



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, August 7, 2008 | 8 A.M.

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

Meeting was called to order 8:03 a.m.

Members Present: Larry Czekaj (arrived 8:06 a.m.), Julie Farkas, Rob Hayes, Clay Pearson, Steve Ruple, Kathy Smith-Roy (arrived 8:04 a.m.), Mark Sturing

Others Present: Melissa Place, City Manager's staff

APPROVAL OF AGENDA

Motion by Pearson, seconded by Sturing; CARRIED UNANIMOUSLY: To approve the agenda with the amendments as item 2. Send letter to Design Team and 3. Library Electrical Service.

APPROVAL OF MINUTES

Motion by Smith-Roy, seconded by Hayes; CARRIEND UNANIMOUSLY: To approve minutes with Walker name correction.

PURPOSE OF THE MEETING

1. Discuss materials and finishes

Mr. Kittides began the discussion by referring to the August 6, 2008 letter from BEI and Diamond and Schmitt. The letter includes a list of materials and finishes in which eleven were not mentioned at the previous meeting. However, an item that requires some decision from the early meeting is to have padded vinyl flooring in the activities room. Mr. Blair mentioned there is a vinyl made by Armstrong which fits the request. Mr. Sturing asked about the exterior materials, specifically limestone use instead of cast stone. Mr. Kittides explained limestone is expensive. Mr. Blair commented cast stone is more cost effective and works well.

Mr. Joel Dion supplied BEI an extensive list of areas for epoxy flooring. Mr. Blair recommends the epoxy flooring for the mechanical and boiler rooms on the second floor. Ms. Farkas commented the receiving area, should also have this type of flooring. Mr. Blair said he would work with Ms. Farkas and staff to determine areas for the epoxy flooring.

Mr. Kittides continued by commenting on plastic laminate. Mr. Czekaj asked where that was going to be used. Mr. Blair said on counter tops, such as the staff area, without the wood veneer.

Mr. Rumples asked if all the materials passed the required flame spread and smoke development criteria for commercial buildings. Mr. Kittides said yes. Mr. Blair added if materials are substituted/equivalents they must meet these requirements. The Fire Marshal can receive requirement data from the company prior to installation as well.

Mr. Czekaj commented on the ceiling fabric panels. Ms. Browne (via phone conference) said the fabric is a typical material and cost for this size building. Diamond and Schmitt was looking for performance and balance. Mr. Czekaj asked what libraries surveyed used. Ms. Browne said the Redford Public Library used the mix in panel sizes, and larger panels are common for larger areas.

Motion by Smith-Roy, seconded by Sturing; CARRIED UNANIMOUSLY: To approve in totality page 2 of the August 6, 2008 letter with the epoxy flooring areas to be clarified with the Library staff and design team.

2. Send letter to design team

Mr. Sturing asked if the Building Authority letter still needs to be sent since it was shared and discussed at this meeting. Mr. Pearson would like the letter to be sent for completion.

Motion by Pearson, seconded by Rumples; CARRIED UNANIMOUSLY: To send the August 1, 2008 letter to Chris Kittides and Don Schmitt from Building Authority Chair Czekaj on behalf of the entire Board.

3. Library electrical service

BEI's recommendation is for primary feed according to Mr. Kittides. Primary feed was in the schematic design as well as in the 50% contract documents. With a primary feed the Library will save \$28,455 each year with an estimated payback of 4 years. Currently, the transformer is shown in the mechanical room but it can be moved outside. Mr. Kittides said the primary rate structure has been factored in BEI's calculations for an overall life cycle savings for the Library. Mr. Hayes mentioned cooling oils leak from transformers. Mr. Kittides said an inside transformer would be the dry-type. Mr. Czekaj asked how much square footage is taken up with transformer? Mr. Kittides said close to 200 square feet.

Motion by Pearson, seconded by Rumples; CARRIED UNANIMOUSLY: To approve the move of the transformer from the mechanical room to outside with proper screening.

Motion by Pearson, seconded by Sturing; CARRIED UNANIMOUSLY: To maintain primary service based on design team recommendations.

Discussion

Mr. Kittides commented by moving the transformer the project schedule will move the design a week behind. Also, the surveyor has not found the sanitary sewer line. Mr. Hayes said he had not heard back from them. There are options such as televising if necessary to

locate the line. Ms. Smith-Roy reiterated that the schedule would be back one week. Mr. Kittides said yes.

Motion by Sturing, seconded by Pearson, CARRIED UNANIMOUSLY: To move the project schedule back one week.

Motion by Farkas, seconded by Sturing, CARRIED UNANIMOUSLY: To design the 200 square feet gained in the mechanical room area previously occupied by the transformer to storage space.

Discussion

Mr. Rumple commented the dumpster screening does not match the submitted plans. Mr. Kittides confirmed it is a brick screen and future drawings will show this. Ms. Farkas would like clarification between general condition and contract documents. Ms. Smith-Roy explained the attorney has drafted the general conditions for the contract and BEI/Fanning-Howey will prepare the contract documents, specifications and drawings.

Mr. Kittides asked who receives the utilities and access easements for the school? Mr. Czejak asked member Smith-Roy to follow-up on the status of the documents. Mr. Hayes commented there may be a need for an additional easement for the sewer when found.

AUDIENCE COMMENTS

Vicki McLean appreciates the opportunity to comment and would not mind if the audience comments section were before discussion/action's made by the Board. She asked for clarification of the glass tile being used in the café along with the ceramic tile in the kitchen and meeting room.

Jim McLean asked what is secondary and primary power?

Discussion

Ms. Farkas addressed the comment on glass tile in the café, which will only be used on the backsplash. Mr. Blair said plastic laminate will be used in the kitchen and meeting room areas.

Mr. Sturing commented with primary power a transformer is required. This service results in a lower rate from the utility company, and includes a minimum usage requirement. The initial cost is greater, however over the life of the project there will be significant energy cost savings based on BEI's projections.

Motion by Rumple, seconded by Hayes; CARRIED UNANIMOUSLY: To adjourn the meeting at 9:09 a.m.

Minutes approved September 4, 2008.