

WORK SESSION:

The Board of Supervisors (BOS) of East Bradford Township (Township), Chester, County, PA held a special meeting on March 22, 2013, 12:00 P.M. in the McCardle Meeting Room (Conference Room) of the Township Building, 666 Copeland School Road, West Chester and County of Chester, PA 19380-1822.

Public Notice of this special meeting of the East Bradford Township Board of Supervisors published in the Daily Local News 03-19-13.

Supervisors present:

Dr. Thomas A. Egan, Vice Chair
John D. Snook, Supervisor

Supervisors not present: Vincent M. Pompo, Esq., Chair

Staff / Professionals in attendance:

Township Manager Michael P. Lynch
Township Engineer Mark J. Lucas Township
Codes Enforcement Officer Brenden L. Beaumont
Public Works Foreman John P. Carroll

Not in attendance:

Assistant Manager Amanda M. Cantlin
Township Services Coordinator Tenley F. Adams
Township Solicitor – Unruh, Turner, Burke & Frees

Others / Citizens / Residents in Attendance (*and those noted below in the body of the Minutes*):

Tom Masano, AIA and Monica James – Masano Architect Group

The special meeting commenced at approximately 12:00 P.M.

The purpose of this special meeting was to discuss planning and design of a proposed Public Works Department new storage facility. The public notice provides for discussion of ongoing business at this meeting.

Public Notice of the meeting was published in the Daily Local News, 03-19-13, posted on the Township web site www.eastbradford.org and posted at the Township Building.

EAST BRADFORD TOWNSHIP BOARD OF SUPERVISORS

Friday, March 22, 2013 12:00 P.M.

Special Meeting Agenda

Public Comment: Discretion of BOS

None offered / received at this time.

Executive Session: Discretion of BOS -- Real Estate / Legal / Personnel

The Board of Supervisors did not convene an Executive Session during this work session.

Discussion / Briefing Items:

A. Proposed Public Works Department New Storage Facility – planning & design review
Chair Pompo could not be in attendance but offered several comments shared by Twp Mgr Lynch -- reorientation of building with garage doors facing away from the parking area is essential, avoid overbuilding (adding a pad to the rear only if needed, managing the size of the staging yard and as limited tree removal as possible), style of the building compatible with Township campus – carriage house look, and the side facing parking area with brick finish / accents and extending any wall buffer as much toward the salt shed as possible.

Tom Masano presented and described the exterior elements of the reoriented building (garage doors facing north). The structure as a pre-engineered building system includes a metal roof with functional farm-style cupolas for ventilation and brick accents on the elevation with garage doors. The reorientation allows for a more simplified architectural design with limited need for a retaining wall (reduces overall cost).

Mr. Masano reviewed a number of the interior features and indicated that many of the items discussed

could / would be inserted in the bid document as options to manage cost.

Dr. Egan expressed an interest in flex-space design (pre-insulated, pre-wired...) wall panels for the public works office and employee area and also the need for separate men's and women's bathroom facilities. Dr. Egan suggested the loft area space should be maximized including above the office/employee area (but not to the point where a sprinkler system would be required). Dr. Egan inquired about the final design having the potential for future expansion and to make sure there is adequate (RJ-45) computer outlets installed throughout during construction.

Mr. Snook submitted a sketch plan to suggest the proposed building be redesigned as an 'L' shaped structure with the garage bays facing south which he offered would be more aesthetically pleasing. Mr. Masano and PW Foreman Carroll indicated some concerns with the concept (increased cost, return of a retaining wall structure, increased façade facing parking lot and utility / functionality of truck and equipment movement / parking).

Mr. Masano stated he would prepare photo-trace sketches of the two design concepts which will allow them to be depicted in the actual setting and prepare a new site plan with the 'L' design and try to submit the sketches for early April review by the BOS and Staff. It was agreed that the current schedule should reflect an amendment to push final design approval back 30 days. Once a final design is approved a scale model will be prepared and engineered drawing preparation will commence.

Other Business:

None discussed.

On motion of Mr. Snook, seconded by Dr. Egan the meeting was adjourned at approximately 12:50 P.M.

Michael P. Lynch, Township Manager / Secretary-Treasurer