

Minutes
LAFAYETTE TOWNSHIP BOARD OF TRUSTEES
Special Meeting
Friday, August 2, 2019

Members Present: Trustee Michael Costello, Trustee Martin Warchola,
Legal Counsel- William Thorne, Owner's Representative- Bill McDonald, James Magda- Knoch Corporation, Ed McCall- McCall Sharp Architecture, Assistant Fire Chief- Tim Holzman Trustee Lynda Bowers- Absent

Meeting called to order: 2:34 p.m.

Mr. Magda confirmed paving is expected to commence on Tuesday, August 6th with a completion date of August 9th, pending weather. He said DiPietro has scrapped the silt, removed 6 inches and filled with stone along the emergency drive along route 162. Wurtz has identified the area and gave the recommendation and formal report. Mr. Magda said Wurtz will provide the necessary dimensions and anticipates completion today.

Brookside (geopavers) expected to start on Monday. Mr. Magda anticipates the work being completed in approximately three days and gave a brief explanation of the process. He will report back regarding seeding due to the impending dry season. Mr. McDonald said a change order was processed and confirmed with Mr. Magda that Brookside would complete the seeding. Mr. Magda will confirm all expectations with Brookside. Mr. Magda said the standard detail is what the manufacturer showed for the under drains but the detail does not apply to this project and if the design team feels it is necessary that is what will be done.

Mr. Magda forwarded Carron the detail from Lewis Land regarding "sumping". Carron informed Mr. Magda they have never seen the "sumping" performed before but is confident they can do it and not an issue.

Additional topsoil will be spread on Saturday, August 10th once asphaltting is complete. Mr. Magda is unsure at this time how the additional topsoil will be spread without driving heavy equipment over the new asphalt. Mr. Magda was not aware of the landscaper's recommendation of removing the excess topsoil and questioned if there is an area where it could be relocated.. Trustee Warchola requested Mr. McDonald receive a quote on rubber mulch noting the initial price may be slightly more but over time he believes it could be a cost savings.

Mr. McDonald stated the most recent stained door is not to the townships satisfaction. He reiterated the wood doors have been an ongoing issue and the township will not accept them. Mr. Magda said having the door manufacturer present was a goal of his since the last meeting, however, they were not able to be present and so the meeting took place without them. He witnessed the last door being finished and perhaps it could be a manufacturer issue. Trustee Costello voiced his dissatisfaction with the doors being stained over the brand new epoxy floor. Mr. Magda said proper protection and precautions were taken. In depth conversation took place concerning how to rectify the wood door issue noting time is of the essence. Trustee Warchola reminded Mr. Magda the financial situation concerning the wood doors is a matter between Young and Sons and the Knoch Corporation, not the township. He requested Mr. Magda receive a quote for factory stained doors where quality control standards are in place with company reputation on the line. Mr. Magda said Knoch is withholding a significant amount of funds for the wood doors. Consensus is to have the door manufacturer quote factory finished doors. The Board agreed the door issue must be rectified immediately and request Mr. Magda report back immediately with timing, pricing, etc.. Trustee

Warchola offered to Mr. Magda to have either the Board or Mr. McCall make the necessary phone calls as well.

Mr. McDonald has reservations the station will be complete and fully operational by the proposed September 15th open house date. Trustee Costello recommends having one event, combining fire safety week with the open house.

Trustee Warchola explained the alarm monitoring system has been approved and anticipates installation as soon as possible. Once the system is installed, several inspections can take place.

Trustee Warchola requested Fire Chief and Assistant Fire Chief start organizing and planning, the move to the new Safety Services Building and focusing on setting up.

Mr. Magda could not confirm the date in his email in which the contract date was surpassed concerning the stone. Mr. Magda said the contract price for the stone ended in May when asphalt was projected to be done. Trustee Costello stated several stone companies have been contacted and all said there were no changes in price for the stone. Mr. Magda said the township intends to use unit price in the contract which has nothing to do with the testing agency's recommendation. He said subcontractors purchase the stone, he does not personally make the purchase. Trustee Costello requests a copy of the old invoice pricing as well as the new pricing. Knoch will proceed through the claim process. Mr. McCall read what the fill specification called for and pointed out the fill must be acceptable to the soil engineer for its intended purpose. Mr. Magda said the owner elected to hold off to save money, they received a price from a local, reputable contractor who was more than what Knoch quoted. Mr. Magda said he has not given the township a price because he is unclear of the benefit. Mr. Magda said he received pricing from three contractors, Carron, DiPietro and Brookside with DiPietro offering the lowest price. Mr. Thorne inquired what the soil engineer's recommendation was. Mr. McDonald stated Wertz, hired by Carron, recommendation on July 22nd is for 304 crushed limestone. Mr. Jason Brenner is unsure where you can purchase anything other than 304 limestone in this area of the state. Mr. McDonald stated the only legitimate unit price addition is the tensor BX 1200.

Mr. McCall phoned Mr. Jason Brenner. Mr. Brenner said in northeast Ohio, limestone 304, and 304 limestone are interchangeable because the limestone is the prevalent readily available material in this locale. He said to truck in any other material would be an added astronomical expense. Mr. Brenner went past the site and the entire site is covered in limestone 304 for the base material and doesn't believe Knoch is able to find a more cost effective alternative especially with Medina Supply a few miles away from the site. Mr. Brenner was in agreement with Mr. McCall regarding the various grades around the building. Discussion took place whether grass or plants and mulch would be placed in the different areas and Mr. Brenner does not have a preference as long as it drains away from the building.

Trustee Costello said there are too many items to list on a punch list. Mr. McDonald will forward Mr. Magda a general list of items in need of attention, including a thorough cleaning, once a majority of issues are rectified a final punch list will be submitted. Mr. McCall said there have been cleaning ladies on site but said the building still requires a significant amount of cleaning. Mr. Thorne advised against calling it a punch list as he does not want Knoch to use it as a punch list. He recommends calling it a general list. Discussion concerning substantial completion took place. Mr. McCall said Knoch requested the certificate of substantial completion approximately a month ago. He reminded everyone that once the certificate is given the guarantee on the building commences. Mr. McCall said he has always understood it, that if the contractor has done work on the project that the owner is not happy with or not receiving satisfaction by a certain date, we may have to notify him in writing. Notice was served concerning the doors and he believes the township has the right to self-perform the work on the doors and subtract the amount from the contract and pay the new door contractor. Mr. Thorne advised the Board on how to proceed with the doors due to the way the project was bid. Mr. Thorne will review and report back.

Next construction meeting has been scheduled for Monday, August 19, 2019 at 2:30 p.m.
Trustee meeting has been scheduled for Monday, August 19, 2019 at 3:30 p.m.

Meeting adjourned at 3:54 p.m.

Approved: _____

Martin Warchola, Trustee

Lynda Bowers, Trustee

Michael Costello, Trustee

Shirley Bailey, Fiscal Officer