

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

Special Meeting
Thursday, May 3, 2018
6:00 PM

I. ATTENDANCE

The Board of Supervisors held a special meeting on Thursday, May 3, 2018, at the Ferguson Township Municipal Building. In attendance were:

Board:	Peter Buckland	Staff:	Dave Pribulka, Township Manager
	Steve Miller		Dave Modricker, Public Works Director
	Laura Dininni		Eric Endresen, Director of Finance
	Sara Carlson		Steve MacDonald, Road Superintendent
	Tony Ricciardi		Bruce Houck, Township Mechanic

Others in attendance included: Wes Glebe; Galen Dreibelbis; Tom Songer II; Kurt Homan; and John D. Hajduk

II. CALL TO ORDER

Mr. Buckland called the Thursday, May 3, 2018, special meeting to order at 6:00 p.m.

III. CITIZENS INPUT – none noted.

IV. DISCUSSION OF NEW PUBLIC WORKS MAINTENANCE FACILITY

Mr. Pribulka provided an introduction on the project including staff and Board priorities; the engagement of Greenfield Architects; and the development of the Basis of Design. Mr. Modricker further detailed the process that has taken place to date. Mr. Modricker reviewed the budget, which initially stood at approximately \$3 million total, and further reviewed the schematics and estimated budget prepared by the architects. Mr. Modricker advised the Board that the preliminary estimate is approximately \$7.1 million. Mr. Modricker continued to review “value engineering” estimates and schematics prepared by the architect with the goal of reducing costs while still meeting the Basis of Design and staff needs. Approximately sixty percent (60%) of the design has been completed to date. Mr. Endresen reviewed cost options and debt service.

Mr. Buckland opened the floor to citizen’s comments.

Mr. Dreibelbis asked about solar installations. Specifically, Mr. Dreibelbis was concerned that solar panels are expensive and do not yield a return on investment. Designing the facility, he added, to face a southerly orientation for optimal solar capture is not a prudent way to approach building design. He further added that the Township could not take advantage of tax credits given that it is a tax-exempt entity. Mr. Modricker responded that the Township could consider a Power Purchasing Agreement with a private party that would allow that party to receive tax credits and pass the savings along to the Township.

Mr. Hajduk introduced himself as the Director of the Penn State Facilities Engineering Institute. Mr. Hajduk expressed preliminary concern over the cost estimates, stating that they are inconsistent with the estimates he is seeing in the market. Mr. Hajduk continued to state that the Township should have no problem constructing a facility within the budget originally proposed and achieve its intent. He offered to review the estimate in further detail at no cost to the Township.

Mr. Glebe inquired about the savings the Township would realize without the wash bay.

Mr. Songer asked about the cost of the fueling facility. Mr. Songer suggested the Township explore options such as fleet fueling contracts with private facilities or an agreement with CATA or State College Borough. Mr. Songer added that the Township should look at prototype designs used by PennDOT to see if that would fit its needs.

Mr. Buckland opened discussion up to the Board. Mr. Miller opined that he would prefer not to sacrifice the Township's needs in the interest of saving money. He expressed concerns that, in doing so, the Township will have to build another building to fill the gap in the short term. Mr. Ricciardi agreed, and inquired about the difference between the estimated cost and the budget. Mr. Pribulka responded that the difference may be in labor costs, costs of steel and material, LEED design initiatives, and other areas, but it is difficult to pin it down to one or two cost drivers.

Ms. Carlson agreed with Mr. Miller, and further expressed concern about giving up amenities that the Township already has, such as eliminating the fueling facility and not replacing the existing one, in the interest of cutting costs.

Ms. Dininni reviewed the questions in the agenda. She advised that LEED Gold is not a strict requirement of hers, and that deviation from that in the interest of cost savings is possible. The Board reached consensus around this point. Ms. Dininni continued to add that changes in her priorities given cost include additional fitness equipment and recreation trails. Stormwater management remains a high priority, as well as using concrete instead of asphalt. Ms. Dininni requested that staff review alternate fueling options including privatization and contracting with State College Borough. Ms. Dininni inquired about whether the new facility could accommodate additional staff in the event that costs could be offset by assuming responsibility for maintenance and operations of Township parks.

Mr. Buckland advised that the Basis of Design has not changed. LEED Gold is a way to drive aspiration and not necessarily an immovable priority. Rather, Mr. Buckland is interested in achieving a high-efficiency building. Mr. Buckland made a motion to **direct** staff to engage Mr. Hajduk and the Penn State Facilities Engineering Institute to review cost estimates of the facility. Ms. Dininni seconded the motion. The motion carried unanimously.

Mr. Buckland reviewed his idea about exploring a regional Power Purchasing Agreement that may achieve an economy of scale and reduced pricing that may further reduce our operational costs associated with the new facility.

Mr. Miller suggested that staff have a discussion with State College Borough regarding the utilization of their fueling facility.

V. **ADJOURNMENT**

Mr. Buckland called for adjournment. With no further business to come before the Board of Supervisors, Mr. Ricciardi made a motion to adjourn the meeting. The meeting adjourned at 7:42 p.m.

Respectfully submitted,



David Pribulka, Township Manager
For the Board of Supervisors