



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, April 15, 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, Julie Farkas, Rob Hayes (8:03 a.m.), Kathy Smith-Roy, Mark Sturing

Members Absent: Clay Pearson (absent/excused)

Others Present: Melissa Place, City Managers Office

APPROVAL OF AGENDA

Motion by Boulard, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To approve the agenda with the addition of item number 5. East Access Drive. (Hayes absent)

APPROVAL OF MINUTES

Motion by Smith-Roy, seconded by Farkas; CARRIED UNANIMOUSLY: To approve the April 1, 2010 minutes as presented. (Hayes absent)

PURPOSE OF THE MEETING

- 1. Approval of The Dailey Company Change Order No. 17R in the amount of \$18,376 for a new total contract sum of \$10,805,060**

Mr. Larry Czekaj asked Ms. Kathy Smith-Roy to explain what is being presented. Ms. Smith-Roy answered the Change Order No. 17 R is amended from what was previously submitted for the last meeting.

Motion by Smith-Roy, seconded by Farkas; CARRIED UNANIMOUSLY: To approve Change Order No. 17R in the amount of \$18,376 for a new contract sum of \$10,805,060.

Discussion

Mr. Mark Sturing clarified this is a revision from the last meeting. Mr. Paul Danko answered yes. It is a formality.

- 2. Irrigation Filter Options – Change Order Request No. 103RR**

Mr. Czekaj commented the original cost estimate for this project was \$12,000. Mr. Danko explained for the original irrigation plan. Mr. Czekaj thought the filter was to eliminate rust stains. Mr. Danko said that is correct. Three options are being presented out of five that were discussed. Option 1 is for \$47,452 which is to add a metal ease filter tank in a larger pump house. Option 2 totals \$38,971 moves the unit inside the loading dock area with two metal east filter tanks and eliminates the need for an external pump house. Ms. Julie Farkas said it will be outside the loading dock? Mr. Carl Adams corrected it would be inside the loading dock area along the north wall. This option includes a wall removal and tap. Mr. Blair has requested the tap be underground so a saw cut is needed. Option 3 totals \$22,626 is to reduce the spray head to 36 gallons per minute (gpm) to eliminate one metal ease

filter tank. This unit would be located in the loading dock as well, said Mr. Danko. Ms. Smith-Roy asked if this would double the amount of time for watering. Michigan Automatic Sprinkler Representative commented a longer water window is needed. As an example, the system may run 12 hours instead of 7 hours. Mr. Boulard asked how many zones? Mr. Ron McKay believes there are 17.

Mr. Czekaj commented BEI's cost estimate as shown on the plans is \$53,000. There is a reference for a water pump/tank/filter so why was there confusion regarding the requirements? Mr. Danko responded the item was bid off the plans based on the limited designed. Should not the water test be easy, asked Mr. Czekaj? Great Oaks Landscaping Representative commented yes, however the test had not been completed until last December. The issue is with the specifications. Mr. McKay said a water sample was needed and taken. A system cannot be designed without this information. Information was on the plan even though it was generic in nature. Pumps were on the drawing for the bidding documents but the filter size was not specific.

Great Oaks Landscaping Representative said yes a filter was shown but that was it. Mr. Czekaj said why not ask BEI what was needed? Great Oaks Landscaping Representative responded the plans show a pressure tank, and it was not a design/build job. Mr. Danko interjected some specification documents have speculation allowance. Ms. Smith-Roy asked if pipes can be carried to Furest Park? Mr. Danko said there is a stub. Mr. Czekaj commented at a cost of \$53,000. Great Oaks Landscaping Representative said that was for an entire irrigation system, including sprinkler heads, well and filter tank.

The Dailey Company probably asked the most questions, said Mr. Danko. Plans are never complete. Ms. Smith-Roy mentioned the Building Authority concluded to proceed with a well after the construction bids were received. Can the pump handle the flow rate, asked Mr. Rob Hayes? Mr. McKay replied an option is to go with two tanks, which is best. Mr. Hayes asked how often does the filter bed need to be replaced since the metals absorb to the bed? Mr. McKay is not sure. Mr. Hayes asked why add another water test? Mr. Adams responded a second test was requested since the first test indicated such high iron and other mineral content, to ensure the proper filtration system was designed.

Mr. Sturing said Option 2 and Option 3 differ because one has one less filter and one more tank. Can a second filter be added now to accommodate Fuerst Park? Mr. Danko replied if the park is done with a 36 gpm for each zone then can likely use a single filter. Mr. Sturing said \$15,000 in cost difference is significant. Ms. Smith-Roy commented the payback on wells is pretty high.

Motion by Smith-Roy, seconded by Sturing; NO ACTION: To approve Option Two for irrigation system at the cost of \$38,971.86.

Discussion

Mr. Boulard said the piping options are the same in Option 2 and Option 3. Michigan Automatic Sprinkler Representative commented the piping is designed for capacity of the well. Mr. Boulard asked if the pump always runs. Michigan Automatic Sprinkler Representative said the pump is constant but speed adjustments can be made. Mr. McKay said zones are both drip and spray. Michigan Automatic Sprinkler Representative said the units are self-contained but the speeds can be controlled. Mr. Sturing asked for an explanation of the \$15,000 difference. Why need a computerized regulation and monitoring system? Michigan Automatic Sprinkler Representative said the system design included an automated system, including an LED screen showing all the controls. Mr. Sturing asked if the maker of the motion would accept a friendly amendment to select Option 2 less \$7,000 for the computerized system. It was accepted.

Motion by Smith-Roy, seconded by Boulard; CARRIED UNANIMOUSLY: To approve Option 2 for two irrigation filters to be installed at the loading dock area for the total cost of \$31,900.

Discussion

Michigan Automatic Sprinkler Representative commented without the LED screen it may take longer to isolate a problem where the LED would shut down the zones and identify problems. Ms. Smith-Roy asked how frequently the filter material needs to be replaced if two filters were used, as Mr. Hayes questioned earlier. Michigan Automatic Sprinkler Representative said approximately every 7-10 years the single filter needs to be replaced; with two the time would likely be expanded to 15-20 years. Mr. Czekaj clarified that Option 2 gets the project filtered water with no pressure problems and can be connected to the park at a later date. Michigan Automatic Sprinkler Representative said yes, and the system has the capacity to hold 32 zones. The installation can begin within two weeks.

3. Budget Update

Ms. Smith-Roy said the schedule has been updated to include the contingency accounts consolidated since separation at this point in the project was not really necessary; and for example some of the construction items are technology related which should come out of the technology contingency line item. The just approved irrigation system costs will be included in the next budget which is carrying \$14,000 of the \$31,900. There is an outstanding issue involving the addition of lighting for an area. Included in the materials is a letter from BEI regarding Change Order Request No. 129 for the temperature sensors which were not specified on the plans so the cost is being shared. Mr. Czekaj asked how the sensors are a cost to the owner? Ms. Smith-Roy replied the sensors were not specified on the drawings, and maybe the mechanical contractor should have questioned an RFI, since the drawings were not clear.

Motion by Smith-Roy, seconded by Hayes; CARRIED: To accept the BEI memorandum dated April 13, 2010 regarding COR No. 127 and COR No. 129 for the City of Novi to withhold \$8,848 from BEI.

Yeas: Boulard, Farkas, Hayes, Smith-Roy, Sturing Nays: Czekaj

Discussion

Mr. Adams said Bulletin No. 21 is for lights over a book stack. Mr. Danko said the actual will be for time and materials. It might be a few thousand less than estimated in the packet. Mr. Adams said interfacing the lighting system with the automated system will be the majority of the cost.

Motion by Smith-Roy, seconded by Farkas; CARRIED: To approve COR No. 135 (Bulletin No. 21) for time and materials.

Yeas: Boulard, Farkas, Hayes, Smith-Roy, Sturing Nays: Czekaj

Discussion

Mr. Czekaj asked if the additional lighting is because it was designed with a dark space. Mr. Boulard asked if the shelving color change to a darker wood made a difference. Mr. Adams said it can make it darker with the darker shelving. Mr. Czekaj said a light was never included or is it an issue of location. Ms. Farkas said issue of location. Mr. Czekaj asked Mr. Adams to provide a list of pending items and related costs.

4. Construction Update

Mr. Danko said the interior punch list has five remaining items. Demolition is to start after the completion of abatement items. Mr. Adams said the DTE transformer has been disconnected and will be removed in two weeks.

Mr. Sturing asked for an update on the logo sign. Ms. Farkas replied staff is working with a graphic designer to finalize by June 1. Mr. Adams mentioned plumbing and electrical requirements are being reworked to handle an ice machine in the café. The equipment at the Farmington Hills Library was inventoried but the equipment purchased for our building is different. It is our obligation to provide the appropriate infrastructure for their equipment. Ms. Farkas commented the mural artist starts next week and the apple display will be installed in May.

5. East Access Drive

Mr. Boulard said his concern is that the Wildcat Drive access is without a curb. Ms. Smith-Roy suggested engineering and the Fire Department can meet to make sure that emergency equipment can navigate with the curbs. Mr. Boulard agreed to work with Rob Hayes and Paul Danko for curb and gutter costs for the next meeting.

Discussion

Mr. Czekaj asked if additional landscaping is installed on the west side will more irrigation needed? Michigan Automatic Sprinkler Representative said only minor adjustments.

AUDIENCE COMMENTS - None

Motion by Smith-Roy, seconded by Boulard; CARRIED UNANIMOUSLY: To adjourn the meeting at 9:39 a.m.

Minutes approved April 29, 2010