

LOWER POTTS GROVE TOWNSHIP BOARD OF COMMISSIONERS**February 18, 2021**

The Board of Commissioners of Lower Pottsgrove Township held their regularly scheduled meeting on Thursday, February 18, 2021 through live video feed. The meeting was called to order at 7:00 p.m. and the Pledge of Allegiance was recited. The following were in attendance:

Board of Commissioners: Bruce L. Foltz, Raymond W. Lopez, Robert Mohollen and Michael McGroarty were all present through live video feed. Earl Swavely absent.

Edward C. Wagner, Manager; Charles Garner, Solicitor; and Kathryn Vlahos; Secretary were also present through live video feed.

Commissioner Foltz stated the meeting will be recorded and viewed through live video feed through Zoom due to Covid-19 pandemic, he asked any speakers to give their name and address for public comments. The township is following social distancing guidelines recommended by the Center for Disease and Control to limit exposure.

APPROVAL OF MINUTES:

Commissioner Lopez made the motion to approve the minutes of the February 1, 2021 Board of Commissioners meeting. Commissioner McGroarty seconded the motion, and it was unanimously approved. Vote was 4-0 in favor.

COMMENTS BY VISITORS: None.

CORRESPONDENCE AND INFORMATION: None.

OLD BUSINESS: None.

SUBDIVISION AND LAND DEVELOPMENT: None.

NEW BUSINESS:

Professional Service Agreement with S. Michael Murphy— Commissioner Lopez made a motion to enter into a Professional Service Agreement with S. Michael Murphy for Police Consultation at a rate of \$90.00 per an hour. Commissioner Mohollen seconded the motion, and it was unanimously approved. Vote was 4-0 in favor.

Joe Zlomek from the Sanatoga Post asked for clarification on what this agreement was for.

Mr. Wagner explained that Chief Murphy is going to provide additional assistance and some guidance for Acting Chief James for the next three months to get more acclimated with the role of Acting Chief of Police.

Mr. Zlomek asked if the decision on the Chief of Police position three months is at least away. Mr. Wagner stated that the board is at very minimum three months from making any decision who will lead the Police Department.

Mr. Zlomek asked if the consulting agreement that they had with the last organization completed? Mr. Wagner stated that the Police Study has been completed and he will email a copy of the study tomorrow morning to Mr. Zlomek.

Discussion on the Municipal Building project bidding procedure plan—Randy Galiotto from Alloy 5 provided the board with updated figures on the new municipal complex. Mr. Galiotto stated that the last month has been crunch time, and now it is time to provide the board with an updated budget. The spreadsheet is the same that the board has always seen, some of the numbers have changed and the way that some items were broken out has changed. At the top of the spreadsheet, it states that the total project area is 16,315 square feet, the actual building square footage is 15,600 square feet but there is a car port that is attached to the building so there was a percentage of that added to the total project square footage to help determine the cost for construction. The second number that Mr. Galiotto would like the board to keep in mind is the \$289 SF (square foot), construction cost for the proposed building. Pennsylvania public projects are subjected to the Separations Act, which means that you have to hire four different contractors: General, Mechanical, Plumbing, & Electrical Contractor. The site construction is broken out but that will be included in the general constructor and the fire protection will be included under the plumbing constructor. There have been some numbers that needed to be adjusted, the general construction has increased to \$190 SF which has increased the budget cost to just above \$3 million. He did that based off his most recent estimates, the construction market has increased due to the state of the world right now. The total construction cost for just the building is just under \$6 million. Mr. Galiotto stated that he tracked the basement area separate since he promised the board that he would and the cost for the 4,800 square foot is just under \$500 thousand. The total construction cost including the basement and the stone veneer is \$6.6 million. The soft cost is broken down in Professional fees, which is estimated at \$400,000, Civil Consultant \$150,000, Construction Manager \$120,000, which that number has come down significantly. Financing is estimated around \$26,000, Builders risk insurance is \$9,500.00. The construction testing is an allowance item at \$4,500 this is a very important part of the project. This will be the person who is out on site and is constantly testing the soils, constantly making sure that the contractors are putting good stuff in. On this site specially we want to make sure that this is tested because we do not want any sediment differential or any issues with the soils. They will also be doing the requirement concrete break test and all of the anchor test for the lumber. Testing, adjusting, and balancing is estimated around \$25,000, phone and technology is a red line items since it has increased significantly which is estimated around \$165,000. The tap in fees include gas at \$25,000, water \$25,000 and electrical \$25,000 which are numbers that have been held since the beginning. The legal fees for reviewing documents are estimated at \$8,000.00, printing fees is estimated around \$4,500 and security as an allowance which has increased as well to \$165,000. This brings the total soft costs to just about \$1.3 million. The

project contingency has been reduced to \$500,000 which brings to total project costs to about \$8.4 million.

Commissioner McGroarty asked Mr. Galiotto in reference to the area of the spreadsheet that gives the cost of the additional items such as the basement and the veneer. There was a line item for lockers and evidence storage \$124,000 which has now disappeared, and he would like to know where that has gone.

Mr. Galiotto stated that it is next up in his presentation and he will explain that in a second. With the project they like to do add alternate bids, and some deduct alternate bids and have them listed out here with his best estimate of what those would be. Along the way they added the overhead door for the sally port and basically what this door would allow the sally port to function as two single door bays. It is a function that would come in handy when you have to store a car for long period of time which is required to be secure. That add alternate is estimated at a cost of \$22,000.00 plus electrical costs. They are doing these alternates as strategy, most of the time since this project is very attractive to contractors which there is going to be very close competitive bids. What we try to do is put alternates in the bid to help the contractors understand what may or may not be chosen for the project. Mr. Galiotto stated that what he has found, the picking of the alternates will determine who the contractor is for really close bids. The contractors who want to get the job will give good pricing on these alternatives because they know that the township would want it and they know if the township accepts it and they have a low number they are likely to get the bid. The next two alternatives are what Mr. McGroarty was looking for and they are locker upgrade and high-density storage. Alloy 5 bid out these two items and got pricing directly from the manufactures and they are items that can be purchases though Costars so what they want to do is get a cost from the contractor to see what they would change if they were able to shop the prices of the lockers and the high-density storage and compare to the pricing that we have received. The price of these items has gone down significantly now that they know the price of the items.

Commissioner McGroarty asked for clarification if the \$224,000 that was a line item before is now removed, how is our construction costs still higher with the \$224,000 taken out. He understands some of the reason why the construction costs have gone up and the building square feet is larger than it was before. Mr. McGroarty stated that he was just trying to figure out where the \$224,000 has gone. Mr. Galiotto stated that the \$224,000 is now an add alternate item for bid.

Commissioner McGroarty questioned that since the locker and evidence storage are now an add alternate bid does that mean that there are no lockers or evidence storage on the plan. Mr. Galiotto responded that in the general construction budget he does have standard lockers, if you take this alternate you are getting an upgrade to those lockers.

Commissioner McGroarty stated that he is just trying to figure out where the \$224,000 went since it was removed as a line item and he does not see another line item that has increase by \$224,000 to offset that amount.

Mr. Galiotto replied that most of the numbers have been adjusted but he is assuming that he just got lost in all of these numbers getting adjusted.

Mr. Galiotto stated that the total estimated project cost is \$8,418,605, the total add alternate bids is estimated at \$173,500 and the total deducts is estimated around \$355,500.

Mr. Galiotto informed the board that the documents to go out to bid are all ready to go, they are just waiting on the board to allow them to move forward.

Chris Caggiano stated that after he reviewed the budget the base construction of \$289 SF is realistic, and it is consistent with what is in the marketplace. He said that he knows that lumber prices have spiked, and it was up as high as 15% from where things were a year ago. He believes that it has leveled off. This is the first time that he has seen the entire budget but there is nothing that strikes him unusual.

Commissioner Mohollen asked the Infrastructure Committee if they were comfortable on how they were looking for the budget so far.

Commissioner Foltz stated that they had a meeting the other day to discuss the proposed add alternatives, he believes that personally they can eliminate quite a few of them or wait to see the pricing to see if they would fit into the budget.

Commissioner Lopez also commented that there are a number of things that they are not sure if they are needed at this moment in time. The door locking system is one of those things they are currently looking to determine if they will continue to go along with the higher end system.

Commissioner McGroarty asked the Infrastructure Committee if they had high confidence that they township is ready to go out to bid for this project?

Commissioner Foltz stated that after today's presentation he feels that he is more confident than he was before about going out to bid for this project.

Commissioner Lopez commented that there are a couple of more things that they need to review but by the March 1st Board of Commissioners meeting they should be able to decide if they are ready to go out to bid for the new municipal complex project.

Solicitor Garner stated that he reviewed the bid documents and there were comments that he had suggested. He recently received the revision based on his comments back from Alloy 5 about did

not have time to review them yet. There was nothing in his comments that he felt could not be corrected, it was items that did not line up with section numbers and such. Solicitor Garner asked Mr. Galiotto if there was anything in his comments that caused him any concerns since he was not able to read the comments back yet.

Mr. Galiotto stated that he did not see anything that could not be corrected, concerning or out of the ordinary.

RESOLUTION AND ORDINANCE:

Resolution 926-A— Commissioner Lopez explained that the Civil Service Commission has had Solicitor Holloway for a little over a year now and they sent the rules and regulations to him who has reviewed them and provided some changes that should be made. The changes were grammar in nature.

Commissioner Lopez made a motion to approve Resolution 926-A amending the rules and regulations of the Civil Service Commission. Commissioner McGroarty seconded the motion, and it was unanimously approved. Vote was 4-0 in favor.

Resolution 1237-21— Commissioner Lopez made a motion to approve Resolution 1237-21 to amend and adopt policies to be included in the Lower Pottsgrove Township Police Department Policies and Directives Manual.

1.3.1 Officer Well-being

1.3.2 De-Escalation

26.1.3 Duty to Intervene

107.0 Audio and Video Recordings

100.1 Job Descriptions

1.3 Use of Force

84.1 Evidence & Property

Commissioner Mohollen seconded the motion, and it was unanimously approved. Vote was 4-0 in favor.

Resolution 1238-21— Commissioner Mohollen made a motion to approve Resolution 1238-21 to confirm Randall P. Richter as a Fire Police for Ringing Hill Fire Company. Commissioner McGroarty seconded the motion, and it was unanimously approved. Vote was 4-0 in favor.

Warrant #905 Commissioner Mohollen made a motion to approve Warrant #905 for the month of January 2021. Commissioner McGroarty seconded the motion, and it was unanimously approved. Vote was 4-0 in favor.

Acceptance of Treasurer's Report- Commissioner Mohollen made the motion to accept the Treasurer's Report for the month of January 2021. Commissioner McGroarty seconded the motion, and it was unanimously approved. Vote was 4-0 in favor.

COMMISSIONERS COMMENTS:

Commissioner McGroarty – Commissioner McGroarty thanked Mr. Galiotto and Mr. Caggiano for being on the call tonight. He also thanked Mr. Galiotto for giving him some clarity on some of his questions. Commissioner McGroarty also thanked the Infrastructure Committee for all of the hard work that they have done throughout this whole process.

Commissioner Mohollen – Commissioner Mohollen echoed Commissioner McGroarty's comments.

Commissioner Mohollen also thanked Commissioner Lopez for his role as Emergency Management and for the constant updates to the board. He also thanked the road crew for their outstanding job during the storms.

Commissioner Mohollen asked where the township stands on supplies for the road crew since we have had lots of winter storms and how is the budget holding up for these items.

Mr. Wagner stated that there is \$50,000 budgeted for snowplow and he will get the board numbers tomorrow on where they are currently are at for cost of plowing. The township has had 200 tons of salt and John has budgeted for 500 tons of salt. The price for salt is locked in the beginning of the year. John Fogel has come in on Saturday's on his own time for salt deliveries. He doesn't want to turn them away when they can come out and makes himself available for deliveries. He has not expressed any concern for getting salt this year.

Commissioner Lopez— Commissioner Lopez wanted to make sure that he is not overwhelming anyone with all of his emails, he just wants to make sure that everyone is updated with Covid-19 and as well as the weather.

Commissioner Mohollen and Commissioner McGroarty both stated that they are very thankful for the updates and it is very appreciated.

Commissioner Foltz—Commissioner Foltz stated that the public works have been working very hard and they come in very early to salt or plow and then come back and stay in the garage until the next round of plowing or salting. Commissioner Foltz gave them an at a boy for their hard work.

Mr. Wagner— Mr. Wagner had no comments.

Solicitor Garner – Solicitor Garner had no comments.

There being no further business, the public meeting was adjourned at 8:00 p.m. The next meeting will be on Monday, March 1, 2021 at 7:00 p.m. Via Zoom and until further notice all meetings will be held via Zoom.

Respectfully submitted,

A handwritten signature in black ink that reads "Kathryn Vlahos". The signature is written in a cursive, flowing style.

Kathryn Vlahos
Township Secretary