



MEETING MINUTES
AD HOC POLICE BUILDING DESIGN COMMITTEE
September 27, 2018 – 5:00 P.M.

1. Call to Order

Meeting was called to order at 5:02 PM, with the following committee members in attendance:

Bill Connolly, Planning Commission Vice-Chairman; Jackie Sellecchia, Township Resident; Fred Gaines, Board of Supervisors Vice-Chair; Tom Zarko, Township Engineer; Dan Friel, Chief of Police

Barry Lubber, Township Manager, and Richard Rycharski, Planning Commission Chairman were not present.

Roy Rieder, Township Planning/Zoning Officer and Representatives from GKO, Mike O'Rourke and Sandy Szabo were also present.

2. Pledge of Allegiance

3. Approval of Minutes of August 23, 2018 Meeting

Mr. Connolly moved, seconded by Chief Friel to approve the minutes from the August 23, 2018 meeting. All were in favor 5-0.

4. Feedback from Board of Supervisors meetings of September 11 & 25, 2018

Mr. Zarko informed the Committee that the Board of Supervisors had approved the GKO Version 5.4 Police Building façade design and the release of the Ad Hoc edited version of the CM RFP. The proposals are due back by October 5th, 2018

5. GKO Coordination/Feedback

a. Updated Project Cost Estimates Addressing SOW Changes

Mr. O'Rourke reviewed base construction costs summary and details provided in the budget report that was distributed to the Committee members. The updated GKO estimates include \$6.5 million for both the building and the site work, with \$1.8M for the site work and \$4.8M for the police building. Mr. O'Rourke reviewed the details of the cost estimates. The dense storage system for the evidence room received a firmer and lower quote to lower the soft costs from the original estimate. There is currently \$1.5M in estimated soft costs currently in the project budget. \$8,601,412 is the current total project cost estimate addressing the revised design and approved materials that were recommended by the Committee and approved by the Board of Supervisors. There will be two more additional cost estimates done over the course of the project to keep tabs on the costs and revise as necessary. The estimates currently include a contingency amount of about 10% of the costs. This is a common amount usually allowed for new construction at the conceptual stage of design and it is expected that this

percentage will decrease as the project progresses. There was discussion on the amounts being held for cost overruns and unanticipated costs.

Considering the updated information provided, the Committee voted 5-0 to recommend that the project cost used for upcoming funding discussions for the project be based on the \$8.6 million dollar estimate prepared by GKO, and that GKO be authorized to proceed into the hard design phase of the project.

b. Security Fencing Costs

Ms. Szabo reviewed the proposals for the security fencing. The base fencing was basic black chain link fencing. There were other options of a black ornamental fencing and a shadow louvered type fencing that would provide better screening and security.

The shadow fencing seemed to be the best option, per the Committee, for the safety and screening purposes along the tree line. The fencing in the front of the building could be shorter and provide less screening. It was suggested that one type of fencing be used to reduce costs but maintain the necessary security. The Committee recommended that the more secure fencing (Shadow 80) as the base bid with no alternatives.

6. Distribute Conflict of Interest Policy

The updated policy was distributed to Committee members and it was noted that the policy was recently amended by the BOS and states that anyone serving on a board, commission or committee cannot participate in discussions or make decisions on any township projects that would personally benefit them.

The two missing members will have this emailed to them.

7. Discuss Security Consultants

Chief Friel reviewed progress made in researching Security Consultants since this was begun in May. The Security Consultants are involved early in design development for equipment and design suggestions and security requirements. They would partner with GKO during design to and then will partner with the township during and after construction. They furnish and maintain the security equipment and their product is proprietary. Firms are often engaged via a professional service contract, rather than through a bidding process. The Committee recommended that the Township Solicitor be consulted to determine if a Security Consultant could be engaged via a professional services contract.

8. Discuss Communications Advisory Board Recommendations for Building Technology Considerations

It was noted that CAB input would be beneficial to the project. Initial suggestions made by the CAB included evaluating options of a secondary power source should be explored, and consideration of extending additional communications line/conduits to and within the building was discussed. Mr. Gaines is to follow-up with the CAB to determine when they should start getting involved in the design process.

9. Discuss PR Updates

Chief Friel reviewed the items that were discussed at the last meeting. He reviewed the articles, posters, and video that have been prepared and posted on website and were presented at

Warrington Day this past Saturday. Public feedback was generally positive. The tours of the building began and provided good feedback as well.

10. CM RFP Update

Proposals are due October 5, 2018. The proposals received will be distributed to the Committee for initial review after receipt by the Township. It was requested that Committee members start reviewing the proposals and be prepared to discuss in detail at the 2nd meeting in October. It was suggested that the Ad Hoc committee to narrow the proposals to 5, with just 3 proposals going to the Board of Supervisors. There was discussion as to the important points to consider when reviewing the proposals, and a draft Evaluation Matrix was distributed for comments.

Mr. Zarko said he would put the all the proposals on Dropbox for the Ad Hoc Committee to review.

11. Next Meeting: October 11, 2018, 5:00 pm

12. Adjournment

The AD Hoc Committee Meeting adjourned at 6:07 PM with a motion made by Chief Friel, seconded by Mr. Connolly. Motion passed 5-0