

West Deer Township
Board of Supervisors
10 May 2023
7:00 p.m.

The West Deer Township Board of Supervisors held a Special Meeting at the West Deer Township Municipal Building. Members present: Beverly Jordan, Chairperson; David Harrison; Vernon Frey; and James Smullin. Also in attendance was: Township Manager Daniel Mator; Township Solicitor Ashley Puchalski of Tucker Arensburg Attorneys; and Assistant Township Manager Joseph Shook.

OPEN REGULAR BUSINESS MEETING

Chairperson Jordan opened the meeting and welcomed everyone to the meeting.

Pledge of Allegiance

Roll Call taken by Mr. Mator – Quorum present

COMMENTS FROM THE PUBLIC

Rich Hollibaugh of Bakerstown-Culmerville Road

- Mr. Hollibaugh expressed concern over the construction of the proposed new Municipal Building, and questioned if the motion on the agenda needed to be amended to reflect the project being the recommendation of the Township Manager. Mr. Mator clarified that would be addressed in the presentations.

Josh Wiegand of Squirrel Hollow Road

- Mr. Wiegand voiced that while he was not opposed to the building itself, he was opposed to the Township spending money on a new municipal building when the fire departments and EMS have requested budget increases from the Township that have not been satisfied. He added that he did not know how the Township could pay for the building since members of the current Board have taken hardline stances of taxes not being increased.

Caroline Hollibaugh of Bakerstown-Culmerville Road

- Mrs. Hollibaugh stated she was opposed to the project as presented because – in her opinion – it was fiscally irresponsible. She requested the Board consider other alternative options, and asked that contracts be given to residents of the West Deer Township.

Jen Borczyk of East Union Road

- Mrs. Borczyk spoke as both a resident and an employee of that Township, and stressed the Township employees' need for a new Municipal Building. She described in detail the limited space the Police Department had, as well as the water damage to her office door and her outside wall collapsing.

AWARD: MUNICIPAL BUILDING PROJECT

Mrs. Jordan asked Mr. Mator to address the issues both heard under public comment and seen on social media.

Mr. Mator gave a lengthy presentation answering the question of “do we *need* a new building or do we *want* a new building?” He gave a history of the current building and the building project itself, then went about explaining the needs of the Township and the service delivery a functional municipal building allows, and how the current building is not able to do so.

After offering that information, Mr. Mator began answering the questions most asked in the community: “Why *this* building design?”; “Can we afford this project?” (including the cost of the building itself, from where the funding would come from, where additional funding is coming from, etc.); “How does the current cost estimate compare to the last one?”; “What if there are additional costs?”; “How can the Township pay for the new building moving forward?”; “Will taxes be raised to fund this project?”; “Will taxes be raised in the future”; and “What will happen if the Board chose not to build the building?”. He addressed all these questions at length, and gave both audited figures and related examples to help illustrate the Township’s true position.

The meeting was then turned over to the Township’s architectural firm HHSDR, who was represented by Mr. Matt Franz and Mr. David Kent. Plans, specifications, and bid documents were prepared by HHSDR for the Municipal Building Project.

The project was advertised, and sealed bids were received until 11:00 a.m. on Thursday, May 4, 2023, at which time they were opened and read aloud.

Mr. Franz presented the proposed Municipal Building to the Board and public, and explained in great detail the bid tabulations and building design.

Before the Board voted on the construction of the building, it was important to understand the funding of the project, so Mr. Garrett Moore from the Township’s Financial Advisor Public Financial Management (PFM), and the Township’s Bond Counsel Sean Garin of Dinsmore & Shohl, LLP presented – again in great detail – the bids received, the choices the Board had, the future process, and any potential obstacles.

The Board asked follow-up questions to the consultants, which were answered to their satisfaction.

CONTRACT NO. 1 – GENERAL CONSTRUCTION

<u>BIDDERS:</u>	<u>BASE BID:</u>	<u>Alt. G-1</u>	<u>Alt. G-2</u>
DiMarco Construction Company	\$6,530,000	(\$234,000)	(\$27,000)
Waller Corporation	\$6,749,800	(\$191,400)	(\$26,500)
Caliber Contracting	\$7,094,000	(\$208,000)	(\$29,000)
Hudson Group	\$7,718,000	(\$235,000)	(\$27,000)

Alt. G-1 Deduct covered police parking canopy.

Alt. G-2 Add to or deduct from asphalt roof shingles in lieu of standing seam metal roofing.

MOTIONED BY Supervisor Hollibaugh and SECONDED BY Supervisor Frey to award the Municipal Building Project General Construction Contract to DiMarco Construction Company in the amount of \$6,530,000.00. Motion carried unanimously 5-0.

CONTRACT NO. 2 – HVAC CONSTRUCTION

<u>BIDDERS:</u>	<u>BASE BID:</u>
First American Industries, Inc.	\$1,364,000
East West Manufacturing and Supply Inc.	\$1,380,000
Lugaila Mechanical, Inc.	\$1,449,500
D & G Mechanical	\$1,469,000
R & B Mechanical, Inc.	\$1,498,000
Renick Brothers	\$1,545,000
Hranec Corporation	\$1,635,500

MOTION BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to award the Municipal Building Project HVAC Contract to First American Industries, Inc. in the amount of \$1,364,000.00. Motion carried unanimously 5-0.

CONTRACT NO. 3 – PLUMBING CONSTRUCTION

<u>BIDDERS:</u>	<u>BASE BID:</u>
Vrabel Plumbing Company, LLC	\$538,200
Renick Brothers	\$640,000
First American Industries, Inc.	\$693,450
Wheels Mechanical Contracting	\$697,640
McRandal Company, Inc.	\$852,200

MOTION BY Supervisor Smullin and SECONDED BY Harrison to award the Municipal Building Project Plumbing Contract to Vrabel Plumbing Company, LLC in the amount of \$538,200.00. Motion carried unanimously 5-0.

CONTRACT NO. 4 – ELECTRICAL CONSTRUCTION

<u>BIDDERS:</u>	<u>BASE BID:</u>	<u>Alt. E-1</u>	<u>Alt. E-2</u>
Uzmack Electric, Inc. *	\$959,000	(+/-)210	(+/-) 3000
Merit Electrical Group, Inc.	\$1,324,000	(3,500)	(60,000)
Allegheny City Electric, Inc.	\$1,417,000	(+)3,500	(5,000)
Schultz Electric, Inc.	\$1,498,568	(1,700)	(8,500)
Right Electric, Inc.	\$1,677,777	(+)4,800	(28,000)
A-1 Electric, Inc.	\$1,698,000	(\$3500)	(72,000)

Alt. E-1 Deduct site lighting associated with the covered Police parking canopy (Alt. Bid G-1).
 Alt. E-2 Add or deduct substitution of MC cable in lieu of pipe conduit for branch circuit wiring.

- Bidder withdrew bid due to mathematical error.

Mr. Mator and Ms. Puchalski informed the Board that bids were still being evaluated, and that it was their recommendation to the Board to table the motion until that process was complete.

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Smullin to table the Municipal Building Project Electrical Contract to Merit Electrical Group, Inc. in the amount of \$1,324,000.00. Motion carried unanimously 5-0.

AWARD: MUNICIPAL BUILDING FINANCING

The Board of Supervisors received documents under separate cover containing multiple funding options from PFM, and will be receiving a specialized motion at the meeting depending on their decision.

MOTION BY Supervisor Frey and SECONDED Harrison to authorize the administration to work with the financing team, composed of PFM Financial Advisors, as financial advisor, Dinsmore & Shohl LLP, as bond counsel, and the local solicitor, in conjunction with the issuance of a General Obligation Bond with Piper Sandler to net an approximate project fund deposit of \$7,500,000, for the purpose of funding the design, acquisition, equipping and construction of a new Municipal Building and payment of the costs of issuance. Motion carried unanimously 5-0.

APPOINTMENT: CLERK OF THE WORKS

A Clerk of the Works serves as a sort of Construction Manager for the Building Project. They act as the eyes and ears of the Township, and concentrate on reporting activities on the project to the Township and Architect.

Potential Construction managers and Clerks of the Works had been contacted, and the Township received a reply from Roger Dunlap or Freedom Enterprises & Associates. The proposal was given to the Board.

Mr. Dunlap was present and introduced himself.

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Frey to appoint Freedom Enterprises & Associates as the Clerk of the Works for the new Municipal Building Project at a cost not to exceed \$186,320. Motion carried unanimously 5-0.

APPOINTMENT: GEOTECHNICAL ENGINEER

As part of the construction process of the new Municipal Building, the Board of Supervisors must retain a geotechnical engineer to perform special inspections and construction testing services during construction.

The Board received a proposal from Pennsylvania Soil & Rock, Incorporated.

MOTION BY Supervisor Frey and SECONDED BY Supervisor Smullin to appoint Pennsylvania Soil and Rock Incorporated as the Township’s geotechnical engineer to provide special inspections and construction testing services as proposed, subject to the approval of the Township Solicitor and Township Manager in regard to the insurance certificate. Motion carried unanimously 5-0.

APPOINTMENT: TESTING AND BALANCING AGENT

As part of the construction, the building’s HVAC systems must be tested and balanced.

The Board received proposals from Northstar Environmental, LTD and WAE Balancing, Inc.

<u>BIDDERS:</u>	<u>BASE BID:</u>
Northstar Environmental, LTD	\$14,720
WAE Balancing, Inc.	\$11,450

MOTION BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to appoint WAE Balancing, Inc. as the testing and balancing agent for the new Municipal Building Project at a cost of \$11,450.00 as proposed. Motion carried unanimously 5-0.

AUTHORIZATION: DUQUESNE LIGHT TEMPORARY AND PERMANENT SERVICE

During the construction the building will need temporary power. Permanent power installation is also required under a separate work order.

Duquesne Light is the electric provider, and provided the drawings and work order numbers/costs to the Board.

WO#984748 – Temporary Service - \$2,693.95
WO#957923 – Permanent Service - \$28,589.11

MOTION BY Supervisor Harrison and SECONDED BY Supervisor Smullin to authorize the Township Manager to execute the temporary and permanent work orders for Duquesne Light to provide temporary and permanent service to the New Municipal Building Project at a cost of \$2,693.95 for the temporary service and \$28,589.11 for the permanent service. Motion carried unanimously 5-0.

OTHER BUSINESS

- None

ADJOURNMENT

MOTIONED BY Supervisor Hollibaugh and SECONDED BY Supervisor Frey to adjourn at 8:25 p.m. Motion carried unanimously 5-0. Meeting adjourned.

Daniel J. Mator Jr., Township Manager