



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, December 13, 2007 | 8 A.M.

Activities Room | Novi Civic Center | 45175 W. Ten Mile Road

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

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

Others Present: Mary Ellen Mulcrone, Barb, Margi, Melissa Place

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Smith-Roy, seconded by Sturing; CARRIED UNANIMOUSLY: To approve the minutes of November 14, 2007, November 29, 2007, and December 6, 2007 with proposed changes.

PURPOSE OF THE MEETING

1. Approval of Project Management Matrix

Mr. Czekaj stated the matrix is a working document and will evolve as the project progresses.

Motion by Smtih-Roy, seconded by Sturing; CARRIED UNANIMOUSLY: To approve the matrix as presented.

2. BEI/Diamond and Schmitt Presentation

A. Overview of Building Program

Mr. Chris Kittidies of BEI commented briefly on the building program. He mentioned it is on a fast track schedule and all need to be in agreement. There are pros and cons for either design of a one or two floor building. Ms. Farkas will be critical with this decision. One factor to consider is that there is not a lot of property available on this corner so a two story building gives some flexibility for a future expansion in 20-30 years.

Discussion

A copy of the project management matrix just approved by the Board was given to Mr. Kittides for comment. Mr. Czekaj commented there are disciplines that are generic for the use of a consultant. As an example, Mr. Sturing said for design review involving the original project scope. This might be a perfect area for an architect. Mr. Czekaj said an architectural firm can provide a product with an

original scope. Mr. Kittides said the City has a technical person on staff, an engineer, but not a facility engineer. The City's position is that the resources are not there for the dedication of the time involved. BEI believes this is a waste of money to hire but BEI has the obligation to design. Mr. Pearson is confused because Mr. Kittides is saying the City may need someone then the City may have the capability. Mr. Czekaj concluded we have the expertise in-house. But is it reasonable to hire an architect and then hire someone to review that architect to make sure they were doing their job? Mr. Kittides said if the City is insecure then hire someone to review the plans. Mr. Sturing commented on the development of the contractor RFP and for a General Contractor. Mr. Czekaj said BEI should be involved in selecting a General Contractor. Mr. Kittides agrees. As far as construction oversight, Mr. Sturing believes this is an area that needs a consultant. Mr. Kittides agrees. Mr. Czekaj commented there would be a weekly meeting. Mr. Kittides said bi-weekly and language may need to be reviewed.

B. Review of Strategies

a. Site

b. Layout

Ms. Sydney Browne began the presentation with recapping the initial work was with Ms. Mulcrone but since the ballot approval in November work has shifted to Ms. Farkas. Diamond and Schmitt has a clear idea of the existing library and the future needs and is ready to begin with the collections. They believe that putting a plan in place for print and media materials expansion is important. By starting to increase the collection now gives a great start to filling the shelves when the new library opens. The plan is to increase the current collection by a third, and over the next 20 years to increase the collection by an additional 25%.

Currently, there is seating for 125 people. The plan is to have some form of seating for 500-600 throughout the library for programming opportunities. This will include the computer lab, youth area, and the basic infrastructure plan calls for 100 public use computers.

Ms. Browne continued by showing various slides. There are advantages to the site. Mr. Schmitt and Ms. Browne stated they visited the high school, who is interested in a better connection between the school campus and library such as a complementary connection. Parking is a key component to the construction. The new library requires over 160 spaces. However, there is a short walk to over 800 spaces. The thought is not to put the new library in a sea of concrete. Diamond and Schmitt will be meeting with the traffic consultant to look at various alternatives to moving traffic around and within the site. There are certain times when traffic is heavy such as drop-off and pick-up of students at the high school. The initial thought is not to add another driveway along Ten Mile Road. The inclusion of the Old Town Hall and Fuerst Farm property was reviewed.

Option 1

This option showed the current location and what area would be required to build a new one story library. This option has a material drop off that would be located at one corner and provide a continuous route for easy drop off. Mr. Schmitt interjected what is the flexibility of the property lines. What does that mean if the library expands another 30,000 square feet after the 57, 000 square feet. Is there encroachment on the Furest Farm or add another floor. This is a decision that must be addressed now and for the prospect of an addition 20 years from now. Mr. Rumble asked about green space by parking lots. Ms. Browne said parking needs to be expanded. There is an opportunity to have green space between the library and high school in front of the site. The library might be able to share parking, too. Mr. Rumble said this design may not be while school is in session because of the high traffic emptying on Ten Mile Road.

Option 2

This two story building lends itself for more room to expand. The parking is perpendicular to Ten Mile Road. There is space to construct on the current site. Mr. Pearson suggested the illustrations need to show parking ratios so all can see how components fit together.

Option 3

This one story option is to move the library closer to Ten Mile Road and come into the site on the high school entrance drive. The main entrance would be facing the high school which could be expanded up or to the west towards the Old Town Hall which could stay at the current location.

Option 4

The two story option is closest to the east to tie into the high school entrance drive and the main parking between is between the high school and Ten Mile Road. The drive drop off is very important. The drop off requires a one-way loop on the driver side of vehicles which can be expanded to the west.

Discussion

These options are offered to get ideas, how fixed are the property lines, setbacks, traffic issues and one or two floors. Mr. Sturing referenced the L shape design on the west side of the property, and did not particularly like expanding on length of the building instead of on one end. Option 2 he liked the traffic flow pattern and the parking lots. Mr. Schmitt commented the L shape is a good option we can explore. Mr. Rumble commented if two floors are considered along Ten Mile Road then possibly a section of the first floor could be below the ground. This way the second floor is not so high so it looks more like the rest of the campus. In addition, school traffic is a factor along Ten Mile. The setbacks can be reviewed. Ms. Browne commented the Civic Center is two floors, and the library would not be any taller just like a part of the high school. Mr. Czekaj commented windows soften any type of building mass.

Mr. Czekaj asked what/if any of the options would require a variance. Ms. Browne said Option 1. Mr. Schmitt clarified that the illustrations shows a line of reference that might have been overlooked. Mr. Rumble retracted his comments regarding the below ground construction, etc.

Mr. Sturing referred to Option 2. What is the width of the building? Mr. Schmitt said 290 feet long and is 95 feet wide and 30 feet in height. Mr. Sturing commented not to block the high school and open up the building is something he would like to see happen especially if two floors is determined as the plan. Mr. Czekaj concurs.

Mr. Schmitt said there is some influence on landscape to the west. Ms. Browne said the rise of the land can be utilized but this will affect interior planning and would like to take advantages of the green space available. Mr. Pearson said whether the option is one or two floors there is the option of a mezzanine for staff work areas, as an example. What is more cost effective to construct? Mr. Schmitt right away said the reduction of a foundation with two floors, and Ms. Browne said there are savings for two floors by 10-15% because of a more compact form. There are add-ons and take away elements since there would need to be consideration and planning now for an elevator and stairway with a two floor design. Thirty years from now the library needs to fit into the campus just like today. Mr. Cutler commented he has not heard any objections to a two floor building. Ms.

Browne said if a two story design is chosen this will affect the interior of the building and there is a desire not to increase staff. Mr. Kittides commented 57,000 square feet, one floor building, would take up a large amount of land in an area that does not have a lot of property now. It would affect expansion in the next 20 years or so. Two floors are more practical particularly with the shortage of buildable land. Ms. Browne said there could be alteration in property lines or setbacks. Mr. Rumble commented he can help on setbacks. The process would not be impacted by the setbacks. Mr. Pearson said with this option the door is closer to parking and with the heavier traffic at various times might not be the best design. Mr. Schmitt commented the design should not cut interior flow to make up the view from Ten Mile Road. Mr. Czekaj said the library should not be the body to cleanup all the traffic ills. Mr. Pearson agrees. Mr. Czekaj said Oakland County would like Novi to share traffic roadway with the high school. The school is willing to expand the driveway with library dollars. Mr. Rumble mentioned traffic engineering needs to be looked at carefully. Mr. Czekaj said the library construction may not be able to correct the school traffic. Mr. Pearson commented that some screening along Ten Mile Road between the library property and Civic Center would be enhancing the campus. Ms. Browne commented there needs to be improved walking by continuing the sidewalk.

Old Town Hall

Ms. Browne commented there is a historical collection that could be put in the hall. The building could be configured in the master plan of the library site. Ms. Browne re-visited the sketches presented at the interview sessions. She will review the comments from the interview session as well as today.

C. Potential 'Green' Sustainability and Energy Efficiency/Operating Cost Considerations

Mr. Schmitt commented the big element in any project is capital and operating costs. There are several points that need to be considered when designing. There needs to be a well insulated building. Mechanical operations must use low energy. The reuse of heat generated from computers needs to be considered, as an example. There is also the reuse of grey water. There are various window treatments, bio-swales, and green roofs that can be considered. Other points are low and high technology which the library does not need high technology. The library could consider the use of green walls which reduces costs because the air quality is high because there is not a lot of outside air coming into the building which drives up heating/cooling costs. However, this is very expensive.

D. Overview of Technology and Furniture Fixtures

a. Integration to building and process

Ms. Browne said furniture, fixtures, and equipment is important to review. Mr. Schmitt said within the exterior envelop of a building it is preferred to have openness and flexibility to reconfigure the layout. Additionally, for programming purposes, with a design with flexibility, it gives options. We will work with the City staff on the material proposals, which is a part of our job. Mr. Pearson asked for clarification as what Mr. Schmitt thinks is openness and flexibility. An area library, West Bloomfield Public, had defined areas that seemed to work well today. Mr. Schmitt commented there can be separate identified areas but there needs to some flexibility on floor plans. There needs to be such a design for adaptation possibilities. Ms. Browne commented they are working on the entire design to handle things that are not connected such as furniture, shelves, electrical outlets, and computers, etc. This is a big expertise, and Diamond and Schmitt can be useful in that process. There are series

of steps to follow such as looking at the library in a big scale and then stepping down. Mr. Sturing asked when the City needs to have a FFE/Technology Consultant involved. Ms. Browne said summer of 2008 for the FFE Consultant. Mr. Schmitt suggested March of 2008 for the Technology Consultant. Mr. Pearson said the FFE consultant will need to be decided earlier. Ms. Browne mentioned prior to demolition of the current building, it will need to be determined if there is asbestos, lead paint, hazardous materials, etc. which is unlikely. Mr. Pearson agreed these will have to be looked into but demolition is a year away.

Ms. Browne mentioned the meeting room proposed seating is for 200 which will be available during regular business hours. Mr. Schmitt said with the proposed designs there is the possibility for after hour use. Ms. Browne said FFE/Technology is very important. We can help write the RFP. Mr. Schmitt commented they need to do more work on the site plan options. There needs to be more details from staff so we will have a better framing on the options. Mr. Rumple commented he would like to meet with Ms. Browne and Mr. Schmitt on their next visit. It was decided to have the next meeting on December 20, 2007.

Motion by Smith-Roy, seconded by Rumple; CARRIED UNANIMOUSLY: To adjourn the meeting at 10:25 a.m.

Minutes approved December 20, 2007