



Board of Commissioners

[Agenda Link](#)

Date received: 10/27/2023 @ 1502
Date & Time posted: 10/27/2023 @ 1929

[Minutes Link](#)

Date & Time posted:
11/15/2023 @ 0917

Special Meeting Agenda & Minutes

Date: Monday, October 30, 2023

Location: 1014 Darby Rd, Havertown, Pa., 19083

Time: 7:00 P.M.

AGENDA

**SPECIAL MEETING
Board of Commissioners
Commissioners Meeting Room**

**October 30, 2023
Monday, 7:00 p.m.
Township of Haverford**

1. Opening of Meeting

- a. Roll Call**
- b. Pledge of Allegiance**

2. Citizens Forum – 20 MINUTES – AGENDA ITEMS ONLY

3. Contract Awards for the Library Renovation and Expansion Project

Motion: to award the General Construction Contract to _____ in the amount of \$ _____ ; submitting the lowest responsible bid.

Voting order 1 2 3 5 7 8 9 4 6

Motion: to award the Plumbing and Fire Protection Construction Contract to _____ in the amount of \$ _____ ; submitting the lowest responsible bid.

Voting order 1 2 3 5 7 8 9 4 6

Motion: to award the HVAC Construction Contract to _____ in the amount of \$ _____ ; submitting the lowest responsible bid.

Voting order 1 2 3 5 7 8 9 4 6

Motion: to award the Electrical Construction Contract to _____ in the amount of \$ _____ ; submitting the lowest responsible bid.

Voting order 1 2 3 5 7 8 9 4 6

4. Ordinance No. P11-2023 Acquisition of 1 Mill Road (2nd Reading)

Motion: to adopt the second reading of Ordinance No. P11-2023 authorizing the acquisition of 1 Mill Road, Havertown, Pa, by deed in lieu of condemnation; subject to review, acceptance and approval of the final agreement by the Township Solicitor and by the Township Manager.

Voting order 1 2 3 5 7 8 9 4 6

5. Adjourn

October 27, 2023

Dave Burman- Township Manager
Haverford Township
1014 Darby Rd.
Haverford, PA 19083

RE: Haverford Township Free Library Renovation & Addition Project Bid Award Recommendation

Mr. Burman,

On October 26, 2023, the bids for the Haverford Township Free Library Renovation & Addition Project were received and publicly read aloud at the Haverford Township Municipal building. Below is a summary of the four low Prime Contractors base bid amounts and the alternates the Library recommends being accepted. The bids have been reviewed by the Township's Solicitor who confirmed all the paperwork submitted in the bids are in compliance with the project specifications. We recommend the Board of Commissioners approve moving forward with the contracts as shown below.

General Construction Contract

Rycon Construction, Inc.- Base bid \$9,990,000. Alternate 3 for an add of \$15,694.00, Alternate 7 for an add of \$11,072.00, and Alternate 11 for an add of \$2,699 are recommended to be added to their contract for a total contract value of \$10,019,465.00.

Mechanical Contract

Dolan Mechanical, Inc.- Base bid is \$2,276,000.00. There are no Alternates for this contract so total contract value will be \$2,276,000.00

Plumbing Contract

Dolan Mechanical, Inc.- Base bid is \$923,000.00. Alternate 10 for an add of \$10,000 is recommended to be added to their contract for a total contract value of \$933,000.00.

Electrical Contract

AJM Electric, Inc.- Base bid is \$1,641,930. Alternate 8 for a credit of \$6,800, Alternate 9 for a credit of \$4,500, and Alternate 11 for an add of \$5,200 are recommended to be added to their contract for a total contract value of \$1,635,830.00

Total Hard Cost for Construction for the four Prime Contracts is \$14,864,295.00

These recommended contracts are a total overrun of \$360,421 over the hard construction costs that were budgeted for the project at \$14,503,874. However, the overall project budget can absorb this overrun with project contingency. We will look for other cost saving opportunities throughout the project on various soft costs and Owner direct purchased items.

Please let us know if you have any additional questions. We look forward to getting the project moving forward!

Sincerely,

Kenneth C. Matthews

Kenneth C. Matthews

President

C.B. Development Services, Inc.

CC: Aimee Cuthbertson, Sukrit Goswami, Phil Goldsmith

ORDINANCE NO. P11-2023

**AN ORDINANCE OF THE TOWNSHIP OF HAVERFORD, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING THE ACQUISITION OF 1 MILL ROAD,
HAVERTOWN, PA, BY DEED IN LIEU OF CONDEMNATION SUBJECT TO
REVIEW, ACCEPTANCE AND APPROVAL OF THE FINAL AGREEMENT BY THE
TOWNSHIP SOLICITOR AND BY THE TOWNSHIP MANAGER**

WHEREAS, Title 61 Section 91.193 of the Pennsylvania Code and Section 707, Paragraph A of the Home Rule Charter of Haverford Township requires the Township to pass an ordinance to receive the permitted tax exemption when a property is obtained through a deed in lieu of condemnation;

WHEREAS, the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania (“Haverford Board of Commissioners”), has determined that the acquisition of the property known as 1 Mill Road, Havertown, PA and identified by Delaware County Tax Folio No. 22-07-01056-00 (the “Property”) by a deed in lieu of condemnation is in the best interests of the residents of the Township;

BE IT ENACTED AND ORDAINED by the Haverford Board of Commissioners, and it is enacted and ordained by the authority of the same:

SECTION 1. Pursuant to Section 707, Paragraph A of the Home Rule Charter, the Township hereby authorizes the Township Manager to execute an Agreement of Sale for the purchase of the Property for Six Hundred Seventy-Five Thousand Dollars (\$675,000.00) in lieu of condemnation of the Property. Final authorization to purchase the Property is subject to review by the Township Solicitor and further subject to the approval of the Township Manager of the final Agreement.

SECTION 2. The Township Manager is hereby authorized by the Haverford Township Board of Commissioners to take all actions necessary to facilitate this Ordinance including, but not limited to, executing documents on behalf of the Township as required to fund, purchase, access or utilize the above property, including the execution and recording of a deed in lieu of condemnation, or to establish and execute any necessary agreements and easements related to the purchase and/or development or occupancy of the property or adjoining properties.

SECTION 3. Any ordinance or part of ordinance to the extent that it is inconsistent herewith is hereby repealed.

SECTION 4. This Ordinance shall become effective on the date of its adoption.

ADOPTED THIS 30TH DAY OF OCTOBER, 2023.

TOWNSHIP OF HAVERFORD

By:

C. Lawrence Holmes, President
Board of Commissioners

ATTEST:

David R. Burman
Township Manager/Secretary

MINUTES

**SPECIAL MEETING
Board of Commissioners
Commissioners Meeting Room**

**October 30, 2023
Monday, 7:00 p.m.
Township of Haverford**

1. Opening of Meeting – President of the Board, Larry Holmes, opened the meeting.
 - a. Roll Call – All Commissioners were present at roll call: Commissioners Gondek, Forste-Grupp, McCloskey, Cavender, Quinn, Hart, Wechsler, Trombetta and Holmes.
 - b. Pledge of Allegiance

2. Citizens Forum – 20 MINUTES – AGENDA ITEMS ONLY

Todd Hall – 2nd Ward Resident

Mr. Hall is concerned about the cost, use of the library and to please keep careful watch on spending.

Jim Hazelton

The library dollars don't add up.

Monet Riley – 9th Ward Commissioners Candidate

Kids have a place to go and residents want to live here.

Bob Brennan

Library renovation is a great idea but dollar wise, it is too high. The house purchase is also a big mistake for only 11 spaces.

Joe Lynch

Mr. Lynch is against the library cost and the traffic that will be generated on Mill Road. The economics don't make sense.

Fran McHugh

Ms. McHugh wants to know what the cap is on spending?

Diane Amateo – Earlington Road

Ms. Amateo stated that the first renovations at the library were in 1979. This location is the heart of the community and supports library renovations.

Ms. Ander fully supports the library. All her children used it regularly.

END OF REGISTERED SPEAKERS

RESPONSES TO CITIZENS FORUM

Commissioner Holmes also indicated that we needed 10 spaces for Zoning Hearing Board Approval. We are not limited to 11 spaces.

The CAP: We will budget and have a contingency. The Bond is for \$25,000,000 which does include other projects. \$21.8 cost includes money that we have received from ARPA (\$3 million) and Grants (\$3 million).

Commissioner Gondek also tried to explain the budget financial process.

Mr. Ken Matthews does not foresee any problems with the Responsible Contractors Ordinance.

Commissioner Quinn also raised concerns on more cars travelling within the area streets and if trees will be planted between the parking lot and the homeowner next door.

3. Contract Awards for the Library Renovation and Expansion Project

Motion made by Commissioner Forste-Grupp and seconded by Commissioner Trombetta to award the General Construction Contract to Rycon Construction, Inc. of Philadelphia, PA in the amount of \$10,019,465; submitting the lowest responsible bid.

All Commissioners Voted Yes: Commissioners Gondek, Forste-Grupp, McCloskey, Cavender, Quinn, Hart, Wechsler, Trombetta and Holmes.

Motion made by Commissioner Forste-Grupp and seconded by Commissioner Cavender to award the Plumbing and Fire Protection Construction Contract to Dolan Mechanical, Inc. of Sicklerville, NJ in the amount of \$933,000; submitting the lowest responsible bid.

All Commissioners Voted Yes: Commissioners Gondek, Forste-Grupp, McCloskey, Cavender, Quinn, Hart, Wechsler, Trombetta and Holmes.

Motion made by Commissioner Forste-Grupp and seconded by Commissioner Wechsler to award the HVAC Construction Contract to Dolan Mechanical, Sicklerville, NJ in the amount of \$2,276,000; submitting the lowest responsible bid.

All Commissioners Voted Yes: Commissioners Gondek, Forste-Grupp, McCloskey, Cavender, Quinn, Hart, Wechsler, Trombetta and Holmes.

Motion made by Commissioner Forste-Grupp and seconded by Commissioner Hart to award the Electrical Construction Contract to AJM Electric, Inc. of Chester, PA in the amount of \$1,635,830; submitting the lowest responsible bid.

All Commissioners Voted Yes: Commissioners Gondek, Forste-Grupp, McCloskey, Cavender, Quinn, Hart, Wechsler, Trombetta and Holmes.

4. Ordinance No. P11-2023 Acquisition of 1 Mill Road (2nd Reading)

Motion made by Commissioner Forste-Grupp and seconded by Commissioner Trombetta to adopt the second reading of Ordinance No. P11-2023 authorizing the acquisition of 1 Mill Road, Havertown, Pa, by deed in lieu of condemnation; subject to review, acceptance and approval of the final agreement by the Township Solicitor and by the Township Manager.

All Commissioners Voted Yes: Commissioners Gondek, Forste-Grupp, McCloskey, Cavender, Quinn, Hart, Wechsler, Trombetta and Holmes.

5. All Commissioners agreed to adjourn.