

**WEST HANOVER TOWNSHIP BOARD OF SUPERVISORS
7171 ALLENTOWN BOULEVARD, HARRISBURG, PA 17112
MONDAY, JULY 26, 2010**

WORKSHOP SESSION

CALL TO ORDER – 6:00 p.m.

Ms. Turns called the workshop to order at 6:00pm

ROLL CALL

Linda Turns, Chairman
Chris Scott, Secretary/Treasurer
Bill Ostermayer, Supervisor

Jay Megonnell, Vice Chairman
Adam Klein, Supervisor

PUBLIC COMMENT:

Bill McCahan, 7230 Jonestown Road- Mr. McCahan will be attending the South Central EMS Board meeting this evening and asked if the Board has any information they would like him to convey to the Board. There were no issues brought up by the Board. Mr. Megonnell asked if correspondence is sent regarding ambulance dues, because he hasn't received any. Mr. McCahan confirmed that due notices are sent in the beginning of the year. He will check with a South Central representative to have a second notice sent to Mr. Megonnell.

OLD TOPICS: None

NEW TOPICS:

Discussion – Fire Station Updates- Bill Swanick from HRG presented and reviewed the preliminary site construction cost estimates for the Board. The plan is 95% completed and the preliminary site construction cost is \$389,048.00. Mr. Swanick expects that the bids will be competitive due to the economy. Black top and paving added to the cost estimate. There was more pipe work needed than originally shown on the plan which also added to the cost. There was discussion regarding different types of construction to keep costs down.

Denny Sowers, from SGS Architects reviewed the preliminary building cost estimates for the Board. The building estimate is \$2,765,671.00 with the total project cost estimate including site and a 10% contingency is \$3,470,138.00. There was discussion of adding or deducting alternatives to make a more competitive price. The bid can be ready for January 1, 2011, which may allow for lower bids from contractors who are eager for work. Mr. Ostermayer asked how he determined the total preliminary figures. Mr. Sowers went to a contractor and provided the contract specifications for his use in determining the preliminary cost estimate; prevailing wages were used as well. He will ask for a cost estimate update from the contractor when the plan is 50% complete. There was general discussion regarding possibly using more efficient or less expensive systems (water, heating, etc.) as well as the use of alternate bids to keep prices down. The Board discussed that changes should be made only if they are cost effective in the long run and beneficial for the building. Ms. England presented the financial page of the grant application to the Board.

Mr. Sowers presented the latest sketch to the Board. He will email a PDF version to Ms. England.

Mr. Megonnell asked Mr. Sowers to review the type of heating system that will be installed. Mr. Sowers explained that the system is designed with two boilers; they can run in tandem or separately for energy efficiency. If only one boiler is being used they will alternate so the use will be evenly distributed. This system will save on fuel cost.

Mr. Miller stated that the 10% contingency can probably be changed to 5% once the bids are out.

Mr. Sowers informed the Board that the soil reports should be received by the end of this week.

Mr. Ostermayer brought up the excavation process and asked how it would be handled. SGS has done six boring tests and HRG has conducted five. The boring report will be part of the bid packet and the contractors will be responsible for determining the excavation process and will be responsible for the cost.

Mr. Swanick said that the formal submission of the land development plan will be ready for September 1, 2010.

Mr. Sowers said that the final drawing should be complete by the end of the year.

Mr. Klein moved, seconded by Mr. Scott to continue on as scheduled with the current design and cost estimate of the fire station. Motion passed unanimously.

Mr. Megonnell asked Ms. England that since the architectural and civil engineering costs were lower than the grant awarded does the Township lose the difference? Ms. England said that the County reimburses for expenses as incurred.

It was discussed that the County may look favorably upon the Township for not spending the entire grant money that was awarded.

Other Workshop Items/Information:

Ms. England handed out the RFP's received by the Dauphin County Tax Collection Committee. The TCC invited three firms to make formal presentations on August 18, 2010. The three firms chosen were Berkheimer, Capital Tax, and Keystone. Larry Hartman, West Hanover Township representative to the TCC, will be at the meeting on Monday, August 2, 2010, to review the proposals and answer any questions.

Mr. Klein attended the Capital Tax meeting and updated the Board regarding the meeting. He suggested that the Board take a hard look at the three RFP's that were chosen.

Ms. England stated the Township has had no experience with Keystone, one year experience with Berkheimer, and ten years experience with Capital Tax. The appointment of the tax collector will be held at the TCC meeting scheduled for September 15, 2010.

There was general discussion among the Board regarding the three firms.

Ms. Turns brought up the road inspection tour that the Board needs to schedule. Ms. England stated Mr. Harman was available September 18th; the Board hopes to schedule the inspection in the month

of August. Mr. Klein suggested a workshop. A date will be decided upon at the August 2nd Board meeting.

Ms. England asked the Board if they want PFM to attend the August workshop to discuss the financing of the fire station.

Mr. Scott requested an Executive Session after this evening's workshop.

Mr. Klein stated that Capital Tax pays \$50.00 for attending Board meetings. He will sign his check over to the Township.

Ms. Turns asked if Mr. Leonard had requested a site distance inspection on the land at Piketown Road and Route 39. Ms. England stated the he went to the site today with Al Brulo, but does not know the results of the inspection. Mr. Megonnell asked if the applicant had picked up the permit and paid the fee, Ms. England stated that she did not know.

Mr. Scott asked Mr. Swanick if the Township and HRG are moving forward with the drainage issues with the Weikel property. He stated that yes they are making progress.

ADJOURNMENT: 6:35 p.m.