

CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS
730 COUNTRY CLUB LANE., GETTYSBURG, PA 17325
NOVEMBER 12, 2024 – 4:45 P.M.
SPECIAL MEETING AGENDA

The Special Meeting was called to order at 4:51 p.m.

Pledge of Allegiance

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

No Public comment

Mr. Blocher, Township Manager, explained that we have received \$100,000.00 from the LSA Grant and we also received \$700,000.00 in RACP funding. This gives the Township approximately 50% of funding for the building remodel to be supplied by grants. Also in the packet is a building overview for everyone’s information.

Mr. Blocher continued to discuss the professional service agreement with Kinsley Construction which was entered into in 2023. This agreement allowed the Township to have Kinsley as a construction management company also for the project. Mr. Blocher stated that the building committee has decided they do not want to use Kinsley Construction for the management portion of this project. Along with that they are also recommending removing the bid services portion from the Kinsley professional services agreement.

Mrs. Ramsburg made a motion to approve the change order to the professional services agreement with Kinsley Construction for design services, seconded by Mr. Brauning and approved. 5-0

Mr. Blocher explained that with the building remodel we need to have an environmental phase one study performed. Mr. Blocher stated that there are not many companies that perform these types of studies and with the recommendation from Kinsley and Warehaus Juniper Environmental LLC submitted a proposal. This work is to ensure there are no environmental hazards within the building that may need to be dealt with during the construction phase. Mr. Blocher stated if the Board was so inclined he would recommend Juniper to perform this work.

Mrs. Biggins made a motion to approve the agreement with Juniper Environmental to perform the Phase 1 study for the building renovation, seconded by Mr. Brauning and approved. 5-0

Mr. Blocher apologized for skipping around on the agenda, which they were now going to discuss the Warehaus agreement.

Mr. Blocher stated that he has been working with Erin who is a design professional with Warehaus who has been a wealth of knowledge and very helpful since this has begun. Mr. Blocher stated within the packets was a professional services agreement with Warehaus, adding that there may be a few minor adjustments may still need to be completed on this agreement with Attorney Wisser’s approval. This agreement would allow Warehaus to become our designer for the project. Mr. Blocher also explained that with the previous agreement Kinsley was listed as the design professional but now it would be Warehaus. This will also allow Kinsley to be able to bid on the project. Mr. Wisser reiterated that Kinsley will now have no role in the solicitation, the review or administration of bids. Mr. Blocher

stated that Warehaus will help with the RACP procedures, the administrative tasks such as certified payroll, certified steel, etc.

Mrs. Ramsburg made a motion to approve the professional services agreement with Warehaus Architects and Engineers substantially as the form is presented which will assign them as the design professional for the building remodel, seconded by Mr. Sheppard and approved. 5-0

Mr. Blocher reviewed the professional services agreement with A. Y Brough Consulting. Mr. Blocher explained that with removing Kinsley from construction management services the building committee has recommended A.Y. Brough Consulting to perform those construction management services. Mr. Blocher gave a background of completed projects and construction experience from Andy Brough who is the owner of A.Y. Brough Consulting. This agreement was drafted by our solicitor, his rate is discounted to \$225.00 per hour which will probably calculate to approximately \$30,000-35,000.00 for the entire project. Mr. Wisner stated there is a not to exceed amount however if we feel we need to have more support from him the Township can ask for more support.

Mr. Sheppard made a motion to approve the professional services agreement with A.Y. Brough Consulting LLC., seconded by Mr. Biggins and approved. 5-0

Mr. Blocher stated that Warehaus will be notified, they will make adjustments to the bid package. Hopefully within the next few weeks that bid will be out. The bid will circulate for 45 days, and it will probably be the February 2025 meeting this will be back in front of the board to award bids.

The special meeting was adjourned at 5:11 p.m.

Michele Long, Township Secretary

_____)
_____)
_____) Supervisors
_____)
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