



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, November 12, 2009 | 8 A.M.

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

Meeting was called to order at 8:04 a.m.

Members Present: Charles Boulard, Larry Czekaj, Rob Hayes, Kathy Smith-Roy, Mark Sturing

Members Absent: Farkas (absent/excused), Pearson (absent/excused)

Others Present: Joel Dion, Melissa Place

APPROVAL OF AGENDA

Motion by Boulard, seconded by Hayes; CARRIED UNANIMOUSLY: To approve agenda as presented.

APPROVAL OF MINUTES

Motion by Smith-Roy, seconded by Hayes; CARRIED UNANIMOUSLY: To approve the October 29, 2009 meeting minutes as presented.

PURPOSE OF THE MEETING

- 1. Approval of Change Order Request No. 59 for sod instead of seed for \$8,711.46; and Change Order Request No. 60 for computer power circuits for \$12,063.72 for the total amount of \$20,775.18.**

Mr. Larry Czekaj opened by asking if a credit was received for the seed. Mr. Paul Danko answered yes. Mr. Rob Hayes asked if the area that is to have sod is irrigated. Mr. Danko said yes for the areas that will be replaced from seed to sod. There are a few areas such as the bio-swale that will have a wild grass-type seeding which will not be mowed. It was suggested by the project landscaper to have a 10 to 15 feet area of salt tolerant sod. Mr. Danko suggested about a 2 to 3 feet buffer. He will talk to the landscaper. Mr. Charles Boulard asked for clarification on the bond cost and overhead on the bond. Ms. Smith-Roy said the bond costs flow through the subcontractor and the contractor, and since the contract amount is increased the bond costs are also adjusted. Ms. Smith-Roy commented further that these are change order requests (COR) so the bond cost will appear in the Change Order from The Dailey Company (the COR was initially going to be shown from the subcontractor, that is why the bond costs were added for that presentation).

Motion by Sturing, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To approve Change Order Request No. 59 for sod instead of seed for an estimated cost of \$8,711.46.

Discussion

Mr. Sturing asked about the bond question raised previously by Mr. Boulard. Does the City require bond on smaller amounts? There probably is more paperwork involved for such a small amount. Mr. Danko commented the maintenance bond will be for the full amount and is not adjusted with each change order, instead will be amended with the final contract.

Mr. Czekaj asked when the sod will be done? Mr. Danko replied the target is for this year since the weather has cooperated with the warmer temperatures. However, it would need to be done rather quickly. There could be some shrinking of the sod but it will protect the grade and is good for erosion control. Mr. Carl Adams said Great Oaks can come in the spring for any necessary clean-up. The sod will be dormant and it might be too late in the season to cut. Mr. Danko and Mr. Adams will discuss with Great Oaks.

Mr. Ron McKay addressed the change order request for the computer power circuits by commenting there is about a \$100 difference from the previous estimate for the best possible solution. The request is for an additional \$4,000 for the smart panels from the previously approved switch solution in the amount of \$8,000. Mr. Czekaj clarified this is what the Library staff requested. Mr. McKay responded yes. Ms. Smith-Roy and Mr. Czekaj noted that BEI was preparing the drawings (three reiterations) at no cost to the Building Authority, so the change order request does not have any related design costs.

Motion by Smith-Roy, seconded by Sturing; CARRIED UNANIMOUSLY: To approve Change Order Request No. 60 for computer power circuits for an estimated cost of \$12,063.72.

Discussion

Mr. Sturing asked if this issue overlaps with the technology wish list? Ms. Smith-Roy answered no.

2. Budget Update

Ms. Smith-Roy explained the changes from the last meeting are included along with the construction tracking, BEI accounts, and technology budget. There were no questions/comments by the Members.

3. Construction Update

Mr. Adams mentioned the west patio has been poured and the patio block installation has begun. The first lavatory walls are erected. He met with the Oakland County Health Department to review plans. The meeting went well and now the café vendor needs to provide plans for the sealing panels. The elevators will be operational next month. Mr. Danko added that the HVAC defusers and sprinkler heads are being installed. Mr. Czekaj asked about the patio blocks. Mr. Danko said it is part of the west retaining wall. There is also a cement wall for seating. What about the landscaping and fence, said Mr. Czekaj? Mr. Danko replied that work will be done next week along with the final grading. Mr. Sturing asked if the irrigation well is done. Mr. Adams replied yes.

What about the sanitary line, asked Mr. Czekaj? Mr. Adams responded everything is done. Mr. Czekaj asked about the water softener/phosphorous injection system to eliminate iron stains. Mr. Danko will look into it. Mr. Adams said the coping along the top edge of the building will be done next week. Mr. Boulard asked if all the sealants are in place? Mr. Danko replied yes. Mr. Czekaj asked about the north elevation panels. He does not like the breakup in the middle. The panels were to be seamless. Mr. Al Blair said this is the only panel of its size. The middle member was to hold the load. Mr. Czekaj said that was not what was approved. Some solution needs to happen. Mr. Danko will investigate alternatives. Mr. Sturing commented on comments he has received about the yellow panels on the east elevation. Mr. Blair commented they could be changed to the reddish panels. Mr. Czekaj asked about the landscape up-lighting because he only sees down-lighting currently. Mr. Blair said the plans did not call for up-lighting.

Mr. Blair showed three stain colors for the ceiling grill. Mr. Czekaj stated the introduction for the third color is to match furniture not what is on the building. Mr. Sturing likes the third color (matching furniture), but is not crazy about the yellow panels and sees the canopy as a way to tie in the yellow panels. What color is the curved canopy? Mr. Adams said galvanized aluminum. Mr. Sturing asked if the yellow panels can be changed at a cost? Mr. Danko said yes but is not sure if there are extra materials. He will look into the availability. Mr. Czekaj commented if the yellow panels are replaced there is no differential of color. Mr. Sturing said if the panels are not changed he would like to see the yellow panels on the west side. Mr. Czekaj said the different colors were to break up the mass for architectural interest.

Mr. Sturing mentioned it would be helpful for his understanding if the technology budgeted amount be put with the construction amount so that it is clear to him what the budget is for the wish list items. Ms. Smith-Roy will include the budgeted amount on the technology page.

Mr. Blair asked which stain color the Board is approving. He reminded the Members if the stain is too dark it feels like the ceiling is falling. Mr. Czekaj liked the third color for the record which is the same one Mr. Blair recommended. The consensus of the Members was the same.

Motion by Boulard, seconded by Hayes; CARRIED UNANIMOUSLY: To approve the ceiling grill stain finish using the Custom Stain 11-02-09A (Ash).

AUDIENCE COMMENTS – None

Motion by Smith-Roy, seconded by Hayes; CARRIED UNANIMOUSLY: To adjourn the meeting at 8:53 a.m.

Minutes approved November 19, 2009