



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, June 19, 2008 | 8 A.M.

Council Chambers | 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 (arrived 8:18 a.m.), Mark Sturing

Others Present: Melissa Place, City Manager's staff

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. Approval of the June 12, 2008 minutes was deferred to the next meeting.

PURPOSE OF THE MEETING

1. Owner's Representative Option

Mr. Pearson opened discussion by asking the question on how to handle the project in the field? It will make the decision easier if the way to oversee the project is decided prior to construction. There are independent firms and individuals and staff capable of performing this task. Ms. Farkas asked what is the timeframe to start? Mr. Pearson responded the thought is to have the person/firm on board before the construction contract is advertised for bid in August. Ms. Farkas asked how is this position advertised? Mr. Pearson said that is up to the Building Authority. Mr. Czekaj would like to have goals or objectives and responsibilities defined to make a decision. Maybe this should be discussed at the next meeting. Mr. Hayes said we want someone to be the eyes and ears and work as a liaison between on-site activities and report to staff. They would be responsible for relaying information only – not taking action.

Mr. Czekaj clarified that August is the date for bidding? Mr. Kittides said the date is August 28, 2008. Mr. Sturing asked if the firm/person could be involved in the bidding process? Do we need someone in the bid process? What is the length involvement for this person/firm? Mr. Czekaj commented on other Building Authority projects. The on-site representative had extensive field experience and not necessarily a degree. Mr. Pearson said it would be preferred to have a person on board the end of July to be able to share information about the project. Mr. Czekaj supports that comment. Mr. Sturing confirmed this firm/person would not be involved in the bid process. Mr. Czekaj said this person/firm would need to be available for a length of time to work on the City's behalf. Mr. Hayes would like to see a contract employee

direction. Mr. Czekaj said he and Mr. Sturing have names of persons used or considered on the earlier Building Authority projects which will be shared.

Mr. Sturing mentioned the budget item of \$50,000 will have to be considered along with the firm/person and whether this will require someone on-site every day to know what is happening.

2. Decisions on Bid Alternates

Mr. Pearson opened discussion referring to some items that need to be eliminated as bid alternates which will also impact items that BEI will or will not design. Mr. Kittides began discussion of the eight possible bid alternates.

1. Additional 2,000+ square feet of usable space above meeting room

1 a. Increase foundations and structural long span steel for future construction

Mr. Kittides explained 1. cannot be done without 1 a. Mr. Sturing asked how large is the room and will it be finished space? Mr. Kittides said approximately 2,200 square feet, and the room will have a 12 foot ceiling. Mr. Sturing said it could be used as a meeting room? Mr. Kittides responded it could be in the future. Mr. Sturing said no columns would in the meeting room on the first floor? Mr. Kittides said that is correct. The second floor area is cheap extra square footage. It would take \$127,000 to start the process. Mr. Czekaj asked if the \$127,000 is included in the \$265,000? Mr. Kittides said yes. Mr. Czekaj confirmed the extra enforced steel eliminates the columns in the first floor meeting room at a cost about \$40,000? Mr. Kittides said that is a fair comment.

Mr. Sturing would like to see a "step" in the building height along the north side of the building facing Ten Mile. There was discussion on possible solutions such as the use of different materials or various screenings of mechanical systems. Mr. Sturing is in favor of the storage space but does not like the view along Ten Mile Road.

Motion by Farkas, seconded by Pearson; CARRIED UNANIMOUSLY: To approve 1 a. Increase foundations and structural long span steel for future construction as a base bid and; 1. Additional 2,000+ square foot of usable space above meeting room as a bid alternate; and BEI/Diamond and Schmitt to design drawings as alternate for a fee of \$15,000.

2. Green roof upgrade

Motion by Pearson, seconded by Farkas; CARRIED UNANIMOUSLY: To eliminate green roof upgrade as alternate.

3. Eliminate 50% of west window wall motorized window treatment

Mr. Kittides clarified that there is 100% in the current construction estimate but wants to reduce to 50%. Ms. Farkas commented she and Diamond and Schmitt will work together to reduce 50% of the window treatments.

Motion by Farkas, seconded by Sturing; CARRIED UNANIMOUSLY: To reduce the motorized window treatments by 50% and Library Staff to work with Diamond and Schmitt to make location determination.

4. Cistern collection system

4 a. Irrigation wells

Mr. Pearson would like to see integration with the Fuerst property. Mr. Kittides said 4 will be needed if the Board wants 4 a. Mr. Hayes said the cistern was for roof run off. Ms. Smith-Roy said testing needs to be done to determine how many wells, may only need one; also design needs to include ability to switch to City water if needed.

Motion by Smith-Roy, seconded by Farkas; CARRIED UNANIMOUSLY: To eliminate 4. Cistern collection system; and approve 4 a. Irrigation well(s) as bid alternate; and BEI fee of \$2,500.

Discussion

Mr. Kittides said BEI may need extra time to develop alternates for irrigation (i.e. inclusion of remaining Fuerst property). Ms. Smith-Roy commented first we need to know the cost of well which will be impacted by the depth, also may need to know the types of vegetation which will be used on the Fuerst property.

Mr. Sturing asked if there was data to show a cistern can save money? Mr. Kittides is not aware of any data available but cistern roof water is a cheap way to water. Mr. Hayes commented the water has to be pumped so there is not much of a payback. There will not be any trouble finding water for a well. Ms. Smith-Roy interjected the City has had successes and failures with vendors. She will provide BEI with a list of successful vendors.

5. Eliminate one (1) elevator

Mr. Czekaj asked if the construction documents will show two elevators? Mr. Kittides said yes, and the Library Board supports two elevators. Ms. Farkas does not want this item to be a bid alternate. Mr. Rumple commented realistically elevators are inoperable for short periods of time. Mr. Hayes said the City has contractors to perform repairs/inspections. Ms. Smith-Roy mentioned an elevator is rarely down a full day. Mr. Sturing agrees with Ms. Farkas.

Motion by Pearson, seconded by Smith-Roy; CARRIED: To keep one (1) elevator cab as a bid alternate.

Yeas: Czekaj, Hayes, Pearson, Rumple, Smith-Roy Nays: Farkas, Sturing

6. Add after hours security grilles

Motion by Farkas, seconded by Sturing; CARRIED UNANIMOUSLY: To approve after hours security grilles as a bid alternate.

7. Replace asphalt with concrete for walk along Ten Mile Road

Motion by Pearson, seconded by Rumble; CARRIED UNANIMOUSLY: To replace asphalt with concrete for walk along Ten Mile Road as a base bid.

8. Two walkways from Library to Fuerst Property

Motion by Farkas, seconded by Hayes; CARRIED UNANIMOUSLY: To approve two walkways with one running north and south from Library patio as a base bid.

Mr. Czekaj would like to see this as an alternate.

AUDIENCE COMMENTS

Bob Cutler has experience with the hiring of an independent person to oversee a job site. It was very successful.

Vicki McLean asked what will happen when the one elevator is not working? Seniors can not always take the stairs. What if they have a doctor appointment or a mother with stroller can not use the stairs? Even two or three hours will seem long. It may be unrealistic but possible. Also, the storage area above the meeting room changes the look of the elevations. Does this need a new approval?

Discussion

Mr. Rumble does not believe the plans will need new approval but will check to be sure.

Ms. Farkas mentioned the ground breaking for the new Library has been scheduled for Wednesday, October 29, 2008 at 9 a.m.

Motion by Farkas, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To adjourn the meeting at 9:27 a.m.

Minutes approved July 17, 2008