



BUILDING AUTHORITY

CITY OF NOVI

Building Authority Meeting

Thursday, May 13, 2010 | 8 A.M.

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

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

MEMBERS PRESENT: Larry Czekaj, Rob Hayes (arrived 8:04 a.m.), Clay Pearson, Kathy Smith-Roy, Mark Sturing

MEMBERS ABSENT: Charles Boulard (absent/excused), Julie Farkas (absent/excused)

OTHERS PRESENT: 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 Sturing; CARRIED UNANIMOUSLY: To approve the April 29, 2010 meeting minutes as presented. (Hayes absent)

PURPOSE OF THE MEETING

1. Bioswale Update

Mr. Larry Czekaj opened the item for discussion. Mr. Ron McKay commented the budget for the bioswale includes planting of "robust grasses" via broadcast seeding as noted in the correspondence from Joseph Walker (BEI). The Beautification Committee is proposing a rain garden. BEI is asking the Building Authority for direction on how to proceed. The Beautification Committee's proposed selections are good but there is an associated cost with the potted plants above the current budget, and also for on-going maintenance. Mr. Czekaj asked about the timing of the planting process. Mr. Danko responded five to six weeks.

Ms. Paul said the maintenance component is a big question. However, the high school National Honor Society is willing to volunteer. The Beautification Committee proposed a sign-up notebook be located at the Adult Reference Desk for the librarians to verify hours worked by the students. Students can come to the Library to sign-in/sign-out. The Beautification Committee can guide them and the notebook would include photos of plantings for weeding purposes. The Committee can add to the bio-swale in stages. No garden is maintenance free. Weeding will be heavy in three years. The Committee can amend the planting list, and we can plant twice a year; in the spring and fall.

Mr. Czekaj asked if this area was designed as a garden for seeding and plants? Mr. Danko said only seeds (grasses), but bushes can be planted along the perimeter. Mr. Mark Sturing

referred to the BEI letter that the tall grasses will discourage geese. The tall grasses do not necessarily look tall from the grade. Can the Beautification Commission plant around the perimeter? Ms. Paul commented yes, and they can get plants from the perennial exchange and plant at little to no cost. Mr. McKay commented BEI can work on a proposal to plant pockets of color. There will be associated costs with this change. Ms. Paul asked what is the estimated cost for labor and seeding? Mr. McKay said not much. Ms. Paul said the mulch has to be removed. Mr. Danko said the mulch needs to be taken off and then the area will be seeded. The Beautification Committee and students will plant in the fall in spring.

Mr. Rob Hayes commented the City is constantly fighting the geese wars at Fuerst Park and Library property. If the birds find standing water they will nest. The geese find the water and they are something the City is trying to avoid. Ms. Paul said the geese are an issue and commented BEI did a good job with the response letter. Mr. Sturing said if Joe Walker and Rob Hayes have concerns about geese, can we come up spots or sections to put potted plants later? Mr. McKay responded BEI needs direction from the Building Authority, and can review the plans and modify. Mr. Sturing asked if geese will land in open water. Mr. Carl Adams said the tall grasses would be a deterrent and the grasses remove the walking "short cuts" through the planted areas. Mr. Czekaj said segregating some areas may be an alternative.

2. Approval of Pay Estimate No. 16 in the amount of \$409,904

Motion by Smith-Roy, seconded by Hayes; CARRIED UNANIMOUSLY: To approve Pay Estimate No. 16 in the amount of \$409,904.

3. Approval of Change Order No. 19 in the amount of \$30,877, for a new contract total of \$10,855,032

a) Relocation of AT&T phone service (included in Change Order No. 19 (Change Order Request No. 157) for a total of \$15,200

Ms. Kathy Smith-Roy said this Change Order includes Change Order Request (COR) No. 157 for the AT&T phone line relocation. Mr. Czekaj asked Mr. Danko to comment on the individual items included in this change order. Mr. Danko commented on the individual items with some questions from Authority Members. COR No. 161 is for a water line to the staff refrigerator. Mr. Sturing said this is a luxury item at a high cost. Ms. Smith-Roy mentioned to the Board that \$5,000 can be approved by Ms. Farkas and Mr. Adams. Mr. Czekaj clarified for emergencies to keep the project moving forward. There is \$3,000-\$4,000 cost that could have been done by other means. Mr. Pearson said there are other means such as using City staff. COR No. 163 is to add CPU protective cabinets. Mr. Sturing asked if there was still breathing space in the construction of the cabinets. Mr. Danko said yes. COR No. 164 is for wall bumper and hanging rods in the sorting room. Mr. Sturing said why not put the bumpers on the sorting bins to protect the walls throughout the Library? COR No. 166 is to make the door west of the circulation desk security access only. Mr. Sturing said why not just lock that door so staff can exit and use a key to enter? Mr. Al Blair commented the circulation staff cannot see this and the door is by the elevator.

Motion by Smith-Roy, seconded by Pearson; CARRIED UNANIMOUSLY: To approve Change Order No. 19 with the removal of Change Order Request No. 166 for security access for

door at circulation desk in the amount of \$2,293.77, subject to Owner's Representative to discuss as a credit, for a new contract total of \$10, 852,738.23.

4. Consideration of cutting curb near drive-up/drop-off to move 6" closer; and related work (and potential costs) required as a result if this change is made.

Mr. Adams said the curb cut for the last two months has seen several creative ways for patrons to drop off materials. Mr. Czekaj asked if this item is to move the curb six inches closer to the building? Mr. Adams said yes. Mr. Czekaj said at what cost? Mr. Danko said about \$4,000. Mr. Czekaj said the area was built to code so this seems to be more of a learning issue. Once the wearing course is done it will be a smooth surface. Mr. Pearson asked if it is a higher curb? Mr. Hayes said it is non-mountable curb, and concurs the issue will go away when the wearing course is put down. Mr. Adams said we have looked at the book drops. The window closest to Ten Mile sticks out from the building. The other drop can be moved back some. Based on the discussion no action was taken.

5. Budget Update

a) Change Order Request Log

Mr. Czekaj asked for items to be flagged that are pending. Mr. Danko commented there is the puppet theater is such as item. The theater can become unstable if a child pulls down on the front. So, a 12 inch radius stabilizer plate is to be installed. Mr. Sturing asked if the theater can still be moved. Mr. Danko said yes. Ms. Smith-Roy asked if there are any items that are time sensitive before the next meeting. Mr. Danko said there are only a few smaller items.

Motion by Smith-Roy, seconded by Sturing; CARRIED UNANIMOUSLY: To approve a not-to-exceed amount of \$300 for The Dailey Company to proceed with the puppet theater plate stabilizer.

Discussion

Mr. Danko said the bio-swale extends the drain up the swale to a "French" drain for standing water. Mr. Adams said the landscaping is complete. The interface boring of fiber optics will be done when the high school is out. Mr. Pearson said maybe the schools can be approached since this is a boring and not a trench. Mr. Adams said that might be a possibility. Mr. Czekaj asked Mr. Adams to provide a sketch of the easements to him.

6. Construction Update

Mr. Danko commented the building is completely demolished, and the debris is being removed. Mr. Pearson asked about the parking lot. The library lot will not be completed for the grand opening, correct? Mr. Danko said that is right. Mr. Sturing asked if the parking issues have been addressed for the soft opening of June 1. Mr. Danko said yes. Ms. Farkas has worked with the schools and City staff to have access to the high school for handicapped parking for example.

Mr. Sturing asked if the elevator load testing is complete. Mr. Danko replied yes. What about the footing on the patio, asked Mr. Sturing? Mr. Danko said it is done. Mr. Sturing asked about the finish coat on the drive-up? Mr. Danko said no. What about the removal of the

construction trailer, said Mr. Sturing? Mr. Danko answered that can be done immediately. Mr. Sturing asked about the paging system and Bright House cable? Mr. Danko said it will be done and the other is in progress. What about the phone system, asked Mr. Sturing? Mr. Danko answered it almost complete. Lastly, Mr. Sturing asked about the security gates. Mr. Danko responded the gates will be completed on May 18.

AUDIENCE COMMENTS – None

Motion by Smith-Roy, seconded by Hayes; CARRIED UNANIMOUSLY: To adjourn the meeting at 9:29 a.m.

Minutes approved June 24, 2010