

**Fairfield County Airport Authority Board Meeting**  
**3430 Old Columbus Rd NW**  
**Carroll Ohio 43112**  
**Minutes for August 24, 2015 Special Meeting**

**Meeting to order**

Lonnie Rush called the meeting to order at 2:00 p.m. with the Pledge of Allegiance. Board Members present at this meeting were Lonnie Rush, Bill McNeer, Jon Kochis, Bill Fagan, and Pat Ferguson. Board Members Glenn Burns and Michael Kaper were absent. Also in attendance were Ben Cooley, Greg Heaton, and Staci Knisley.

**Terminal & Roof Improvements**

Mr. Heaton reviewed the bid results for the Terminal & Roof Improvement project. (See attached)  
The bid results were above the 10% allowance.

Mr. Heaton suggested that the bathrooms, the outside ramp, and the roof be modified. CMT talked with 2 of the contractors and VPL Architects regarding the high bids. There was not one particular piece as to why the bids were so high. The contractors did acknowledge that because the project is with a government entity there is more paperwork involved. The contractors had plenty of private work going on.

Mr. Cooley reported that a 4<sup>th</sup> contractor did not bid because they knew their bid was going to be higher than the 10% allowance.

Mr. Kochis reported that he talked with the County Facilities Manager regarding county projects. There were no projects that stuck out that were way above the estimates.

Mr. Heaton reported that VPL Architects has been paid with no delay on CMT's end.

Mr. Ferguson asked if the ADA improvements were necessary.

Ms. Knisley reported that a Southeastern Center for Independent Living (SOCIL) representative came in to evaluate and wrote recommendations for ADA improvements.

Mr. Ferguson stated that ADA improvements were made about 10 years ago.

Mr. Heaton reported that ADA accessibility is not way out of whack.

Mr. Ferguson asked if the entry ramp have to be "footered" and "foundationed".

Mr. Heaton stated that it did not have to be done. The ramp slope could be extended vertically. It could greatly reduce the estimate of about \$25,000 for that portion of the project.

Mr. McNeer recommended that the ADA improvements should be the focus. The roof modifications can be worked out later.

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Ms. Knisley stated that only the Terminal ADA improvements were approved.

Mr. Cooley reported that the current VPL Architects estimate for the ADA improvements was \$110,000+. Drummond Construction's rough estimate without the roof was about \$125,000.

Mr. Kochis reported that the ADA improvements seem online with the estimate. The roof is the high end of the project.

Mr. Heaton is going to recommend that VPL Architects change the specifications for the ramp and the restrooms. The current restrooms specifications asked that one of the restrooms remain open during construction.

Mr. Kochis stated that a temporary portable toilet or trailer will be onsite during the closing of restrooms.

Mr. Cooley stated that openers on the door will still be in the specifications unless the Board decides to put in a sidewalk that would go to the back door.

Mr. Kochis recommended that the back door be considered as the front entrance. The designated handicap accessible entrance at the Courthouse is in the rear of the building.

Mr. Ferguson suggested that a new handicap parking spot be designated if the front entrance is moved and restriped.

Mr. Heaton reminded the Board that if they make the front entrance at the rear, they need to make sure when winter comes that it is cleared off.

Mr. Kochis recommended that both doors be automatic openers instead of making the rear entrance the front and main entrance.

Mr. Rush stated that the biggest problem with someone in a wheelchair in vans is making sure that they are able to get out of their van. The marked lines beside handicap spots are for them but a lot of people park in them and enable the handicap people to get out of their van. He supports restriping the lot to ADA standards.

Mr. Cooley stated that by changing the specifications down to one opener in the North (rear) entrance the estimate should reduce the estimate by \$6,000.

Mr. McNeer recommended that the Board reject the bids.

**Approval to reject the bids that were received on July 24, 2015 for the Terminal Accessibility Improvements**

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*On motion of Jon Kochis and second of Bill Fagan, the Fairfield County Airport Authority Board voted to reject the bids that were received on July 24, 2015 for the Terminal Accessibility Improvements.*

*Voting aye thereon: Kochis, Fagan, McNeer, Rush, and Ferguson. Motion passed.*

Mr. Heaton will proceed with coordinating with VPL Architects regarding the changes made to the bid specifications, specifically for the ADA terminal improvements. He will check with VPL Architects to see if there will be any increases in their costs and let the Board know well ahead of the September 14 meeting.

Ms. Knisley stated that when the restrooms are out of service, Sundowner Aviation needs to be notified to order a portable restroom during the construction.

**Approval for payment of \$5,500 to Bing Utilities for the waterline repair**

*On motion of Bill Fagan and second of Lonnie Rush, the Fairfield County Airport Authority Board voted to approve payment of \$5,500 to Bing Utilities for the waterline repair.*

*Voting aye thereon: Fagan, Rush, McNeer, Ferguson, and Kochis. Motion passed.*

**Approval for payment of \$10,867.70 to CMT for professional services regarding the Terminal Accessibility Improvements**

*On motion of Jon Kochis and second of Lonnie Rush, the Fairfield County Airport Authority Board voted to approve payment of \$10,867.70 to CMT for professional services regarding the Terminal Accessibility Improvements*

*Discussion: Mr. McNeer stated that the subcontractor VPL invoice is also included in the invoice. Payment to VPL will be made by CMT. Mr. Heaton stated that CMT's invoice is 10% above VPL's invoice but will equal out in the end.*

*Voting aye thereon: Kochis, Rush, McNeer, Ferguson, and Fagan. Motion passed.*

**Parking Lot Improvements/Repairs**

Mr. McNeer stated that he is concerned with the Sunshine Law being violated.

Mr. Kochis stated that he wanted to discuss the options today. The emergency repairs can be made now or we can wait until the September 14 meeting.

Mr. Heaton reported that when the waterline repair was in need of repair, the contractors that could do both the waterline repair and the parking lot repair was either too high of an estimate or could not do it quickly. Bing Utilities could directional bore the lot and did it right away.

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Mr. Heaton stated the parking lot is eligible as a low priority in Federal Grant money but will be a few years out.

Mr. Kochis reported that Spires Paving is already doing Fairfield County parking lot projects. It might be beneficial to them because their equipment is already on Fairfield County sites to estimate a cost for the Airport parking lot.

Mr. Heaton will work with Mr. Kochis on getting estimates for the parking lot by the September 14 meeting.

**Adjournment**

On motion of Lonnie Rush and second of Jon Kochis, the Fairfield County Airport Authority Board voted to adjourn at 3:01 p.m.

**Next meeting is scheduled for September 14, 2015 at 6:00 p.m.**

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***Meeting minutes for the August 24, 2015 Special Meeting were approved on September 14, 2015.***

*Aye*

Glenn Burns

*Aye*

Bill Fagan

*Aye*

Lonnie Rush

*Aye*

Jon Kochis

*Aye*

Michael Kaper

*Aye*

William McNeer

*Aye*

Pat Ferguson

*Staci A. Knisley*

Staci A. Knisley, Airport Clerk

As Read Tabulation of Bids  
PROJECT: Terminal Accessibility  
Improvements  
DATE: July 24, 11:00 A.M.

**FAIRFIELD COUNTY AIRPORT  
LANCASTER, OHIO**

	BIDDER	BASE BID
1	Robertson Construction	\$198,000.00
2	RW Setterlin	\$229,500.00
3	Drummond Construction Inc	\$248,175.00
4	BID RECALCULATED ESTIMATE	\$160,000
5		
6		
7		
8		

Prepared By: CER

7/24/2015

