



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, August 20, 2009 | 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: Charles Boulard, Larry Czekaj, Julie Farkas, Clay Pearson, Kathy Smith-Roy, Mark Sturing

MEMBERS ABSENT: Rob Hayes

OTHERS PRESENT: Barb Rutkowski, Joel Dion, Melissa Place

APPROVAL OF AGENDA

Motion by Smith-Roy, seconded by Boulard; CARRIED UNANIMOUSLY: To approve the agenda as presented.

APPROVAL OF MINUTES

Motion by Sturing, seconded by Smith-Roy; CARRIED UNANIMOUSLY: To amend the agenda with the addition of 5. Technology Budget and 6. Construction Fund and Related Debt.

PURPOSE OF THE MEETING

1. Ceiling Material Update

Mr. Al Blair began by explaining different stains can be applied to the wood panels proposed to create warmth and match to finishes. Mr. Mark Sturing clarified the fabric color and stain can be matched. Mr. Blair said yes.

He continued that the wood grill or Aluratone 900 panels can be stained to match and compliment the tiles, carpet, paint, and furniture when chosen. Mr. Sturing commented it looks like the ceiling is a little darker with the wood. Mr. Charles Boulard asked what if equipment needs to be accessed in the ceiling? Mr. Blair explained either panel choice is easy to detach by pushing and pulling down or unclamping and pulling down. The decision on the ceiling needs to be made before reviewing the mechanical distribution changes. The wood grill panel is easier for the air to circulate.

Mr. Larry Czekaj asked if the rough numbers include the mechanical changes necessary. Mr. Paul Danko said yes, they included in the contingency numbers. Mr. Czekaj asked what if the Board decides to go with the Aluratone 900. What is the cost? Mr. Blair said Scheme A-

Change ceiling panels from 4x8 to 2x2 the cost is estimated at \$7,157; and A2 to extend the fabric material to the area in front of the elevators the cost is estimated at \$9,419. Scheme B- Change from fabric to wood-Aluratone 900 2x2 side slot- the estimated cost is \$44,950; and B2 to extend to the fabric material to the area in front of the elevators the cost is estimated at \$48,043.20. Scheme C-Change from fabric to wood-Panel Grilles-the estimated cost is \$40,541; and C2 to extend the fabric material to the area in front of the elevators the cost is estimated at \$43,633. Mr. Sturing commented it might be easier to make a decision if the decision to have material in front of the elevators was voted on separately.

Motion by Sturing, seconded by Smith-Roy: CARRIED: To approve option 2 as presented in each scheme to put wrapped fabric ceiling panels in front of the elevators.

Yes: Boulard, Farkas, Smith-Roy, Sturing Nays: Czekaj and Pearson

Discussion

Mr. Czekaj said the design team had drywall in front of the elevator, why? Mr. Blair commented he is not sure. It could have been for aesthetic purposes. His thought was there will be a number of people standing to catch the elevator and thought an acoustical treatment would be beneficial.

Mr. Carl Adams asked what is the weight of a Panel Grille wood panel? Mr. Blair answered about 30-40 pounds. Mr. Sturing asked Mr. Chris deBear if the wood ceiling will be an issue for the FF&E process. Mr. deBear does not think it will be an issue. The bench is included in the BEI/Diamond & Schmitt package. Mr. Sturing is in favor of upgrading the ceiling to wood and other Members concurred. Mr. Boulard asked what is the difference of acoustical performance between the two panels proposed? Mr. Blair said the wood grill would likely be slightly more sound absorbent.

Mr. Czekaj respects Mr. Blair's opinion but which panel will offer more absorbance. Mr. Blair said the grill is more open so the sound will travel more quickly to the insulated material. Mr. Boulard commented by moving from the fabric to a 2x2 wood panel is a reverse direction for noise absorption. Mr. Blair said possibly. Mr. Czekaj explained the wood option was eliminated based on funds. Now that funds are available, discussions have taken place for ways to enhance the lobby. He agrees with Mr. Boulard that the drywall was a nicer look at the elevator.

Motion by Smith-Roy, seconded by Pearson; CARRIED: To select Scheme C2 Wood Grill Panel with the color to be determined at a future meeting because of the long-term maintenance between the wood and the fabric.

Yes: Boulard, Farkas, Pearson, Smith-Roy, Sturing Nays: Czekaj

Discussion

Mr. Czekaj asked if the Library staff can handle the removal of panels for purposes of maintenance. Mr. Joel Dion said it would not be a problem. Mr. Ron McKay clarified the schemes presented are only for the section of the lobby area shown in the diagrams and that the fabric wrapped panels still surround this area on the ceiling.

Mr. Czekaj asked about the de-fusers in the lobby area. Is there enough time to make this change? Mr. Adams explained there are five non-wood panels. Mr. Danko said the material can be painted to match or be painted black. The lead time is twelve weeks so if a decision on the stain color is made in two weeks it should not be a problem.

2. Fireplace/Reading Lounge Enhancements Update

Mr. McKay explained the upgrade is estimated at a cost of \$45,223.47. Mr. McKay and Mr. Blair continued their presentation of the enhancements for both areas. Mr. Czekaj asked Ms. Farkas to explain the difference between a study carol and study room. Ms. Farkas explained a study carol is for independent study. The tutorial rooms are on the first floor for multiple people to study as a group.

Mr. Sturing asked what the original estimate was for the room. Mr. McKay thought \$50,000. Ms. Smith-Roy clarified that \$40,000 was in the budget for both areas. Mr. deBear said putting furniture in the silent study room along with wood would be a major improvement to the space. Mr. McKay continued the enhancements in the space also include such items as the addition of wood and wood nosing between the shelves. Mr. Czekaj asked if a decision needs to be made today. Mr. McKay answered no. Mr. Sturing said asked if the estimates include the related credits for materials/labor from the original drawings. Mr. McKay said yes, and that BEI will review the change order documents as they are submitted. Mr. Adams will also confirm. Mr. Danko commented the contractors have solid numbers along with a 5% contingency that has been built in.

Motion by Smith-Roy, seconded by Sturing; CARRIED UNANIMOUSLY: To approve the concept of the Fireplace/Reading Lounge Enhancements and amend the budget with an increase of \$5,000.

3. Budget Update

Ms. Smith-Roy commented the budget will be amended to reflect the decisions from this meeting consisting of Scheme C2 less the \$25,000 previously approved, plus the additional amount for the benches, plus approximately \$5,000 for the upgrade/enhancements of the Fireplace/Reading Lounge areas.

4. Construction Update

Mr. Adams mentioned the exterior brick will be complete next week. The driveway will be cut to interface along the high school. The concrete will be poured in about four weeks. The interior on the second floor will be dry walled. The first floor is moving along as well. The mechanical and electrical are on schedule. The glass will be installed in five to seven weeks on the west elevation. The entire building will be enclosed at the end of September or beginning of October. Mr. Czekaj asked Mr. Danko about the cable cut to the Civic Center. Mr. Danko explained the bore will be done in the last phase of construction since the existing library building will be demolished in the spring 2010.

5. Technology Budget

Mr. Sturing confirmed that the budget includes what we need, and what is currently included on the wish list. Mr. Dwayne Henderson said only \$40,904 has been spent on security cameras. The bids for the book sorting, security, and RFID came in under the expected budget. Mr. Sturing asked if it helped that all three components were bid at the same time. Mr. Henderson said yes. The number one item on the wish list was the addition of data connection lines. These are not for infrastructure, asked Mr. Sturing. Mr. Henderson explained there were a number of lines that were taken out at the front-end of the project, and the Library would like to add some back in. If the Board approves for him to move forward, he will get better estimates costs. Mr. Czekaj asked why do this when the trend is to go wireless. Mr. Henderson explained it will help with bandwidth capabilities and future printers, copiers, etc.

Motion by Farkas, seconded by Pearson; CARRIED UNANIMOUSLY: To approve Fanning-Howey to move forward on reviewing costs for additional data lines.

Discussion

Mr. Henderson asked if the direction is to take existing plans and bubble areas or ask for flexibility. Mr. Czekaj said make it flexible. Mr. Henderson said the next bid package will include network, video and computers, and periodicals as alternates. These will provide more flexibility for growth particularly when labor is already included, and it is easier to install at the front end.

6. Construction Fund and Related Debt

Mr. Sturing asked what the timing was for closing the construction fund. Ms. Smith-Roy said once the project is almost complete we can include any remaining budget amendment to move the funds to the Debt Service Fund. The economy played a part in the better than anticipated construction bids, but is also playing a part in the future taxable value to repay the bonds. Legally, any funds remaining in the Construction Fund must be transferred to the related Debt Service Fund. If the Building Authority wishes to dedicate a specific amount for next year's debt service budget, this should be done by December 2009. The current timetable is October for providing additional information regarding the millage, and December to have budget amendment, if any, resolved for City budget purposes. Ms. Smith-Roy said only the portion that is specific can be used for the budget and the proposed millage rate; the balance can be generic for future years' debt service payments. Ms. Farkas asked for clarification that there will be funds available for a year after the construction. Ms. Smith-Roy said no, but until the final construction payment is made if the Building Authority has a recommendation that meets capitalization criteria, it can be considered prior to closing the Construction Fund. Mr. Sturing gave as an example, the project is almost done and an item comes up such as enhancing the landscaping. Ms. Farkas also asked about way-finding signage. Ms. Smith-Roy recommended we address the signage with a budget amendment.

Mr. Czekaj agrees to do something (with an allocation to the debt service fund) but does not want the project to be short changed. Mr. Pearson commented there is a contingency and other things that have changed and should be considered such as the State Equalized Value. The project will not be short changed. The examples of landscaping and signage will

be dealt with as needed. Ms. Smith-Roy explained taxable value continues to decline, and it will affect the millage rates as well as potentially for less tax dollars for operations as a result of the funds available from the operating millage. Further if the bonds had been issued after the construction bids were received, the City would likely not have issued the full \$16,000,000 in bonds. Mr. Czekaj understands the reasoning but if the project would have come in at the \$16,000,000 threshold, we would not be scaling back the funds. The project does not necessarily have to be the face of the cuts.

7. Review of Material Samples

Mr. Czekaj was looking to review sample boards not loose materials. The Board has not seen the color pallet to make an educated decision. He does not think it is an unreasonable request, and why is it so difficult to get the sample boards? His viewpoint is that it is easier to look at the entire building to visualize how the color schemes interact with each other. Mr. Sturing agrees. It is easier to comment and make decisions when viewing sample boards. Board Members took the opportunity to view the loose sample materials displayed.

AUDIENCE COMMENTS

Jim McLean – asked if the second floor silent study room is in an open area? Are there electrical outlets? Also, there is an open space in the middle, what are the plans for that space?

Discussion

Ms. Farkas responded the silent study room is enclosed. Mr. Blair commented the area has a wood door with glass side panes. Ms. Farkas continued there are data connections in the silent study room area. In addition, the available space will have loose furniture pieces.

Motion by Boulard, seconded by Farkas; CARRIED UNANIMOUSLY: To adjourn the meeting at 9:53 a.m. (Czekaj and Pearson absent)

Minutes approved September 3, 2009