing agrees. Mr. deBear asked how the Board would like that to be reported? Mr. Sturing does not need to see individual items cost for each item (i.e. materials, labor, shipping and consulting), but instead provide the Board enough detail to see what the furniture materials costs are for each item and the shipping, professional fees, and the labor totals separately. Mr. deBear will provide.

#### **4. Discuss Revised Project Schedule**

Mr. Kittides said the schedule continues to reflect changes. He mentioned the date for submitting stamping sets has changed because there were so many civil engineering comments that had to be addressed. Mr. Hayes clarified the comments were necessary to complete the documents. Mr. Kittides continued that it is important to discuss the bid alternates and importance of pre-bid meeting. Ms. Smith-Roy mentioned the importance to make the June 26 date to have the dates set for the bid documents to be advertised properly. Mr. Kittides agrees. Mr. Sturing asked if a 10-11 month construction period is realistic? Mr. Kittides said it is doable but tight. There may be an adjustment necessary to the project schedule as it progresses. Ms. Smith-Roy commented in response to Mr. Kittides concerns, that the intention is to include a draft contract with the bid documents to reduce the time from contract award to the start date.

#### **5. Update on Township Hall relocation and Fuerst Property Improvements**

Mr. Hayes opened by commented the building will be moved 350 feet to the south. NTH is helping with the heating and venting component. The target is to have the construction and engineering done in fall 2008. Mr. Sturing confirmed this move is not a cost issue for the Building Authority and to make sure the move is complete before construction begins.

#### **6. Payment to BEI Associates**

Ms. Smith-Roy asked for the item to be added for discussion for payment of 15% for design and development completion (37% total to date). Mr. Sturing asked how much has been paid to date? Ms. Smith-Roy answered 22%.

**Motion by Farkas, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To approve the requested payment to BEI Associates.**

#### **Miscellaneous**

Ms. Farkas commented a meeting has been scheduled with herself and Community Relations Manager Sheryl Walsh to begin discussion on the ground breaking ceremony. Information will be shared as it becomes available.

**AUDIENCE COMMENTS – None**

**Motion by Smith-Roy, seconded by Farkas; CARRIED UNANIMOUSLY: To adjourn the meeting at 9:24 a.m.**

**Minutes approved July 17, 2008**