

WORK SESSION:

The Board of Supervisors (BOS) of East Bradford Township (Township), Chester, County, PA held a Pre-Regular Meeting Work Session on May 14, 2013 in the in the McCardle Meeting Room in the Township Building, 666 Copeland School Road, West Chester and County of Chester, PA 19380-1822.
Public Notice of the 2013 East Bradford Township Board of Supervisors public meeting schedule advertised in the Daily Local News 12-28-12.

Supervisors present:

Vincent M. Pompo, Esq., Chair
Dr. Thomas A. Egan, Vice Chair
John D. Snook, Supervisor

Supervisors not present: All present.

Staff / Professionals in attendance:

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

Not in attendance:

Township Services Coordinator Tenley F. Adams
Township Solicitor – Unruh, Turner, Burke & Frees – Ross A. Unruh, Esq.

Also in attendance (ABC's):

None in attendance

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

Tom Masano, Keith Orth - Masano Architect Group
David Englund, Fox-Roach Realtors (re: Ciccarone)

The work session commenced at approximately 06:00 P.M.

The purpose of this regularly scheduled public work session was to discuss ongoing Township business.

EAST BRADFORD TOWNSHIP BOARD OF SUPERVISORS

TUESDAY, May 14, 2013, 06:00 P.M.

(Pre-regular Mtg) Work Session Agenda

i. 05-14-13 Regular Mtg Agenda:

Public Hearing –	Ciccarone SD# 606
Presentations –	None this period
Treasurer –	April 2013
Subdivision / Zoning –	None this period
Escrow –	None this period
Other Business –	Bills to Pay – April 2013

Executive Session – BOS discretion (legal, real estate, personnel)

Executive Session

The Board of Supervisors did not convene an Executive Session during this Pre-Regular Meeting work session.

Public Comment –

None offered / received at this time.

Discussion / Briefing Items:

A. Public Works Facilities Improvements

Tom Masano and Keith Orth, Masano Architect Group were in attendance to present updated information on the proposed project.

Mr. Masano distributed a report (05-14-13) comparing building component (materials / sizes) from the

proposed building from the Original 6.6.12 no occupancy, light duty wood pole building concept with the EBT 12.28.13 added PW occupied, pole building and with the Current EBT 5.9.13 occupied, medium duty pre-engineered metal building.

Mr. Masano also delivered the 3-dimensional scale display model of the proposed building (Current EBT 5.9.13).

The BOS proceeded to discuss the evolution of the design from a 6,960 sq. ft. building to an 8,426 sq. ft. (9,050 sq. ft. including 5 foot front overhang) building. The estimated cost of the building, including estimates of work to be performed by owner (Township) @ \$264,000, has increased significantly to \$1,347,000.

Chair Pompo stated he did not understand how the structure design concept changed from a wood pole barn structure to a pre-engineered steel structure. Mr. Masano explained the material change was related to discussion with the BOS and Staff at a 03-22-13 work session and related to input to add additional features including a second story storage area mezzanine, vaulted vehicle bay ceiling and increased work space (between bays and perimeter) in the garage bays which dictated increased truss loads. Mr. Masano stated the structural utility changed from a light duty storage pole shed concept to a medium-duty work-area structure.

The discussion then focused on a line by line review of the building components and equipment contained in the two estimate documents toward reducing the estimated costs as follows:

From 05-14-13 estimate report --

Decrease cost estimate insulated metal panels for roof and walls -\$12,500 (p. 4)

Delete 1 or 2 roof vent cupolas -\$5,000 (p. 4)

Decrease cost estimate for vehicle wash bay wall to ceiling -\$5,000 (p. 4)

From 05-09-13 estimate report --

Work by Owner (Township) -

Decrease cost estimate utilities trenching -\$10,000 (p. 13)

Decrease cost estimate underground stormwater detention -\$20,000 (p. 13)

Decrease cost estimate emergency generator -\$35,000 (p. 13)

Decrease (eliminate) cost estimate work yard retaining wall -\$15,000 (p. 13)

Eliminate cost estimates for furnishings/fit-out, equipment, signage (use Capital funds) -\$26,500 (p. 13)

Eliminate cost estimate building permit / inspection fees (internalized cost) -\$5,000 (p.3)

The total estimated decrease in construction costs from above \$134,000.

Chair Pompo at this time questioned the management of the project and the need to have complete understanding as to which entity is going to perform the construction management and contractor coordination (4 prime contractors under Prevailing Wage requirements). There also needs to be controls in place to avoid disputes when the owner (Township) will be performing (site and related) work. Mr. Masano indicated Masano Architect Group would provide this service.

At this time it was necessary to conclude the discussion to convene the scheduled Public Hearing.

- B. Ciccarone, SD # 606 (hearing 05-14-13)
This item not discussed (ref: 05-14-13 Board of Supervisors Regular Meeting Minutes of Public Hearing)
- C. W.C.U.-- SD # 610 – Escrow Release #9 in amount \$293,664.03 (Contingency) and replaced with a bond
Twp Engineer Lucas explained a request by W.C.U. to release the Contingency portion of the construction escrow (\$293,664.04) in addition to other release for erosion control and geo-technical inspections for a total requested release of \$360,840.48.
A new Road & Improvement Construction Agreement Secured by Bond in the amount of \$360,000 accompanied by a Construction Bond Agreement (in amount \$360,840) together with a Bond in the amount not exceeding \$3,000,000 (with West Chester Fire Insurance Company) also requires BOS approval and execution.

This item was not discussed and Chair Pompo, indicating the BOS did not have adequate time to review, directed the matter to the June 06, 2013 work session agenda.
- D. Reschedule July Work Session (currently scheduled Thursday, July 04, 2013)
Chair Pompo indicated the BOS would discuss the meeting schedule following the Regular Meeting.

Other Items:

None discussed at this time.

The meeting ended at approximately 07:24 P.M.

Michael P. Lynch,
Township Secretary