

Fairfield County Airport Authority Special Board Meeting
3430 Old Columbus Rd NW
Carroll Ohio 43112
Minutes/Notes for April 24, 2015 Meeting to discuss Terminal Modifications

Meeting to order

Lonnie Rush called the meeting to order at 2:37 p.m. with the Pledge of Allegiance. Board Members present at this meeting were Lonnie Rush, Bill Fagan, and Bill McNeer. Also in attendance were Ben Cooley, Nick Palladino, Dewitt Claypool, and Staci Knisley.

LHQ Terminal Building Modifications

Board Members Lonnie Rush, Bill Fagan, and Bill McNeer met with Ben Cooley with Crawford Murphy Tilly, Inc. (CMT) along with Nick Palladino and Dewitt Claypool from VPL Architects. The Airport Board contracted with CMT for the design and bid phase of the terminal modifications project. The project includes ADA modifications. VPL Architects has been subcontracted as the architects for the project.

Mr. Palladino asked for a list of Board Members. He will need to add them as owner of the plans. Once the plans are completed and approved by the Airport Board, Mr. Palladino will send them to the Fairfield County Building Department for approval.

Mr. Palladino stated there is little plumbing to be moved. The shower will be removed and the mop sink is to be moved. Based on this, the estimate will come out less than originally thought. The revised estimate of the project will be to CMT in a few weeks. The revised plan should be completed by the end of May.

Ms. Knisley will add to the May 11, 2015 agenda a request for motion of approval by the Board to give authorization to designated Board Member and send Mr. Palladino a list of the Board Members.

Mr. Rush asked that the concrete be replaced outside the terminal door.

Mr. Palladino will add this to the design and plan for bid. Also, all thresholds will be changed to be ADA compliant.

Mr. Palladino discussed and reviewed the current design and plans. The first page is the review cover sheet for the American National Standards Institute (ANSI). This shows the code requirements. American Disabilities Act Guidelines (ADAG) is the civil code not a building code. ANSI is now a civil penalty.

The next page (D1) is the demolition page. This is the first step for the contractor. The front slab will be removed, thresholds will be removed, and the restroom will be taken down to the bare studs including floor finish. The shower will be removed. The mop sink will be moved. There will be new doors for the janitor closet and 2 restrooms. There will be all new fixtures in the restroom. There will be no urinal in either restroom. The drinking fountain will be removed. A water cooler or dispenser will be added. The testing area door will be enlarged. The doors added will be solid core wood flush doors and metal frames. These doors are a little higher in cost but are durable and long lasting. This is typical for commercial buildings. The existing counter that is used by the Airport Manager and customers will be lowered by 2 inches to ADA height.

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The next page (A1.1) explains the wall and floor plans. There will be a concealed arm for the lavatories. The toilets will be floor mounted and tank type toilets. The toilets will be at least a 1.3 gallon flush. There will be all new fixtures in the restrooms. The faucets will be have access by hands-free and have a lever on it. Eventually hands-free faucets will be required by code. VPL will choose the style and colors for all fixtures. Tiles will be replaced in the Terminal. If there are moisture problems in the exterior walls, they will be replaced. Painting will be done from corner to corner in the Terminal.

The next page (A1.2) explains the vestibule. The existing doors will stay. They will have automatic openers. The thresholds will be replaced. The landing of the ramp will be the identical width to the vestibule. The size of landings and hand rails are required by code. At the door threshold, the carpet will be seamed and matched. The lobby floor finish will remain. The water stained tiles will be replaced.

Mr. Rush reported that the roof on the building will have to be replaced sooner rather than later. This is currently not in the design. He recommended that the Board bid that later separately after this project is completed.

Mr. Palladino reported that there will be new lighting fixtures and new receptacles. The baseboards will be painted. Very little overhead electric will be added.

Mr. Cooley asked if how the restrooms will be phased.

Mr. Palladino reported that they phase in the restroom renovation. They will start with the men's restroom first due to the plumbing. After completed, they will work on the women's restroom.

The next page (A1.3) will be combined with A1.2. This determines where the bars, soap dispensers, towel dispensers, etc. Also, this sheet will determine the wall and floor finishes.

The next page (A2.3) describes the foundation work. Concrete masonry will be used to build the foundation. Handrails will be imbedded into the foundation and then welded.

Mr. Palladino reported that they will have the electrical and plumbing drawings completed. We are at 50% completion. Toilet seats will be 17 inches from the floor. The lavatories will be 34 inches off the front lip. The mirrors will be at 40 inches. The dispensers will be mounted at approximately 48 inches to the center. The fixtures cannot come out any further than 20 inches from the wall. Kickplates will be on both sides of the restroom doors. The dispenser supplies will be added to the bid project.

Mr. Cooley asked if there were any more questions. He wants to make sure that the drawings include everything desired and required.

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Mr. Palladino stated that he noticed the vertical siding at the front of the building. The brick projects away from the siding. They came up with an idea of constructing something and refinish the front mansard and make it flush by using a material called EIFS. EIFS is stucco material is \$5 per square foot. Framing and Tearing off the metal would be \$6-7 a square foot. We figured at \$12 per square foot at about 36 feet and lineal foot would be the cost. This is just a recommendation to be added when repairing the roof. He will send cost estimate to Mr. Cooley.

Mr. McNeer recommended that this be done with a roof project.

Mr. Palladino reported that final documents and specifications will be completed by the end of May.

Ms. Knisley will add to the May 11th agenda a request for a motion to approve authorization for a designated board member(s) to approve the final drawings once completed.

Adjournment

On motion of Bill McNeer and second of Lonnie Rush, the Fairfield County Airport Authority Board voted to adjourn at 3:41 p.m.

Next meeting is scheduled for May 11, 2015 at 6:00 p.m.

Meeting minutes/notes for the April 24, 2015 Special Board meeting were accepted on May 11, 2015.

Aye
Glenn Burns

Aye
Bill Fagan

Aye
Lonnie Rush

Absent
Jon Kochis

Aye
Michael Kaper

Aye
William McNeer

Absent
David Roebuck

Staci A. Knisley
Staci A. Knisley, Airport Clerk