



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, July 22, 2010 | 8 A.M.

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

Meeting was called to order at 8 a.m.

MEMBERS PRESENT: Charles Boulard, Rob Hayes, Kathy Smith-Roy, Mark Sturing

MEMBERS ABSENT: Larry Czekaj, Julie Farkas, Clay Pearson,

STAFF/OTHERS: Mary Ellen Mulcrone, Joel Dion, Melissa Place

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Smith-Roy, seconded by Boulard; CARRIED UNANIMOUSLY: To approve the July 8, 2010 minutes as presented.

PURPOSE OF THE MEETING

1. Final Items for FF& E

Mr. Mark Sturing opened the meeting and asked Ms. Mary Ellen Mulcrone if she had anything to add prior to Board discussion. He continued that these requested items are ones that were noticed since the opening of the building and would not have been known prior to that time. Ms. Mulcrone commented Ms. Farkas and staff worked with Chris de Bear of Library Design and believes that is the case. Mr. Charles Boulard is a bit concerned with the \$6,000 plus cost since it does not include labor, installation, shipping and mark-up for consultant fee. The budget is tight and his thought is that some of these items could come out of the operations budget. Ms. Kathy Smith-Roy concurs. Some of the smaller purchases could be bought directly through the operations budget.

Mr. Sturing asked Ms. Mulcrone if any of these items were critical if the item was deferred a couple of weeks. Ms. Mulcrone responded there are some items with timing issues such as the study rooms, chairs for areas that need them, a lock for the history room, and the newspaper covers. The others are less time sensitive. Mr. Rob Hayes asked if the material in FF&E is over budget where does the money come out of? Ms. Smith-Roy said the FF&E contingency has been used so it would need to come out of the last contingency line item. Mr. Sturing commented the items appear to be able to come from bonds whether purchased now or earlier.

Motion by Boulard, seconded by Hayes; CARRIED UNANIMOUSLY: To defer the FF& E additional requested items until the next meeting; and additional information is needed for costs of

labor, installation, shipping and consultant fees along with investigating alternatives to purchase any/all items separately from FF&E contractor.

2. Budget Update

- a) **Change Order No. 21 in the amount of \$38,135 for the new contract sum of \$10,897,898**

Motion by Smith-Roy, seconded by Boulard; CARRIED UNANIMOUSLY: To approve Change Order No. 21 in the amount of \$38,135 for the new contract sum of \$10,987,898.

Discussion

Mr. Boulard said this is the same cost for irrigation? Ms. Smith-Roy said this includes the difference between what was previously approved by the Board and actual cost.

- b) **Change Order Request No. 176 for eliminating 300 amp switches to computers**

Mr. Carl Adams explained there is electrical "chatter" between the circuits which is not good. In the case of a brownout these switches may eventually burn out. The timeframe is undeterminable. It takes the electrician six hours to remove if that is the decision of the Board. Mr. Boulard asked if these were the original controls before the smart panel? Mr. Sturing was thinking the same thing. When the controls were changed from the manual switch, why were these not removed? Mr. Adams does not know why. Mr. Joel Dion commented the situation is already causing trouble. Mr. Sturing asked if the work can be done over Labor Day. Mr. Adams said that would be too expensive since it is a holiday weekend. The wire needs to be pulled back through and terminated.

Mr. Boulard asked if the original method of turning on or off was not changed to the Smart panel, would we be talking about this issue. In other words, would this issue have happened either way? Mr. McKay responded, yes, if the key switches were used as designed this item could be removed. If the power is goes out there is the need to reset breakers. Mr. McKay stated that a brownout can do damage. This system was installed as designed. Ms. Smith-Roy suggested the item be deferred to the next meeting.

Motion by Boulard, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To defer to the next meeting and upon receipt of additional information from BEL about the equipment performance.

3. Construction Update

- a) **Landscape enhancement for high school parking lot restoration**

Mr. Adams commented Mr. Czekaj asked that this item be reviewed. He contacted Great Oaks Landscaping and a drawing and selection of plantings has been provided. Mr. Sturing said the two options look identical except for the costs difference of \$3,015 and \$2,710. Mr. Adams said there are twelve maple trees noted but there is only room for eight along with day lilies in parking median. Novi Community Schools has received the options but we have not heard back from them. Mr. Sturing commented all of the plantings are on school property. The enhancements are at a cost of \$8,930 or \$400 less than the original estimate. How will these plantings be irrigated? Mr. Adams answered there is no water at this location and is not necessary based on the plant materials. Mr. Al Blair said the trees will need water

for the first two years. Mr. Hayes commented there needs to be a review as to whether public money can be used for this purpose. Ms. Smith-Roy will contact bond counsel for an opinion and said tree fund money can be used in the event bond proceeds are not allowed. Also, she is not sure if these trees are a good idea along the tennis courts. Many parents sit in their cars to watch their children compete in matches and practices. Mr. Sturing said that is a good point.

b) Parking lot undercuts

Mr. Sturing asked what is happening. Mr. Steve Dailey commented the area is unstable and needs to be replaced. The estimated cost is \$30,000. He commented Mr. Danko has not gotten all the numbers for the change order request. Mr. Hayes asked if the bad soils were in one area. Mr. Adams said no. There were areas by the high school and off of Wildcat Drive. There were odd encounters such as buried trees, pile of stones, and a septic tank. There were 22 truck hauls. Mr. Boulard mentioned he met with Mr. Adams to discuss. It appears these were unforeseen. Mr. Sturing commented this discussion will be continued at another meeting.

4. Hedge Wall

Mr. McKay said there was discussion at the previous meeting about the use of the juniper tree. The issue was given to Joe Walker to review. There are options to use junipers and sunset globe bamboo to break up the hedge wall. This is Mr. Walker's recommendation because of the loading dock area and salt use. There could be posts and ivy on the fence as well. Mr. Boulard asked about the credit due for the other materials no longer to be planted. Mr. McKay said the bushes can be relocated at the north end of the library with flowers. Mr. Sturing asked if there is irrigation. Mr. McKay said there is irrigation.

Motion by Smith-Roy, seconded by Hayes; CARRIED UNANIMOUSLY: To approve bamboo and junipers as presented and receive credit for the lilies and, or other plant materials previously included in the contract.

AUDIENCE COMMENTS – None

Motion by Smith-Roy, seconded by Boulard; CARRIED UNANIMOUSLY: To adjourn the meeting at 8:48 a.m.

Minutes approved August 19, 2010