

## LOWER POTTS GROVE TOWNSHIP BOARD OF COMMISSIONERS

July 12, 2021

The Board of Commissioners of Lower Pottsgrove Township held a special meeting on Monday, July 12, 2021, at The Lower Pottsgrove Township Building, 2199 Buchert Road, Pottstown Pennsylvania. The meeting was called to order at 3:00 p.m. and the Pledge of Allegiance was recited. The following were in attendance:

Board of Commissioners: Earl Swavely, Raymond W. Lopez, Robert Mohollen, and Michael McGroarty were all present.

President Bruce L. Foltz was present via Zoom.

Edward C. Wagner, Manager; Charles Garner, Solicitor; Kathryn Vlahos, Secretary were also present.

Commissioner Swavely stated the meeting will be recorded, 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.

**COMMENTS BY VISITORS:** None.

**CORRESPONDENCE AND INFORMATION:** None.

**OLD BUSINESS:** None.

**SUBDIVISION AND LAND DEVELOPMENT:** None.

**NEW BUSINESS:**

**Randy Galiotto of Alloy 5 Bethlehem, PA on Municipal Campus Building**—Mr. Galiotto stated that he was at the meeting today to present the board with the rebid for the electrical work for the new Municipal Campus. He refreshed the board's memory that they submitted bids for the entire project back in March and received the bids in April. The electrical bid numbers that came in were high, and the thought was if they rebid the electrical portion of the project, they would receive lower bid amounts. The bids that were received in April ranged from \$1.3 to \$1.6 million. The board authorized Mr. Galiotto to rebid the electrical work, the bids were received on Thursday, July 8th. There was a total of six bids that were received and they ranged from \$1.080 to \$1.320 million. The low bidder was AN Lynch for electrical. The board needs to act on all of the bids because they are coming up on the 90-day contract deadline, whether it's accepting or rejecting the bids.

Commissioner McGroarty asked if he was reading the bids correctly, that the difference between the first round of bids and the second round of bids is \$49,000 less. Mr. Galiotto stated that he is correct.

Mr. Wagner asked if Mr. Galiotto would go over the contingency and what he means by that, and there is a line item for \$35,426 for a variance that he would like explained.

Mr. Galiotto replied that the contingencies are built into the construction contract, which are funds for things that will pop up along the way. The township awards a project off of a lump sum of a bid, there is also unit pricing and quantities. The contractors bid a unit cost and give them the quantity. This is not money that is allocated at this time, but if something should come up along the way, they would use the contingency funds. The variance is the difference between the estimated cost of construction and what they could award tonight would be \$35,426.

Joseph Zlomek from the Sanatoga Post asked if the total project cost of \$8.85 million is including of real estate costs and what the total real estate cost was to date. Mr. Wagner replied that it is approximately \$1 million to date.

**Consider Contract for Municipal Building Project—**

1. General Contractor-REBCOR CONSTRUCTION  
Base Bid= \$5,261,006.00  
Alt#1= (\$27,000.00) Deduct Sally Port Overhead Grille  
Alt#7= (\$18,000.00) Change Service Stairs to Wood from Metal  
Total= \$5,216,006.00(inclusive of \$384,953.25 contingency)

**Contract for Municipal Contract-** Commissioner Lopez made a motion to award the general contractor Rebcor Construction for \$5,216,006.00 for the municipal building project. Commissioner Mohollen seconded the motion.

Solicitor Garner had a point of clarification, he asked Mr. Lopez if his motion was to award the contract for the general contractor. Mr. Lopez stated that he was correct. Solicitor advised the board since they are doing separate motions, he would strongly recommend that if they are going to award this bid that they plan on awarding the next three bids as well. If they would award this bid without awarding the others, they have started the project. Not knowing what everyone is thinking for the other bids, he wanted to inform the board of the possible consequences if the board does not approve all of the bids.

Commissioner Lopez withdrew his motion to award the general contractor Rebcor Construction for \$5,216,006.00 for the municipal building project.

1. HVAC/Mechanical Contractor-SPOTTS BROTHERS  
Base Bid= \$714,000.00  
Total= \$714,000.00(inclusive of \$20,500.00contingency)

1. Electrical Contractor-A.N. LYNCH  
Base Bid= \$1,080,000.00Total= \$1,080,000.00(inclusive of \$67,132.40contingency)

1. Plumbing Contractor-LGB Mechanical  
Base Bid= \$504,025.00Total= \$504,025.00(inclusive of \$15,000.00contingency)

Grand Total = \$7,514,031.00(inclusive of \$487,585.65 contingency)

**Contract for Municipal Contract-** Commissioner Lopez made a conditional motion to award the general contractor Rebcor Construction for cost the \$5,216,006, the HVAC/mechanical contractor Spotts Brothers for the cost of \$714,000, the electrical contractor A.N. Lynch for the cost of \$1,080,000, and the plumbing contractor LGB Mechanical for the cost of \$504,025 for a

total of \$7,514,031 for the municipal building project, subject to review and approval of the Manager, Solicitor and Architect. Commissioner Mohollen seconded the motion. Motion carried by a vote of 4-1. Commissioner McGroarty was the nay vote.

**Madison Orlor Offer of Employment**—Commissioner Foltz made a motion to extend a conditional offer of employment to Madison Orlor for the Administrative Support Position. Commissioner McGroarty seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

**Affirmative Statement for ICMA Non- Uniform**— Commissioner Mohollen made a motion to approve Affirmative Statement with ICMA for the Non-Uniform Contribution Retirement Plan. Commissioner McGroarty seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

**Gerald Richards Park Reject Bids**—Commissioner McGroarty made a motion to reject the Gerald Richards Park Phase II bids that were received on July 2, 2021. Commissioner Lopez seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

**Advertise Gerald Richards Park**—Commissioner McGroarty made a motion to advertise the Gerald Richards Park Phase II Project for bids. Commissioner Lopez seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

#### **RESOLUTION AND ORDINANCE: None**

**Warrant #910** Commissioner Mohollen made a motion to approve Warrant #910 for the month of June 2021. Commissioner McGroarty seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

**Acceptance of Treasurer's Report-** Commissioner Mohollen made the motion to accept the Treasurer's Report for the month of June 2021. Commissioner McGroarty seconded the motion, and it was unanimously approved. The vote was 5-0 in favor.

#### **COMMISSIONERS COMMENTS:**

**Commissioner McGroarty** – Commissioner McGroarty thanked all of the bidders for the new municipal campus and congratulated the winners of the bid for the project. Commissioner McGroarty thanked the Infrastructure Committee and Alloy 5 for their hard work and dedication to the project.

**Commissioner Mohollen**—Commissioner Mohollen echoed Commissioner McGroarty's comments.

**Commissioner Lopez**— Commissioner Lopez echoed all comments that were made.

**Commissioner Swavely**—Commissioner Swavely echoed all comments that were made.

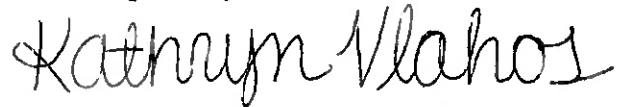
**Commissioner Foltz**—Commissioner Foltz thanked Alloy 5, Infrastructure Committee, Commissioner Lopez, and Mr. Wagner for all of their hard work.

**Mr. Wagner**— Mr. Wagner had no comments.

**Solicitor Garner** – Solicitor Garner stated that the board will be adjourning the meeting into executive session this evening to discuss litigation and personnel, there will be no action taken following the executive session.

There being no further business, the public meeting adjourned at 3:30 p.m. The next meeting will be on Monday, August 2, 2021, at 7:00 p.m. at Sunnybrook Ballroom.

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