

City Of Birmingham
Regular Meeting Of The Ad Hoc Senior/Recreation Center Committee
March 27, 2024

City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Ad Hoc Senior/Recreation Center Committee (SCC) held on March 27, 2024. The meeting was convened at 3:00 p.m.

A. Roll Call

Present: Cris Braun, Pam Graham, Elaine McLain, Dan Share, Kelly Stubbe

Absent: Jason Emerine, Bert Koseck, Donald Rogers

Staff: City Manager Ecker; Information Technology Manager Brunk, Assistant City Manager Fairbairn, Department of Public Services Director Zielinski

B. Vision, Goals & Objectives of Senior/Recreation Center Project

CM Ecker presented the item. The SCC provided feedback on the proposed vision statement, goals, and objectives and CM Ecker integrated the feedback.

Public Comment

George Dilgard commented on the phrase 'all ages'.

MOTION: Motion by Ms. McLain, motion was seconded:

To recommend these vision, goals, and objectives to the City Commission with one change: 1. At the end of objective numbers four and five, the word 'community' be substituted for 'all ages'.

SCC members' comments were as follows:

- When considering the facility and its attendant services and amenities, future operating costs should be considered for providing those services and amenities.
- In some cases, lowering the upfront costs may result in increased future operating costs. Those trade-offs should be evaluated as part of this process as well.

VOICE VOTE: Ayes, Braun, Graham, McLain, Share, Stubbe

Nays, None

C. Update from NORR

The Chair requested that the update from NORR occur before the discussion of the project timeline.

Dan Schneider of NORR presented the update. Staff and Mr. Schneider answered informational questions from the SCC.

SCC members' comments were as follows:

- The concept plans are not the same as construction drawings.
- The architect selected for the project will have the ability to deviate from the aesthetics options provided in the concept plan.
- Public feedback should be sought first and used to write the report instead of being solicited after the report. There would be no reason to show potential colors and interior finishes to the public at this point in the process. Light renovations, more extensive renovations, and an entirely new building should be concurrently considered options.

Public Comment

In reply to Mr. Dilgard, staff affirmed that a new building would be an option considered during the concept planning process.

D. Project Timeline

CM Ecker presented the item and answered questions from the SCC. Mr. Schneider commented regarding the timing of the open house and answered questions from the SCC.

SCC members' comments were as follows:

- An onsite tour of both the YMCA and Next should occur within the next few weeks.
- It could be useful to benchmark what other municipalities have for senior centers.
- Next cannot be easily benchmarked to other community/senior centers because it functions somewhat differently, and the City does not operate Next.
- The owner's representative should likely be brought on earlier.
- The SCC should determine whether it is comfortable with the proposed timing of the concept plan and the hiring of the architect.
- An RFQ should be issued prior to the RFP for an architect, and the RFP for the owner's representative should be issued as soon as possible. A construction manager should be likely be hired given the number of presently existing unknowns in the project.
- It would be helpful for SCC members to see the report on the YMCA facility that was created prior to the City's purchase of the building.
- Costs should be considered prior to the recommendation phase.
- The project scope, design, and budget should occur after the concept plans. At that time, the Commission should determine ~~at that time~~ whether it prefers a light renovation, a more significant renovation, or a new build. Subsequently, the architect for the next phase would be hired, and a construction manager should be hired concurrently.
- The SCC should aim to finalize its recommendations regarding the timeline and the hiring of an owner's representative at the next meeting. An abbreviated RFQ process for ~~both~~ an architect should be implemented. An explanation of the duties of an owner's representative should also occur at the next meeting.
- If any SCC members wanted to provide a summary of the roles of an owner's representative, construction manager, or architect in this project, those summaries could be provided to the City Manager for appropriate distribution to the rest of the SCC and the public.
- It would be beneficial to break the timeline up into phases and milestones.

Public Comment

Mr. Dilgard supported the hiring of an owner's representative as soon as possible.

E. Miscellaneous Communications

F. Meeting Open to the Public for items not on the Agenda

Mr. Dilgard commented regarding the timing of Next's departure from Midvale.

G. Adjournment

No further business being evident, the meeting was adjourned at 5:28 p.m.

Jana Ecker, City Manager



Laura Eichenhorn, City Transcriptionist

APPROVED