

CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS
730 CHAMBERSBURG ROAD., GETTYSBURG, PA 17325
FEBRUARY 18, 2025 – 3:30 P.M.
BUILDING WORKSHOP AGENDA

Present were Supervisors: Phiel, Ramsburg, Brauning, and Sheppard. Also present were Township Manager David Blocher, Building Consultant Andy Brough, Solicitor Sam Wisner, Chief of Police Matthew Trostle, Road Superintendent, Chris Walter, Treasurer Camie Stouck-Phiel, Secretary, Michele Long. Supervisor Biggins was absent.

The Workshop was called to order at 3:36 p.m.

Pledge of Allegiance

Public comment: *“Citizens may individually address the Board of Supervisors for a maximum of three minutes. Prior to addressing the Supervisors, please state your name, address, and, if applicable, the organization that you represent.”*

No Public comment

Mr. Pheil announced that we would be rearranging the agenda, moving item 5 regarding the asbestos remediation work that needs to be completed at the current Township Building to item number 1 as this has to be completed prior to any other work being discussed.

Asbestos Remediation work to be completed at Township Building prior to Building remodel (informational/motion suggested)

Mr. Blocher, Township Manager, explained that through a required environmental study the Township received a result of needing to have asbestos remediation in the current building along with an air quality test. Four quotes were obtained with First Capital Insulation coming in with the lowest quote of \$19,421.00.

Mr. Brauning made a motion to approve the asbestos remediation work to be completed by First Capital Insulation in the amount of \$19,421.00, seconded by Mr. Sheppard and approved. 5-0

Bid Review with bid alternates for the Township Building Renovation (informational)

Mr. Blocher reviewed the bid and alternates with a map visual. Mr. Blocher announced the current low bids which were received through the Pennbid system. Mr. Blocher continued to review the bid alternates in detail. Mr. Blocher first reviewed the heavy duty asphalt paving alternate which is being recommended to place on hold at this time. Mr. Walter and Mr. Brough discussed this paving adding that the area which is outlined in red on the map already has an 8 inch stone and 6 inches of asphalt which is more than enough at this time. Mr. Brough felt it would be better if we wait until the contractor is onsite to discuss completing this section and negotiate a price to complete at that time. Mr. Wisner stated that the proposal is to reject the scope of alternate 1 for now with the goal of reassessing the scope of the work in the near future as the project moves on.

Mr. Blocher stated that alternate 2 will be adding bullet resistant window film to windows at the entrance. There may be other windows with this to be added depending on cost.

Alternate 3 is for adding a new folding partition in the meeting room. Mr. Blocher explained there was only \$1,500.00 difference between taking an old partition wall and moving it to the new building with

no warranty when we could get a brand-new partition wall for \$1,500.00 extra which will have a warranty.

Mr. Blocher stated that alternate 5 is for an integral epoxy base being added in lieu of vinyl cove base, the floor will roll up the wall to help with dirt and cleaning.

Alternate 6 is for the addition of police personnel lockers.

Mr. Blocher explained that bid alts 7-9 are if the Township would decide they didn't want to continue to fix the outbuildings these could be extracted from the bid. These will be discussed later adding that the building committees recommendation is to proceed with these.

Bid alternate 10 & 11 are to add impact resistant stainless-steel bollards to protect the building in the front. These are part of the LSA grant to cover costs for security. Mr. Blocher stated bid alt. 11 is for the gate and security fencing for police and admin entrances. Police will have push button to access the gate so there will be no delay in response time. Erin with Warehaus showed the gates and fencing to the Board on the plans.

Mr. Blocher stated the bid alts were all recommended by the Building committee. The total investment on the building as recommended by the building committee is \$4,311,954.00.

Review funding for Township Building Renovation (informational)

Mr. Blocher stated that he met with the Finance Committee regarding financing of the renovations. There are a couple different options, trying to keep in mind that there can be possible change orders and things that come up which were not thought of, even with all of the things we have done to prepare. Mr. Blocher reviewed the Finance Committee overview with the Board discussing finances including the grant money that will be received and if the Township should utilize its building fund saved money. The Township has budgeted around a \$12,000.00 monthly payment estimate. Mr. Blocher stated they can use the \$750,000.00 that the Township currently has saved to put towards this project or Mr. Blocher along with the finance committee feels safe borrowing between 1.5-2 million will take care of work necessary and will give room to not cut items short. Mr. Blocher stated he feels secure with the money available for the project. Mr. Wisner noted that over half of the building will be funded by grants and there is saved money available, which is great fiscal responsibility from the Township. Mr. Blocher stated the estimated move in date is now March 2026 with the outbuildings taking an additional month. Tentative groundbreaking will be pushed into April after discussions from schedules.

The workshop was adjourned at 4:10 p.m. with no executive session.

Michele Long, Township Secretary

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_____) Supervisors
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