

The stated meeting of the Public Affairs Committee of the Board of Commissioners of the Township of Abington was held on Wednesday, December 5, 2018 at the Township Administration Building, Abington, PA., with Chairman Commissioner Spiegelman presiding.

CALL TO ORDER: 8:59 p.m.

ROLL CALL: Present: Commissioners SPIEGELMAN, BOWMAN, SCHREIBER, DiPLACIDO, MYERS

Township Manager MANFREDI
Assistant Township Manager WEHMEYER
Township Solicitor CLARKE
Superintendent of Recreation THOLEY
Community Director STROTHER

Also Present: Commissioners LUKER, KLINE, ROTHMAN, ZAPPONE, BRODSKY, GILLESPIE, THOMPSON, VAHEY, CARSWELL

APPROVAL OF MINUTES:

Commissioner Spiegelman made a MOTION, seconded by Commissioner Myers to approve the minutes of the October 3, 2018 Public Affairs Committee Meeting.

MOTION was ADOPTED 5-0.

PRESENTATION: None.

UNFINISHED BUSINESS:

Item PA-01-121318:

Commissioner Spiegelman made a MOTION, seconded by Commissioner Schreiber to approve the installation of a new fire alarm panel system to monitor the sprinkler system at the Crestmont Clubhouse and additional costs as a result of unforeseen soils conditions.

Commissioner Spiegelman called on Mr. Van Strother, Community Director.

Mr. Strother said the change orders before the Board contain three separate items that occurred during construction of the Crestmont Clubhouse. There were unforeseen soils conditions discovered during construction where the onsite geotechnical engineer had rejected the conditions of the soils and ordered over-excavation of the soils creating additional costs for the general contractor.

The second item is for fire alarm panel, which when the design professionals assembled construction documents following the International Building Code adopted by the Township, it did not require fire protection or fire alarm system and we submitted the plans/documents that went through a third party review, and following their review, we submitted those drawings to the Township and there was comment by the Fire Marshal that it was required to be installed.

During that time period, the Board approved the lowest bid and then we entered into a contract. During a preconstruction meeting, we set in motion to install a fire alarm system and sprinkler system and the contractor at his own risk installed the fire alarm system and then it was reviewed and approved by the Fire Marshal. The contractor is now asking to be compensated for the installation of the fire alarm system. It was a delete/alternate, so we had a competitive bid for the price of the fire alarm system and we are asking the Board to consider approving change order #001.

Commissioner Spiegelman asked for any comments from Commissioners.

Commissioner Bowman clarified that fire alarm system has been installed and this is to approve it so the contractor can be paid. Is that correct?

Mr. Strother replied yes.

Commissioner Myers questioned whether payment will be from Township funds.

Mr. Strother replied no. Payment will be CDBG funds - the Federal government.

Commissioner Myers clarified that the Board needs to approve the change order so HUD will pay for it. Is that correct?

Mr. Strother replied yes.

Commissioner Thompson questioned whether there are two or three change orders.

Mr. Strother replied the third item was recommended by the electrical engineer to install wire molding.

Commissioner Thompson asked who provided that direction to the electrical engineer.

Mr. Strother replied he did as he was onsite every day during construction period and it was brought to his attention that it would be much more ascetically-pleasing.

Vice President Kline asked when was the BCO or the Fire Marshal brought into the process by the either the architect or Mr. Strother.

Mr. Strother replied there was a formal preconstruction meeting held on April 24th, but prior to that, there were informal conversations with the BCO about the project and this happened as early as the land development phase, but it was not in great depth about the particulars of the requirements of the Township.

Vice President Kline clarified that at that time the BCO did not discuss any superseding ordinances that the architect needed to follow. Is that correct?

Mr. Strother replied that is correct.

Vice President Kline questioned whether the architect did any due-diligence of any of the Township's superseding ordinances.

Mr. Strother replied not to his knowledge.

Vice President Kline questioned whether the architect asked for restitution of fees that will need to be paid on these change orders?

Mr. Strother replied no. The Township is not really at a loss for the fire alarm system because they never bought it.

Vice President Kline said his concern is that this was a Township project and staff was involved and he does not understand how something like that was missed as well as why the BCO did not inform the architect prior to getting too far into the project.

Commissioner Thompson clarified that this was an omission, so even if it was included in the architect's drawings it would be paid for in the bid, which is why we are not seeking compensation from the architect. Is that correct?

Mr. Strother replied yes, but we elected to accept the delete, alternate, so it was a known commodity, but we elected not to accept it and now we are saying to put it back in.

Commissioner Thompson asked why was it considered a delete, alternate because it is a matter of life safety?

Mr. Strother replied according to the 2009 International Building Code, it is not required so the project team moved along.

Commissioner Myers clarified that the Township's code is stricter than the International Building Code. Is that correct?

Mr. Strother replied that is correct, and it is a benefit to the Township to have added protection for this very "handsome" building in the Township.

Commissioner Myers commented that not only is it a "handsome" building, but now it is a very safe building.

Vice President Kline expressed concern about the connection and coordination between the different departments and the process administered by the BCO in which the information was not given properly, and that needs to be rectified.

Manager Manfredi said in regards to the process; the BCO and Fire Marshal were not involved in this process until after the approval of the project and the award. The process does need to be tightened up so that they are involved at the beginning such as during design phase, etc., and this will not happen again. In the future, change orders will come before the Board at the beginning of the project instead of at the end.

Commissioner Spiegelman asked for any public comments.

Lora Lehmann, 1431 Bryant Lane, expressed concern about the cost of the project and change orders.

Manager Manfredi clarified that a small mistake was made. Mr. Strother managed a \$1.6 million project with a Community Development Block Grant and the Federal government and the Commonwealth will be doing their own audit. Nothing was done wrong by Mr. Strother as there was no malfeasance, misfeasance or nonfeasance. This was just a simple matter of additional work that went out for public bid and was awarded publicly.

MOTION was ADOPTED 5-0.

NEW BUSINESS:

Item PA-02-121318:

Commissioner Spiegelman made a MOTION, seconded by Commissioner Schreiber to accept the lowest responsible bid from Jack and Jill Ice Cream Company for both Crestmont and Penbryn snack bars for a three-year contract.

Commissioner Spiegelman asked for any comments from Commissioners or staff. There were none.

Commissioner Spiegelman asked for any public comments. There were none.

MOTION was ADOPTED 5-0.

PUBLIC COMMENT:

Commissioner Spiegelman asked for any general comments relating to Public Affairs.

Lora Lehmann, 1431 Bryant Lane, expressed concern that she feels “residents have not been notified” about projects.

ADJOURNMENT: 9:24 p.m.

Respectfully submitted,

Richard J. Manfredi, Township Manager/Secretary

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