



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, June 10, 2010 | 8 A.M.

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

Meeting was called to order at 8:01 a.m.

MEMBERS PRESENT: Charles Boulard, Larry Czekaj, Clay Pearson (arrived 8:02 a.m.),
Kathy Smith-Roy, Mark Sturing

OTHERS ABSENT: Rob Hayes

OTHERS PRESENT: Julie Farkas (non-voting), Thomas R. Schultz, Melissa Place

APPROVAL OF AGENDA

Motion by Smith-Roy, seconded by Boulard; CARRIED UNANIMOUSLY: To approve the agenda as amended with 1a. Building Authority Membership; and 1b. Ratifications of Board Actions.

PURPOSE OF THE MEETING

- 1. FFE Change Order (additional furniture items for public and staff areas approved by Julie Farkas)**

Ms. Julie Farkas approved additional furniture items for the public and staff areas at a cost of \$20,608. She has directed Mr. de Bear to proceed. Mr. Larry Czekaj commented the understanding was a not-to-exceed amount of \$5,000 for in the field approval to keep the project moving forward. This is four times that amount. Mr. Clay Pearson is fine with the purchases.

Motion by Pearson, seconded by Sturing; CARRIED: To approve the additional furniture items for the public and staff areas as proposed for the total cost of \$20,608.

Yeas: Boulard, Pearson, Sturing Nays: Czekaj, Smith-Roy

Discussion

Mr. Czekaj does not think the same way as Mr. Pearson. On this same agenda, there is a request for another sorting bin for \$7,000. How could panels be missed in the Director's office? Ms. Farkas explained these panels were missed by her in the development concept. Maybe the cost of these items should be out of the Library budget? Why is the construction budget paying for these items?

Ms. Farkas explained the majority of the items were missed until staff was in the building and learned how things flowed or were needed. One such item is the kick steps. It was not until the kick steps were put in the new building did they look out of place. Another item is the need for coat racks. These items can come out of a non-construction budget, said Mr. Czekaj. Ms. Farkas agrees.

Mr. Czekaj commented on the signage for the Friends of the Library. This body spent a considerable amount of money for signage, and now we are told more is needed. Again, the vendor should be held accountable. Ms. Farkas said the Friends signage was an after thought. Mr. Czekaj agrees.

Another item is a story time chair, which can be purchased at a later time, said Ms. Farkas. Ms. Smith-Roy said the \$8,000 contingency can be used to offset these costs. Mr. Charles Boulard asked what amount is the \$20,000 as far as percentage of the FF & E budget? Ms. Farkas replied the budget is \$900,000. Mr. Mark Sturing corrected the budget increased from \$900,000 to \$1.2 million. He is disappointed and asked for an explanation. These are expensive items. We need to be going to the vendor for accountability not as a captive vendor. Instead, we should be going out for competitive bidding for these items.

1a. Building Authority Membership

Mr. Pearson asked that this item to be added to inform the Board Members regarding the membership terms that were established a few years ago. The memberships of the Library Director and City Engineer were to serve through December 2009. This item will be on the next City Council agenda.

1b. Ratifications of Board Actions

Mr. Pearson asked that this item to be added to clarify actions/decisions made by the Building Authority Members during the period from January 1, 2010 to now. Mr. Thomas Schultz explained the actions simply need to be ratified and do not change any member's previous votes.

Motion by Pearson, seconded by Boulard, CARRIED UNANIMOUSLY: To ratify and confirm starting January 1, 2010 the actions and decisions are ratified and this action does not effect the individual votes by the five members.

2. IT Change Order (additional sorting bin)

Ms. Farkas said this is to upgrade the size of the bin to hold materials from 125 items to 350 items. The larger bin has the ability to hold the material returned for other libraries, as well as over a weekend for example, without the materials overflowing onto the floor. Tech Logic has a bin that was used as a demo so we are able to purchase at a lesser cost of \$11,140 and are able to return the smaller bin for a credit of \$3,357, for a net cost of \$7,782. Mr. Sturing wants to make sure this larger bin is able to navigate through the doors, etc. The current bin needs to be emptied how often? Ms. Farkas said every couple of hours on average. Mr. Czekaj asked if there are other libraries that have the RFID and sorting system for 350 item bins? Ms. Farkas said there are larger systems with seven bins. We have five bins. She can confirm.

Motion by Sturing, seconded by Pearson; CARRIED: To approve the purchase of a larger bin at a discounted cost and credit for smaller bin for a total cost of \$7,782.50.

Yeas: Boulard, Pearson, Sturing Nays: Czekaj, Smith-Roy

Discussion

Mr. Czekaj would like more answers. Ms. Smith-Roy agrees. Mr. Boulard commented the motorized cart, including the automated bottom of the cart, works best. Ms. Farkas said the automatic bins goes up and down to lift the material and is pretty deep. This is helpful instead of reaching down to pull out materials. Mr. Czekaj wanted clarification that these materials are not Novi's. Ms. Farkas said they receive material for multiple libraries. The materials are scanned and sorted to this bin. It also collects Novi materials that have some tag-reading or other electronic sorting error.

3. Recommendation for Evacuation Stair Chair

Ms. Farkas commented with the continued concern for safety efforts, the City's Emergency Management Coordinator met with staff and reviewed the library evacuation program. The recommendation was to purchase an evacuation stair chair. Staff has participated in a number of drills to evacuate people from the building and this is believed to be something to consider. Mr. Pearson is not dismissing a future opportunity to purchase but does not want to spend the money at this time. The Civic Center has three stairwells and does not have one. Mr. Sturing asked if it was electrical. Ms. Farkas said no. It is an individual seat which cradles the person and each side has handles to allow several people to carry the individual down the stairs.

4. Discussion on Sculpture Purchase for \$13,500

Ms. Farkas said the sculpture, *The Librarian*, is placed where vehicles entering the parking lot can see. There is an agreement between the Library and artist for the sculpture to be on the property until September. The piece is available for purchase by naming rights or donations. She contacted the artist, and he has agreed to a 10% savings from the original asking price of \$15,000 for a total of \$13,500 if the Board is interested. Mr. Boulard asked if there are groups that would be interested in raising funds. Ms. Farkas has not pursued that option but wants the sculpture to stay. It has been incorporated in informational pieces along with the bronze sculpture of the children on the bench which is located at the building entrance. Mr. Pearson commented as part of the discussion, if fits in well and supports it staying. Also, as part of the National Citizen Survey, Novi residents commented the City needs more art. We can and should do this by fundraising or other means.

Mr. Sturing asked if Ms. Farkas is aware of another library that might be interested in the sculpture. Ms. Farkas said yes. The artist indicated that there is a library that has expressed interest. Mr. Sturing commented the piece looks nice and supports the purchase. Mr. Czekaj asked if there other sculptures available. He thinks it looks busy where it is located. He is not prepared to approve the purchase now but will consider in August. Ms. Smith-Roy likes the sculpture but is in favor of waiting and would like to see if it can be purchased through donations, if no donors by the end of August, supports purchasing through Building Authority. Mr. Pearson said if we wait the discount will be lost. Mr. Sturing said over many of the meetings, the Board has made few choices in discretionary spending on items. This is a positive elective to spend money and he completely supports.

Motion by Sturing, seconded by Boulard; CARRIED: To purchase the sculpture, "The Librarian" for a total cost of \$13,500.

Yeas: Boulard, Pearson, Sturing Nays: Czekaj, Smith-Roy

5. Approval of Pay Estimate No. 17 in the amount of \$136,535.

Motion by Smith-Roy, seconded by Sturing; CARRIED UNANIMOUSLY: To approve Pay Estimate No. 17 in the amount of \$136,535.

6. Approval of Change Order Requests No. 167, 168, 170, 172R, and Change Order Request Log.

Mr. Paul Danko explained Change Order Request (COR) No. 167 has not been done. It is recommended that drain tiles be installed under the north lawn at the swale so water will drain. Mr. Carl Adams said this is a needed item because the water is not draining. He has had discussion with BEI to take on half of the cost. Mr. Ron McKay commented this item was reviewed at length. The engineering drawings show the water flowing but the water is not flowing as designed. The canopy water was to go to the flowerbeds but now it flows to the grass and is not draining properly, so this is the reason for the drain tile. Mr. Danko said low spots will be created if the water has no place to flow. Mr. Adams commented for BEI to be responsible for a portion of this cost. Mr. McKay asked for a price.

Mr. Danko continued with COR No. 168 is for 45 metal guards and 34 clear plastic guards for the drywall corners. There could be a credit of \$950 for labor if done by Library staff. Ms. Farkas asked that be given as credit because her facility staff will install.

COR No. 170 is for the installation of caulk between the pavers and concrete edges of the sidewalks.

COR No. 172R is for additional costs associated with removal and disposing of the unforeseen size of foundation footings. Mr. Sturing commented with the size of the contract with Sunset Excavating, why would there be an additional cost. Mr. Danko said the original bid was for the demolition of the library and its foundation footings, with the assumption of "standard" size footings. Mr. Sturing said it seems like this should be in the scope of work. Mr. Pearson said the demolition specifications should be known by reviewing of the plans. Mr. Danko responded the footings cannot really be known. Mr. Pearson said the plans were not in the original contract documents? Mr. Adams said if the plans were not as-builts and therefore was not known. Mr. Sturing asked why an extra cost? Is it because the footings were 10 feet and not 8 feet? Mr. Boulard commented the footings had to be crushed to get out of the ground. Mr. Czekaj said yes but does not be agree that it would be unforeseen.

Motion by Sturing, seconded by Pearson; CARRIED UNANIMOUSLY: To approve the Change Order Request as follows:

No. 167: Adjustment of costs with BEI

No. 168: Minus labor cost

No. 170: No changes

No. 172R: Not unforeseen and cost not-to-exceed \$1,900

Discussion

Mr. Danko said Sunset Excavating had more materials to dispose. Mr. Czekaj said that might be true but not unforeseen and may have reclaimed steel. Mr. Danko said the footings were below 42" as well as wider than standard footings, and with no as-builts to reflect these sizes. Ms. Smith-Roy said the contract would have been bid on standard footings, absent the final as-

built to show otherwise, so why not have a not-to-exceed cost of \$2,000 and allow The Dailey Company to work on the difference with the subcontractor. Mr. Boulard said the total cost for the contract was \$72,000. Ms. Smith-Roy said yes. Why not ask the subcontractor to reconsider the \$1,899. Mr. Sturing asked if the footings were normal or oversized? Mr. Adams said they were large footings. Mr. Boulard commented he observed the concrete footings, and they were larger than the standard. Understands they were surprised. There are surprises when taking down a building. Mr. Czekaj said the footing size might have been unanticipated but not unforeseen. Mr. Boulard asked if the equipment rental was to handle the larger footings. Mr. Danko said yes. Mr. Boulard said the operator was Sunset, correct? Mr. Danko said yes.

7. Budget Update

Ms. Smith-Roy referred to updated information distributed at the meeting. The document includes approval up to Change Order No. 19 in terms of construction.

Mr. Sturing asked if Ms. Farkas has had any reaction about the west patio furniture in terms of quantity or efficiency. Ms. Farkas has had no comments but will pay closer attention. Mr. Pearson asked how we should define the \$16 M project. Mr. Sturing thinks it should be described as being under budget. Ms. Smith-Roy said the bond fund will be closed by the end of August or early September with the final pay application to The Dailey Company.

Mr. Danko commented on the paver engraving and that a credit will be coming. Ms. Farkas said the remaining pavers will be purchase in August; the library will continue the engraving/donation program.

8. Construction Update

Mr. Danko commented AT&T has one manhole to set on high school property. The storm and bioswales, landscape, and irrigation are moving along. No stones will be dumped in the parking lot for early use as considered previously, and the gates will remain closed. Mr. Adams said the soil borings indicated some soft spots.

Ms. Farkas said there is a dark area by the mural. Mr. Adams has had no feedback. He will check it out. Mr. Czekaj asked about the parking lot lighting with concerns of operational costs, and having timed zones for the lighting. Mr. Adams said there will be night lights in the middle of the parking lot. Mr. Czekaj commented the middle lighting might be right. What about the 9 or 10 poles along Ten Mile. The lighting of the public sidewalk seems to be excessive. Maybe some of those poles can be relocated. Mr. Pearson asked if some of these poles can be relocated to tie into the school property or the park? Mr. Adams said it can happen at a cost. Mr. Pearson asked Mr. Blair to take a look at alternating poles out and put them on park property. Mr. Czekaj said that makes sense to put on park property. Mr. McKay said the loss of light, computed based on foot candles, may result in dark areas. So, we should be looking at the system to ensure additional lighting can be added on the same circuitry, said Mr. McKay will send email with a list of questions, etc. Mr. Sturing asked what is the on/off schedule for lights at the Library. He went by the other evening and it was completely lit. Ms. Farkas said that the system timing is still in the evaluation process to be the most energy efficiency.

Mr. Al Blair said the art tiles on the east wall area appear darker. Ms. Farkas will investigate.

AUDIENCE COMMENTS – None

Motion by Sturing, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To adjourn the meeting at 9:36 a.m.

Minutes approved July 8, 2010