

extend fire hydrants down Reed St. Natural gas is to be installed and sewer lines are to be replaced as part of a DEP mandate.

Programming of the proposed building included decontamination facilities, apparatus bays, storage for equipment, a training room, offices, bunk rooms, a day room, a fitness room, and a study room for a potential college program. The Board authorized proceeding to design on 5/29/2018. The Township received its first estimate at the end of the design development period, which is the subject of discussion this evening.

Ms. Johnston informed the Board that the DEP had scheduled a meeting with the Township on 09/12/2019 to discuss the Township's need for an NPDES Permit for a combined water line/fire station project. Ms. Johnston stated the topic of discussion will be stormwater runoff and the amount of earth moving that will be needed for the project. Mr. Gray stated that the maximum figures would be used during the DEP meeting until the design is refined further.

2) Discussion

Evan Gray and Rob Manns of Manns Woodward Studios were present for discussion. Mr. Gray informed the Board that the building plan is currently 24,000 sq ft with five double-door bays to accommodate vehicles and equipment, a turnout gear room, a decontamination area, a bunk room area to accommodate between 6 to 24 volunteers, a kitchen, fitness center, day room for the volunteers, offices, and a training room. The layout of the building was designed so that all the hallways lead to the turnout gear area. This was designed to make it easier, faster, and a more consistent way to get to the turnout gear and bay areas.

Mrs. O'Leary: "The estimated cost for the building is \$13 million, which the Township cannot afford. It is a nice wish list."

Mr. Scott Brady: "There has been a smaller building committee formed to help develop potential options for the building. This committee has taken on numerous hours for designing and redesigning this building. The question comes down to the functionality of the building for the next 50 years."

Mr. Batdorf: "We would like to make modifications. What do the modifications cost?"

Mr. Gray presented a list of items to potentially remove from the fire station design, including a bay, bay dormers, the rear drive apron, part of the bio-retention, the training room, the rear doors, and the fitness room. The list included estimated cost of redesign.

Mr. Manns: "The vetting process has been extensive on wants versus needs. Fundamentally, there are 2 ways to cut the building: quantity versus quality."

Mrs. O'Leary: "I am insulted that you would suggest that the Board would not deliver a high quality building. The Township has other public spaces that could be used as a meeting room for the fire department. I would like to cut the training room and the two bathrooms associated with that space. We want to maintain the red [fire operations] part of the building."

Chief Beane: "The training room is a valid part of the program. The whole point is to be able to get up from a training class and go right to the turnout gear and bay area to respond to the fire call. If the volunteers are in a different building, that will increase the time that it takes to get to the turnout gear and bay area."

Mrs. O'Leary: "The building would only be feet away and the firefighters do that currently. I would like to make the exercise room a training room."

Mr. Scott Brady: "We have come down from that \$13 million figure." He asked the Township to review the value engineering list.

Mr. Manns described to the Board that the current estimate is a conservative estimate. The goal is to get under the estimated cost. The estimated cost is the ceiling number and not the floor number. Mr. Gray went over the value engineering document items. He listed example of items that could be classified as alternatives, such as the MMA floor and the bifold doors.

Mrs. O'Leary: "This building needs to be \$10 million, including contingencies."

Mrs. Hoover: "The training room will cost \$600,000, when we can retrofit the recreation center and it won't cost \$600,000."

Mr. Manns: "This is a programming decision by the stakeholders."

Mrs. O'Leary: "You are looking at them. People will complain."

Mr. Scott Brady: "Please give those residents a chance to reach out to see what the firefighters are dealing with at the current stations. Please give us the opportunity to explain it to them."

Mrs. O'Leary: "It won't matter."

Mrs. Hoover: "Where is the public now?"

Mr. Manns: "We hired a third party independent cost estimator to provide the numbers. The estimator was conservative with the cost. Location plays a huge part in the numbers calculated. It would cost more per square foot if building the fire station in California than it would be to build it in Berks County."

Mrs. O'Leary: "Yeah, conservative to the point of not affordable."

Mr. Manns: "Does the Township believe the training room will be a necessity in the future?"

Mrs. O'Leary and Mr. Batdorf: "No."

Mr. Jeff Brady: "How much would it cost to renovate the Recreation Center?"

Mr. Manns: "I have seen the snowball effect occur when it comes to retrofitting a building. One needs to be mindful of all the unexpected costs."

Mrs. O'Leary asked Chief Beane: "How many people attend training?"

Chief Beane: "It varies and it depends on what is being taught at the class."

Mrs. O'Leary: "You are not answering my question!"

Chief Beane: "I am answering your question. It depends on the class."

Mrs. O'Leary: "This should not be a public building."

Chief Beane: "The fire house is a public building. It is a staple in the community where residents come to seek help."

The Volunteer Firefighters in the audience listed examples of residents coming to the fire house for help.

Mr. Scott Brady: "With all due respect, I have been around the Township for some time now and some projects don't get completed even though the Township says they will do the project."

Mrs. O'Leary: "If I say I will do it, I will do it!"

Mr. Manns proposed an alternative for the training room and the bathroom space: the shell of the training room and bathroom could still be constructed. If the Board decides at a later date to finish those rooms, they will be able to. Mr. Manns gave the analogy of an unfinished basement.

Mrs. O'Leary to Mr. Thompson: "I would like to move the day room up to where the public bathrooms are currently located on the drawing. We have measured and it would fit."

Mrs. Hoover: "We would like to make the bunk rooms smaller."

Mrs. O'Leary: "If we pay for the reengineering, what do you care?"

Mr. Manns: "I am passionate about my work. It has also taken a lot of effort."

Mr. Evans stated that a certain amount of design was needed to do an estimate.

Mr. Sam Kalbach: "The Township will only get bigger over time."

Mrs. O'Leary and Mrs. Hoover: "No."

Mrs. O'Leary: "The Township will not be getting bigger. We are land locked."
Mr. Kalbach: "There is developable land."
Mrs. Hoover and Mrs. O'Leary indicated that there is almost no developable land left.
Mr. Kalbach: "We need to provide comforts for the volunteers."
Mr. Manns requested for the opportunity to design within a cost constraint named by the Board.
Mr. Miller: "I vote for the building as designed. I do not vote with Sheri and Ruth."
Mr. Thompson: "The \$10 million target – when was this developed?"
Mrs. O'Leary said that she asked Mr. Setley how much bond revenue could be received for .5 mill in real estate tax and it was \$11 million.
Mrs. O'Leary: "We need wiggle room."
Mr. Manns: "They implemented 8 sets of contingencies to allow for pricing modifications to occur. The construction contingency is built within the section cost at 10%. I recommend reducing design contingency to 5% which would reduce the total contingency to 15%."
Mr. Miller: "Why is the overhead cost and profit at 8%?"
Mr. Manns: "We must acknowledge there will be a profit with the contractors."
Mr. Setley: "Mrs. O'Leary, are you knocking out items because you don't want them? Or, if the cost is lower, would you include them?"
Mrs. O'Leary: "A little of both."
Mr. Batdorf: "I would like to know what it would cost, if the fire training room was cut, what is the appropriate savings. These decisions are not easy to make."
Ms. Johnston referred to the list of reductions presented at this meeting. She also reviewed a list of cost reductions that she prepared for a potential \$2.2 million in cuts. She stated that some items could be taken out completely and others could be used as alternate bids.
Mrs. O'Leary: "When it comes to the landscaping, we only want you to do the grading and seeding."
Mr. Gray: "If all things go well, we would be out to bid by end of June 2020."
Chief Beane: "The number of bathrooms may be cut down if the outer wall of the training room was cut down to allow for a 40-person occupancy instead of 60."
Mr. Mann: "Time does have a true impact on cost."
Mr. Setley: "You can estimate 8% for yearly escalation."
Mrs. Hoover: "Ok. Keep the shell of the training room and use alternates."

The Board discussed approving the design layout, but setting a budget maximum of \$10 million and using bid alternates.

ON MOTION OF MR. MILLER, SECOND OF MRS. HOOVER, A UNANIMOUS VOTE APPROVING THE DESIGN TEAM TO PROVIDE THE APPROPRIATE STRATEGIES USING ALTERNATE BID CONDITIONS TO DELIVER THE BASE BID WITHIN THE ESTABLISHED BUDGET OF \$10 MILLION.

Ms. Johnston: "Is one of the design alternates the width of the rear apron?"
Mr. Gray: "Yes, it will be looked into to see if it is cost efficient to remain as an alternate."
Chief Beane: "The intent is to run the lighter vehicles out the back."
Mr. Jeff Brady thanked the Board of Commissioners on behalf of the volunteer firefighters.

B) All Hands Meeting 9/9/19 at 7:00 p.m.

C) Civil Service – Firefighters

1) meeting advertised 09/10/2019 at 4:45 p.m.

COMMISSIONERS

A) Executive Session

9:04 p.m. – The Board of Commissioners went into executive session to discuss
1 item consulting with the solicitor.

9:23 p.m. – The meeting reconvened. Mr. Setley stated that the Board of Commissioners had
discussed 1 item consulting with the solicitor.

ADJOURNMENT

**ON MOTION OF MRS. HOOVER, SECOND OF MR. BATDORF, A UNANIMOUS
VOTE ADJOURING THE MEETING AT 9:25 P.M.**

Respectfully submitted,



Latoya Procopio
Township Secretary