



# BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

**Thursday, April 29, 2010 | 8 A.M.**

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

Meeting was called to order at 8:00 a.m.

**Members Present:** Charles Boulard, Larry Czekaj, Julie Farkas, Rob Hayes (arrived 8:07 a.m.), Clay Pearson (arrived 8:07 a.m.), Mark Sturing

**Members Absent:** Kathy Smith-Roy (absent/excused)

**Others Present:** Melissa Place

## APPROVAL OF AGENDA

**Motion by Sturing, seconded by Farkas; CARRIED UNANIMOUSLY:** To approve the agenda with the addition of discussion of bio-swale under item 2. (Hayes and Pearson absent)

## APPROVAL OF MINUTES

**Motion by Farkas, seconded by Boulard; CARRIED UNANIMOUSLY:** To approve the April 15, 2010 minutes as presented. (Hayes and Pearson absent)

## PURPOSE OF THE MEETING

### 1. Approval of The Dailey Company Change Order Request No. 156 for Library Emergency Access (Wildcat Drive) curb & gutter for the estimated cost of \$8,399.20

Mr. Larry Czekaj opened the discussion by stating the access is the same into the parking lot. The only change is the addition of curb and gutter. Mr. Charles Boulard commented the cost is high and asked for confirmation. Also, wants to make sure there will be no drainage issues. Mr. Paul Danko responded the water drains to the north so there are no issues. Mr. Mark Sturing asked how many feet are we talking about? Mr. Danko answered over 270 feet at an estimated cost of \$33 per foot. This is because the cost is going through several layers of subcontractors. He will contact Ideal Contracting to confirm costs.

**Motion by Boulard, seconded by Sturing; CARRIED UNANIMOUSLY:** To approve Change Order Request No. 156 to The Dailey Company for the not-to-exceed amount of \$8,399.20 for concrete curb and gutter with the intention of The Dailey Company to contact Ideal Contracting for pricing. (Hayes and Pearson absent)

### 2. Irrigation design progress

Mr. Danko stated the Building Authority approved associated cost range of \$30,000 for the project. The shop drawings went to BEI on Wednesday and the project is underway. Mr. Carl Adams mentioned that Great Oaks Landscaping and Michigan Automatic

Sprinkler have been contacted. Mr. Danko said the project has been underway for approximately two weeks already and completion is about three weeks out. This includes one week for parts deliveries and about two weeks to install.

### **Discussion of Bio-swale**

Ms. Lynne Paul from the Beautification Committee addressed the Board to provide information on planting options for the bio-swale. Ms. Paul mentioned the bio-swale design or "rain garden" has been successful in Novi. She would like to present some planting options other than those proposed for the bio-swale behind the Library building. Mr. Ron McKay explained the bio-swale is not designed to hold more than six inches of water. It is engineered with peat gravel and loose rocks. Ms. Paul said the typical plantings include grasses about 3-6 feet in height and include plant material with flowers for color. There is an opportunity to make the bio-swale look nice. Mr. Rob Hayes asked about maintenance. Ms. Paul said that has not been discussed but the Beautification Committee possibly can lend assistance for a very short period of time but cannot commit for major or on-going work.

Mr. Czekaj asked how deep is the bio-swale? Mr. McKay said six feet deep and four feet in the middle. It is designed with a seed mixture to hold water and sustain plantings in dry weather. It catches the initial rain flush and drains to the storm system. Mr. Czekaj asked BEI to provide something in writing about the plantings prior to the next meeting. Mr. Sturing asked if there is time to look at alternative plantings. Mr. Danko replied yes. Ms. Paul continued that other plant materials can be used since she felt as currently designed it will look "weedy". She thinks that possibly a different plant mixture can be used in one or two areas to add dimension. Mr. Sturing asked if what is being proposed is more grassy and no maintenance. Mr. McKay said these items were already considered. Mr. Czekaj asked if Ms. Paul could forward the presentation to Ms. Farkas for distribution to the Board along with Mr. McKay to provide the list of plantings as well. Ms. Farkas will follow-up with the landscape architect from BEI.

### **3. Existing utility/AT&T line relocation cost of \$8,076.39**

Mr. Adams opened the discussion that a previously unknown line runs south from Ten Mile underneath the Library pavement to the sidewalk behind the Library and terminates at the high school. Mr. Sturing said this line feeds into the high school? Mr. Adams said yes and explained the old Library parking lot is 15 feet on school property. Mr. Czekaj asked if this line is in a dedicated easement. Mr. Adams replied no. Mr. Czekaj asked if it was known that the line ran north to south through the existing parking lot? Mr. Danko did not see the line on the plans. Where is the line to be moved, asked Mr. Sturing? Mr. Adams responded east of the Library property line (running north/south) and then west.

**Motion by Sturing, seconded by Boulard; CARRIED: To approve the move of the existing AT&T line at a cost of \$8,076.30 from Library property to the Novi High School property including school's control of this utility moving forward.**

**Yeas: Boulard, Czekaj, Farkas, Hayes, Sturing      Nays: Pearson**

## Discussion

Mr. Czekaj requested a copy of the plans and recorded easement documents. The high school needs to be contacted as far in advance as possible to inform them their phone line will be down for a few hours, said Mr. Sturing. Mr. Czekaj volunteered to contact Mr. Dion. Mr. Hayes asked what the material cost entailed? Mr. Danko is not sure but will inquire. Mr. Sturing asked if the line includes fiber optics. Mr. Adams said there is a bundle of lines but does not know. The Dailey Company can get estimated sub-contractor costs. Mr. Hayes stated it would be unlikely that AT&T would allow other contractors to do the work.

### **4. Approval of The Dailey Company Change Order No. 18 in the amount of \$19,095.20 for a new total contract sum of \$10,824,155**

Mr. Boulard spoke with Ms. Smith-Roy about the items presented which are agreed upon wrap-up items. Ms. Farkas agrees that Ms. Smith-Roy is fine with what is being presented. Mr. Sturing is concerned with the cost of the AED cabinet. His experience is that it is more visible if mounted on the wall. Mr. Danko explained the cabinet has been recessed in the wall to make it only protrude about 4 – 6 inches off the wall. Ms. Farkas said this one is located in the lobby and it will be clearly visible without being a focal point and protruding from the wall. Mr. Danko went through the various items line by line. Mr. Sturing asked if the mural artist cost is a total. Ms. Farkas said yes for a total cost of \$5,027.88.

**Motion by Pearson, seconded by Farkas; CARRIED: To approve Change Order No. 18 to The Dailey Company in the amount of \$19,095.20 for a new total contract sum of \$10,824,155.**

**Yeas: Boulard, Czekaj, Farkas, Hayes, Pearson Nays: Sturing**

## Discussion

Mr. Czekaj asked what course of time are we talking about for these items? Mr. Adams commented these items have happened over months. Mr. Czekaj understands items come up but the Board never sees these items and we need to be aware. Are there additional items the Board needs to know about? Mr. Adams said yes. Mr. Czekaj asked Mr. Adams to circulate a list of items to the Board Members.

### **5. Construction update**

Mr. Danko said the punch list is almost complete. There are a few staff training items for security and operational systems. Mr. Chris de Bear said the furniture is wrapping up. The crew has gone from five to two people on site. The group is 95% complete on office furniture installation. Ms. Farkas commented the signage package is almost complete.

Mr. Chris de Bear mentioned Ms. Smith-Roy is reconciling invoices to make sure they are correct to what was contractually awarded. There is \$8,000 in contingency as well. Mr. Sturing said maybe the building will be open prior to June 1. To move the opening up a few weeks is a great, and he would be an advocate for that happening. Ms. Farkas said that is a possibility but there are some items that need to be addressed. Mr. Czekaj asked Ms. Farkas for a list of things not completed. Mr. de Bear responded there is one study room that has chairs but no table or counter. Mr. Pearson asked why the \$8,000

contingency? Mr. de Bear said for unforeseen items that arise or something that does not work.

Mr. Dwayne Henderson commented the network is up and running. One item outstanding is a speaker in the story room at an additional cost. Also, the sorting system has some rust-looking spots on some its parts. The vendor has been notified and will stand behind the product. Mr. Czekaj asked if the air tanks in the loading area will be a credit? Mr. Adams said there will be no credit. Mr. Henderson explained the electric air tank is for drying purposes. The maintenance on the book system is because books are dirty and the blowing of air removes particles and cleans the rollers.

Mr. Czekaj asked why are there two drop off windows? Mr. Henderson explained one is for overflow if some materials are oversized. Ms. Farkas said for book kit bags as well.

Mr. Sturing asked if the irrigation of the Fuerst Park gardens will be hooked up to the well? Mr. Boulard believes there is a stub to connect to the well.

**AUDIENCE COMMENTS - None**

**Motion by Pearson, seconded by Boulard; CARRIED UNANIMOUSLY: To adjourn the meeting at 9:19 a.m.**

**Minutes approved May 13, 2010**