



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, January 15, 2009, 11 A.M.

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

Meeting was called to order at 11:02 a.m.

MEMBERS PRESENT: Larry Czekaj, Julie Farkas, Rob Hayes, Clay Pearson, Kathy Smith-Roy, Mark Sturing

OTHERS PRESENT: Mary Ellen Mulcrone, Ramesh Verma, Melissa Place

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Smith-Roy, seconded by Farkas; CARRIED UNANIMOUSLY: To approve the January 8, 2009 minutes as presented.

PURPOSE OF THE MEETING

1. Review budget

The budget was updated from the January 8, 2009 items added (Opening Day Collections, and Owners Representative).

2. Discussion of potential additional Technology and Building features

Mr. Chris Kittides met with Larry Czekaj, Mark Sturing, Julie Farkas, Don Schmitt, Al Blair, and Chris deBear to discuss potential features. The list distributed to the Building Authority is what was captured at that meeting. Ms. Sydney Browne explained the discussion will start with the outside features and then move to the inside features. She opened by commenting the outside seating was recommended to be enhanced and was not carried in the current FF& E budget. There are two options of fixed stone and concrete or loose seating.

Ms. Browne continued with the west patio item which is proposed to double in size. This would allow flexibility to hold larger events. This element can also include a water feature, landscaping, lighting or fireplace. Mr. Kittides said this proposed space is twice the size but is still on the Library property. Ms. Browne interjected all the additional costs and fees for the proposed suggestions have been split out to review. Mr. Kittides mentioned water features are costly if that is being considered. The next item is parking improvements. This would include additional paths to the high school and Civic Center. This can be a modest or elaborate amount. Mr. Sturing asked how critical is it to make a decision now or can it be made later? Mr. Kittides said most of the options allow for making a decision at a later date. Mr. Czekaj said this item is to tie into the campus between the Library and Civic Center. Ms. Browne said yes. Also, most of the landscaping comes in later in the development sequence.

Ms. Browne moved into the inside items. The first item involves changes to the walls and ceiling finishes in the lobby area. The intent is to create warmth with the color of the wood and enhancing the staircase, lobby area, ceiling and includes a custom bench by the staircase. Mr. Rumble asked if these changes will reduce the noise. Ms. Browne said yes.

The changes in the youth area include a play structure, which adds a lot of character, said Ms. Browne. Library Design will help with this development.

The fireplace/reading lounge enhancements include additional brick and few shelves on each side.

Ms. Browne said several people went to Windsor, Ontario to look at a biowall. The wall itself is a living plant wall, which can have a positive affect on air quality. There are two estimates depending on the size. The large one would connect the adult and children's area on both floors. The smaller biowall would be opposite the staircase on the first floor. Ms. Brown said the maintenance is included for the first year. After that a staff person or other individual can be trained or hired for the upkeep. Mr. Kittides said there is a substantial maintenance involved. Mr. Sturing commented if the Library installs a biowall, it would be unique and a nice amenity. As a note, every 10 years a new layer of growing material will need to be replaced. Mr. Hayes asked how it improves air quality? Ms. Browne explained the water adds humidity. The HVAC system would need to be adjusted for this reason. Mr. Verma commented there are huge tanks associated with the biowall. Ms. Browne explained the Library would have a different filtration system since the pumps would be located at the base of the biowall, which does make some noise. Ms. Farkas said the sound of the pumps is a concern. Mr. Rumble is surprised there is no savings or benefit for the amount of maintenance required. Mr. Kittides commented it is a design features to attract visitors and increase air quality.

Ms. Browne moved to the second floor space. Currently the space is unfinished and could be used for storage space; by finishing could be used for storage, meeting and office space. The featured enhancement quoted reflects finished walls, ceiling and windows. Mr. Rumble said additional furniture would be needed. Ms. Farkas commented the space would be developed upon discussions. Mr. Czekaj said these finishes would allow the space to be immediately used. Mr. Pearson said this item would be added to The Dailey Company construction cost. Mr. Kittides said the alternate for finishing this space would be approximately \$130,000 plus design fees. Mr. Rumble asked if this item would affect the exterior of the building? Ms. Browne said it would not change the roof line. Mr. Kittides mentioned an option is to put in the windows and finish later. Mr. Sturing said if the discussion is leaning to having this space developed for future office space or meeting space, as an example, the entrance into the area needs to be changed so that traffic does not go through the staff work areas. Ms. Browne said there would be layout changes so people would not cut through the administration space.

The next item is the 1,600 life tiles. Ms. Browne said the tiles need to be properly lighted in the main circulation area. The concurrence is to have all the tiles on display so that they do not have to have a rotation schedule.

The next item is solar-thermal heating. The 4' by 8' roof solar panels could be used to provide hot water for sinks (as an example). Mr. Sturing asked what is the useful life? Ms. Browne is not certain but assumes the useful life is at least 10 years. Mr. Kittides commented BEI will look at the useful life and payback term if the item is approved.

The last item is the roofline/signage enhancements over the northeast wing entrance with an estimated cost of \$100,000-\$140,000 plus architectural/engineering fees.

Technology Budget

Ms. Farkas commented the “wish list” items included items that would add significant value to the Library. The items include the RFID and security system along with personal computers. The grand total for the items is \$738,770. Mr. Pearson said there is \$432,685 out of the original budget that has not been programmed, leaving approximately \$451,000 remaining to be funded. Mr. Sturing is in favor of increasing the budget but would like additional information for the specific allocations to be brought forward in the future.

Motion by Sturing, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To increase the Technology Budget by \$500,000 from \$900,000 to \$1.4 million, and to reduce the general contingency cost by \$500,000.

Discussion

Mr. Pearson endorses technology but concurs with Mr. Sturing on reviewing specific allocations, in particular the book sorting system for \$204,000. Mr. Farkas commented the Library Board supported the book sorting system. However it is not necessary for operations. Ms. Smith-Roy asked what are the future maintenance costs and what is the payback (staffing reductions) as a result of utilizing a book sorting system, and if opening day collections are included in the RFID estimates? Ms. Farkas mentioned the cost of tagging opening day collection is not included in the current budget. Ms. Smith-Roy asked if there will be a change to the technology consultant fee for the additional technology items? Mr. Ed Przywara of Fanning-Howey said he was not sure and would report back. Mr. Rumble asked if the second floor additional space needs new technology? Mr. Farkas would like the space to have conferencing capabilities. Mr. Pearson is comfortable to let Ms. Farkas and Fanning-Howey make the recommendation of priorities. Ms. Smith-Roy is concerned with estimates.

Motion by Sturing, seconded by Farkas; CARRIED UNANIMOUSLY: To increase the FF&E Budget by \$200,000 from \$900,000 to \$1.1 million, and to reduce the general contingency cost by \$200,000. The FF&E Budget includes the window treatments.

Discussion

Mr. Sturing asked if Mr. deBear thinks \$1.1 million is reasonable. Mr. deBear said yes, and that this would be used to enhance the quality of the furnishings. Mr. Czekaj asked there will be use of the same shelving? Mr. deBear said some of the shelving will be reused.

Motion by Pearson, seconded by Rumble; CARRIED UNANIMOUSLY: To approve that the following additional features from BEI/Diamond and Schmitt Architects summary will be included in the project, reducing the general contingency by \$343,000:

A. Entrance/patio seating	\$22,000
D. Entrance lobby upgrade	\$31,000
E. Youth area interactive	\$42,300
F. Fireplace/reading lounge upgrade	\$46,400
H. Second floor shell space build-out for staff/storage)	\$149,000
I. Incorporation of artwork (life tiles)	\$23,300
J. Solar-thermal heating	<u>\$29,000</u>
Total:	\$343,000

Discussion

Mr. Sturing said The Dailey Company needs to know what is being recommended to be added. Mr. Czekaj agrees.

Motion by Sturing, seconded by Czekaj; FAILED UNANIMOUSLY: To approve funding for the feature, (G.) Large Biowall for \$176,000, listed on BEI/Diamond and Schmitt Architects summary.

Discussion

Ms. Farkas is concerned with the maintenance costs along with the reduction of collection space. Mr. Hayes asked what the useful life is for a biowall? Mr. Pearson said the up front cost is expensive.

AUDIENCE COMMENTS

Vicki McLean commented the biowall would be great. However, the issue of initial cost and future maintenance is a concern. What about the pump sounds?

Bob McLean said the biowall should be across the stairwell. If it is around the corner no one will see when they enter the building.

Motion by Sturing, seconded by Czekaj; FAILED UNANIMOUSLY: To approve funding for the feature, (B.) West patio increase area for \$153,500, listed on BEI/Diamond and Schmitt Architects summary.

Discussion

Mr. Pearson asked what is the current planned size of the patio? Ms. Browne said the patio is currently 40' deep at the center and tapers off at each end. Mr. Czekaj would like to keep the current size but show some features to make it a unique space.

In conclusion, Ms. Browne will provide Ms. Smith-Roy a schedule of numbers. Ms. Browne will also provide drawings on items proposed to The Daily Company. Mr. Kittides said a bullet point list would be provided to The Dailey Company.

Motion by Pearson, seconded by Sturing; CARRIED UNANIMOUSLY: To adjourn the meeting at 1:15 p.m.

Approved 19, 2009