



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Monday, November 3, 2008 | 12:30 P.M.

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

Meeting was called to 12:34 p.m.

MEMBERS PRESENT: Larry Czekaj (arrived 12:36 p.m.), Julie Farkas, Rob Hayes, Clay Pearson, Steve Rumble, Kathy Smith-Roy, Mark Sturing

OTHERS PRESENT: Chris Kittides, Bill McCarthy, Dwayne Henderson, Kristin Kolb, Melissa Place

APPROVAL OF AGENDA

Motion by Pearson, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To approve the agenda as presented. (Czekaj absent)

PURPOSE OF THE MEETING

1. Interview The Dailey Company

President Steve Dailey thanked the Members for the opportunity to present to the Board for this landmark project which is very exciting for the community. He introduced the team of John Fekaris, Scott Wheeler, Paul Danko, Mike Hecimovich, and Doug Meyers.

Mr. Kittides opened the dialogue by stating BEI asked the standard list of questions. One of the questions was about manpower. Mr. Dailey said the company will self perform the work. Mr. Kittides asked if the company will act as a general contractor not a construction manager? Mr. Dailey said yes. Mr. Kittides said there was an outstanding issue with the language in the bonds. What is the status? Mr. Dailey believes that has been resolved. They are waiting on a letter from Travelers.

Mr. Kittides asked what determined a change order and how will they be handled, and is this reflected in the bid? Mr. Dailey said the change order information is reflected in the bid documents. The Dailey Company would bring to the City's attention any items before taking action. Mr. Kittides commented change orders are based on elements and pricing. Mr. Kittides commented the landscaping is guaranteed for two years; the west wall was amended and he likes the allowance for testing. FFE is a separate contract agreement. Ms. Kolb mentioned the changes agreed to will be made in the A 201 document. Ms. Smith-Roy and others are working on resolving and all will agree on language.

Mr. Kittides asked how the subcontractors were approached? Mr. Dailey said the firm has worked with several different subcontractors in every trade but has not completed the review/

qualifying process. Therefore, the current list includes multiple subcontractors for each discipline. Once the subcontractor list was further refined it would be resubmitted to BEI and the Building Authority. Mr. Kittides asked if they have been involved with lawsuits or litigation. Mr. Dailey said no.

Mr. McCarthy began with the project schedule which was prepared with two options on schedule phasing plan. Mr. Fekaris said there are three steps of phasing. Phase A involves the existing library with the parking open and a fence separating the construction entrance off of Ten Mile Road. Phase B is a center drive with the existing library and entrance closed off of Ten Mile Road and the entrance coming from Taft Road. Phase C is both A and B complete, in the new library, and the existing library is demolished, new parking lot and sidewalks are built. The alternate extends the time for Phase A and B which are to be completed in March 2010 instead of January 2010. Mr. Dailey confirmed the proposed alternate plans for two additional months on the front-end of the project to prepare for material ordering, subcontractor list refinement (including contracts), which will result in fewer complications down the road for a credit of \$5,000. The thought is February/March is better for underground work.

Mr. Sturing likes the two months less disruption incentive for patrons. The construction entrance is off of Ten not Taft? Mr. Hayes said it was moved because of the Fuerst Farm component.

Mr. Czekaj asked how long is Phase C? Mr. Fekaris responded under alternates it is middle of August. Mr. Czekaj said what happens to the existing parking lot? Mr. Fekaris said it will take four months to demolish the building and parking lot, pour new parking lot and add landscaping. Mr. Rumble said this period gives the City time to review scope of work and look at the subcontractors. Mr. Fekaris said this time allows review of the shop drawings and the ordering of steel. Better to make changes/adjustments before a shovel is in the ground. The plan review process helps down the road. Mr. Pearson asked for financial impact? Are the documents in order to proceed? Ms. Smith-Roy said additional cost would be minimal for the operation costs on two buildings, and documents are being reviewed and finalized. Mr. Dailey said they will sign all documents once finalized. Mr. Pearson commented if not on site, is it better not to keep insurance on the books for the first two months? Ms. Kolb said responsibility would fall to the City if this happened and advises against.

Mr. McCarthy commented there was discussion on the percentage calculations for purposes of computing change orders. Mr. Dailey explained 5% is for overhead costs. The 15% in the second tier is for the costs associated with subcontractors.

Mr. Henderson commented the bid included no screens. Ms. Smith-Roy said that needs to be verified. Mr. Sturing a if we want to do more with the second floor storage, does the design and finishes need to be completed immediately or can that happen later? Mr. Dailey said that can happen later. Mr. Hayes asked what some of their completed projects are. Mr. Dailey said they have worked on some municipal projects, most recent projects include the Clinton Township Courthouse and specific to Novi, the Hilton Garden Inn. Mr. Czekaj asked if Mr. Dailey had any questions for the Board. Mr. Dailey did not but was excited about the project.

Mr. Sturing confirmed the next step is to meet on November 6, 2008 to consider a contract award then the City Council has the authority to discuss at their meeting of November 10, 2008 if they so chose. Mr. Pearson said yes.

AUDIENCE COMMENTS

Ramesh Verma asked what are the longest delivery items?

Discussion

Mr. Dailey said the steel and curtain wall will take the longest time for delivery.

Motion by Smith-Roy, seconded by Rumples; CARRIED UNANIMOUSLY: To adjourn the meeting at 1:27 p.m.

Minutes approved January 8, 2009