

Minutes
LAFAYETTE TOWNSHIP BOARD OF TRUSTEES
Special Construction Meeting
Monday, July 1, 2019

Members Present: Trustee Lynda Bowers, Trustee Michael Costello, Trustee Martin Warchola, Legal Counsel- William Thorne, James Magda- Knoch Corporation, Ed McCall & Dale Keeran- McCall Sharp, Assistant Fire Chief Tim Holzman, Michael Savetski - Fire Department Captain

Meeting called to order: 2:39 p.m.

Trustee Bowers moved to recess into executive session for the purposes of discussing personnel hiring, firing, discipline pursuant to Ohio Revised Code 121.22G. Joining executive session is Legal Counsel, William Thorne

Roll Call Vote: Bowers-yes, Warchola-yes, Costello- yes

3:00 p.m. Trustee Warchola moved to reconvene the special construction meeting

Roll Call: Bowers-yes, Warchola-yes, Costello- yes

No decisions have been made.

Mr. Magda confirmed Knoch has possession of the interior doors and they will not be factory stained, but stained by the painter. Knoch will present two “reworked” wood doors, as a finish sample to ensure the doors will be acceptable by the owner prior to completion all interior doors. Mr. Magda does not believe there is a significant price difference nor a difference in time receiving direct factory stained but wishes to allow the subcontractor to redo the doors to an acceptable quality. If the contractor is unable to complete the doors to a satisfactory completion, the contractor would absorb in excess of \$15,000.00 to purchase all new doors which is a cost he is not able to absorb. Mr. McCall feels the doors can be completed adequately but it will require extra effort and agrees with Mr. Magda the contractor needs the opportunity to make the doors correct. Mr. Magda ensures the process of refinishing the doors will be per the manufacturer’s recommendations and the work will take place off site and delivered to the new Safety Services Building upon completion.

Trustee Costello stated the site issues were discussed with Mr. Jim Fenske at the prior construction meeting two weeks ago today and Mr. Fenske ensured all issues would be addressed and there are still issues unaddressed. Temporary seeding is required and not optional per drawing C4.1 and required per the EPA. Mr. Magda spoke with Medina County, the topsoil that has been spread can have permanent seeding. Trustee Costello stated there are several areas that were to be temporary seeded and there is no grass growing. He stated it needed to be done on the north side of the property, north of the driveway, and the south side along the parking lot area. Mr. Magda stated where the topsoil has been spread the landscaper is to perform permanency. Trustee Costello inquired what the credit will be for not temporary seeding per the contract and the plans. Mr. Magda will discuss with the excavator and see what he can offer. Trustee Costello questioned the poly netting which is required not optional and is not in place. Mr. Magda said the poly netting is placed when permanent seeding is done but he will check and report back. Trustee Costello reiterated the township is entitled to the netting and expects it to be installed or a credit issued. He said DiPietro was working today on alleviating the ponding and little work has been done, with a fair amount of work still left to complete. Knoch allowed excess amounts of water to set on the property during the majority of the project which caused some of the soil to be undesirable which will now require stabilization. Mr. Magda respectfully disagreed that the ponding is a Knoch issue. The site was graded to subgrade in order to prepare for pavement and ponding will occur if it is not immediately addressed. Trustee Costello stated Mr. Brenner, Civil Engineer from Lewis Land Professionals, prepared an eleven page document in which Mr. James Fenske was provided a copy explaining all construction standards and the document mentioned that it would be Knoch’s responsibility to maintain the entire work site, which included alleviating ponding and pooling water. Trustee Costello stated he has pictures from December and January showing standing water on the construction site which has been present nearly the entire

construction project with more areas of water appearing and not being rectified. Mr. Magda was not privy to the information given to Mr. Fenske and will contact him.

Trustee Costello stated the silt fence is in need of repair. Mr. Brenner acknowledged several areas where dirt is piled considerably high at the silt fence with some areas only six to eight inches being exposed where it should be a minimum of two feet. Mr. Magda agreed the silt fence needed repaired and DiPietro was out today addressing the issue and stated if it is not complete today, he anticipates completion tomorrow.

Trustee Costello inquired about catch basin 1A needing replaced. Mr. Magda confirmed DiPietro has been notified of the multiple lids that need mortared and he will ensure its completion prior to any pavement operations.

Trustee Warchola requested completion dates for all the issues by weeks end and to forward the information to Trustee Costello, Mr. McCall, Mr. Keeran, Trustee Warchola and Jason Brenner. Mr. Magda agreed to provide by weeks end.

Trustee Costello stated regrading needs to be completed due to heavy trucks driving through mud puddles the past few months and inquired when completion can be expected. Mr. Magda said regrading will take place prior to asphalt. Trustee Costello informed Mr. Magda that Knoch needs to address all the water and mud in order for the site to dry and prepare for asphalt. Mr. Magda said the pooling water is not Knoch's responsibility. When Knoch wanted to asphalt at the beginning of May, they notified the owner they were prepared to pave and there were problem areas, the owner elected to defer for pavement until July. Mr. Magda said Knoch eliminated an asphalt grindings temporary road which was in place for the duration of the project. Trustee Costello requested Mr. Magda forward him pictures of the temporary road as he never saw a temporary grinding road. Mr. Magda explained a swale was created today and Knoch provided 1's and 2's in that area to eliminate the water and they provided an additional silt fence to allow the water to drain to the creek. Mr. Magda said the catch basins where all the silt washed down from the parking lot, were scratched out down to stone (the 57's), and Knoch provided 304 limestone, mounded around the catch basins. He anticipates this eliminating any soft spots directly around the catch basins. He said what is going into the catch basin areas is the silt/ subbase from the parking lot itself, not from topsoil.

Mr. Magda said they eliminated the water on the south side of the building and addressed the issues as they have with all the other catch basins by providing 304 limestone which is typical procedure for this type of situation unless the owner wishes to have perforated drain pipe installed. Mr. Magda said perforated under drainage should be around all the catch basins especially knowing what the subsoil conditions are. Mr. Magda said DiPietro was working on the emergency exit driveway by providing a small swale on the west side of the driveway to the ditch being that side is a lower point and Mr. Magda feels DiPietro should go over the area an additional time. Trustee Costello said Mr. Brenner recommended it going to the large culvert to the east with a six to seven foot drop.

Assistant Chief Holzman agrees with Mr. McDonald and confirmed the post indicating valve, PIV, is not required. Discussion took place regarding a credit for the PIV which is not being installed and the cost of having the FDC, Fire Department Connection, installed. Trustee Costello explained just because Knoch has absorbed extra costs during this project does not mean the township shouldn't receive the credit, nor should the township pay for something we aren't receiving. Mr. Magda stated there was confusion concerning the location from the beginning. Trustee Costello asked why the township was not contacted about the location. Mr. Keeran explained why he requested a deduct. Mr. Magda will review the change order and report back. Trustee Warchola suggested gathering all information regarding the Stotrz, FDC and PIV to be added to the next meeting agenda to be discussed.

Mr. Magda explained the fire suppression drawings show typical details and the general location of the FDC without dimensions. Mr. Magda confirmed Board approval of the FDC as presented by the design team. Mr. McCall suggested providing a 10 x 10 foot stoned protection area around the fire department connection area.

Mr. Magda confirmed the job site trailer will be removed next week in order for DiPietro to complete the final grading.

Mr. Magda confirmed all owner furnished items, with the exception of kitchen appliances, can be delivered next week. Assistant Chief Holzman inquired who is responsible for moving the cascade machine. It was determined to

have the “living quarters” furniture delivered after the punch list. The architect will complete their punch list upon completion of Knoch. Mr. Magda said the bunk rooms are ready with the exception of minor cleaning.

Mr. McCall confirmed with Mr. Magda that he and Lafayette Township are content with allowing the transitional piece between the concrete and the carpet opposed to the curved piece on the floor plan detail.

Trustee Costello stated there was a significant effort toward cleaning over the weekend but there is still a significant amount of mud on the carpets. He noticed there is a foot cleaning station and booties available for contractors however, Trustee Costello witnessed the contractors walking in the dirty/dusty bay with booties on back onto the carpet. Mr. Magda assured he will discuss with all sub-contractors with any additional clean-up being back charged to the sub-contractor at fault. Trustee Costello stated per the contract all protection of work is the sole responsibility of the general contractor and is not being done therefore the township is done purchasing protection for flooring, etc.

Mr. Magda confirmed the final electrical inspection for the living area is complete. The final electrical inspection cannot be completed for the apparatus bays until the fire alarm inspection is complete. The fire alarm inspection cannot be completed until the fire alarm monitoring company information is received. Trustee Warchola stated he and Mr. McDonald are working on obtaining quotes for the monitoring and anticipates a decision soon. The final plumbing inspection for the entire building should be complete by Wednesday. Mr. Magda will confirm when the final HVAC inspection will be completed. HVAC is awaiting on the fabrication of the grease duct. The original duct was incorrectly fabricated and the new fabrication was shipped and anticipates delivery early next week. Installation will take place prior to the epoxy floor being installed. The fire suppression is 100% complete and the final inspection will come with the life safety inspection. Mr. Magda will check with Medina County regarding the fire department connection. Mr. Magda said Knoch wishes to perform the FDC and figure out the cost issue at a later time. Occupancy permit is contingent upon all other inspections and asphalt in order to meet ADA requirements.

Mr. Magda will touch base with the company to obtain a completion date for the roof, including metal panels, snow guards and seaming. Mr. Magda reported the flag pole has been shipped and anticipates installation no later than early next week.

Mr. McCall inquired whether the encasement windows have been made operable so he can review how far the window opens. Mr. McCall requested Mr. Magda take a photo showing the measurement of the window opening and forward it to him. Mr. Magda requested Mr. Keeran forward the information regarding the kick plate at the removable railing he will ensure it is handled. Mr. Magda stated the galvanized steel plate at the door threshold has been ordered and is unaware of the status.

The two rappelling hooks have been received. Knoch was not comfortable installing them as they did not contain lock tight washers and nuts. Mr. McCall explained a second nut adhered with epoxy as an added safety measure. Mr. Magda said he needs the location as well.

Mr. Magda confirmed the dirt in the swale, north of the helipad, will be moved when a dozer is back on site, he suspects some regarding of asphalt will need completed and the dirt will be moved at that time.

Trustee Costello stated pay app #12 has been rejected due to many line items not being 100% complete. Mr. Magda explained some of the items completion dates were projected through the end of this week. He requested the owner again review the app and he reviewed the current status of the line items in question. Trustee Costello stated the painter has a significant amount of touch up painting that is needed. Mr. Magda ensured Knoch is not going to leave the job incomplete when the township is withholding \$200,000.00.

Mr. McCall inquired about the electrical cords hanging in the same rigid frame as the heaters in the apparatus bay and he is concerned the cords are too close to heat from the heaters and potentially melt the rubber lines. He suggested relocating the lines down the frame to twelve feet and below the security camera for safety. Heating units have recommended clearances. The cords cannot be hung lower than 12'. Trustee Warchola stated the security cameras may need to be lowered which will not be an issue.

Mr. McCall recommended the wicket, or small door that opens, be modified and lowered approximately 3 to 4” with a solid screen on all eleven windows. This would fix the issue and would allow for the wicket to be used as recommended. Mr. Magda will work with Team One and report back.

Mr. McCall anticipates completing the architect punch list on July 19th.

Next meeting is scheduled for Friday, July 19, 2019 at 2:30 p.m. followed by the monthly regular trustee meeting at 3:30 p.m.

Meeting adjourned at 3:56 p.m.

Approved: _____

Martin Warchola, Trustee

Lynda Bowers, Trustee

Michael Costello, Trustee

Shirley Bailey, Fiscal Officer