

Minutes
LAFAYETTE TOWNSHIP BOARD OF TRUSTEES
Construction Meeting
Monday, June 17, 2019

Meeting called to order: 2:50 p.m.

Members Present: Trustee Lynda Bowers, Trustee Michael Costello, Trustee Martin Warchola, Legal Counsel- William Thorne, Owner's Representative- Bill McDonald, Jim Fenske- Knoch Corporation, Ed McCall- McCall Sharp Architecture, Jason Brenner- Lewis Land Professionals, Fire Chief- Jeff Hall, Assistant Fire Chief- Tim Holzman, and Fire Captain- Mike Savetski.

Mr. McDonald stated he would like to receive clarification and come to an understanding regarding the issues, such as, site conditions, asphalt paving, drainage issues, soil erosion/silt fence and neglect of temporary seeding outside the paved areas. He understands there has been water issues some due to the amount of rain recently. Trustee Costello, Mr. McDonald and Mr. Brenner just arrived from assessing the new Safety Services Building site. Mr. Brenner has suggestions on how to resolve some of the issues at hand.

Mr. McDonald stated there is still a significant amount of water at the site and three areas of ponding that have been in need of being rectified and are still not addressed as of today. He said the issue must be resolved. One area of ponding is at the entrance of Technology Lane, one at the Route 162 entrance and the other is a catch basin further back on the south side of the building.

Mr. Fenske said after speaking with Trustee Costello this morning he made a decision not to have Mr. Magda present at today's meeting as he personally wanted to gather information on what has been taking place and the current status of the project. Mr. Fenske said Mr. Elliot will no longer be involved with this project and is unsure who he will be replaced with. Discussion concerning Mr. Elliot's personality and behavior took place.

Mr. Brenner stated the silt fence needs cleaned and maintained. The temporary seeding is was never completed and non-existent. The catch basin castings aren't mortared to the base. He said at the Route 162 entrance there is a substantial amount of water and to the west side of the entrance the water continues to drain into the subgrade street portion. He explained approximately 15 to 20 feet east past the area the ditch is around 10 to 12 feet lower than the grade of the road and recommended trenching and rerouting the water to the east. He said this would be a simple and time efficient solution. Mr. Brenner said there is a crack on the corner of catch basin 1A which is most likely the result of damage from equipment, and is in need of repair prior to asphalt. He recommends diverting the water to the north around the catch basin off Technology Lane. Mr. Brenner said at both the above stated areas stone check dams or reinforced silt fences with stone on either side are needed in order to prevent muddied water draining. He offered another option of 4" hole cored at the bottom of the catch basin and install a perforated curb grade around it. Mr. Brenner offered to meet again at the construction site to review his suggestions. The subgrade and the soils where the truck traffic is occurring is taking a beating. He identified this has been a frustrating situation for all involved due to the relentless weather conditions. Mr. McDonald reiterated the importance and dire need to address the areas of concern so when the weather is cooperative the proof roll can occur and prepare for asphalt. Mr. Fenske agreed saying, "The sooner the better and it needs to be addressed". Mr. McDonald was informed 4 to 5 days of cooperative weather is necessary to lay the stone with an additional 4 to 5 days for the asphalt. Mr. McDonald voiced concerned to Mr. Fenske about having DiPietro prepared and on standby to remobilize, regrade and proof roll when the time is right with Carron in line to follow for asphalt.

Mr. McDonald explained depending on the outcome of the proof roll the Board may utilize the unit price per the contract. Trustee Costello explained to Mr. Fenske the proof roll report has been requested from Mr. Magda a few times and have yet to receive it. Mr. Fenske will ensure the report is forwarded to the Owners. Mr. McDonald explained it has been an issue receiving requested information from both Mr. Magda and Mr. Elliot.

Mr. McDonald said there is an area of sidewalk on the south side where a major amount of stone washed out. He informed Mr. Elliot and Mr. Magda of the issue approximately a month after he revisited the issue including photos of the concern. Mr. McDonald then checked the area and realized stone had been placed under the cement roughly 6" out of the 36" void. He is concerned the concrete will eventually fail in this area from not being properly addressed.

Mr. McDonald explained the Owner is not willing to accept the wood doors due to the look as a result of the inconsistent finishing. He believes it was from lack of proper sanding and not following manufacturer recommendations. Mr. Fenske said there are some that are unacceptable. Mr. McCall said you can feel the grit which is typical of improper sanding and visually see the staining inconsistencies which is a result of staining in a vertical position. He explained there was a warning label adhered to the doors stating the doors had to be stained in a horizontal position. Mr. McCall is confident the doors can be redone but not without some hard work. Mr. Fenske said Mr. Magda said he was in contact with the manufacturer approximately 3 to 4 weeks ago requesting their recommendations and has not yet received the information. Mr. Fenske said the doors are not unique in the way the sanding and treating takes place and the painter should be aware of the procedures and the label is standard on all wood doors. He recommends giving it a week to hear back from the manufacturer and if they don't hear back, Knoch will come up with another suggestion. He stated he was surprised to hear the issue had not been rectified and that no steps were taken to remedy this situation sooner. Mr. McDonald said there are photos that were taken during the process showing the doors being finished in a vertical position and he witnessed Mr. Terry Young, owner and his son were the ones finishing the doors. Mr. McCall said he is pleased with the overall quality of the building. Mr. McDonald said it was the best masonry job he has ever seen and United Masonry deserves recognition. Sloan concrete did a nice job on the concrete as well.

Mr. McDonald said many discussions took place with both Mr. Magda and Mr. Elliot concerning protection of work in place. He feels both gentlemen's opinion is that it is the Owners responsibility and the Owner disagrees. The Owner purchased 6 rolls of X-Board, which they were not required to do and Mr. McDonald laid it himself in attempt to alleviate the problem. Mr. McDonald said Mr. Magda needs to take total control for protecting the work. Mr. McDonald stated he was against the floor being installed at this early point of the project. Trustee Costello was shocked to witness dry wall sanding taking place over the newly installed carpet with no floor protection in place. Trustee Bowers voiced concern the drywall dust cannot be removed effectively from the carpeting.

Mr. Elliot and Mr. Magda explained Knoch has utilized all monies that were to go for clean-up and will now be tracking the charges and will bill the Owner for the remainder of the clean-up costs. Mr. McDonald said the Owner will not accept a change order for clean-up and Mr. Fenske agreed Knoch's clean-up fees have probably have been exonerated.

Mr. McDonald spoke to Prime Polymers regarding the epoxy floor. It was explained a semi will supply the amount of sand necessary for the epoxy flooring. He is concerned about the installation of this type of flooring in the kitchen area being the cabinetry and stainless steel have already been installed and firmly stated everything is going to need to be protected extremely well. Discussion took place over a recommendation Mr. Magda had made in attempt to simply the ease of Prime Polymers to install the epoxy under the toe kick. Mr. McCall is concerned having two different thicknesses of flooring being installed and is willing to do more research. Trustee Costello is not in favor a substitute and feels the installation of the cabinetry and flooring should have coordinated better and to follow the specifications. Discussion over

removing the center island during floor installation took place. It was determined it would be much easier for the installers to have it moved. Mr. Fenske will contact Prime Polymers and coordinate the flooring.

Trustee Bowers thanked Mr. Fenske for his attendance at today's meeting. She said the issues the township has been experiencing is not the reputation she is aware of the Knoch Corporation and they appreciate his involvement. She told Mr. Fenske that he cannot fix issues he is not aware of. Mr. Fenske agreed he was not aware of the magnitude of the issues at hand. Trustee Bowers said she has had a resident that voiced concern to her about sub-contractors having unrealistic deadlines imposed on them. Trustee Bowers wished to make clear the township has nothing to do with the deadlines. Trustee Bowers said the Owner is not holding the weather against anyone and hopefully they aren't holding it against the township. Mr. Fenske stated they wish to be part of the solution and not the problem.

Mr. McCall has an issue with the screens not allowing the windows to open due to the location of the valance. He will research and report back.

Mr. McCall believes confusion took place concerning the fire department connection, FDC, and gave his explanation. Chief Hall confirmed one connection is needed for the sprinkler system and it needs to be placed within 100 feet of the fire hydrant installed. Mr. McCall requested Chief Hall mark where he wishes to have the installation. Chief Hall confirmed a Post Indicating Valve is not needed. Mr. McCall will review the PIV and report back.

Next meeting is scheduled for July 1, 2019 at 2:30 p.m.

Mr. Fenske confirmed according to the schedule the anticipated completion date is July 19th due to the installation of the flooring. Inspections will still need to be completed.

Trustee Warchola moved to adjourn, seconded by Trustee Costello.

Meeting adjourned at 3:44 p.m.

Approved: _____

Martin Warchola, Trustee

Lynda Bowers, Trustee

Michael Costello, Trustee

Shirley Bailey, Fiscal Officer