



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, July 17, 2008 | 8 A.M.

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

Meeting was called to order at 8:05 a.m.

Members Present: Larry Czekaj, Julie Farkas, Rob Hayes (arrived 8:07 a.m.), Clay Pearson, Steve Rumble, Kathy Smith-Roy

Members Absent: Mark Sturing

Others Present: Ramesh Verma, Melissa Place

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Smith-Roy, seconded by Pearson; CARRIED UNANIMOUSLY: To approve the June 12, 2008 and June 19, 2008 minutes as presented.

PURPOSE OF THE MEETING

1. Construction documents and cost estimates submitted June 30, 2008 update

Mr. Kittides commented BEI Associates is looking to get 90% of the construction documents completed. Currently, the café has been a challenge to determine the necessary mechanical and electrical systems needed. Ms. Farkas will finalize the contents of the café to make these determinations. BEI/Diamond and Schmitt is working on the color schemes and refining the millwork with FFE.

Ms. Farkas asked when the color schemes are going to be available. Mr. Kittides responded a meeting is in the process of being scheduled. Ms. Farkas commented she initiated a meeting. Mr. Kittides said they are working to facilitate color schemes. Mr. Czekaj commented BEI/Diamond and Schmitt should jointly provide sample boards with a presentation. Mr. Kittides agrees. Ms. Farkas requested the sample boards for the exterior, also be shared with the Building Authority, particularly since scheme was only viewed once. Mr. Blair will present the boards at the next meeting.

Mr. Czekaj stressed that the Building Authority needs to see various samples not just one. Ms. Farkas has not seen any colors. Mr. Blair responded Ms. Browne is basing the scheme using red tones. Mr. Czekaj responded the Building Authority has not chosen interior colors

or materials. Mr. Kittides said they need to coordinate with FFE. Mr. Czekaj said Ms. Browne should be the lead and does not need FFE to drive discussions. Mr. Blair commented FFE needs to show furniture examples to determine the samples. Mr. Czekaj said specific brands/types of furniture do not need to be known to determine sample colors or materials. Mr. Blair will meet with Ms. Farkas, Ms. Browne and Mr. Kittides. Furniture is an important item. Mr. Czekaj agrees but it is not a determining factor on colors or materials.

Mr. Czekaj asked what FFE and Technology is working on. Ms. Farkas commented FFE is looking for new plans to finalize a furniture schedule. Mr. Czekaj requested an FFE update with solid numbers at the next Building Authority meeting.

Mr. Hayes raised the issue with Phase A plan construction company road access. Mr. Kittides said the plan reflected a conceptual access. BEI will align the road to the route. Mr. Hayes said that will work.

2. Alternate Library Façade(addition of second story storage area above meeting room)

Mr. Blair distributed proposed several schemes to the Board Members. BEI is recommending Scheme A to dress up the north elevation. Mr. Czekaj would like to see the second floor storage added now instead as an alternative. Is the darken area discolored aluminum? Ms. Farkas asked if it is glass? Mr. Blair answered it is glass but does not look different from the outside. Ms. Farkas asked if there are blinds in the meeting room? Mr. Blair said yes so that a projector can be used. He would like Scheme A to be approved as a bid alternate. Mr. Rumble agrees that Schemes B, C, D and A 2 are not the best. Alternate Scheme A makes it look like a long building. There needs to be something to break up the mass if we go with the second floor. Mr. Czekaj agrees. He would like to see definition with use of different bricks, as an example. The second floor above the meeting room is usable space. Mr. Blair said the drawings can be done now instead of an alternate bid. Mr. Czekaj asked if there is any savings if the second floor space is in the drawings instead as an alternate. Mr. Pearson commented there is no difference in time or money for the inclusion of the storage area as part of the base bid or as an alternate. Mr. Kittides responded that BEI is preparing as base bid as presented, with the storage area as an alternate.

Motion by Smith-Roy, seconded by Farkas; CARRIED UNANIMOUSLY: To approve the base bid scheme, Scheme A, as alternate; and for BEI/Diamond and Schmitt to come back to the Building Authority with an alternate scheme for the interior.

3. Hazardous Materials Survey update

Mr. Hayes said removal of exterior panels, and fluorescent light ballasts and tubes need to be abated prior to demolition activities.

4. Library construction preliminary expenditures update

Ms. Smith-Roy commented the next report will include the finals on the bond costs. The Walker Fund Report will be available in a couple of weeks.

AUDIENCE COMMENTS

Jim McLean commented the meeting room ceiling height is 10' 6". He thinks this is too low. Why the rush to decide on colors and carpet? The library will not be complete for 18 months so there is efficient time to determine colors.

Vicki McLean asked the current meeting room ceiling height? Ms. Farkas replied 9'. Mrs. McLean commented the straight roof line on the east side is a very long line. She thinks it will look like an expensive warehouse.

Discussion

Mr. Czekaj asked what the span is to north east end? Mr. Blair said about 50 feet which is brick. Mr. Czekaj would like that to be reviewed with Ms. Browne to break up the mass. Mr. Blair commented the signage and façade changes can be used to break up the mass. Mr. Czekaj would like someone on the team to review the building mass and exterior options.

Motion by Smith-Roy, seconded by Hayes; CARRIED UNANIMOUSLY: To adjourn the meeting at 9:01 a.m.

Minutes approved July 31, 2008