



Meeting Minutes

WARRINGTON COMMUNITY ROOM TASK FORCE

February 18th, 2022

2:00 PM

Weekly Hybrid Meeting Held Both In Person At The Township Building And Via Zoom

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Task Force Members Attendance: Rick Weiss, Andy Oles, Kris McCann, Bill Connolly, Michael Diorka

Contributing Public Attendance: Barry Luber, Ivy Ross, Fred Gaines, Don Scott Jr., Ruth Schemm, Russ Diamond, Fred Suffian, Vanessa Maurer.

APPROVAL OF MINUTES

- February 11th, 2022, Minutes Approved

PUBLIC COMMENTS (*The Board will hear from any interested resident or taxpayer who would like to comment on an item not on this evening's agenda. Respondents are asked to keep their comments to 3 minutes.*)

- Fred Suffian had a question- Will energy efficiency be a part of the presentations today? For instance, an HVAC system that is compatible with the solar panels?
 - Rick Weiss answers Fred: Yes, that is the goal, it was included in the letter of solicitation to the two firms that are presenting today.

PRESENTATIONS BY GROUPS OR INDIVIDUALS BY INVITATION (The presentations today will occur during new business items)

OLD BUSINESS: (Bookmarks)

1. Ongoing "Facility Needs" Conversation as to Public Service and Public Needs

NEW BUSINESS

1. **2:15 – 2:45 Presentation Phillips & Donovan Architects, LLC**

-Introduction and examples of other projects they have done in the area

- Rick Weiss reiterates our budget of \$1.1M, and that we are focused on that number. We have reduced the number of bathrooms, lessened square footage, and the concession area has been downsized. Rick also clarifies what the Community Room will be used for.
- Rick Weiss clarifies that it is more focused on Lions Pride, than “supporting” the soccer fields.
- Barry Luber clarifies that the original concept was for 170 people, now it is 70 people. The building itself will be smaller than original plans.
- Discussion on LEED’s certification, and how we’d like to work towards that as best we can, but within budget.
- Bill Connolly asks about designing to costs: What steps will you take to make sure the final design fits our budget?
- Phillips and Donovan recommends that we get a third-party cost estimator. He also says that they would “reign in” their design to try to fit within the budget.
- Bill Connolly asks about energy conservation, what can be done within budget constraints to make the building as efficient as possible?
- Phillips and Donovan responds that solar panels are very expensive, and there are alternative ways to save energy.
- Rick Weiss explains that part of our grant included solar panels, so we will focus on them being used for this building.
- Fred Suffian comments: We are working with two solar panel companies and they had similar ideas to Phillips and Donovan’s ideas. The ballpark estimates for our solar panels would be about \$25-\$35k for 24 panels on the roof.
- Michael Diorka asks if we should see a cost estimate with solar panels, and without solar panels.
- There is a discussion that solar power will absorb some of the costs of the building, but will not power all the needs of the building completely.
- Michael Diorka asks- Can the building be built for \$1.1M knowing that is the total project costs?
- Phillips and Donovan comments that it is a very tight budget and doesn’t leave much room.
- Bill Connolly clarifies that we can build something for \$1.1M, whether it is something we are satisfied with is a different story. (focus on quality work, but within budget)
- Various “cost factor” topics are discussed, focused on the budget of \$1.1M.
- Rick Weiss asks- What we were just discussing was focused around project managers, and we intend to interview project managers as well. Rick’s question is: Do you manage projects?
- Phillips & Donovan answers that they do not offer a pure “Project Manager”, and they say a Project Manager may not be needed for this size project, or you can use the someone in the Township for that role (Rick Weiss clarifies this answer for the audience/task force)
- Fred Gaines inquires about multiple options being offered, and possibly eliminating/adjusting some aspects of the building to fit within budget. (Rick Weiss confirms “agreed”)
- The Phillips and Donovan presentation session has ended.

2. 3:00 – 3:40 Presentation GKO Architects LLC

- Michael O'Rourke from GKO presents to the task force.
- Timeline of the grant discussion ensues, Barry Luber clarifies timeline
- Discuss of the budget ensues, Barry Luber clarifies the budget number
- Andy Oles comments: We are replacing a building with a very similar size building, so it shouldn't change the footprint too much, which will make things easier for drainage, etc.
- Bill Connolly asks about how GKO designs a project to cost.
- Michael O'Rourke speaks to a value engineering strategy, staying disciplined to the budget early and throughout the construction.
- Ivy Ross and Andy Oles lead a discussion about the foundation that is currently there, compared to what will be needed for the new building.
- Bill Connelly and Fred Suffian lead a discussion about cold temperature/high energy heat pumps, along with energy efficiency.
- Michael Diorka leads a discussion on the overall structure of the building, including ceiling height, utilization of space, and acoustics of the building.
- Michael Diorka asks if a Township Engineer could work on this project. Michael O'Rourke answers that this building is on the smaller side, so GKO could handle the construction management and the design. (Andy Oles asks him to confirm this, the answer is yes)
- Rick Weiss asks Michael O'Rourke- GKO could handle the whole scope of this job? Design Team and Project Manager?
- Michael O'Rourke confirms the answer is "yes". They would handle the entire scope of the job, beginning to end.
- End of GKO's presentation

3. Discussion of Candidates (Executive Session Allowance)

- Rick Weiss- GKO is capable of project management, Phillips and Donovan is not. It will save us money, and one "boss" for this size project may be the way to go.
- Andy Oles - Both firms said similar things, that it is not that big of a project (is a project manager needed?)
- Bill Connolly comments that it will save us money.
- Barry Luber estimates it would be \$25k to \$50k to hire a project manager.
- Andy Oles comments - We were going to interview project managers next week, is that the way we still want to go?
- Discussion ensues among the task force, do we need a project manager for a job of this size? The task force decides that we do not need to interview project managers next week. This leads to a discussion of how GKO can offer project management, which is helpful in terms of budget, streamlining the project, etc., this is a major difference between the two firms that were interviewed today.

4. Vote to Recommend Design Firm to Board of Supervisors (Executive Session Allowance)

- **Rick Weiss asks for a Motion: We recommend to the Board of Supervisors to hire GKO for both our Design Firm and Construction Management firm for the new Community Room.**
- **The Motion is passed 5-0.**

5. Time Frame for Future Meetings; Working With Design Team

- Discussion ensues on timing of when this can this be placed on the Board of Supervisors agenda. It will be on the March 8, 2022, agenda. In the meantime, we will let GKO know they are being recommended for the project.
- It is decided that the Task Force will go on hiatus until a Design/Management firm is hired. The task force will meet prior to a meeting with that firm to finalize the design.
- Meeting adjourned.

ADJOURNMENT 4:27pm