

Meeting Agenda
State College Borough Council
Regular Meeting/Work Session
March 15, 2021
7:00 p.m.

Please note: The Monday, March 15, 2021, Borough Council Regular Meeting/Work Session will be a remote meeting. Public Participation will be available only for those who have registered to attend and participate in the meeting.

To learn more about participating in this meeting, please visit

https://us02web.zoom.us/webinar/register/WN_v5yE3MJoRRikfk2Hy78znQ.

I. Call to Order

II. Moment of Silence and Pledge of Allegiance

III. Roll Call

Ronald L. Filippelli, Mayor
Jesse L. Barlow, Council President
Deanna M. Behring
Janet P. Engeman
Theresa D. Lafer
Peter S. Marshall
Evan Myers
Katherine Oh Yeaple

IV. Virtual Meeting Procedure Overview

V. Proclamations, Resolutions and Special Business

A. Anti-Asian Hate Crime Resolution

Council Member Kathy Yeaple has prepared a resolution she would like to Council adopting this evening. The draft resolution condemns hate, bias and exclusionary behavior towards Asians, Asian Americans and Pacific Islanders.

[Page 7]

VI. Items of Information from Council Members

The Mayor will recognize any member of Council who wishes to bring up an item of information for the benefit of the full Council, including items that members may wish to have added to a future agenda.

VII. Public Hour – Hearing of Citizens

Anyone in the audience wishing to address Council with an item that is not on the agenda and is Borough related should ask to be recognized at this time. Each speaker will have up to four minutes to present comments to Council.

VIII. Consent Items

Recommendation: Staff recommends that Council approve the following consent items. (Attached to the agenda beginning on *Page 17* is the background information.)

- A. Approve Payroll and Accounts Payable vouchers for the month ended February 28, 2021 totaling \$3,792,392.16.
- B. Award a contract to Valley Can Custom Container to provide 24 six- and 12 eight-cubic yard refuse containers and 24 in the amount of \$42,900.00. [*Page 19*]
- C. Award a three-year contract to A.M. Logging, LLC for Yard Waste Grinding Services for an estimated value of \$34,760 per year. [*Page 21*]
- D. Award Project 17-2021 (Window Tint) to PA Window Tint, Inc., in the amount of \$34,269.00. [*Page 23*]
- E. Refer to the Planning Commission request to review the Borough's Inclusionary Housing Ordinance in light of the recent land development proposal at the former Autoport site. Staff requests this referral in support of concerns raised by the College South Neighborhood Association and the Coalition of State College Neighborhood Associations. Council is asked to request a recommendation from the Planning Commission no later than the May 3 meeting.
- F. Approve the purchase of sole-source software services using funds from the 2021 police department budget in the amount of \$33,693 from Cellebrite, Inc. The Centre County District Attorney's Office has reimbursed the Borough \$18,698 for this expense, resulting in a total cost to the Borough of \$15,000.
- G. Approve a noise waiver for Penn State's Office of Physical Plant to perform utility work solely on the Penn State campus that is not located near any residential properties. [*Page 25*]
- H. **Council hereby confirms a vacancy on the Authorities Board for the seat held by Robert Gruver, due to his inability to serve. The vacancy is effective immediately.**
- I. **Appointment the following individuals to the various Authorities, Boards, Commission and Committees:**

Name	Appointment Reappointment	ABC	Term Ending
Rick Ward	Appointment	Authorities Board	12/31/2021

Larry Miles	Appointment	Authorities Board	12/31/2025
Beth Richards	Appointment	Historical Architecture Review Board	12/31/2021
John Trzeciak	Appointment	Transportation Commission	12/31/2023
Heidi Nicholas	Appointment	Zoning Rewrite Advisory Committee	No Term Date

IX. General Policy and Administration - No Business

X. Planning and Zoning

A. Certificate of Appropriateness for 321 Fraternity Row

On October 6, 2020, the HARB reviewed a Certificate of Appropriateness application submitted by Dean Spanos on September 22, 2020. This application proposed to construct an addition by enclosing the front patio and to provide handicap access to the building at 321 Fraternity Row, a contributing property in the Holmes-Foster/Highlands Historic District. At this meeting, the HARB recommended that Mr. Spanos withdraw his application and resubmit after changes were made to the design to have the building better meet the guidelines for a COA. Mr. Spanos agreed to resubmit with a more appropriate design. [Page 27]

On March 2, 2021, the HARB reviewed an updated submission for 321 Fraternity Row that took their feedback into consideration. The HARB recognizes that while the design of the porch enclosure is much improved as compared to the original submission from October 2020, this project ultimately does not comply with many requirements of the State College Design Guidelines. The local historic district ordinance requires that HARB provide specific reasons why the board recommends denial of the COA. Those reason are:

1. Contrary to the General Guidelines on page 36, this addition is NOT minimally visible from the street.
2. Contrary to section 4.1(a) and (b), this addition is NOT subordinate to the structure.
3. Contrary to section 4.1(c) and (d), this addition is flush with or forward of the original structure.
4. Contrary to section 4.2(b), the character-defining features are NOT preserved. Specifically:
 - a. The recessed porch is not preserved,
 - b. The way the shadows define the porch area is not preserved
5. Contrary to section 4.6, the addition is NOT designed to respect the solid-to-void ratio and to preserve the rhythm of doors and windows on, the historic main building.
6. Contrary to section 4.7(a), the roof shape and slope are NOT similar to the original.
7. Contrary to section 4.9, accessibility solutions do NOT have minimum visual impact and are NOT easily reversed.

8. Contrary to section 4.10(a), a new front porch was added.

Thus, the HARB recommends to Borough Council that the Certificate of Appropriateness be denied for the property at 321 Fraternity Row. However, staff concurs with the consultant's recommendation in the updated report that a Certificate of Appropriateness be granted.

Staff Recommendation: Staff recommends Council approve the Certificate of Appropriateness for 321 Fraternity Row.

XI. Parking

A. Approve an Engineering Contract and Authorize the Borrowing for Parking Maintenance Projects

The recently completed Condition Appraisal of the Borough's four parking structures and the resulting proposed parking maintenance projects were presented to Council on March 1, 2021. The significant work items were discussed from the detailed Condition Appraisal completed by Walker Consultants, which was included with the March 1 agenda. Council is now being asked to approve the engineering contract with Walker and to authorize Concord Public Finance to begin soliciting proposals to borrow \$4,000,000 to fund the maintenance projects. The projects will be conducted in 2021 and 2022. [Page 67]

Chris Gibbons from Concord Public Finance, the Borough's Financial Advisor, also attended the meeting on March 1 to discuss the borrowing scenarios. In addition to the new borrowing, Council is asked to authorize Concord Public Finance to solicit proposals for the refunding of the General obligation Bonds, Series of 2016, callable May 15, 2021, in amount \$4,740,000.

Attached to this agenda is the detailed proposal from Walker Consultants to provide consulting services, including design services and construction administration to complete the 2021 and 2022 parking maintenance projects. In addition, attached is a sole-source justification for awarding this professional services contract to Walker.

Staff Recommendation: Staff recommends Council approve the professional services contract with Walker Consultants for design and administration of the parking maintenance projects for 2021 and 2022 and authorize Concord Public Finance to solicit proposals for the \$4,000,000 borrowing for this project, and the refunding of \$4,740,000, General Obligation Bonds, Series 2016.

XII. Public Safety

A. IACP Report and Recommendations Progress Update

On August 11, 2020, the International Association of Chiefs of Police (IACP) presented their report with recommendations on a systematic evaluation of the

operation of the State College Police Department. This project involved a comprehensive and independent assessment of State College Police Department's critical policies, practices, and procedures and provides actionable recommendations in areas in which improvement opportunities were identified.

Following receipt and presentation of the IACP report in August 2020, Chief Gardner formed an IACP Report Implementation Committee to begin to review, assess, and implement the recommendations provided in the report.

Tonight, SCPD staff will provide Council an update on the progress they have made in working towards implementing the report recommendations. Part of the progress they will share is a public dashboard being worked on that will be launched later this month on the Borough's web site. This dashboard will provide public access to each recommendation, the status, and the expected completion period.

No Council action is required.

XIII. Public Works – No Business

XIV. Diversity, Equity and Inclusion

A. Creation of the Progress Review Committee (PRC) for the Task Force on Mental Health Crisis Services Report

On February 5, 2021, Borough Council and the Centre County Commissioners held a joint work session to discuss the Task Force on Mental Health Crisis Services report and recommendations. At that meeting, both boards directed the Borough Manager and County Administrator to work with the Mental Health Task Force Chair to develop a specific charge and parameters for an Ad Hoc Progress Review Committee (PRC). The PRC would be comprised of a diverse representation of the original Task Force to meet periodically to receive updates on the progress being made on Task Force report recommendations. The staff was directed to develop the details for the PRC, including the number of members, committee responsibilities, meeting frequency, duration of the committee, etc.

Included with the agenda [Page 89] is the recommendation from the Borough Manager, County Administrator, and chair of the Mental Health Task Force for the creation of the Progress Review Committee (PRC) for the Mental Health Report.

Staff Recommendation: Staff recommends Council approve the Progress Review Committee.

XV. Official Reports and Correspondence

A. Mayor's Report

B. President's Report

C. Regional Liaisons Reports

- Executive – Jesse Barlow – *Page 91*
- Finance – Evan Myers – *Meet on 3/11*
- Human Resources – Kathy Yeaple – *Page 92*
- Parks Capital – Janet Engeman – *Page 95*
- Public Safety– Peter Marshall – *did not meet*
- Public Services & Environmental – Deanna Behring – *Page 93*
- Facilities – Peter Marshall – *did not meet*
- Transportation and Land Use/MPO – Theresa Lafer – *no report*
- Climate Action & Sustainability – Jesse Barlow – *Page 94*

D. Staff/Committee Reports

- The Metropolitan and Micropolitan Statistical Area Standards Review Committee recommendation or changes to OMB's metropolitan and micropolitan statistical area standards.
- Tempest Productions has submitted a request for the Municipality of State College to issue a letter of support for their grant proposal to create a year-round community engagement and education program in State College. The municipality will be listed as a community partner on the grant application. The grant they are applying for is the Pennsylvania Council on the Arts—Creative Communities Pilot Initiative. Tempest Production would utilize the grant funding to host monthly events proposed would provide educational and cultural opportunities for all ages, from youth to senior citizens, and all cultural groups, promote discussion and relationship-building across communities and provide theatre arts programs to people who might not otherwise have access or opportunities. This proposal aligns with State College's strategic plan critical success factor, Vibrant and Prosperous.
- Municipal Building Update

E. Student Representative Reports

- UPUA – Zachary McKay
- GPSA – Alex Zhao
- SCASD – Clarissa Theiss

XVI. Adjournment

RESOLUTION _____

**Resolution of the Borough of State College Condemning Hate, Bias and Exclusionary Behavior
Towards Asians, Asian Americans, and Pacific Islanders, Hereafter Referred to as AAPI,
Through the Lens of Racial and Social Equity**

WHEREAS, on December 5, 2016, State College Borough Council adopted Resolution 1176, condemning islamophobia, anti-Semitism, xenophobia, sexism, racism, and homophobia, restating the Borough's commitment to serving all people and committing to supporting, promoting, and standing up for the values of inclusion, equity and justice; and

WHEREAS, on January 9, 2019, State College Borough Council adopted resolution 1180, to expressly address the Borough Council's position on immigration enforcement and to recommit to non-discrimination, public safety, and the equal provisions of services; and

WHEREAS, on July 1, 2019, Borough Council adopted Resolution 1230, condemning immigration policies that result in the detainment of immigrant children and separation from their families; and

WHEREAS, on May 18, 2020, the State College Borough Council adopted Resolution 1252, condemning racist and xenophobic hate and bias against AAPI during Covid-19 pandemic; and

WHEREAS, on June 23, 2020, the State College Borough Council adopted Resolution 1258, Demanding Racial Justice, Equity and Action; and

WHEREAS, recent attacks and acts of hate against members of the AAPI community have escalated across the United States with the rise of nativistic attitudes exhibited on social media and broadcast journalism and AAPI groups are being scapegoated; and

WHEREAS, this nation has a history of systemic racism in our institutions and the misconception persists that AAPI are non-American or even foreigners in their own country; and

WHEREAS, this nation's role in over a century of racial targeting of AAPI since the passage of the Chinese Exclusion Act of 1882, the detention of 120,000 innocent Japanese Americans during WWII and more recently the last administration's attempt to add a citizenship question to the United States census; and

WHEREAS, on January 26, 2021, the Office of the President issued an executive order recognizing the federal government's role in furthering harmful acts against members of the AAPI community across the United States; and

WHEREAS, the Federal Bureau of Investigation recognizes the gap in data collection and public reporting of hate incidents, the Office of the President has called for expanding data collection and public reporting of hate incidents; and

WHEREAS, the Office of the President has called for partnership with state and local governments to prevent discrimination against Asian Americans; and

WHEREAS, the Commonwealth of Pennsylvania has issued a statement condemning racial violence against AAPI; and

NOW, THEREFORE, BE IT RESOLVED:

We, the State College Borough Council, remain committed to ensuring that everyone in our community have equitable access to resources and equal protection under the law; and

We, the State College Borough Council, recognize that if a member of our community is hurt or has the potential to be hurt, it must be addressed; and

We, the State College Borough Council, call on our neighbors in State College and surrounding communities to respect human dignity and stop bias, prejudice and hate; and

We, the State College Borough Council, urge all businesses, educational institutions, and community organizations to stop discrimination against patrons and students, and to stand up against acts of hate or bias; and

We, the State College Borough Council recognizes that true change requires participation and acceptance of the larger community; and

We, the State College Borough Council, stand united to make State College a welcoming, safe, livable, and vibrant community for all.

RESOLVED AND ADOPTED at a duly advertised public meeting on this ____ day of _____, 2021.

ATTEST

BOROUGH OF STATE COLLEGE

Sharon K. Ergler
Assistant Borough Secretary

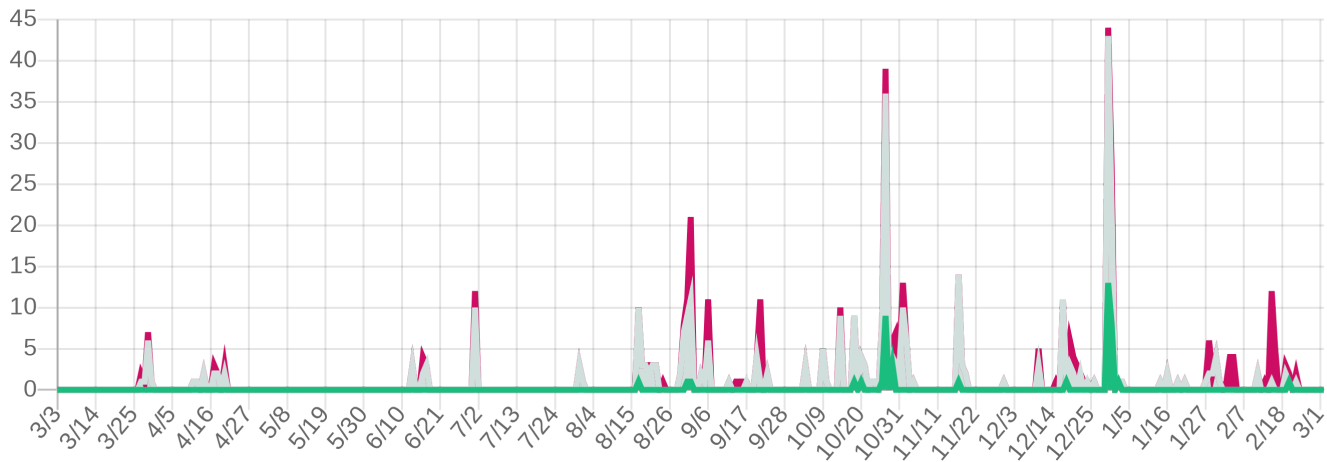
By: Jesse L. Barlow
Council President



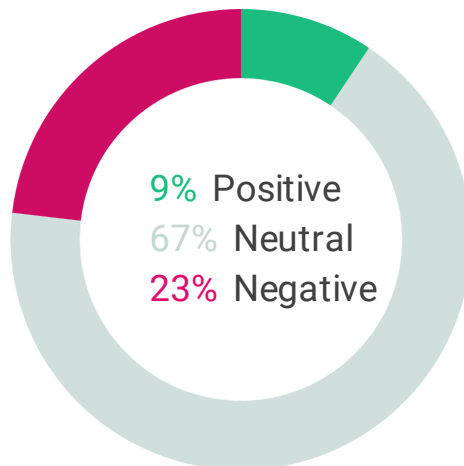
Hate Language Following

Search terms used in this project: chinavirus, "china virus", "wuhan virus", "china joe", chink, chinaman, "chinese virus"

SCORE OVER TIME



SENTIMENT OVERVIEW



Hate Language 03.03.20-03.02.21

TRENDING TOPICS

Public Health 49%

Negative 20% Neutral 69% Positive 11%



Education 29%

Negative 33% Neutral 59% Positive 8%



Political Affairs 7%

Negative 13% Neutral 72% Positive 16%



Public Safety 6%

Negative 27% Neutral 69% Positive 4%



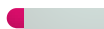
Local Economy 4%

Negative 15% Neutral 80% Positive 5%



Human Relations and Services 3%

Negative 19% Neutral 81% Positive 0%



Cultural Affairs 1%

Negative 20% Neutral 80% Positive 0%



Transportation 0%

Negative 0% Neutral 100% Positive 0%



POPULAR WORDS





INTERACTION COUNT

458

Total Interaction Count

SOCIAL MEDIA SOURCES

Group by Social Network

StateCollege.com 55%

Negative 17% Neutral 72% Positive 12%



Onward State 15%

Negative 24% Neutral 63% Positive 13%



WTAJ-TV 10%

Negative 61% Neutral 37% Positive 2%



State College Area School District 7%

Negative 40% Neutral 53% Positive 7%



WJAC-TV News 6%

Negative 18% Neutral 75% Positive 7%



Comment

12/30/20 04:07 pm



73 interactions in this thread

Public Health > Public Health

Facebook | StateCollege.com

Sent, with love, from China, Joe Biden's best buds, they have lined old Joe's pockets with millions of dollars!

Comment

10/27/20 02:56 pm



39 interactions in this thread

Education > Students and Higher Education

Facebook | Onward State

136 that'll never be sick with the **China virus** again



Hate Language 03.03.20-03.02.21

Comment 11/17/20 02:06 am



19 interactions in this thread

 **Public Health** > Public Health

 Facebook | StateCollege.com

Actual **China virus** or **China virus** related?

Comment 8/31/20 09:56 pm



30 interactions in this thread

 **Education** > Schools

 Facebook | State College Area School District

Bob O'Donnell...you're a frickin idiot. YOU HAVE NO CASES!!!!!!!!!!!! Your staff and students ARE IN CONTROL OF THE **CHINAVIRUS**. Wake up you STOOGE!!!!!!!!

Comment 11/1/20 07:51 pm



18 interactions in this thread

 **Public Health** > Public Health

 Facebook | StateCollege.com

could you imagine if the Democrats would have supported President Trump and our country in this desperate time.. instead they were just finishing up an impeachment and when he banned travel to **China Joe** Biden and Nancy Pelosi laughed at him and called him names.. it


cost our country a lot of deaths but not from my president

Comment 2/15 07:39 pm



16 interactions in this thread

 **Education** > Students and Higher Education

 Facebook | WTAJ-TV

The **China virus**

Comment 12/17/20 12:02 pm



12 interactions in this thread

 **Local Economy** > Restaurants and Bars

 Facebook | StateCollege.com

Christine McGinniss trump did what no other politician wanted to do....including dim wit Biden. He shut down flights from CHINA, where the **CHINA virus** came from. And eventually Europe.

Comment 9/6/20 03:13 pm



11 interactions in this thread

 **Public Health** > Public Health

 Facebook | StateCollege.com

probablyJust stayed in school long enough to get there gov **China virus** check

Comment 12/19/20 04:37 pm



0 interactions in this thread

Comment

10/14/20 09:45 am

10 interactions in this thread

 **Education** > Students and Higher Education

 Facebook | StateCollege.com

To all you people that want see Penn State shut down you are what I call chicken little saying the sky is falling and panic such one deminional thinking. Start thinking beyond media propaganda liberal scare mongering. This virus isn't going to go away at some point a vaccine

will be developed, but the virus or should I say the **Chinese virus** is here to stay grow up deal with it and live your life not in fear .

11 interactions in this thread

 **Public Health** > Public Health

 Facebook | StateCollege.com

Sorry but they are not distinguishing between the types of tests that can show an active case versus the antibody test that shows you may have had the **China virus** at some time in the past. Combine that with the CDC noting earlier this year that simply getting the seasonal flu vaccine can cause a false positive for the virus and they are NOT asking people with positive results if they have had their flu shots so believe whatever you want but the context of the numbers are way more important than the raw numbers themselves.

Comment

10/18/20 10:20 am

9 interactions in this thread

 **Political Affairs** > National and State Polit...

 Facebook | WJAC-TV News

trump derangement syndrome , Biden was against stopping incoming flights from china , !! how bout that hunter Biden ?? trump is getting it done , here in the usa !! this is a **china virus** , not a trump virus !! so , no one died of natural causes

since march ?? all covid deaths !! get your head

Comment

7/1/20 05:37 pm

9 interactions in this thread

 **Public Health** > Public Health

 Facebook | StateCollege.com

He's murdered more people than died in all of 9/11 from him putting **chinese virus** patients in nursing homes. He has to destroy the state because he thinks it'll hurt Trump but people see right through his little games and will be remembered for his massacre. What a good little communist - he does whatever he's told no matter who dies.

Comment

8/29/20 07:47 pm

9 interactions in this thread

 **Human Relations and Services** > Diversity

Comment

1/28 05:15 pm

9 interactions in this thread

Hate Language 03.03.20-03.02.21

 Facebook | StateCollege.com

So if racial inequality and systemic racism actually exist, then WHY did the first HALF BLACK president NOT use those words during his 8 years in office? Why did he set race relations in America back 50+ years and unapologetically encourage rioting in Ferguson and Baltimore!?

Yeah, this is all political and you know it in spite of the fact that before the **China virus** showed up ALL minorities had the lowest unemployment numbers since they started accounting for them!

Comment 10/29/20 06:24 am

7 interactions in this thread

 **Political Affairs** > National and State Polit...

 Facebook | StateCollege.com

try this on for uneducated. Go on...

The clown in the White House just brokered four Middle East Peace Accords, something that 71 years of political intervention and endless war failed to produce.

The buffoon in the White House is the first president that has not engaged us in a foreign war since Eisenhower.

The clown in the White House has had the greatest impact on the economy, bringing jobs, and lowering unemployment to the Black and Latino population of ANY other president. Ever.

The buffoon in the White House has exposed the deep, widespread, and long-standing corruption in the FBI, the CIA, the NSA, and the Republican and Democratic parties.

 **Public Safety** > Violence and Crime

 Facebook | WTAJ-TV

Keep talking about these bad people that were allowed to enter the capital so we forget **China Joe** Biden is a domestic terrorist.

Comment 10/30/20 06:42 pm

8 interactions in this thread

 **Public Health** > Public Health

 Facebook | Onward State

Wow was just at Mt. Nittany and specifically ask about the admissions and iCU ... no increase in census numbers. Sure is a lot of false and conflicting info going on about this "China" Virus. Seeing as the recovery rate for the healthy young is 99.99% and the middle and elder is no less than 94%. This craziness is a political based maneuver that sadly killed many innocent people. Most deaths are in locked down mask crazy democratic run areas and states. Take a close look at your local & state governments.

Comment 2/3 02:24 am

7 interactions in this thread

 **Education** > Students and Higher Education

 Facebook | WTAJ-TV

Why? What's gonna happen in '24? Gonna beat the **China virus** like we did the common cold or flu?□

The buffoon in the White House turned NATO around and had them start paying their dues.

The clown in the White House neutralized the North Koreans, stopped them from developing a further nuclear capability, sending missiles toward Japan, and threatening the West Coast of the US.

The clown in the White House turned our relationship with the Chinese around, brought hundreds of business back to the US, and revived the economy. Hello!!!!!!

The clown in the White House has accomplished the appointing of three Supreme Court Justices and close to 300 Federal Judges.

This same clown in the White House lowered your taxes, increased the standard deduction on your IRS return from \$12,500 for Married Filing Joint to \$24,400 and caused your stock market to move to record levels over 100 times, positively impacting the retirements of tens of millions of citizens.

The clown in the White House fast-tracked the development of a COVID Vaccine - it will be available within weeks - we still don't have a vaccine for SARS, Bird Flu, Ebola, or a host of diseases that arose during previous administrations.

The clown in the White House rebuilt our military which the Obama administration had crippled and had fired 214 key generals and admirals in his first year of office.

This clown in the White House uncovered widespread pedophilia in the government and in Hollywood, and is exposing world wide sex trafficking of minors and bringing children home to their families.

The clown in the White House works for free and has lost well over 2 billion dollars of his own money in serving - and done all of this and much

Comment

8/20/20 04:45 pm

7 interactions in this thread

 **Education** > Students and Higher Education

 Facebook | WJAC-TV News

These kids aren't going to obey the **China virus** rules. They're at college to party.

Comment

3/29/20 03:54 pm

7 interactions in this thread

 **Public Health** > Public Health

 Facebook | Centre Daily Times

Just because you have the **Wuhan virus** doesn't mean you leave a trail of poison germs everywhere you go and on every single thing that you touch. It doesn't work like that. It doesn't ooze out of all of your pores.

Comment

10/9/20 03:59 pm

6 interactions in this thread

 **Political Affairs** > Municipal Politics

 Facebook | Onward State

lol I'm a UPS driver working 50+ hours a week throughout this whole **China virus**

Hate Language 03.03.20-03.02.21

more in the face of relentless undermining and opposition from people who are threatened because they know they are going to be exposed as the criminals that they are if he is re-elected.

I got it, you don't like him. Many of you utterly hate and despise him. How special of you. He is serving you and ALL the American people. What are you doing besides calling him names and laughing about him catching the **China virus** ?????

And please educate me again as to what Biden has accomplished for America in his 47 years in office?

I'll take a 'clown' any day versus a fork tongued, smooth talking hypocritical corrupt liar. < DON'T BOTHER

I do not want a demented, senile washed-up Swamp Monster.

God bless Donald Trump - the most unappreciated President in history.

#Trump2020 🇺🇸❤️🇺🇸🇺🇸🇺🇸

**ADDENDUM
CONSENT AGENDA
March 15, 2021**

VIII. Consent Items

Recommendation: Staff recommends that Council approve the following consent items.

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- H. **Council hereby confirms a vacancy on the Authorities Board for the seat held by Robert Gruver, due to his inability to serve. The vacancy is effective immediately.**
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Larry Miles	Appointment	Authorities Board	12/31/2025

Beth Richards	Appointment	Historical Architecture Review Board	12/31/2021
John Trzeciak	Appointment	Transportation Commission	12/31/2023
Heidi Nicholas	Appointment	Zoning Rewrite Advisory Committee	No Term Date

**State College Borough Council
Summary Information for the Award of Bid**

Project Name: Six- and Eight-Cubic Yard Front Loading Refuse Containers

Date Prepared: March 5, 2021

Prepared By: Ryan E. Hockenberry, Refuse and Organics Manager

Proposed Meeting Date: March 15, 2021

Deadline for Action: April 5, 2021

1. **Time/Date of Bid Opening:** 11:00 AM on Monday, March 1, 2021
2. **Project Description:** The Borough purchases six- and eight-cubic yard steel front loading refuse containers annually, most of which are then sold to commercial customers of the refuse program for use in the collection operation, with others being used at municipal properties used as community collection points in the downtown.
3. **Other Background Information:** Staff prepared specifications and solicited sealed bids for the required containers.
4. **Advertisement for Bids:** Advertised on February 3 and 8 in the Centre Daily Times in accordance with the Purchasing Ordinance.
5. **Number of Bid Packages Released:** 8
6. **Funding Sources for Project:** The funding for this project is available in B109-22-75-00-0000-000-71260 (\$50,000)
7. **Bids Received:** Two bids were received for the refuse containers by the due date of March 1, 2021. Both bids comply with the specifications and are within budget.

<u>Bidder</u>	<u>6-yard Price</u>	<u>8-yard Price</u>	<u>(per load)</u>
Valley Can Customer Container Hadley, PA	\$1,100.00	\$1,225.00	\$600.00
Wastequip Manufacturing Statesville, NC	\$995.00	\$1,132.00	\$1,123.00

Based on quantities planned for purchase (24 six-yard containers and 12 eight-yard containers) the bid from Valley Can Custom Container, a total cost of \$42,900.00; and Wastequip Manufacturing Company results in a total cost of \$43,079.00.

8. **ABC Review and Comments:** N/A
9. **Solicitor Comments:** N/A
10. **Staff Recommendation:** Staff recommends that the contract to provide six- and eight-cubic yard refuse containers be awarded to Valley Can Custom Container in the amount of \$42,900.00. This will include purchase of 24 six-cubic yard and 12 eight-cubic yard containers delivered to the Borough Maintenance Facility.

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**State College Borough Council
Summary Information for the Award of Bid**

Project Name: Project 16-2021 - Yard Waste Grinding Services
Date Prepared: March 5, 2021
Prepared By: Edward C. Holmes, Purchasing/Risk Management Director
Proposed Meeting Date: March 15, 2021
Deadline for Action: April 5, 2021

1. Time/Date of Bid Opening: 11:00 AM on Monday, March 8, 2021

2. Project Description: The base bid is a three-year contract to:

- a. Grind and remove wood waste from the composting facility
- b. Grind and prepare to our specifications approximately 4,000 square yards of finished material per year to be aged and used by the Borough or sold as mulch.

An alternate was included for each of these items for a 2-year renewal of the original contract.

3. Other Background Information: In 2019, we bid this service to the private sector following Lycoming County Resource Management ceasing their regional tub grinding operation.

4. Advertisement for Bids: Advertised on February 15 and 18 in the Centre Daily Times in accordance with the Purchasing Ordinance.

5. Number of Bid Packages Released: 4

6. Funding Sources for Project: The funding for this project is available in B107-22-75-00-0000-000-68257 (\$45,000) and B101-16-74-00-0000-000-67326 (\$30,000). If necessary, additional funding is available in B107-22-75-00-0000-000-67325 (\$15,000).

7. Bids Received: 3 bids were received

<u>Bidder</u>	<u>Amount</u>
a. A.M. Logging, LLC 116 Thompson Lane P.O. Box 436 Millheim, PA 16854	Remove: \$1.25 per cubic yard Mulch grind: \$3.69 per cubic yard
b. Metzler Forest Products 26 Timber Lane Reedsville, PA 17084	Remove: \$0.95 per cubic yard Mulch grind: \$4.93 per cubic yard
c. DeLullo Trucking, Inc./Woodbed Corp. 1033 Delaum Road St. Marys, PA 15857	Remove: \$2.77 per cubic yard Mulch grind: \$1.80 per cubic yard

8. Anticipated Notice to Proceed: March 22, 2021

9. Contract Time: The base bid is a three-year contract. DeLullo Trucking/Woodbed Corp. provided the only bid for renewal.

10. ABC Review and Comments: N/A

11. Solicitor Comments: N/A

12. Staff Recommendation and Reason: It is estimated there are 20,000 cubic yards of yard/wood waste per year to grind. With the contractor grinding and removing 16,000 cubic yards per year and the Borough retaining 4,000 cubic yards for use or sale, A.M. Logging's price yields a net cost to the Borough of \$34,760.00. The cost of those quantities under Metzler's bid would be \$34,920.00, and under DeLullo's bid would be \$51,520.00. Based on the cost savings under the A.M. Logging bid, there was no justification to consider awarding to DeLullo for the longer-term option.

Staff recommends that the three-year Grinding Services contract be awarded to A.M. Logging at a cost to the Borough of \$1.25 per cubic yard ground and removed, and \$3.69 per cubic yard ground to a mulch product for use or sale by the Borough, resulting in an annual estimated cost to the Borough of \$34,760.00, but with total costs based on actual quantities each year.

**State College Borough Council
Summary Information for the Award of Contract**

Project Number: 17-2021
Project Name: Window Tint
Date Prepared: 02-10-2021
Prepared By: Thomas Brown, Facilities Manager
Proposed Meeting Date: 03-15-2021
Deadline for Action: 03-15-2021

1. **Project Description:** Add window tint to all first-floor windows, to the front storefront system windows, and to the rear three-story glass stairwell.
2. **Other Background Information:** Staff researched installation of window tint/film on the first-floor police department windows to provide added security for the occupants. Additionally, staff recommends that the film/tint be added to the rest of the first-floor windows, the main stair tower at the rear of the building as well as the front store front windows at the main entrance of the building to keep a uniform look to the building.

Tinting the windows will help provide privacy and security to the occupants of the office spaces. Tint will also reduce the solar gain from the front storefront and rear stairwell, reducing energy costs in the cooling months.

Staff has not had any luck finding a way to figure out the payback on this project. We can; however, expect a 50-60% reduction of solar heat gain and a 60-70% reduction of total solar energy rejection in the spaces that will be done. The areas where we will notice the biggest difference will be in the main lobby and stair tower.

3. **Funding Source:** The anticipated energy reduction for cooling these spaces in the summer months makes it appropriate to use funds designated for Energy Savings Projects. Funds are available in the reserved fund balance for OP121. The project will be charged to B130-20-72-93730-OP121.

Staff researched availability of contractors via PA COSTARS. PA Window Tint, Inc., of Bellefonte is local and is a registered COSTARS provider and installer of this material. Via PA COSTARS program, public bidding requirements are satisfied by the Commonwealth.

4. **ABC Review and Comments:** N/A
5. **Solicitor Comments:** N/A
6. **Staff Recommendation and Reason:** Public Works staff recommends that the project be awarded to PA Window Tint, Inc., of Bellefonte PA, for a total amount of \$34,269.00.

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STATE COLLEGE BOROUGH

interoffice

MEMORANDUM

ADMINISTRATION

to: Borough Council
from: Thomas J. Fountaine, II, Borough Manager
subject: Noise Waiver for the Pennsylvania State University
date: 3/10/2021

I was contacted by Nate Patrick, Penn State's Project Manager with the Office of Physical Plant requesting a noise waiver for underground utility work planned for this summer (May 10 – August 13) along Hastings, McKean and Bigler Roads and the five-point intersection.

While Penn State understands the Borough's, typical allowable working hours are 7 a.m. to 7 p.m. Monday through Friday, due to the size and scale of the project and the potential for weather and underground rock conditions, Mr. Patrick is anticipating that the crew may need to work some additional hours at times throughout the summer months. They are anticipating working between 6 a.m. and 9 p.m. (or later) on weekdays and potentially on weekends. Mr. Patrick said Penn State's goal is to limit the tasks with the loudest noises to occur between the 7 a.m. and 7 p.m. timeframe.

Staff recommends Council approve the noise waiver to permit Penn State's Office of Physical Plan to perform the work since the work being done is entirely on campus and is not adjacent to any resident living units that are occupied during the summer months.

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HISTORIC AND ARCHITECTURAL REVIEW BOARD
OF STATE COLLEGE, PENNSYLVANIA

ESM

Certificate of Appropriateness (COA) Application

This is a request for issuance of a Certificate of Appropriateness (COA) by Borough Council and the Historic and Architectural Review Board (HARB) for work proposed to be performed on the exterior of a **contributing structure or new construction** located in the College Heights or Holmes-Foster/Highlands Historic Districts. Please complete all sections of this form. COA is not complete until the project complies with the Zoning Ordinance.

APPLICANT AND PROPERTY OWNER INFORMATIONApplicant Name: Dean SpanosAddress: 275 Smith Rd Port Mat Hn PA 16870Phone Number: 814-250-1848Email Address: deanrent@aol.comOwner Name & Phone Number:
(if different from Applicant)Owner Address:
(if different from Applicant)

SAME

PROPERTY INFORMATION

Tax Parcel No.

Property Address: 321 Fraternity Row

Zoning District:

Historic District: ☐ College Heights☒ Holmes-Foster/HighlandsType of Project: ☒ New Addition
to the front 50% of the house☐ Full/Partial Demolition
removal of building features
or building☐ New Construction**BUILDING IMPROVEMENTS**

Describe the proposed project including materials and dimensions. Attach a separate sheet if necessary.

TO ENCLOSE FRONT DECK A 20'x 10' FOOT AREAAND PROVIDE HANDICAP ACCESS TO THE BUILDINGBUILDING IS ALL BRICK. WE INTEND TO PUTSTONE VENER IN THE SMALL NEW FRONT AREATHAT WILL COMPLEMENT THE BUILDING**ITEMS REQUIRED WITH SUBMITTAL**

Staff reserves the right to request any additional information necessary to complete the review of the requested work. Documents may be submitted digitally or in 8.5" x 11" format. Please fold to appropriate size if larger.

- ☐ Dimensional Site Plan to include:
- Scale, north arrow, street names and address
 - Footprint of all existing and proposed structures
 - Location/type of driveways and sidewalks
 - All existing and proposed building setbacks (front, rear, and side)
 - All existing and proposed parking and fencing
 - All known easements

- ☐ Photographs; including all property structures and streetscapes
- ☐ Dimensioned sketches or architectural floor plans; all four elevations, and building sections of the proposed work drawn to legible scale. Drawings shall clearly distinguish between existing and proposed work.
- ☐ Specifications, materials, and sample of materials to be used

HISTORIC AND ARCHITECTURAL REVIEW BOARD OF STATE COLLEGE, PENNSYLVANIA

Certificate of Appropriateness (COA) Application

SUBMISSION INSTRUCTIONS

To submit applications to Planning Department:

- email documents to planningdept@statecollegepa.us (attachments must be less than 10MB)
- <https://wettransfer.com> may be utilized for larger documents, or
- contact staff to set up an appointment to drop off a thumb drive and nine (9) sets of all materials, including photographs.

MEETING SCHEDULE

- Applications are due by **4PM, 14 calendar days** in advance of the HARB meeting.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following HARB meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline.
- The HARB will not accept new material or redesigns presented at the HARB meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and board members.
- The owner or agent for the owner must be present at the meeting of the HARB at the time this application is reviewed. **Failure to be represented will result in the application being denied.**

HARB monthly meetings are held the first
Tuesday of every month at 7PM at:

**Borough of State College
Municipal Building**

243 S Allen St.
State College, PA 16801

2018 MEETING DATES

November 6
December 4

2019 MEETING DATES

January 8
February 5
March 12
April 2
May 7
June 4
July 2
August 6
September 3
October 1
November 5
December 3

COA APPLICATION DEADLINES

October 22
November 19

COA APPLICATION DEADLINES

December 24, 2018
January 18
February 25
March 18
April 22
May 20
June 17
July 22
August 19
September 16
October 21
November 18

AFFIDAVIT

I hereby certify that I am the owner in fee or the authorized agent of the owner in fee of the property upon which the work authorized by the permit sought will be performed. All work will be performed in accordance with all applicable laws of the Commonwealth of Pennsylvania and this jurisdiction.

Signature of Owner or Authorized Agent

Print Name

Obtaining a Certificate of Appropriateness (COA) for the Borough of State College

*Flowchart**

Start Here

Applicant makes an appointment with Planning Staff for the HARB
**not required, but recommended*

Applicant returns a completed application for HARB review

Application returned for modification or additional information

Applicant attends HARB meeting to discuss application

Application approved and recommended by HARB to Borough Council

Application not recommended by HARB and submitted to Borough Council

Borough Council approves application and sends letter to Applicant

Borough Council disapproves and sends letter to Applicant

Borough Council approves application and sends letter to Applicant

Borough Council follows recommendations and sends disapproval letter to Applicant

Borough Council approval authorizes Planning Staff to issue COA Permit to applicant

Applicant may consider a new proposal

Borough Council approval authorizes Planning Staff to issue COA Permit to applicant

Applicant may consider a new proposal

The applicant would have to reapply or appeal Council's decision.

The applicant would have to reapply or appeal Council's decision.

Applicant proceeds to zoning permit for project (if necessary)

Applicant proceeds to zoning permit for project (if necessary)

HERITAGE
 STATE COLLEGE

Questions?

planningdept@statecollegepa.us
 814.234.7109

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HISTORIC AND ARCHITECTURAL REVIEW BOARD OF STATE COLLEGE, PENNSYLVANIA

Certificate of Appropriateness (COA) Application

STAFF USE ONLY

Application accepted _____ Yes _____ No _____

Missing or incomplete items:

APPLICATION PAID \$50

Yes _____ No _____

Cash _____ Check _____ CC _____

RECOMMENDED BY STAFF

☐

Approval

Date: _____

☐

Disapproval

RECOMMENDED BY THE HARB

☐

Approval

Date: _____

☐

Disapproval

Vote: _____ For _____ Against _____

REVIEW AND ACTION OF BOROUGH COUNCIL

I hereby certify that a Certificate of Appropriateness was ☐ granted ☐ denied by the Borough of State College Council
on the _____ day of _____, _____.

Borough of State College Planning Department

Date

RECORD OF EVENTS

REVIEW

Received by Planning Department

Reviewed by Planning Department

HARB Review

Approval

Recommend Approval to Borough Council

Disapproval

Recommend Disapproval to Borough Council

Borough Council Review and Action

Approval: Certificate of Appropriateness

Disapproval: Letter to Applicant

Planning Department

Permit Issued

Final Inspection by Staff

DATE

Permit issued by:

Permit No.

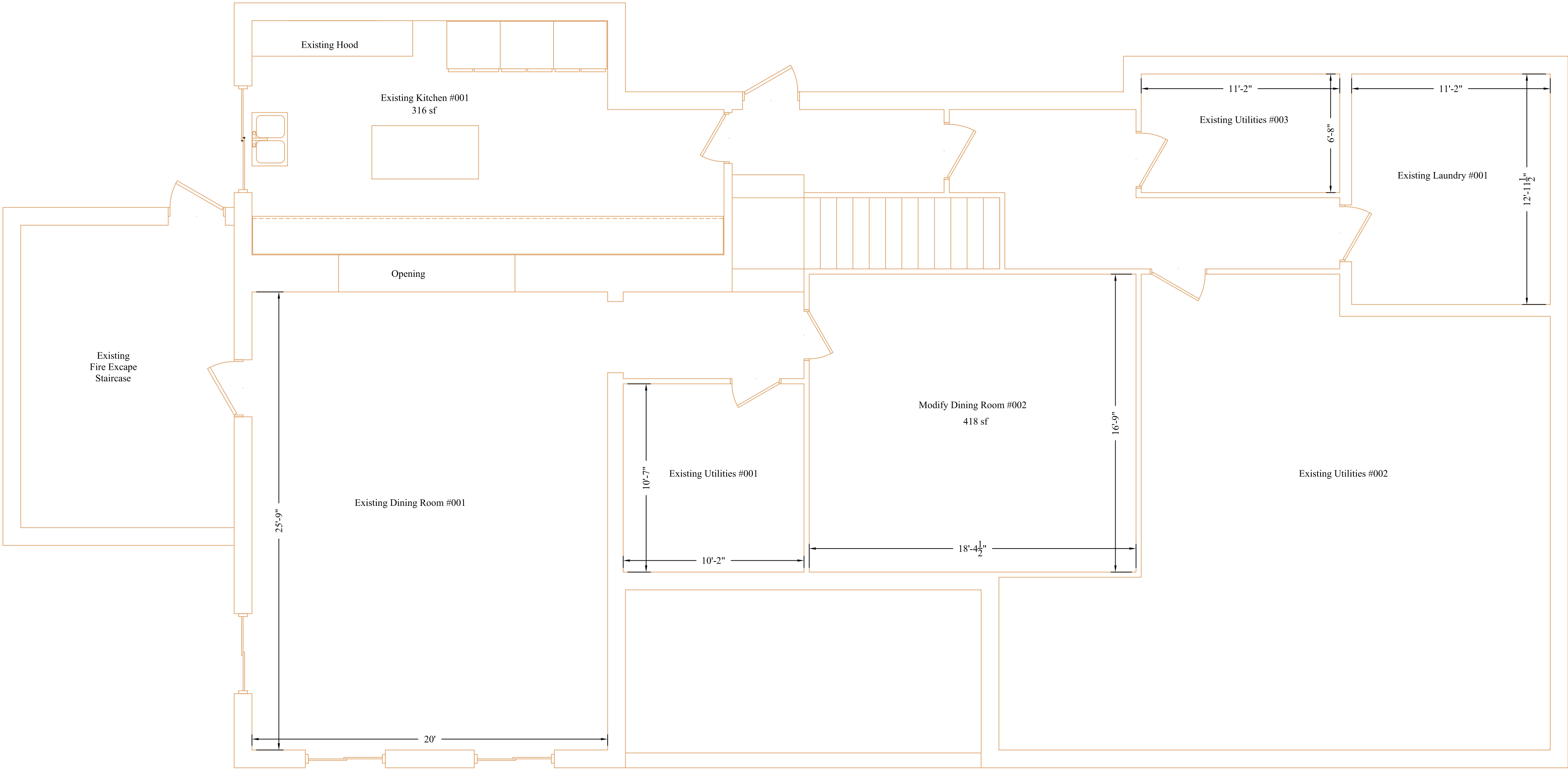


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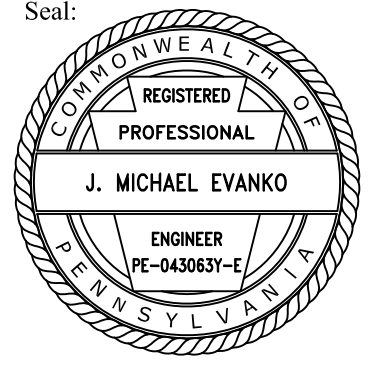


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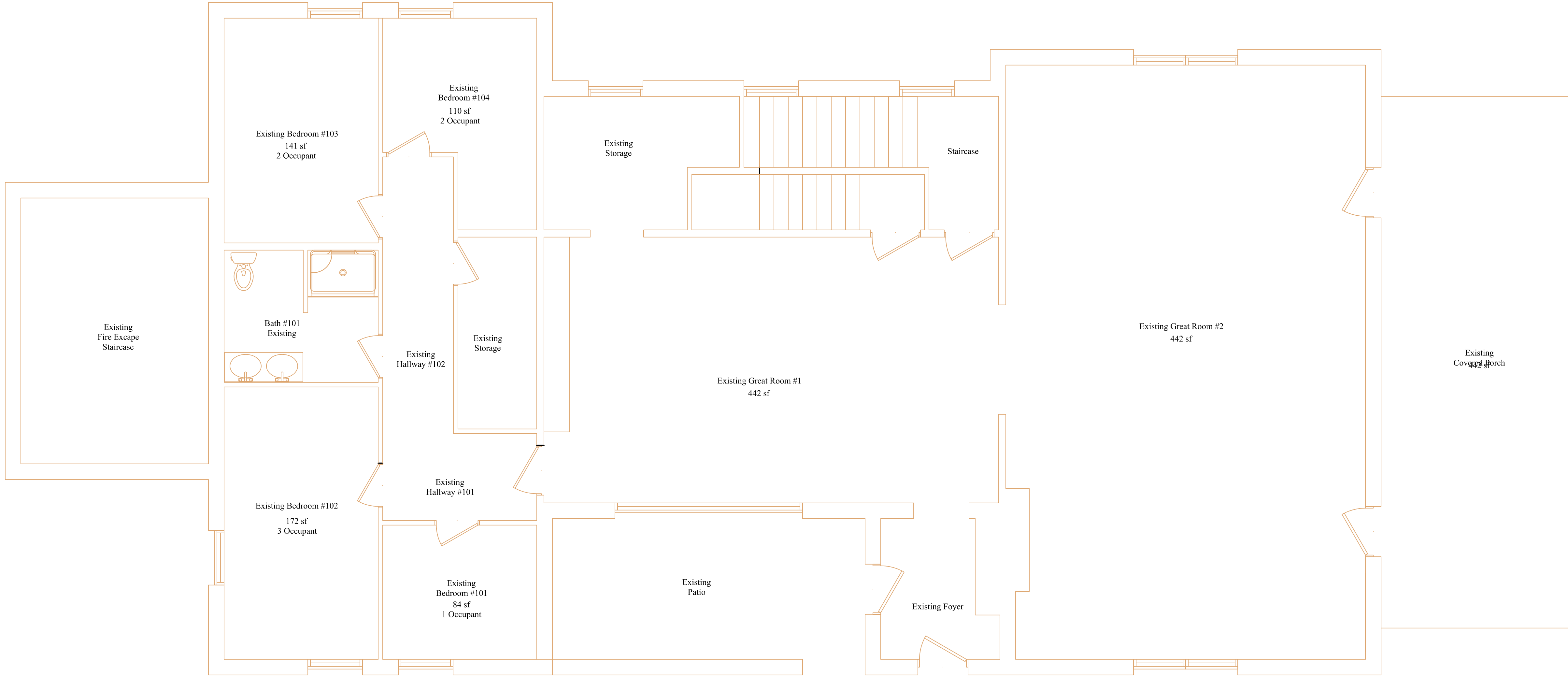


Existing Basement Plan

Scale: 1/4" = 1'

Description	
Date	
No.	
Revisions	
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Seal: 	
EVANKO-RENNICK ENGINEERING 4957 Halfmoon Valley Road Warriors Mark PA 16877 Telephone: (814) 280-7098 e-mail: mike@evankorenwick.com Civil, Structural and Mechanical Engineering	
ER	
Project Title: 321 Fraternity Row	
Drawing Title: Existing Basement Plan	
Drawn By:	Engineer:
Sheet A-204	
Scale: NTS	
Date: 10/17/19	
Project Number: 130-035	

#6



Existing First Floor Plan
Scale: 1/4" = 1'

321 Fraternity Row
Existing Occupancy

Total Bedroom Occupancy:		59	
Basement		Total	0
Room	Area	Occupant Load	Comments
No bedrooms			

First Floor		Total	8
Room	Area	Occupant Load	Comments
Bedroom #101	84	1	Old
Bedroom #102	172	3	Old
Bedroom #103	141	2	Old
Bedroom #104	110	2	Old

Second Floor		Total	30
Room	Area	Occupant Load	Comments
Bedroom #201	194	3	Old
Bedroom #202	132	2	Old
Bedroom #204	232	4	Old
Bedroom #205	102	2	Old
Bedroom #206	173	3	Old
Bedroom #207	242	4	Old
Bedroom #208	284	5	Old
Bedroom #209	131	2	Old
Bedroom #210	131	2	Old
Bedroom #211	117	2	Old
Bedroom #212	92	1	Old

Third Floor		Total	21
Room	Area	Occupant Load	Comments
Bedroom #301	185	3	Old
Bedroom #302	262	5	Old
Bedroom #303	198	3	Old
Bedroom #304	203	4	Old
Bedroom #305	485	6	Old

Description

Date

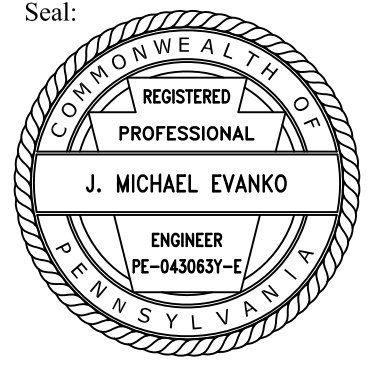
No.

Revisions

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4957 Halfmoon Valley Road
Warriors Mark PA 16877
Telephone: (814) 280-7098
e-mail: mike@evankorenwick.com
Civil, Structural and Mechanical Engineering

ER

Project Title:

321 Fraternity Row

Drawing Title:

Existing First Floor Plan

Drawn By:

Engineer:

Sheet

A-201

Scale:

NTS

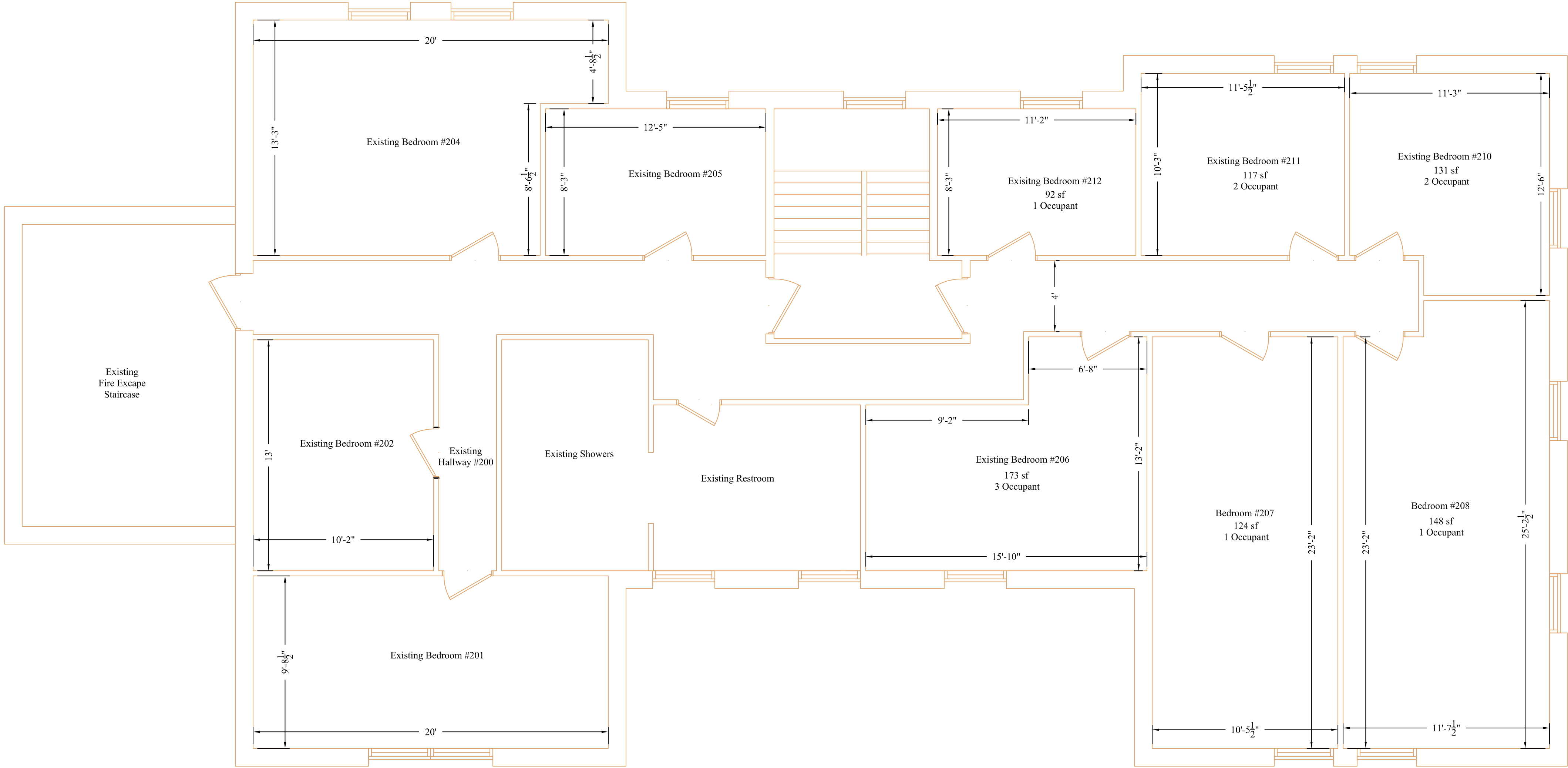
Date:

10/17/19

Project Number:

130-035

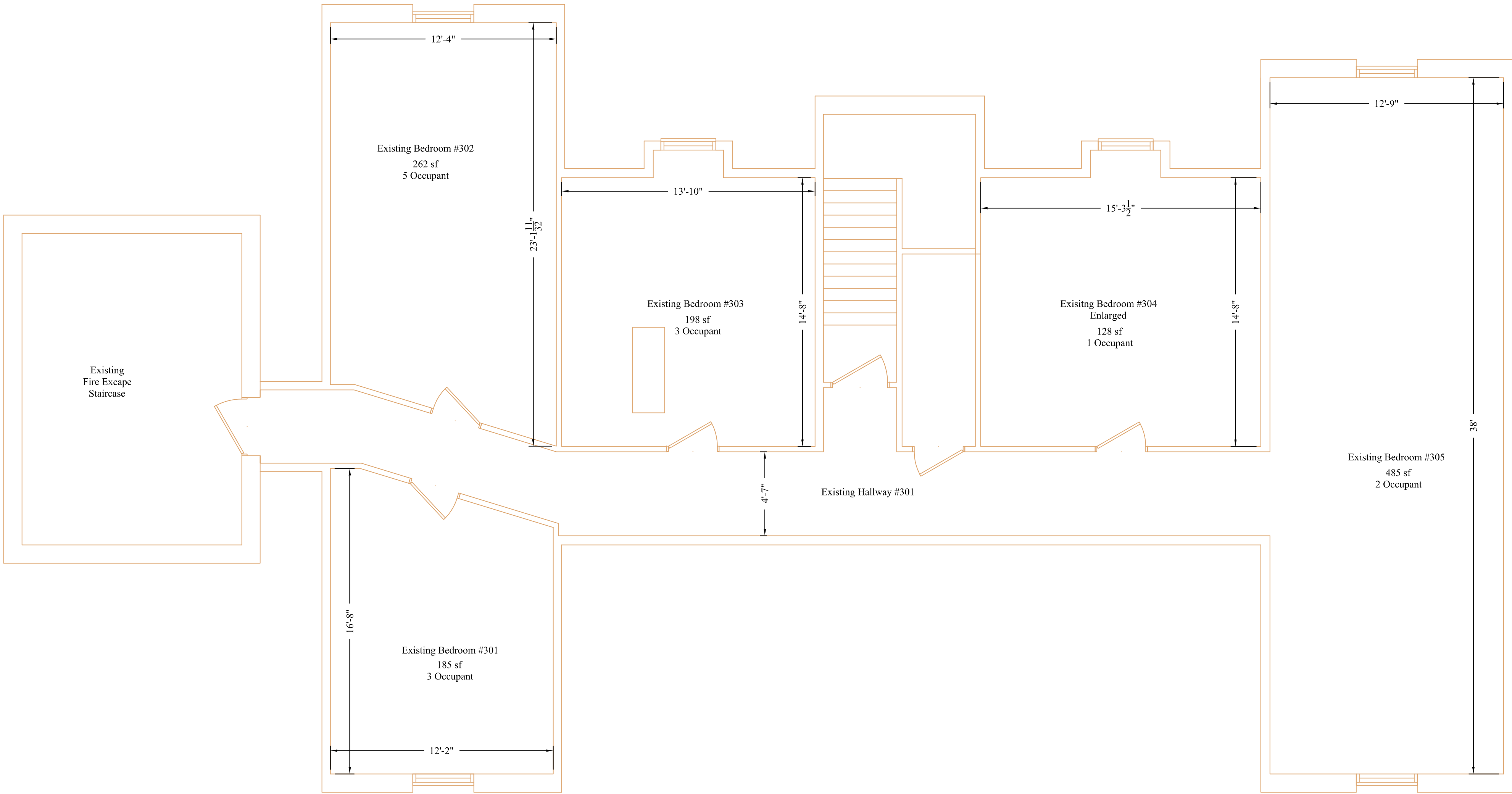
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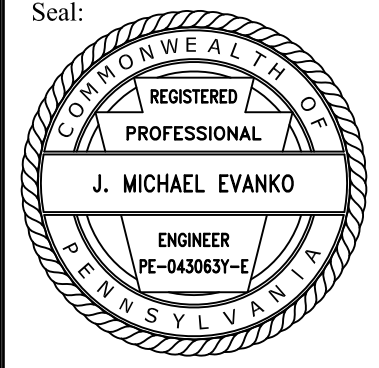
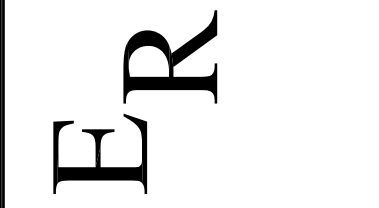
Existing Second Floor Plan
Scale: 1/4" = 1'

Description	
Date	
No.	
Revisions	
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ER	
Project Title: 321 Fraternity Row	
Drawing Title: Existing Second Floor Plan	
Drawn By:	Engineer:
Sheet A-202	
Scale: NTS	
Date: 10/17/19	
Project Number: 130-035	

#8

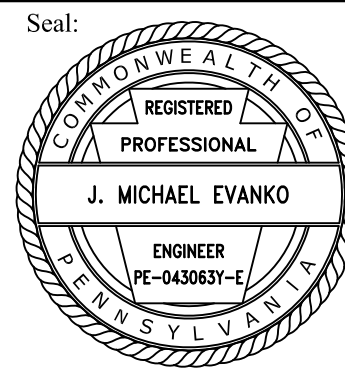


Existing Third Floor Plan
Scale: 1/4" = 1'

Description	
Date	
No.	
Revisions	
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Project Title: 321 Fraternity Row	
Drawing Title: Existing Third Floor Plan	
Drawn By:	Engineer:
Sheet A-203	
Scale: NTS	
Date: 10/17/19	
Project Number: 130-035	

#9

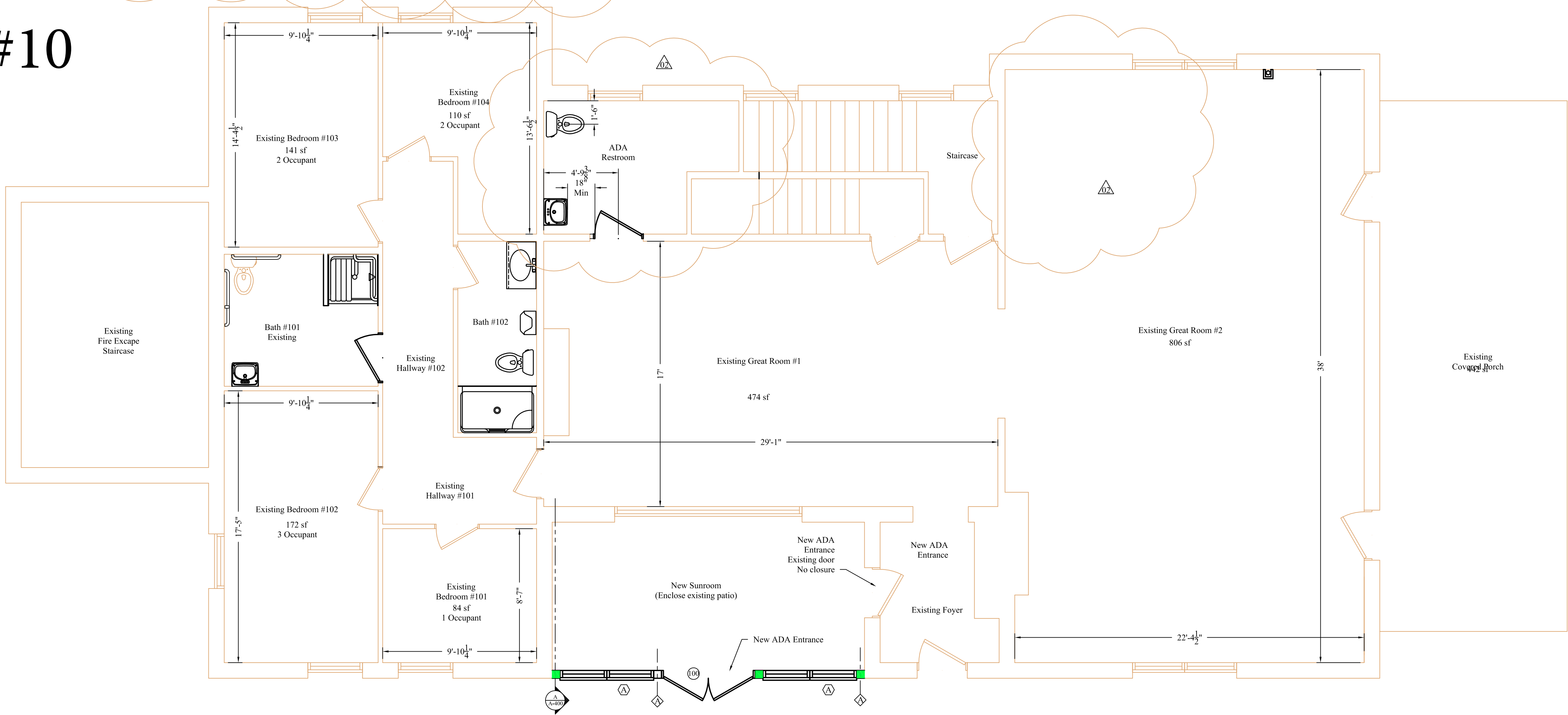


Description	
No.	Date
Revisions	
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ER	
Project Title: 321 Fraternity Row	
Drawing Title: Existing Elevations	
Drawn By:	Engineer:
Sheet A-400	
Scale: NTS	
Date: 10/17/19	
Project Number: 130-035	

#10

Room	Ventilation Type	Area ft ²	Required Ventilation ft ²	Door Area ft ²	Opening ft ²	Total Area ft ²	Pass/Fail
Great Room	Natural	474	37.9	20.0	70.0	90.0	Pass

Note: djacent room to Great Room #2. Meets the 8% requirement.



First Floor Plan

Scale: $\frac{1}{4}" = 1'$

Note: Dimensions shown are rough dimensions
Field verification required.

See Sheet A-400 for wall types

 5/8" Gypsum Board

5/8" Type X Gypsum Board w/
Resilient Channel @ 24" o.c.

321 Fraternity Row
Proposed Occupancy

Total Bedroom Occupancy:	52
--------------------------	----

Basement	Total	0
----------	-------	---

Room	Area	Occupant Load	Comments
No bedrooms			

First Floor	Total	8
-------------	-------	---

Room	Area	Occupant Load	Comments
Bedroom #101	84	1	Old
Bedroom #102	172	3	Old
Bedroom #103	141	2	Old
Bedroom #104	110	2	Old

Second Floor	Total	23
--------------	-------	----

Room	Area	Occupant Load	Comments
Bedroom #201	194	3	Old
Bedroom #202	132	2	Old
Bedroom #203	140	1	New
Bedroom #204	232	4	Old
Bedroom #205	102	2	Old
Bedroom #206	153	3	Old
Bedroom #207	124	1	New
Bedroom #208	148	1	New
Bedroom #209	131	1	New
Bedroom #210	131	2	Old
Bedroom #211	117	2	Old
Bedroom #212	92	1	Old

Third Floor	Total	21
-------------	-------	----

Room	Area	Occupant Load	Comments
Bedroom #301	185	3	Old
Bedroom #302	262	5	Old
Bedroom #303	198	3	Old
Bedroom #304	275	4	New
Bedroom #305	162	2	New
Bedroom #306	183	2	New
Bedroom #307	183	2	New

Square Footage

Floor	Sq. Ft
1st	3257
2nd	2971
3rd	2232
Basement	3057

Total	11517
-------	-------

Description
Centre Region Code Comments
Relocated ADA Restroom #102

No.	Date
01	11/12/19
02	06/25/20

Revisions

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EVANKO-RENEWICK ENGINEERING

4957 Halfmoon Valley Road
Warriors Mark PA 16877
Telephone: (814) 280-7098
e-mail: mike@evankorenwick.com
Civil, Structural and Mechanical Engineering

HER

Project Title:

321
Fraternity
Row

Drawing Title:

First Floor Plan

Drawn By:

Sheet A-301

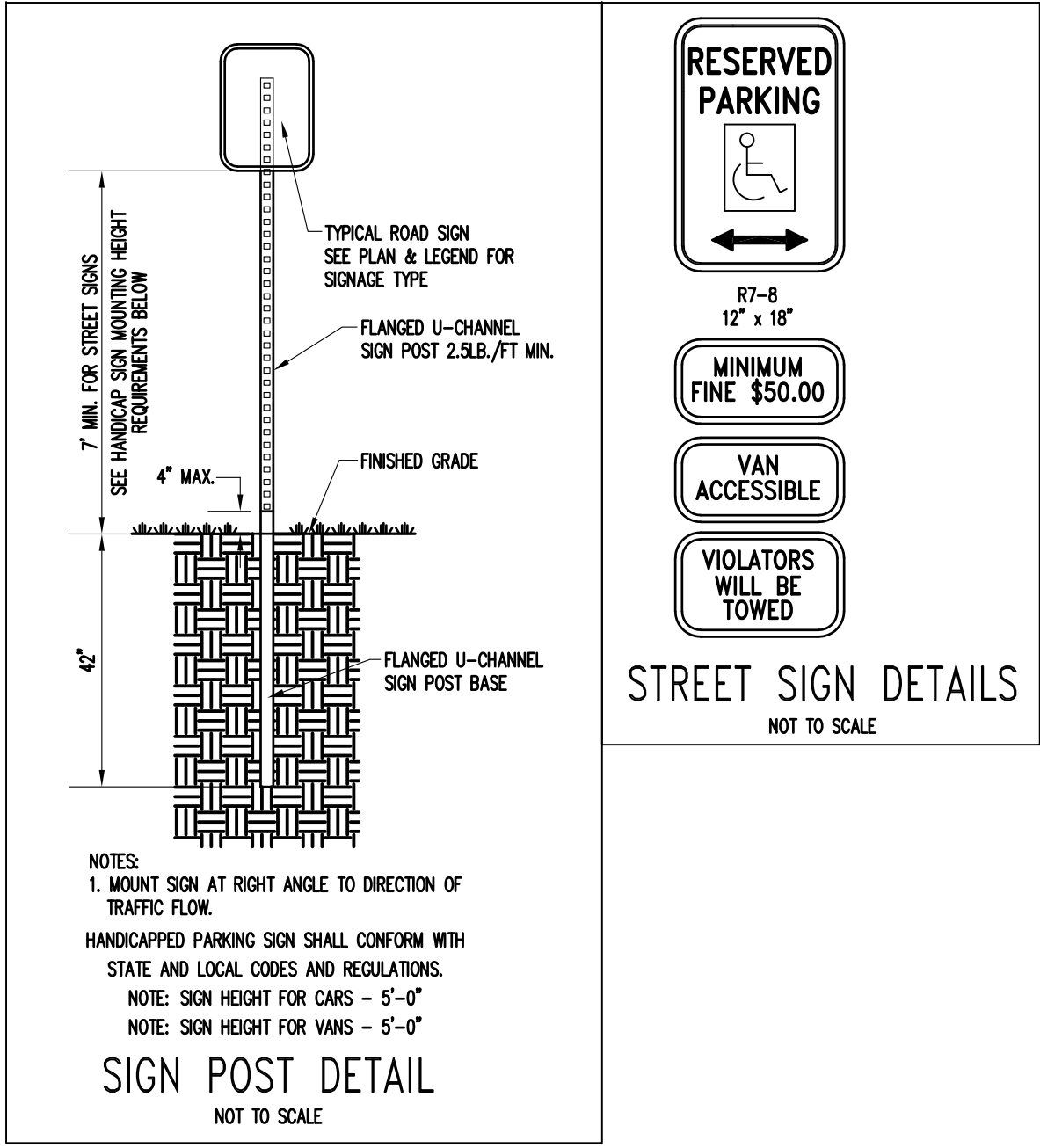
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Date: 10/17/19

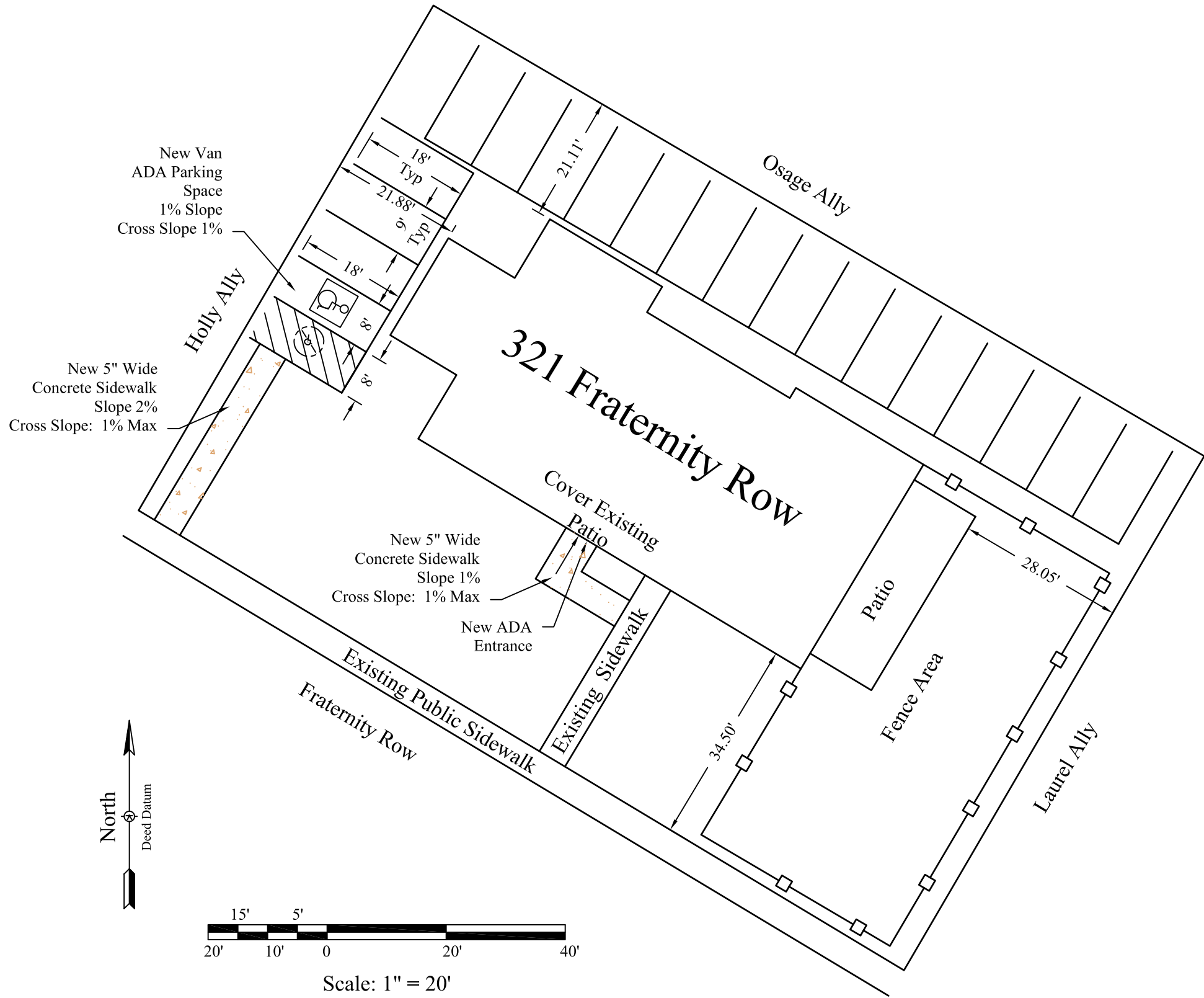
Project Number

130-035

#11



Site Plan
For
321 Fraternity Row
Borough of State College, Centre County
Pennsylvania



Site Data

Tax Parcel Number: 36-013-,349-,0000-
Street Address: 321 Fraternity Row
Acreage: 0.341 Acres (14841 sf)
Zoning: R-2
Use: Fraternity

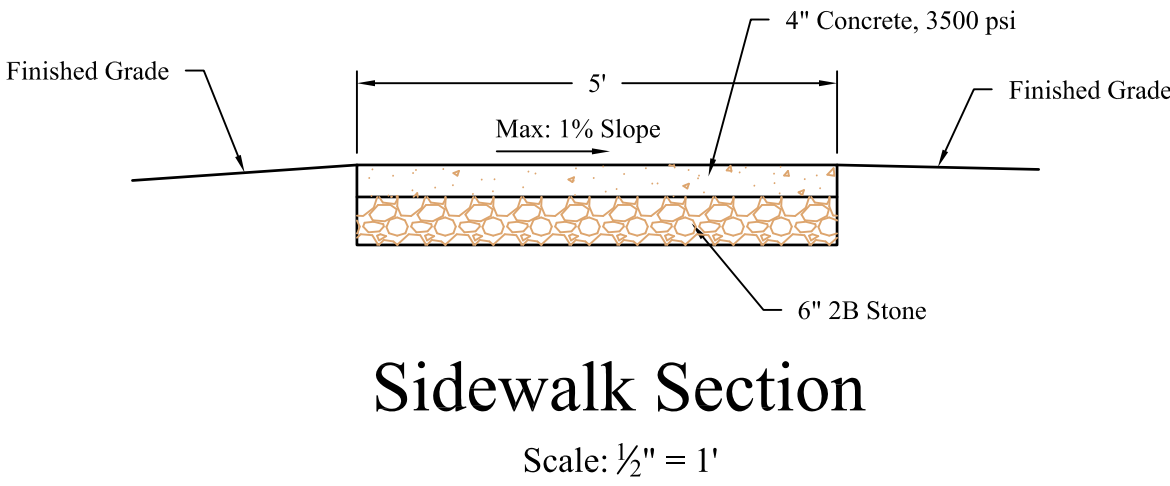
Owner: Dean & Linda Spanos
275 Smith Road
Port Matilda PA 16870

Engineer: Evanko-Renwick Engineering
4957 Halfmoon Valley Road
Warriors Mark PA 16877
(814) 280-7098
Email: mike@evankorenwick.com

Engineer Certification

I certify, to the best of my knowledge and belief that all items except for the perimeter boundaries of this plan meets or exceeds the minimum standards or practice for Professional Engineers in the Commonwealth of Pennsylvania.

J Michael Evanko, P.E. Date



Description	
Date	
No.	
Revisions	
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ER	
Project Title: 321 Fraternity Row	
Drawing Title: Site Plan	
Drawn By:	Engineer:
Sheet C-100	
Scale: As Noted	
Date: 11/09/19	
Project Number: 130-035	



Originally proposed material for the sunroom.



MEMORANDUM

TO: Isabel Storey, Planner, Borough of State College
State College Historic and Architectural Review Board (HARB)

FROM: Winter & Company

DATE: October 2, 2020

RE: Review of HARB Application for 321 Fraternity Row

Applicant Dean Spanos submitted a Certificate of Appropriateness application to construct an addition by enclosing the front patio and to provide handicap access to the building at 321 Fraternity Row, a contributing property in the Holmes-Foster/Highlands Historic District.

Project Background

Before diving into the details of this application as they relate to the design guidelines, some background information is needed. This project was submitted to the Borough as a much larger project, with many components requiring permits in addition to the HARB review. Unfortunately, the need for HARB review and a Certificate of Appropriateness slipped through the cracks. This was realized partway through construction of the addition to the historic structure, as seen in Figure 1. Once it was realized that a COA was needed, a stop work order was placed.



Figure 1: The current state of construction at 321 Fraternity Row.

Since a majority of the construction has been completed, this HARB application review is unique and somewhat of a challenge. In order to remain fair and review all COA applications from the same perspective, this application will be reviewed as if no construction has been completed. This language is necessary to explain how this project would be reviewed from the outset, should a future applicant propose similar work. However, language is also provided that recognizes the construction that has been completed thus far in an effort to work with the applicant to complete the project in the most compatible way possible.

General Compliance with the Heritage State College Design Guidelines

As submitted, this application to enclose the existing at-grade front patio and to construct a handicap ramp on the front of the building does not meet the guidelines to qualify for a

Certificate of Appropriateness. The sections below provide more detail on why this proposed work does not meet the design guidelines.

New Addition to the Front of the Building

A. Proposed Work:

Build an addition to the front of the building, enclosing the existing at-grade patio.

B. Related design guidelines:

General Guidelines for Additions to Contributing Buildings on pg. 36:

“Locate an addition to avoid disturbing character-defining features of the historic building or its site.”

“Design an addition to be generally compatible with, but distinguishable from, the historic building.”

Design guideline 4.1 on pg. 37 states:

“Locate an addition so that it is subordinate to the historic structure.

- a. Place an addition to the rear of the historic building where site constraints do not prohibit doing so.
- b. Consider a compatible side addition if a rear addition is not possible.”

Design guideline 4.2 on pg. 37 states:

“Locate an addition to a historic building to minimize damage to the historic building and its site.

- b. Design an addition to minimize the loss of historic fabric and to ensure the character-defining features of the historic building are not destroyed, damaged or obscured.”

Design guideline 4.5 on pg. 40 states:

“Use simplified versions of building components and details found in the historic context.

- c. Do not design an addition to contrast starkly with the original structure.”

Design guideline 4.6 on pg. 40 states:

“Where an addition is visible from the street, design it to respect the solid-to-void ratio of, and to preserve the rhythm of doors and windows on, the historic main building.”

Design guideline 4.7 on pg. 41 states:

“Design a roof of an addition to be compatible with, but visually subordinate to, the historic building.

- a. Design a roof shape and pitch to be similar to those of the existing historic building.
- b. Use a roofing material for an addition that is similar to, and compatible with, the original historic building and the roofing materials used throughout the historic district.”

Design guideline 4.8 on pg. 42 states:

“Use exterior materials and finishes that are similar, but visually subordinate to those of the original historic building and historic context.

- a. Consider using a material that is a simplified version of the historic building material. For instance, when designing an addition to a historic stone building, consider using a stone of a simplified pattern.
- c. Where exterior materials are used on an addition that are different from those of the historic building, use materials that are found in the historic context or alternative materials similar in appearance to those found in the historic district.”

C. Comments:

The design guidelines above highlight key design characteristics for an addition to a historic building and, as proposed, the addition to 321 Fraternity Row does not meet the majority of these requirements. First, it is never recommended for the location of the addition to be on the front of a historic structure. While a side addition may be appropriate in some cases with the appropriate setback, massing and scale, an addition flush with or in front of the front façade of a historic structure is inappropriate. The table of models on page 39 illustrates some appropriate and inappropriate locations for an addition to a contributing historic building. While the proposed addition does not align exactly with any of the scenarios shown, it is clear that even a “Side Addition Flush with the Front Façade” is inappropriate. The design guideline text on page 37 clarifies this further in 4.1.d.

The location of the addition is also crucial to minimize the loss of historic fabric and preserve character-defining features and the view of these features as described in guideline 4.2.

Figure 2 shows a portion of the 1969 architectural drawing, which identifies some of the character-defining features of the property:



Figure 2 – This section of a 1969 Architectural Plan of 321 Fraternity Row identifies some of the key features that may be obscured or lost with the proposed addition – the window behind the patio and the low wall in front of the patio.

- Picture windows (2) that look into the great rooms (this includes the masonry framing)
- Front door location and detailing, including the masonry framing
- Front patio
- Low wall that defines the front of the patio
- Gable ends (2) of the front façade
- Steep gable roof

The proposed addition would obstruct a view of the large window behind the patio, which looks into the great room of the building. This window and its masonry framing are key

features of the building and are part of a set of key features – the front door and the window looking into the second great room. The low brick wall at the front of the patio is also a key character-defining feature and could be negatively impacted by the addition. The application is unclear as to how this wall will be treated with the construction of the addition.

In addition to its location, the design of the addition is crucial to ensure that it does not detract or distract from the historic building. The addition should be kept simple in its design, remain subordinate and be differentiated from the historic building. When visible from the street, it should also be designed to respect the solid-to-void ratio of the existing building. This application does not include the drawings to determine whether these design guidelines are met. The roof form and materials used on the addition should also be kept simple as not to detract from the historic building.

Due of the circumstances surrounding this project and the construction that's been completed thusfar, it is possible to review the addition in more detail, despite the lack of detailed drawings being included in the application. Using Figure 1, we can address a variety of the important topics when considering an addition.

Location of Addition

The location of this addition is inappropriate as it is built in the front of the historic building. While it sits behind the façade with the main entrance, it projects in front of the wall to the left. This obscures the original gable ends and rhythm of the building. The guidelines state that in addition to not placing an addition along the front façade of a historic building, the addition should also never be flush with the front wall (or projecting), but instead should be set behind the front wall of the historic building. This maintains the original corners of the historic building and is easier to distinguish an addition. The other key component to the location of an addition is to consider a place that minimizes damage to historic elements and features. This addition obscures two key features of the building – the window to the great room as well as the low wall.



Figure 3 – The addition sits forward of part of the historic structure and just behind the wall with the front entry.



Figure 4 – The applicant provided this material, a stone veneer, to be used on the addition.

Design of Addition

While the simplicity of the form of the addition is a positive, the door and windows fail to preserve the rhythm of

windows and doors that the historic structure had. The door and windows used are out of proportion with the historic door and windows. While the windows are too large, the door is too squat to successfully relate to the historic building. However, the simplicity of the roofline is compatible with the historic structure. It does not attempt to replicate the steep slopes of the historic roof and its material does not create a stark visual contrast to that of the historic building. Another key component to the design of the addition is the material that will be used. While the proposed stone veneer is distinct from the brick, it is not simple nor a simplified version of the historic building material. If applied, this proposed building material would make the addition stand out, rather than appear subordinate. It would distract from the original building and is therefore, an inappropriate material to be used on the addition.

Increasing Accessibility to the Building

- A. Proposed Work:
Provide handicap access to the building.
- B. Related design guidelines:
Design guideline 4.9 on pg. 43 states:
“Create an accessibility solution that does not alter the historic characteristics of a building.
 - a. Locate access ramps to the side or rear of a building when feasible.
 - b. When installing an accessibility solution, attach it to the historic structure in a location and in a way that does not destroy key architectural details.
 - c. Create an accessibility solution that can be reversed. For instance, a ramp could be installed and then removed without affecting the historic building.”

- C. Comments:
To start, it is important to note that if this application had been submitted as is (prior to any construction), more detail would be needed from the applicant. The current proposed work description does not provide enough information regarding how the handicap access will be provided. Dimensioned drawings would also need to be included. Without this information, it would be impossible for the HARB to review the proposed change. However, with the current work that’s been done and the images available, a review using the design guidelines is possible.



Figure 5: The current state of construction at 321 Fraternity Row.

As currently designed, the access ramp does not abide by the design guidelines. The ramp is a permanent structure located at the front of the building. While significant topography changes occur across the full width of the site, the location for the ramp does not significantly change in height. However, the ramp itself spans a long distance and adds a significant amount of height to the original floor plate level, as seen in Figure 6. While this may have been necessary to accommodate how a wheelchair may access the building entrances, it significantly changes the front façade of the historic building. Another component that makes this ramp inappropriate is that it divides the front yard in two rather than preserving the full front lawn that was a key feature prior to the construction of the ramp. As seen in Figure 7, a view of the property from 2012, the front yard was not divided by any other structures or hardscaping.



Figure 6: The newly constructed ramp significantly changed the floor plate height, which can be seen above when compared to the floor height of the original front door.



Figure 7: A photo of 321 Fraternity Row from 2012.

Recommendations for Improving the Work

While much of the proposed construction has already been completed, the stop work order has provided an opportunity to improve upon the design in order to make it more compatible with the historic building. Based on the analysis in the previous sections, the design and location of both the addition and the ramp are not compatible. The issuance of a COA would not have been recommended if these designs had come before the HARB prior to beginning construction. However, with the current state of construction, the HARB must decide an appropriate approach forward. While one approach is that the HARB could recommend the applicant remove all construction completed so far and start over with an appropriate addition, it is recommended that to minimize the potential damage to the historic structure, the addition be altered to be more compatible.

Addition to Historic Building

In the floorplans for the proposed building and in follow-up emails with the applicant, they have stated that the intent of the addition is to be a sunroom. The current design of the addition with two fairly small windows and a door with only some glass does not appear to be a sunroom. In order to improve this addition aesthetically and functionally, it is recommended that the structure be altered to create a true sunroom. This would require glass to replace the solid walls and for the structure to primarily be transparent. Ideally, the front wall of the addition would be moved to be behind the front walls of either gable end. This effectively reduces the size of the sunroom but makes the addition more compatible. This change would mean removal of the incompatible

windows and door that have been used, as well as allowing the window to the great room to be seen. The door would also need to be replaced with something more transparent.

A transparent addition would preserve the ability to see the full form of the original building and the brick wall behind the addition. On page 9, a series of images of transparent additions to historic buildings are shown. Captions on each image identify elements of that image that could apply to this project. It is recommended that the HARB work with the applicant and the applicant's designer to reach an agreement on changes to the structure to make it more transparent and compatible with the historic building. This will likely require the applicant and/or the applicant's designer to return to a HARB meeting with new drawings so the HARB can review them and confirm that they meet the intent of these changes prior to issuing a COA.

The roof of the addition could be kept, if the applicant desires. Its simple form and material that does not distract from the historic structure are fine. The placement of the roof (below the upper story windows and not too high into the roof form above the front door) is appropriate.

The HARB should also inquire about the presence of the historic low wall. From the construction that has been completed, it appears that this low wall was demolished. In a follow-up email conversation, the applicant stated that the low wall was "torn down in order to put the footers to the depth that they needed to be and then it (the wall) was rebuilt." Demolishing and reconstructing a historic feature, whether a low wall or part of a building, is inappropriate. (Granted, there are situations, as outlined in the design guidelines, which may find that demolition is the answer. But, the HARB must provide a COA stating that demolition is appropriate.) However, if the low wall was already demolished, it unfortunately cannot be preserved or restored. It is unclear what low wall the applicant refers to rebuilding – potentially the stone wall that is part of the ramp. This is not a replacement for the historic wall. If the low wall still exists, it should be preserved. If the low wall still exists behind the front wall of the addition, the glass of the sunroom could be placed on top of the low wall or behind the low wall.

Addition of the Ramp to the Historic Building

The construction of the ramp appears to be complete, or very near completion. Similar to the addition, the HARB must decide the appropriate approach. While the HARB could require the applicant to demolish and rebuild the ramp elsewhere that would abide by the design guidelines, this would also require a lot of demolition near the historic structure due to the raised floor level which could negatively impact the historic building. The language below instead addresses how this review would approach the addition of this ramp if it were to have come to the HARB as a proposal rather than a constructed ramp. This approach should be applied to future proposals for a ramp.

If this ramp were proposed to be constructed as shown in the photographs, this review would recommend the HARB not grant a COA to the applicant for this construction. Instead, the applicant should consider the following:

- Locating the ramp at a different access point of the building. While an elevator is not noted in the building plans, the installation of an elevator and a ramp near an entrance leading to the elevator, is the ideal scenario. In choosing a door, it should be noted that the applicants were correct in not choosing the historic front door, but the side door that is less visible and looks to have been replaced and not be original. However, the side door placement for the ramp still causes issues because it significantly alters the patio and low wall, both character-defining features.

- Ramp height that changes the height of original features. The height of the original patio has been significantly changed to accommodate the ramp. Careful attention should be given to calculating the slope of the ramp to determine whether a less obtrusive ramp would be possible given the step up to the patio and to the door off the patio are relatively minor. Is it possible to slope the sidewalk leading up to the patio so the sidewalk and patio are flush when they meet? If so, this would be ideal as the landscaping of the site is not a character-defining feature and is more appropriately changed than changing the patio wall and floor height. If that is possible, then is it possible to add a ramp to the door off the patio? The Existing and Updated First Floor Plan do not include dimensions of the patio or the height of the step up into the house, making it difficult to calculate whether a ramp would be possible to add to the patio. However, if it were possible to add a ramp within the confines of the patio, it would be ideal as the ramp would be hidden by the low wall.
- Material nature. If the applicant would not concede to anything other than a ramp leading directly into the patio, the HARB could recommend the ramp be temporary in nature. This would ensure the historic building is not negatively impacted by any construction, but that the structure becomes ADA accessible.



Figure 8 – This connector maintains focus on the two historic brick structures. While it is a taller structure than the proposed sunroom, the glass paneling with simple framing could be applied to the sunroom.



Figure 9 – This image is similar in scale to the proposed sunroom. It also displays framing elements, this time thicker than those in Figure 5, but it still maintains transparency. Also note the doors in this are blended into the framing elements.



Figure 10 – While this connector is also much larger in scale than the sunroom will be, it shows how the transparency allows a view into the solid wall on the other side of the connector. This is the effect that is desired in order to maintain view of the window that looks into the great room. The projecting entryway cover would be inappropriate for the sunroom.



Figure 11 – Another example of a transparent connector shows the masonry wall behind, the same effect needed for the sunroom.



Figure 12 – Another simple glass structure with clean framing and transparency. If the applicant wants to redo the roof, simple lines like this roof provides are needed.



Figure 13 – This final image is a true sunroom. While the simple form is appropriate, the bulkiness, frequency and color of the framing is inappropriate. Dark framing (black, dark gray or brick red) that is thin and infrequent is preferred, especially as the space that the proposed sunroom spans is not very wide.

October 6th, 2020 Discussion of 321 Fraternity Row

Applicant Dean Spanos submitted a Certificate of Appropriateness (COA) application to construct an addition by enclosing the front patio and to provide handicap access to the building at 321 Fraternity Row, a contributing property in the Holmes-Foster/Highlands Historic District.

- Chairman Boeldt quoted the Borough ordinance which established HARB; “if the Planning Department issues a zoning permit without a COA due to administrative or clerical error, said permit shall be voided”

- A zoning permit was issued previously, and John Wilson explained he took responsibility for the absence of HARB approval. He further noted safety measures have been put into place to avoid any further approvals prior to HARB review.

- Ms. Storey explained once it was discovered a COA was needed, a stop work order was issued. She also noted the project does not meet the design guidelines. Ms. Storey noted the following guidelines which were not met:

- Locate an addition to avoid disturbing character-defining components of the building and must be compatible with the historic structure.
- Locate an addition to be subordinate to the historic structure and place addition to the rear of the building or side if rear is not possible.
- Locate addition to minimize loss of character to building.
- Use simplified components similar to the historic structure.
- If addition is visible from the street, it must be designed in accordance with the ratio of doors and windows on existing structure.
- Design roof to be compatible with historic structure and use roofing materials similar to the existing structure.

- Ms. Storey noted currently the front patio was closed off and an American with Disabilities Act (ADA) approved ramp had been installed.

- Ms. Brooks-Bloom asked if the existing window remained in the great room and Mr. Spanos replied it did.

- Chairman Boeldt inquired if the existing door was lower than the newly installed door into the new addition. Mr. Spanos explained it was required to be installed higher to meet ADA ramp requirements.

- Mr. Popovich asked if the front door was abandoned and Mr. Spanos replied no.

- Mr. Gambone asked the present and future building use, and it was stated it was a fraternity.

- Mr. White asked what the board was to be considering and how to move forward. Chairman Boeldt replied a COA was not issued and the board could have the applicant change the design to achieve a COA. Mr. LeClear clarified HARB was only advisory and therefore could only recommend to Borough Council.

- Mr. Popovich presented some ideas which would have made changes accessible for the historical structure and aid in getting COA approval.

- Mr. Huncik noted it would be helpful for members of HARB to visit the site. He also noticed vents on the roof and inquired for what they were intended. Mr. Huncik further explained the ultimate responsibility was the developers and he felt the developer should have been checking on ordinances prior to designing the property.

- Mr. Spanos remarked the handicap entrance access could not be in the back of the building. He also noted the vents were for the two downstairs bathrooms.

HARB Recommendation

Suggested withdrawing application and resubmitting after changes were made to the design to have the building better meet the guidelines for a COA. Mr. Spanos felt this was the best idea at this time.

#15



Rendering of updated Proposal for 321 Fraternity Row.

#16



Figure 3: A zoomed in view of the updated project proposal.



MEMORANDUM

TO: Isabel Storey, Planner, Borough of State College
State College Historic and Architectural Review Board (HARB)

FROM: Winter & Company

DATE: March 1, 2021

RE: Review of HARB Application for 321 Fraternity Row

After initial submitting a Certificate of Appropriateness (COA) application for 321 Fraternity Row in October 2020, and receiving comments on how to improve the design, applicant Dean Spanos reworked the design of enclosing the front patio and providing handicap access. A summary of the original application is provided below, but this document focuses on the changes made to the proposed work and the analysis of that work. Refer to the original application review for more details on the full project.

Summary of Original Application

Prior to submitting the original COA application, the applicant had already completed some of the proposed construction to the front of 321 Fraternity Row. This included:

- Demolishing the site wall that defined the outer edge of the original front porch
- Enclosing the original front porch
- Constructing a ramp from the sidewalk to the front entryway

The original review recognized that if the proposal would have come before the HARB prior to beginning construction, it would have been turned down. However, as construction was already well underway, the review focused on improvements to the design that would make it more compatible with the historic structure and the district.

Recommendations included:

- Replacing the solid wall enclosing the addition with glass to read as more transparent
- Determining the status of the original partial wall that defined the edge of the patio
- Considering alternative locations for the ramp



Figure 1: Prior to submitting the initial COA application in October 2020, construction of the ramp and enclosing the original front porch of the building were complete. This photo shows the point at which the stop work order was issued for the project.

Changes to Proposal

After the initial HARB review, the applicant spent time reworking the design of the project to 321 Fraternity Row. Based on the rendering provided, the key changes in the work appear to include:

- Replacing the solid wall and inappropriately scaled windows of the addition with glass
- Constructing a partial site wall to reference the original partial wall that defined the patio
- Reworking the design of the ramp

Analysis & Recommendation

While enclosing the front porch and constructing a ramp to the front of the historic building would be deemed inappropriate in a situation in which work had yet to begin, the situation of this project makes improvements the key areas of focus. Based on the rendering provided, it is clear that the applicant took the initial review of the work and the suggested ways to improve the design into consideration.

By swapping the original solid wall with glass to enclose the front patio, the addition becomes less obtrusive, following design guideline 4.8. The glass maintains the visual of the rear brick wall and original window with masonry framing that are key features of the building. The clean lines of the glass panes also follow design guideline 4.5, which emphasizes simplicity of design, and are more aligned with design guideline 4.6, which focuses on respecting the solid-to-void ratio of the original building. Prior to granting a COA, the HARB should ensure that the proposed glass is not tinted. The dark shade of the windows is likely a result of shadows used in the rendering, but tinted glass would defeat the purpose of the transparent addition.

The rendering also illustrates a partial brick wall at the base of the addition. While the initial work demolished the partial wall and went against the general guideline of not disturbing character-defining features of the historic building and its site, the construction of this site wall references the original wall. The use of brick that is similar in design to the original brick is also more appropriate than some of the stone veneers that the applicant showed pictures of in the original application. The HARB should inquire about the materials used for this new partial wall as a sample material would help confirm that it is appropriate.

The final element of the proposed work is the ramp that provides handicap access into the building. Building a structure to the front of the historic building is inappropriate and does not follow the design guidelines, although in the future, the ramp structure could potentially be removed. Therefore, the ramp should be constructed to minimize any potential damage to the historic building. While the ramp placement is inappropriate, the updated design is more appropriate as it is less physically and visually obtrusive. The original ramp design provided



Figure 2: The rendering provided by the applicant illustrates a few key updates, which are better seen in Figure X below.



Figure 3: A zoomed in view of the updated project proposal.

access from the sidewalk to the addition, with one long path; the updated design shows a much more compact design that provides access from the path close to the front entrance. This change preserves more of the original topography of the site, rather than dividing it in two, which was not consistent with the historic design. The materials used for the walls of the ramp have also been changed – from a masonry block to brick that appears similar to the brick of the historic building. This material change helps the ramp to visually blend more with the structure rather than appear so distinct. The HARB should inquire about a material sample for the brick that will be used to ensure its compatibility. For additional reference and guidance on accessibility solutions to historic structures, refer to the National Park Service Technical Brief, [“Making Historic Properties Accessible.”](#)

Overall, the changes made by the applicant are a big improvement from the original design. The addition and the ramp are simplified, and create less visual and physical disruption to the building and site. The HARB should inquire about a few key details and materials as mentioned above prior to issuing a Certificate of Appropriateness, but granting a COA is appropriate.

Motion of HARB 2021-03-02

Eric Boeldt <eboeldt@gmail.com>

Tue 3/2/2021 8:01 PM

To: Dobo, Denise <ddobo@statecollegepa.us>; Storey, Isabel <istorey@statecollegepa.us>; LeClear, Edward <eleclear@statecollegepa.us>; Popovich, Alan <apopovich@aparchitects.com>; White, Eric <erw2@psu.edu>; Burd, Harry <hjbcode38@gmail.com>; Bloom-Brooks, Rosalie <rbb1@psu.edu>; Rick Bryant <rbryant@arts-festival.com>; eric Boeldt <eboeldt@gmail.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

" I move that the HARB recommend that Borough Council NOT ISSUE a Certificate of Approval for the project at 321 Fraternity Row.

As part of the review process, the owners indicated that the reason for this addition was to

- a. Add a sun room
- b. Provide ADA entrance to the first floor.
- c. Minimize the exterior mess left after weekend parties
- d. Keep parties inside the house.

The State College Borough HARB ordinance (paragraph 600.a.2) and the Pennsylvania model ordinance state that "If the Planning Department issues a zoning permit without a COA due to an administrative or clerical error, said permit shall be voided."

Thus, this HARB must review the project as if construction had not begun. Although the design of this porch enclosure is much improved as compared to the original submission in October, 2020 (and currently built), this project does not comply with many requirements of the State College Design Guides.

Specifically:

1. Contrary to the General Guidelines on page 36, this addition is NOT minimally visible from the street.
2. Contrary to section 4.1 (a) and (b), this addition is NOT subordinate to the structure.
3. Contrary to section 4.1 (c) and (d), this addition is flush with or forward of the original structure.
4. Contrary to section 4.2 (b), the character defining features are NOT preserved. Specifically
 - a. The recessed porch is not preserved,
 - b. The way the shadows define the porch area is not preserved,
5. Contrary to section 4.6 the addition is NOT designed to respect the solid-to-void ratio and to preserve the rhythm of doors and windows on, the historic main building.
6. Contrary to section 4.7 (a), the roof shape and slope are NOT similar to original.
7. Contrary to section 4.9, accessibility solutions do NOT have minimum visual impact and are NOT easily reversed.
8. Contrary to section 4.10 (a) a new front porch was added.

Thus, for these reasons, I move that the HARB recommend to Borough Council that the Certificate of Appropriateness be denied for the property at 321 Fraternity Row."

Eric

--

Eric Boeldt
400 South Gill
State College, PA 16801
814-237-0845 (H)

March 2nd, 2021 Discussion of 321 Fraternity Row**Ms. Storey Presentation**

- The initial Certificate of Appropriateness (COA) submission was made to HARB in October 2020 when the property owner received comments on improvements to the design.
- Prior to the submission of an application, the applicant performed construction which included demolition of a wall, enclosure of the front porch and erection of a ramp.
- HARB recommended replacement of the solid wall enclosing the addition with glass for transparency, determine the status of the partial wall defining the patio edge and consider an alternate location for ramp.
- She noted the key changes to the original project were replacement of solid wall and inappropriate windows with glass, construction of partial wall defining the patio and a new location for the ramp.
- She noted, based on the rendering, the applicant took the HARB suggestions into consideration.
- She explained the review of the consultant stated the applicant's new changes provided great improvement from the original construction. The report noted the addition and the ramp were simplified which created less disruption to the building and the site. She added the review further stated HARB should inquire about key details and materials prior to issuing a COA.

HARB Comments

- Ms. Bloom-Brooks asked if the glass on the addition was clear or tinted. Mr. Leahey replied it was clear.
- Chairman Boeldt felt the brick should be as close as possible to the original. Mr. Leahey explained this was their intent and possibly using brick veneer.
- Ms. Bloom-Brooks asked if the main walkway would remain and Mr. Leahey replied it would. Mr. Leahey stated the ramp would be removed and also mentioned Centre County Codes had some concern with the blocks which may not be suitable for a wheelchair.

- Vice-Chairman White asked if the door would be replaced as the final rendering appeared to indicate. Ms. Spanos said the door at the property was blue and would remain.
- Mr. Popovich asked if the door was original. Ms. Spanos remarked it was and the door originally at the property would remain the same. She noted the door does have raised panels.
- Mr. Popovich asked if there was a thin stone cap on the ramp. Mr. Leakey replied a masonry block wall would replace what was currently there with a thin brick and a cap for the railing to be installed.
- Chairman Boeldt acknowledged a mistake was in permitting, but it did not permit individuals to build as they wish. He further stated he could not vote in conscience to approve the COA. He did state the improvements were far better than the original. He explained he felt there were many items at issue with the building such as the addition of the porch enclosure, the solid-void ratio of the glass, and asked if any other members had issue with the same.
- Ms. Bloom-Brooks said it was unfortunate this happened but would have preferred it go through HARB originally to aid in maintaining its historical character. She went on to say the enclosure and ramp changed the look of the building although she stated the new rendering was an improvement from what was currently there.
- Chairman Boeldt noted there were many changes made which were not appropriate to the design guidelines.
- Mr. LeClair acknowledged the mistake made but noted HARB was an advisory board and explained Borough Council would make the final decision to issue or deny.
- Mr. Popovich stated he appreciated the efforts made by the applicants and would take their comments into consideration. He further remarked he felt strongly the guidelines must be followed.
- Mr. Bryant stated the mistake was the fault of the Borough and felt the applicants made a good faith effort.
- Ms. Spanos remarked they asked prior to the improvement what was required of the applicants. She noted they did try to work the situation out.

- Vice-Chairman White noted an error was made but felt it was not the role of HARB to rectify the mistake made and felt Borough Council should make the decision. He also felt the proposed improvements by the applicants deserved to be commended.

Mr. Bryant made a motion to accept the recommendation of the consultant and approve contingent on the matching of brick color and the glass on the enclosure be clear. Chairman Boeldt seconded the motion. The motion failed with one vote in favor and 5 votes against.

Chairman Boeldt moved that the HARB recommend that Borough Council NOT ISSUE a Certificate of Approval for the project at 321 Fraternity Row. As part of the review process, the owners indicated that the reason for this addition was to:

- a. Add a sun room.
- b. Provide ADA entrance to the first floor.
- c. Minimize the exterior mess left after weekend parties.
- d. Keep parties inside the house.

The State College Borough HARB ordinance (paragraph 600.a.2) and the Pennsylvania model ordinance state that “If the Planning Department issues a zoning permit without a COA due to an administrative or clerical error, said permit shall be voided.”

Thus, this HARB must review the project as if construction had not begun. Although the design of this porch enclosure is much improved as compared to the original submission in October 2020 (and currently built), this project does not comply with many requirements of the State College Design Guides.

Specifically:

1. Contrary to the General Guidelines on page 36, this addition is NOT minimally visible from the street.
2. Contrary to section 4.1 (a) and (b), this addition is NOT subordinate to the structure.
3. Contrary to section 4.1 (c) and (d), this addition is flush with or forward of the original structure.

4. Contrary to section 4.2 (b), the character defining features are NOT preserved. Specifically,

a) The recessed porch is not preserved,

b) The way the shadows define the porch area is not preserved,

5. Contrary to section 4.6 the addition is NOT designed to respect the solid-to-void ratio and to preserve the rhythm of doors and windows on, the historic main building.

6. Contrary to section 4.7 (a), the roof shape and slope are NOT similar to original.

7. Contrary to section 4.9, accessibility solutions do NOT have minimum visual impact and are NOT easily reversed.

8. Contrary to section 4.10 (a) a new front porch was added.

Thus, for these reasons, I move that the HARB recommend to Borough Council that the Certificate of Appropriateness be denied for the property at 321 Fraternity Row.” Vice-Chairman White seconded the motion.

Discussion

- Ms. Spanos remarked the consultant felt the COA should be approved. Chairman Boeldt replied the design did not meet HARB standards.

- Ms. Spanos asked what if no construction had been done and Mr. LeClear explained the zoning permit could not be activated until the matter was resolved. He further noted the matter would be on the Borough Council agenda on March 15, 2021.

Mr. Popovich asked striking from the motion under item 4 the windows on the porch were hidden. Chairman Boeldt agreed to amend the motion to strike this item as well as removing the angled, inlaid patterned sidewalk comment.

The motion passed with five votes in favor and one against.

Materials Provided

From October 6, 2020

1. Original COA Application
2. Front View
3. Left Side View
4. Right Side View
5. Existing Basement Plan
6. Existing First Floor Plan
7. Existing Second Floor Plan
8. Existing Third Floor Plan
9. Architectural Plans
10. Updated First Floor Plan
11. Site Plan 321 Fraternity Row
12. Material Sample
13. October 6, 2020 321 Fraternity Row COA Review from the Consultant
14. HARB Discussion from October 6th

From March 2, 2021

15. Spanos Revision
16. Spanos Revision Close-Up
17. March 2, 2021 321 Fraternity Row COA Review from the Consultant
18. HARB COA Decision for 321 Fraternity Row.pdf
19. HARB Discussion from March 2nd

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**State College Borough Council
Summary Information for the Award of Contract**

Project Number:	03-2021
Project Name:	Engineering Services for Parking Structures Maintenance Project
Date Prepared:	03-04-2021
Prepared By:	Thomas Brown, Facilities Manager
Proposed Meeting Date:	03-15-2021
Deadline for Action:	03-15-2021

- 1. Project Description:** Professional Services contract to prepare construction documents and perform construction administration and oversight for the maintenance projects at the four parking facilities as outlined in the Walker Consultants report presented to Council on March 1, 2021. The construction work will be in two phases, a 2021 project bid in May and a 2022 project bid in December 2021 or January 2022.

We are required by the local building code (302.10) to have all elevated parking structures inspected on a regular basis, not to exceed 7 years, by a registered design professional in the Commonwealth of Pennsylvania contracted by the owner and at the owners expense. The engineer must certify the ability of the structures to adequately support the appropriate loads as defined by the building code. A letter stating the ability of the structure to adequately support the code-defined loads shall be kept on file at the code office

The 2021-2022 projects will address any critical structural repairs that must be completed immediately as well as routine maintenance and repairs required to avoid more costly repairs and possible premature failure of the parking facilities.

- 2. Funding Sources for Project:** This contract will be funded from the proceeds of the proposed borrowing.
- 3. Anticipated Notice to Proceed:** 03/16/2021
- 4. Contract Construction Time:** 2 years
- 5. Other Background Information:** Due to a compressed schedule that was negatively impacted by COVID and the need for additional destructive testing at three structures, staff recommends this professional services contract be awarded as a sole-source contract to Walker Consultants. Attached to the agenda is a sole-source justification supporting this recommendation.
- 6. ABC Review and Comments:** N/A
- 7. Solicitor Comments:** N/A
- 8. Staff Recommendation and Reason:** Staff recommends that the contract be awarded to Walker Consultants, for a total amount of **\$259,560.00**

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SOLE SOURCE JUSTIFICATION
CONTRACT WITH WALKER PARKING CONSULTANTS
FOR PROFESSIONAL SERVICES ASSOCIATED WITH PARKING MAINTENANCE PROJECT

Background

The State College Parking Department is planning a maintenance project in the Borough's four parking structures. The work at the garages is proposed to be completed in 2021 and 2022, and includes sealant removal and replacement, removing loose concrete, removing the thin brick covering on the columns at Beaver Garage and recoating those columns to prevent degradation, investigation of low-compressive strength concrete on the Pugh Garage roof and remediation of same, application of penetrating sealer in Fraser and Beaver Garages, and traffic topping renewal at McAllister Deck among the major work items. Staff has determined that due to the extensive work that is needed system-wide, it is in the Borough's best interest to coordinate the work as a unified project consisting of the various work items at the different facilities. Staff believes a unified approach to the project should result in lower costs due to economy of scale of a larger project and will save time overall.

The project will be completed over the two-year period, in planned and logical phases, to address in order the greatest priorities and complete the work in order to receive the code required engineers certification for each facility.

Cost

Staff estimates the cost of the total project to be approximately \$4,000,000, including design work and construction administration services, maintenance and repair work and materials testing during construction. A project of this size will need to be funded through a bond issue.

Timing

The timing of the proposed parking project is being driven to a great extent by the need to obtain an engineer's certification to Centre Region Code Administration that the structures can support the code-required loads. Every seven years such certification is required for each structure, with Beaver Garage and McAllister last being certified in 2015.

Project Approach

Original planning for this project called for the project to be designed in the fall of 2020 and bid for construction in 2021. The project was another victim of COVID-19. Given that time is of the essence for the project, especially with respect to the engineering certification, staff has determined that there is not adequate time to procure the professional design, engineering, and architectural services required through the normal Request for Proposals process for a qualifications-based selection. That process would require a minimum of two months before a professional could be selected and a contract awarded. Such a schedule would result in the loss of two critical months of the 2021 construction season.

The Borough's Purchasing guidelines governing contracts for Professional Services allow the Borough to award a sole source contract "where there is justification for awarding" such a contract. It is staff's opinion that given the facts detailed above, a sole source contract is warranted and justified.

Selection of Design Professional

As a result of a competitive selection process, Walker Consultants was selected in 2020 to perform the condition appraisal of all structures. Walker is a preeminent name in the parking engineering and design field and has the staff capacity to undertake work for the Borough immediately. Staff believes they are the firm that is best able to complete the design work required in a timeframe that will provide the best chance to have significant portions of the project completed this year while still providing appropriate phasing of work to take advantage of the economies of scale we seek by combining the work on all four structures.

Walker has completed work on over 50 projects for the Borough over the last 40 years, including work on all four parking structures. Their service to the Borough has included design work, condition appraisals, construction administration, restoration planning and design, site analysis, emergency consultation, and maintenance and repair coordination. Walker was the principal design firm on the Martin Luther King, Jr. Plaza in 2016, and has an intimate knowledge of every facet of the Borough's parking system. Because of this, staff feels they are best positioned to provide the services needed for this project.

Recommendation

Given the aggressive timetable required to complete work in the 2021 construction season, and in accordance with the Borough's Purchasing Guidelines for Professional Services, staff recommended that the Borough Manager authorize staff to negotiate a sole source contract for professional design services with Walker Parking Consultants. The Manager approved this recommendation. Staff worked with Walker Parking to develop a scope of services and a final price for their required work. Walker Parking has provided a not to exceed cost of \$250,760 including reimbursable expenses. Staff believes this price is reasonable. Typically, professional design services are estimated at 10% of the total project cost. The Walker proposal is less than 7% of the estimated project costs. Staff recommends that Borough Council approve the contract with Walker Consultants for professional design services for the parking maintenance project in an amount not to exceed \$250,760 including reimbursable expenses. Funding for this contract will come from the proceeds of the Parking Fund borrowing being proposed by staff.



565 East Swedesford Road, Suite 300
Wayne, PA 19087

610.995.0260
walkerconsultants.com

March 8, 2021

Mr. Thomas Brown
Facilities Manager
Borough of State College
243 South Allen Street
State College, PA 16801

Re: *Proposal for Construction Documents and Administration
2021 and 2022 Restoration to Beaver, Fraser, McAllister, and Pugh Garages
State College, PA*

Dear Mr. Brown:

As requested, please find the attached proposal to provide professional consulting services for the above project.

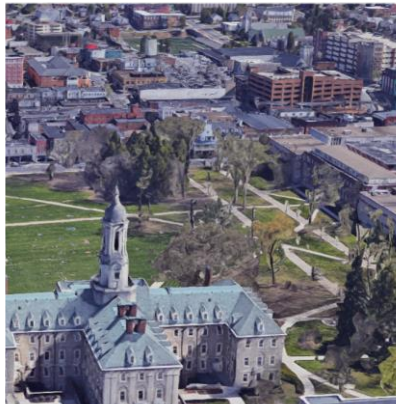
Included is our understanding of your needs, our proposed response to meet your needs, and a signature page to authorize us to proceed. We appreciate this opportunity to work with you.

Sincerely,

WALKER CONSULTANTS

A handwritten signature in blue ink that reads "Kathryn E. Stairs".

Kathryn E. Stairs, P.E.
Director of Operations



BUILDING ENVELOPE
CONSULTING
FORENSIC RESTORATION
PARKING DESIGN
PLANNING

PROPOSAL FOR CONSTRUCTION DOCUMENTS & ADMINISTRATION

2021 and 2022 Restoration to Beaver, Fraser, McAllister and Pugh Garages

State College, PA

March 8, 2021

Mr. Thomas Brown
Facilities Manager



WALKER
CONSULTANTS



TABLE OF CONTENTS

PROJECT BACKGROUND	1
PROJECT GOALS	1
PROJECT SCOPE	2
FEES	2
SCHEDULE	4
LENGTH OF OFFER	4
GENERAL CONDITIONS	4
BUILDING CODE AND ADA COMPLIANCE	4
AUTHORIZATION	5
WHO WE ARE	5
APPENDICES	
APPENDIX A1 – Division of Work Activities	
APPENDIX A2 – Scope of Repair	
APPENDIX B – Project Team	



PROJECT UNDERSTANDING

PROJECT BACKGROUND

The project can be described as follows:

GARAGE	LEVELS	BUILT CIRCA	PARKING AREA	CAR CAPACITY	STRUCTURE
Beaver Avenue	7	2006	195,000 sq. ft.	529 spaces	Precast Normal Weight Concrete
Fraser Street	7	1984	154,000 sq. ft.	335 spaces	CIP P/T Normal Weight Concrete
Pugh Street	5	1972	158,000 sq. ft.	491 spaces	CIP P/T Light Weight Concrete
McAllister Street	3	1991	66,000 sq. ft.	218 spaces	Precast Normal Weight Concrete

The deterioration observed in each garage is summarized in Walker's February 10, 2021 Asset Management Plan. The Borough wishes to proceed with the design of repairs recommended for the garages in 2021 and 2022 at this time. These repairs total \$1,475,600 in 2021 and \$1,716,000 in 2022 and are further described in Appendix A2 – Scope of Repair.

PROJECT GOALS

We understand that your goal is to investigate and address the deterioration now in order to:

- Reduce the total cost of ownership
- Maximize available repair and maintenance budgets
- Support funding requests
- Enhance financial planning for repairs and maintenance
- Reduce operational downtime
- Reduce revenue loss
- Reduce potential liability
- Extend the service life of the project
- Enhance aesthetic appeal

The Borough wishes to proceed with the design of repairs recommended for the garages in 2021 and 2022 at this time. The Opinion of Probable Cost from the February 10, 2021 Asset Management Plan anticipate a construction value of \$1,475,600 in 2021 and \$1,716,000 in 2022. See Appendix A2 – Scope of Repair for further information.



PROJECT SCOPE

In general, our scope will be as described below. This general scope is more fully defined in the appendices.

1. The Investigation was completed in February of 2021 and provides the basis for the next phases.
2. The Construction Documents consist of drawings and written specifications to define the repairs to the project. The general approach is to perform these repairs as unit-priced work with estimated quantities projected by us. In this approach, the contractor takes the risk/reward of providing the correct materials and labor to accomplish repairs while the owner takes the risk/reward of paying only for actual deterioration uncovered during construction. The Borough wishes to develop documents for two construction seasons.
3. The Bidding Services consists of issuing each set of Construction Documents to a selected list of experienced contractors, assisting with contractor's questions during bidding, reviewing the contractor's bids that you receive and recommending a contractor for you to hire.
4. The Construction Administration consist of technical review of the material and shop drawing submittals, kicking off the construction, answering routine questions during construction and periodic visit to confirm that the work is in general accordance with the Contract Documents. Often review of payment applications or code mandated inspections is also supplied. This portion of the work, while a significant effort, is a critical step to a successful project, is often required by the code as well as being a prudent step to protect your interests.

The anticipated effort and responsibility for each task is more fully defined in Appendix A of this proposal. We understand that you will be heavily involved in Bidding and Construction with us primarily providing technical assistance.

FEES

We will provide the services as outlined in this proposal, Appendix A and on continued use of the current contract agreed upon for the March 2020 RFP.

TABLE 1.0 – SUMMARY OF FEES AND REIMBURSABLES

TASK	ENGINEERING SERVICE FEE (LUMP SUM)	REIMBURSABLE EXPENSES ^{(1) (7)} (LUMP SUM)	TOTAL – ENGINEERING FEE AND EXPENSES (LUMP SUM)
2021 Scope of Work			
2 Construction Documents	\$ 58,650	\$ 9,400	\$ 68,050
3 Bidding Services ⁽⁵⁾	\$ 6,200	\$ 150	\$ 6,350
4 Construction Administration			
4A – Mobilization ⁽²⁾	\$ 7,200	\$ 300	\$ 7,500
4B – Administration ⁽³⁾	20 weeks @ \$ 580 week = \$ 11,600	Included In Fee	\$11,600
4C – Close Out ⁽²⁾	\$ 7,850	\$ 300	\$ 8,150



WALKER
CONSULTANTS

4D – Scheduled Site Visits ⁽⁴⁾	10 visits @ \$ 2,240 visit = \$ 22,400	Included In Fee	\$ 22,400
2022 Scope of Work ⁽⁸⁾			
2 Construction Documents	\$ 63,310	\$ 600	\$ 63,910
3 Bidding Services ⁽⁵⁾	\$ 6,200	\$ 150	\$ 6,350
4 Construction Administration			
4A – Mobilization ⁽²⁾	\$ 7,200	\$ 300	\$ 7,500
4B – Administration ⁽³⁾	24 weeks @ \$ 580 week = \$ 13,920	Included In Fee	\$ 13,920
4C – Close Out ⁽²⁾	\$ 7,850	\$ 300	\$ 8,150
4D – Scheduled Site Visits ⁽⁴⁾	12 visits @ \$ 2,240 visit = \$ 26,880	Included In Fee	\$ 26,880
TOTAL (Not to Exceed Without Authorization)			\$ 250,760

Notes:

- (1) Expenses not used in any particular task will be available for use in alternate tasks.
- (2) This task is based on a 2-week duration.
- (3) Includes combined site meetings/observation visits (as defined in appendix A) and the stated duration. Number of visits could change if alternate schedules are initiated.
- (4) The number of scheduled site visits may or may not exceed the number anticipated in the fee schedule. You will only pay for actual visits made and we will not exceed stated number of visits without your concurrence.
- (5) Assumes \$0 for printing as electronic documents will be issued.
- (6) Repair scope is based on returning the project to a condition reasonably similar to its original appearance and function. See appendix A for a more detailed description.
- (7) Cost shown is sum of testing, travel, and office expenses. See Table 1.1 for tabulation of testing expenses.
- (8) If funding for 2022 Scope of Work is reduced to approximately \$1M, construction is anticipated to last 14 weeks. Walker's 2022 Fee will have a corresponding reduction of approximately \$42,240.

TABLE 1.1 – TESTING EXPENSES						
Task	Chloride Samples @ \$150/ea.	Petrographic With Air Void Analysis @ \$1,950/each	Petrographic Analysis @ \$1,450/each	Compressive Strength Tests @ \$95/each	Field Sampling @ \$2,200/day	Total Testing Expenses
1	\$ 0	\$ 0	\$ 0	\$ 0	\$8,800	\$ 8,800



SCHEDULE

We propose the following schedule:

TASK	TIME FRAME
2 Construction Documents ⁽²⁾	8 weeks after you provide Authorization to Proceed
3 Bidding Services ⁽¹⁾	2 weeks to Bid 2 weeks for you to Select Contractor 2 weeks for you and Contractor to Sign Contracts
4 Construction Administration ⁽¹⁾	2 weeks for Contractor to mobilize 20 weeks to complete the work in 2021 24 weeks to complete the work in 2022

Notes:

- (1) We anticipate the above schedule, but schedule control is by others.
- (2) Shorter schedules can be achieved but may incur a higher price. Please contact us if you desire shorter schedules.
- (3) We anticipate the interval between task 1 and task 2 is 12 months or less and between subsequent tasks is 6 months or less when determining our fees. Longer intervals may incur price increases due to loss of continuity.

LENGTH OF OFFER

This proposal is valid for 45 days from the date of submission, unless mutually agreed otherwise.

GENERAL CONDITONS

The general conditions are as agreed to for the March 2020 RFP.

BUILDING CODE AND ADA COMPLIANCE REVIEW

Unless specifically included, a review of the facility for comprehensive Building Code compliance and compliance with the Americans with Disabilities Act (ADA) requirements is not part of the scope of work. However, it should be noted that whenever significant repair, rehabilitation, or restoration is undertaken in an existing structure, upgrades to meet current codes or ADA design requirements may become applicable if there are currently unmet needs. In general, we assume the project was built in accordance with the code in effect at the time of construction and will not perform a systematic review for code compliance. Please let us know if you desire us to include these additional efforts within our scope.



AUTHORIZATION

Trusting this proposal meets with your approval, we ask that you initial next to the tasks accepted and then sign in the space below to acknowledge your acceptance. Please return a signed original so we may proceed with the work.

Accept Task 1 – Investigation _____ COMPLETE _____

Accept Task 2 – Contract Documents _____

Accept Task 3 – Bidding Services _____

Accept Task 4 – Construction Administration _____

BOROUGH OF STATE COLLEGE

Accepted by (Signature) _____

Printed Name _____

Organization _____

Title _____

Date _____

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WHO WE ARE

Established in 1965 as a structural engineering firm, Walker Consultants rapidly grew into a transportation, design and consulting firm, and by the 1980s led the industry as the most experienced parking design consulting firm in the United States for feasibility, programming, restoration design and new facility design.

In the 1970's, we started restoring parking decks to complement our parking design presence, so Owners could obtain all parking related design services from one service provider. Since 1980, our restoration services have expanded beyond parking to other portions of the built environment as our approach and expertise was readily transferable. Restoration is one of our two core competencies and accounts for roughly a third of our revenues. Walker provides a full spectrum of forensic restoration and building envelope solutions to owners. Whether for a building, parking structure, plaza, stadium, or other specialty structure, our state-of-the-art technical expertise will provide innovative solutions for your restoration needs.

Today, we are a global consulting firm with 22 domestic offices. Our staff of over 300 has experience working in all 50 states and has worked in 20 foreign countries. We are ranked at 239 in the 2019 ENR top 500 design firms. Since 2005, the Walker team has designed over \$70 million construction dollars of restoration every year, with annual construction value now exceeding \$100 million dollars. For more information, please see Appendix D and beyond.

A1 Division of Work Activities



DIVISION OF WORK ACTIVITIES

Our fee is based on the anticipated effort and division of responsibility for the activities shown below. Items not identified are not anticipated and therefore excluded from scope. Repair scope is based on returning the project to a condition reasonably similar to its original condition and meet codes in effect at that time unless specifically identified otherwise. Contact us if you desire a differing level of effort, scope or to move tasks between parties.

By Us ⁽¹⁾	By You ⁽²⁾	
TASK 1: INVESTIGATION (COMPLETE)		
TASK 2: CONSTRUCTION DOCUMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Define if repairs will be performed by union or open shop contractors.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Confirm addition of supplemental drains does not mandate plumbing system upgrades.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Supply the general conditions of the construction contract, using the AIA 101 and 201 series.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Review general conditions of the contract with legal adviser.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Author technical specifications in CSI format.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Have potentially hazardous materials assessed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Define governing authority required permits (zoning permit, building permit, critical structures, historical commissions, inspection requirements, etc.).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Draw floor plan sheets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Identify occupied spaces below work areas on floor plan sheet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Draw soffit ("reflected ceiling") plan sheets, if appropriate.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	K. Draw façade elevations sheet, if appropriate s.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Draw phasing sheet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	M. Draw detail sheets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	N. Draw work schedule and note sheets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	O. Verify work locations, quantities, and constructability via site visit.
TASK 3: BIDDING SERVICES		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Advertise for bids and contractor prequalification.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Issue contractor prequalification statement.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Review contractor's qualification statement and recommend a list of qualified contractors.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Decide final list of qualified Contractors.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Issue one (1) ".PDF" copy of the Construction Documents for each bidder.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Attend one on-site pre-bid conference and site meeting with you and the Bidders to review the site and construction scope of work.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Issue pre-bid meeting minutes and required addendums to all parties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Issue written responses to Bidders' requests for clarification during bidding to you for distribution to bidders.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Obtain original bids from Contractor.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Tabulate the bid results and recommend a Bidder.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	K. Select Contractor.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Prepare construction contract.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. Enter into contract with Contractor.



Borough of State College Garage Repairs – 2021 & 2022

TASK 4: CONTRACT ADMINISTRATION

4A - MOBILIZATION

- | | | | |
|-------------------------------------|-------------------------------------|----|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A. | Review schedule, Contractor submittals and shop drawings (of typical conditions). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. | Conduct an on-site pre-construction meeting to review schedule, phasing, temporary protections, and project administration. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. | Provide up to 3 copies of signed and sealed Construction Documents to Contractor for their use in obtaining Governing Authority required permits. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. | Assist Contractors by supplying engineering information requested on Governing Authority's required permits for construction. Note: This does not include engineering for means & methods such as shoring, rigging, traffic control, safety-related activities, etc. which are out of our scope and expertise. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | E. | Attend one (1) Critical Structures meeting with you, contractor and testing agency. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | F. | Hire testing agency for material and Governing Authority testing. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. | Hire permit expediting firm. |

4B - ADMINISTRATION

- | | | | |
|-------------------------------------|-------------------------------------|----|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A. | Review and assess Contractor Payment Applications. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. | Respond in writing to Contractor's Requests for Information. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. | Evaluate and administer change orders. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. | Evaluate testing agency reports. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | E. | Attend weekly phone or web-based meetings to discuss construction activities. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | F. | Track unit price work items quantities for use in calculating payment applications. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. | Coordinate area closures, phasing and parking patron communications. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. | Pay Contractor. |

4C - CLOSEOUT

- | | | | |
|-------------------------------------|-------------------------------------|----|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A. | Attend one project-closeout meeting with you and Contractor to determine punchlist (outstanding work), and project closeout requirements. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. | Review closeout documentation (warranties, releases, record drawings, etc.) and forward to Owner for retention. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. | Make one (1) site visit to follow-up on punch-list compliance. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. | Provide a written opinion confirming the Contractor's completed work is, or is not, in general conformance with the design documents. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | E. | Assist Contractors by supplying engineering information requested on Governing Authority's required actions to close permits. |

4D - SCHEDULED SITE VISITS

- | | | | |
|-------------------------------------|--------------------------|----|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A. | Conduct on-site progress meetings with you, us, Contractor, and others. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. | Provide a pre-concrete installation meeting during a routine on-site progress meeting. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. | Provide a pre-waterproofing installation meeting during a routine on-site progress meeting. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. | Issue progress meeting minutes as required to document pertinent items. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | E. | Provide a construction observation visit (to monitor general conformance with project drawing and specifications) at the same time as the progress meeting and issue a field report as required. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. | Measure and document unit price work items quantities for use by the construction administrator in payment applications. |

Notes:

- (1) "By Us" is defined as either performed directly by us or through other parties hired by us. In general, we perform all services except material testing and contractor operations (test pits, coring, etc.).
- (2) "By You" is defined as either performed directly by you or through other parties hired by you.
- (3) A goal of the documents will be to have restoration completed within budgeted costs. However, we cannot guarantee construction costs since local conditions, unique owner criteria and Contractor pricing is beyond our control.
- (4) We have excluded other beneficial services based on our understanding of your goals but would be happy to provide such services as defined below if you desire: Lighting Evaluation and Design, Architectural Improvements, Accessibility, Functional Analysis and PARCs evaluation.

A2 Scope of Repair



Borough of State College Garage Repairs – 2021 & 2022

SCOPE OF REPAIR

Our fee is based on the scope shown below. Items not identified are not anticipated and therefore excluded from scope.

BEAVER GARAGE

Work Item	Description	2021	2022
Structural			
1	Repair Floor Slab Spalls - Stair Tower	\$1,300	\$1,625
2	Repair Tee Flange - Full Depth		\$15,938
3	Repair CIP Concrete Wash		\$40,625
4	Repair Allowance for Tee Stems/Inverted Tees/Columns		\$4,688
5	Stair Repair Allowance - Railing Bases		\$3,125
6	Broken Shear Connection Repair Allowance		
7	Epoxy Inject Tee-Flange Cracks		\$14,375
8	Epoxy Inject Spandrel Panel Cracks		\$7,188
9	Knockdown Loose Overhead Concrete	\$6,250	
	Structural Allowance 10%	\$755	\$8,756
	Structural Totals	\$8,305	\$96,319
Waterproofing			
1	Install Traffic Topping at Stair Towers		
2	Install Traffic Topping at CIP Wash		\$77,400
3	Recoat Traffic Topping at Elevator Lobby and over Occupied Spaces		
4	Install Penetrating Sealer on Floor Slab		
5	Replace Stair Tower Expansion Joints		
6	Replace Vertical Expansion Joints at Stair Towers		
7	Replace Tee-Tee and Wash Joint Sealant		
8	Replace Cove Sealant	\$55,600	
	Waterproofing Allowance 5%	\$2,780	\$3,870
	Waterproofing Totals	\$58,380	\$81,270
Facade			
1	Knockdown Loose Thin Brick At Façade Columns (Partially Complete)		
2	Façade Repair Access	\$103,500	
3	Remove Thin Brick and Install Column Coating	\$289,800	
4	Replace Vertical Joint Sealant	\$48,000	
	Facade Allowance 10%	\$44,130	\$0
	Facade Totals	\$485,430	\$0
Electrical/Plumbing			
1	Clean/Flush Drains - Allowance	\$7,500	
2	Upgrade Lighting System		
	Electrical/Plumbing Allowance 10%	\$750	\$0
	Electrical/Plumbing Totals	\$8,250	\$0
Miscellaneous			
1	Paint Traffic Markings and Curbs		
2	Metal Stair Nosing Repair Allowance	\$4,000	
3	Signage Repair Allowance	\$16,000	
	Miscellaneous Allowance 15%	\$3,000	\$0
	Miscellaneous Totals	\$23,000	\$0
	Construction Subtotal	\$583,365	\$177,589
	Mobilization @ 6% of Construction Subtotal	\$35,002	\$10,655
	Construction Total	\$618,367	\$188,244
	Project Contingency @ 10%	\$61,837	\$18,824
	Engineering: Contract Documents/Field Rep	\$54,416	\$16,565
	Material Testing During Construction	\$6,184	\$1,882
	Project Cost Totals Per Year:	\$740,804	\$225,516



Borough of State College Garage Repairs – 2021 & 2022

FRASER GARAGE

Work Item	Description	2021	2022
Structural			
1	Repair P/T Floor Slab, Curb & Wash Spalls		\$4,030
2	P/T Beam Test Pits Investigation/Repair Allowance		
3	Repair P/T Slab Soffit		\$1,200
4	Repair Columns and Spandrel Panels		\$3,000
5	Apply Overlay at Exterior SOG Stairs at Ponding Water	\$5,000	
6	Tuckpoint and Repair CMU Wall		\$3,675
7	Epoxy Inject Slab Cracks	\$34,500	
8	Epoxy Inject Column Cracks	\$6,900	
9	Knock Down Loose Overhead Concrete	\$2,500	\$2,500
	Structural Allowance 10%	\$4,890	\$1,441
	Structural Totals	\$53,790	\$15,846
Waterproofing			
1	Recoat Traffic Topping at Stairs		\$18,000
2	Recoat Traffic Topping over Tenant Space		\$54,800
3	Recoat Traffic Topping at Construction Joints		\$37,440
4	Install Traffic Topping at Crossovers	\$6,000	
5	Coat Interior Roof Level Columns		\$1,600
6	Apply Penetrating Sealer		\$77,880
7	Replace Expansion Joints		\$11,500
8	Rout and Seal Cracks		\$5,600
9	Replace Crack Sealant		\$6,300
	Waterproofing Allowance 5%	\$300	\$10,656
	Waterproofing Totals	\$6,300	\$223,776
Façade			
1	Replace Window to Façade Sealant	\$5,100	\$5,100
2	Replace Window Gasket	\$10,000	\$12,500
3	Replace Perimeter Coping		\$2,500
4	Replace Perimeter Coping Sealant		\$1,200
5	Fraser Street Entry Stair Repair (Expansion Joint, Masonry Repairs, Railing Repairs)		\$3,200
6	Façade Repair Access		\$30,000
7	Masonry Tuckpointing		\$5,250
8	Repair EFIS Cracking		\$1,000
	Façade Allowance 10%	\$1,510	\$6,075
	Façade Totals	\$16,610	\$66,825
Electrical/Plumbing			
1	Replace Existing Drains		\$6,000
2	Clean/Flush Drains - Allowance	\$6,000	
3	Electrical - Conduit Replacement - Allowance		\$5,000
	Electrical/Plumbing Allowance 10%	\$600	\$1,100
	Electrical/Plumbing Totals	\$6,600	\$12,100
Miscellaneous			
1	Paint Traffic Markings and Curbs		\$18,480
2	Paint Stair Treads	\$9,600	
3	Paint Crossovers	\$2,800	
4	Repaint Portions of CMU Wall at Peeling Paint		\$2,500
	Miscellaneous Allowance 15%	\$1,860	\$3,147
	Miscellaneous Totals	\$14,260	\$24,127
	Construction Subtotal	\$97,560	\$342,674
	Mobilization @ 6% of Construction Subtotal	\$5,854	\$20,560
	Construction Total	\$103,414	\$363,234
	Project Contingency @ 10%	\$10,341	\$36,323
	Engineering: Contract Documents/Field Rep	\$9,100	\$31,965
	Material Testing During Construction	\$1,034	\$3,632
	Project Cost Totals Per Year:	\$123,889	\$435,154



Borough of State College Garage Repairs – 2021 & 2022

PUGH GARAGE

Work Item	Description	2021	2022
Structural			
1	Repair P/T Floor Slab	\$9,165	
2	Repair P/T Slab Soffit	\$12,000	
3	P/T Slab Test Pits/Investigation at End of Slab - Complete		
4	Roof Level Compressive Strength Testing	\$15,000	
5	P/T Slab Edge Repair	\$312,000	
6	Repair P/T Beam Allowance	\$2,400	
7	Repair Column	\$6,600	
8	Repair Curb Spalls	\$2,500	
9	Knock Down Loose Overhead Concrete	\$2,875	
	Structural Allowance 10%	\$36,254	\$0
	Structural Totals	\$398,794	\$0
Waterproofing			
1	Recoat Traffic Topping at Stairs and Elevator Lobby		\$22,500
2	Recoat Traffic Topping at Drive Aisle - Full System		\$264,000
3	Recoat Traffic Topping at Parking Stalls - Partial System		
4	Repair Traffic Topping Delamination		\$4,400
5	Replace Expansion Joints		\$14,720
6	Replace Stair Tower Joint Sealant		\$200
7	Rout and Seal Slab on Grade Cracking		\$8,400
	Waterproofing Allowance 5%	\$0	\$15,711
	Waterproofing Totals	\$0	\$329,931
Façade			
1	Replace Window Gasket		
2	Replace Perimeter Window Sealant		
3	Replace Vertical Joint Sealant		
	Façade Allowance 10%	\$0	\$0
	Façade Totals	\$0	\$0
Electrical/Plumbing			
1	Replace Existing Drains		\$6,000
2	Clean/Flush Drains - Allowance	\$15,000	
	Electrical/Plumbing Allowance 10%	\$1,500	\$600
	Electrical/Plumbing Totals	\$16,500	\$6,600
Miscellaneous			
1	Paint Traffic Markings and Curbs		\$1,896
2	Clean/Paint Metal Pan Stair Soffit	\$30,000	
3	Clean/Paint Metal Pan Stair Nosings	\$9,897	
	Miscellaneous Allowance 15%	\$5,985	\$284
	Miscellaneous Totals	\$45,882	\$2,180
	Construction Subtotal	\$461,176	\$338,711
	Mobilization @ 6% of Construction Subtotal	\$27,671	\$20,323
	Construction Total	\$488,846	\$359,034
	Project Contingency @ 10%	\$48,885	\$35,903
	Engineering: Contract Documents/Field Rep	\$48,396	\$31,595
	Material Testing During Construction	\$4,888	\$3,590
	Project Cost Totals Per Year:	\$591,015	\$430,123



Borough of State College Garage Repairs – 2021 & 2022

MCALLISTER GARAGE

Work Item	Description	2021	2022
Structural			
1	Repair Floor Slab - Exterior Stairs		\$4,219
2	Repair Tee-Flange		\$9,625
3	Repair CIP Concrete Wash and Curbs		\$13,500
4	Repair Column/Haunch		\$4,500
5	Repair Tee-Stem / Inverted Tee Beams		\$4,688
6	Repair Concrete Retaining Wall		\$9,000
7	Replace Broken Tee-Tee Connections		\$28,125
8	Re-weld Shear Connectors		\$6,250
9	Inject Slab Crack		\$25,000
10	Knockdown Loose Overhead Concrete	\$2,500	
	Structural Allowance 10%	\$250	\$10,491
	Structural Totals	\$2,750	\$115,397
Waterproofing			
1	Install Traffic Topping at Garage		\$193,500
2	Install Traffic Topping at Exterior Stairs		\$1,500
3	Rout and Seal Spandrel/Tee Flange Cracking	\$1,000	\$10,800
4	Replace Expansion Joint at Ramp		\$9,200
5	Replace Expansion Joint at Stair Towers		\$6,900
6	Replace Tee-Tee and Wash Joint Sealant		\$36,000
7	Replace Cove Sealant		\$14,400
	Waterproofing Allowance 5%	\$50	\$13,615
	Waterproofing Totals	\$1,050	\$285,915
Façade			
1	Replace Vertical Joint Sealant		\$5,400
2	Replace Stair Tower Curtainwall		\$45,000
3	Replace Garage Storefront		\$17,500
	Façade Allowance 10%	\$0	\$6,790
	Façade Totals	\$0	\$74,690
Electrical/Plumbing			
1	Replace Existing Drains		
2	Clean/Flush Drains - Allowance	\$6,500	
3	Electrical - Conduit Replacement - Allowance	\$1,500	
	Electrical/Plumbing Allowance 10%	\$800	\$0
	Electrical/Plumbing Totals	\$8,800	\$0
Miscellaneous			
1	Paint Traffic Markings and Curbs		\$7,920
2	Install Railing at Exterior Stairs	\$500	
3	Clean and Paint Miscellaneous Metals - Allowance		\$6,250
4	Paint Stair Nosings	\$2,000	
	Miscellaneous Allowance 15%	\$375	\$2,126
	Miscellaneous Totals	\$2,875	\$16,296
	Construction Subtotal	\$15,475	\$492,297
	Mobilization @ 6% of Construction Subtotal	\$929	\$29,538
	Construction Total	\$16,404	\$521,835
	Project Contingency @ 10%	\$1,640	\$52,184
	Engineering: Contract Documents/Field Rep	\$1,624	\$45,921
	Material Testing During Construction	\$164	\$5,218
	Project Cost Totals Per Year:	\$19,832	\$625,159



B Project Team



PROJECT TEAM

Walker has extensive restoration experience both locally and nationwide as it is one of our two core competencies and it generates over 30% of our revenues. A key design sub-specialty is parking garage restoration and members of our firm wrote the 856-page book "Parking Structures" currently in its third edition, highlighting the depth and breadth of our parking experience. In addition to garages, we have in-depth experience in plazas, building envelopes, balconies, stadia, and other portions of the built environment.

Our local mid-Atlantic office is currently working on restoration throughout the mid-Atlantic area. This local office has, itself, worked on 114 restoration studies and 124 restoration repair projects between 2012 and 2019, with over 64% consisting of garage repair and the remainder addressing plazas, facades, bridges and stadia. This office has been providing restoration services since 1983 to the Mid-Atlantic area of the United States. **Since 2005, the entire restoration group company-wide has designed over \$70 million in construction each year.**

The mid-Atlantic office has three full-time licensed professional engineers- Gregory Neiderer, Jason Gross and Kathryn Stairs- who spend more than 90% of their efforts on investigation and repair of deteriorated structures. Gregory J. Neiderer, Walker Principal-in-Charge for your project, was also a reviewer for the Post-Tensioning Institute's 2001 "Design, Construction, & Maintenance of Cast-in-Place Post-Tensioned Concrete Parking Structures". These three manage projects throughout the mid-Atlantic from Hackensack, New Jersey to Richmond, Virginia to Charleston, West Virginia.

Their restoration experience includes structural and waterproofing design, construction phasing, repair techniques selection and an understanding of the local contractor market to reassure you that your project will be well planned and executed. Often the goal is to balance cost, construction impact and longevity to minimize project impact. You can see from the attached recent project assignment table the depth of their experience. They have, combined, over 55 years with Walker solving restoration and parking problems.

To learn more about the firm and services we provide, please visit our website at www.walkerconsultants.com.

GREGORY J. NEIDERER, PE
Senior Restoration Consultant

YEARS EXPERIENCE:

Total: 39
Walker: 28



Responsibilities include restoration condition assessments, restoration design, nondestructive testing, quality control, project management; training and business development.

Since 2009, his restoration experience includes:

- 56 Plazas/Bridge/Building Envelope Projects
- 182 Garage Projects

JASON C. GROSS, PE, LEED AP
Restoration Consultant

YEARS EXPERIENCE:

Total: 27
Walker: 21



Responsibilities include due diligence and condition appraisal reports, site investigation and analysis, and contract document production.

Since 2009, his restoration experience includes:

- 11 Plazas/Bridge/Building Envelope Projects
- 68 Garage Projects

KATHRYN E. STAIRS, PE
Restoration Consultant

YEARS EXPERIENCE:

Total: 19
Walker: 17



Responsibilities include due diligence and condition appraisal, site investigation and analysis, and contract document production.

Since 2009, her restoration experience includes:

- 20 Plazas/Bridge/Building Envelope Projects
- 79 Garage Projects

Establishing a Progress Review Committee (PRC)

Commissioner/Council Action Taken on February 5, 2021: Consider directing the County Administrator and the Borough Manager to work with the Mental Health Task Force Chair to develop a specific charge and parameters for an Ad Hoc Progress Review Committee (PRC). The PRC would be comprised of a diverse representation of the original Task Force to meet periodically to receive updates on the progress being made on Task Force report recommendations. The staff is directed to develop the details for the PRC, including the number of members, committee responsibilities, meeting frequency, duration of the committee, etc. The staff will report the proposal to the respective boards for approval no later than March 12, 2021.

Charge/Responsibility for the PRC: The PRC will serve as a feedback resource to Centre County and Borough Staff as the staff work on implementing the recommendations of the Task Force on Mental Health Crises Services. The PRC will meet with Centre County and Borough staff periodically to receive and review updates on the progress being made on the 19 recommendations. Through this review process, the PRC may ask and respond to questions about the work being done, offer clarifications or elaborate further on the recommendations, and provide pertinent suggestions in furthering the recommendations.

PRC Membership: All members from the former Task Force on Mental Health Crisis Services will be eligible to serve on the PRC, provided that they can commit to attend at least four quarterly meetings during the term of the PRC. An announcement will be made to the Task Force members who will be provided a deadline to request to be part of the PRC. Following that deadline, the PRC membership will be set.

Duration of the PRC: July 1, 2021 to June 30, 2022

Frequency of Meetings: Quarterly

PRC Meeting Support/Coordination: Centre County and Borough staff will be responsible for all support, coordination and logistics related to the PRC including but not limited to scheduling meetings, note taking, preparing information to share with the PRC, inviting other stakeholders to meetings as may be needed.

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Executive Committee Meeting ---February 16, 2021

1. **Resolution of Appreciation for retiring Library Director Cathi Alloway.** Passed unanimously and enthusiastically.
2. **Appointment of Schlow Centre Region Library Director.** Lisa Rives Collens was recommended to the General Forum as the next library director.
3. **Code Board of Appeals—Appointments and Re-appointments.** We ratified recommendations of the Public Safety Committee for members of this board.
4. **Retention of Finance Consultant.** Discussed recommendation of Finance Committee to hire Mr. Chris Gibbons, Concord Financial Advisors to investigate and advise the Finance Committee regarding borrowings for Whitehall Road Regional Park.
5. **Covid Wastewater Research Report.** We recommended that a presentation on COVID wastewater research by Dr. Andrew Read at Penn State be given to the general forum.
6. **Community Survey on Climate Planning.** Pam Adams discussed a survey that will be mailed to 3000 area households and is available online. This came up from the Climate Action Committee. The purpose of the survey is to: (1) Determine the community's level of climate awareness; (2) Provide key teaching points for future outreach; (3) Guide decision making and prioritization of the Climate Action and Adaption Plan.
7. **Covid leave extension/alternatives.** The committee authorized the extension of the negative leave accrual program until April 30.
8. **External Presentations to General Forum Discussion.** The committee discussed policies for which outside presentations to the general forum were appropriate.
9. **General Forum Room Audio/Visual Enhancements Discussion.** These were enhancements that might allow the General Forum to hold its meetings in a hybrid manner (some remote, some not –see US Congress).
10. **General Forum on YouTube.** Cindy Hahn, C-NET Executive Director, approached the CoG Executive Director about the opportunity to broadcast CoG General Forum Meetings on YouTube.
11. **Next Meeting, March 16, at 12:15pm.**

COG – Human Resources Committee 3/3/21

From minutes.

A part time position in the Parks Department has been reclassified from Staff assistant to Recreation Aide. The change was made for an accurate description and reallocation of funds.

The popular Work from home policy will continue for some employees even post-pandemic. Specific Work from home policies were submitted to and approved by the labor attorney.

Code Services Manager has resigned and accepted a position with Centre County. A new title is being considered to help with recruitment.

The Executive Committee has extended COVID-19 emergency leave through April 30,2021.

Joint meeting of the Public Services & Environment and Transportation and Land Use Committees,
March 4, 2021
REPORT TO THE BOARD OF SUPERVISORS AND COG GENERAL FORUM

State of the joint SPE/TLU committees going forward:

Rather than continue for several more months as a joint committee, the joint committee decided to transition as quickly as possible to one committee to be temporarily* called the **Land Use, Transportation, and Infrastructure Committee (LUTI)**.

*Other committee names will be considered

Other LUTI Committee operations:

- Meeting date of the new committee will be the same as that currently used by the SPE Committee--the first Thursday of each month, 12:15 pm.
- Given the interconnectedness of many items LUTI would be addressing, coordination with other committees is vitally important. Rather than assign specific liaisons, however, outreach will occur as needed. Areas of overlap:
 - Public Safety
 - Climate Adaptation and Sustainability
 - Facilities
- Committee responsibilities (approved unanimously, after a motion and a second):
 - To study and prepare recommendations on actions and significant planning efforts relating to regional land use, transportation, sewer, water, and stormwater planning; and delivery of broadband internet, energy services, including electric power, natural gas, and other public infrastructure, and affordable housing.
 - To coordinate with the Public Safety Committee regarding studies, plans, proposals, and construction of public infrastructure as they relate to the potential impact on public safety and emergency response.
 - To coordinate with the Climate Action and Sustainability Committee regarding studies, plans, proposals, and construction as they relate to energy conservation or sustainability reductions in greenhouse gas emissions or to mitigate impacts of a changing climate (staff recommended comment to be consistent with the primary Climate Action and Sustainability responsibilities).
 - Receive reports on an as needed basis from the water authorities, sewer authority, CATA, MS4 Group, Penn State University, and other public infrastructure and service providers as needed to understand regional impacts of activities associated with these major infrastructure providers.
 - Meet two times annually with the Centre Regional Planning Commission (CRPC) to discuss issues of regional interest and provide input regarding the Comprehensive Plan Implementation Program (CHIP).
 - To study and prepare recommendations on regional land use; transportation; public infrastructure policy, issues, or projects; and affordable housing as requested by the Executive Committee.

Responsibilities of the newly formed LUTI committee are still be considered. They will be reevaluated as new tasks come before the committee.

Onboarding new LUTI Committee members.

COG planning department is in the process of creating videos for onboarding new members to all committees.

Draft Mission Statement for LUTI

Jim May presented a draft. A suggestion was made to add equity in the mission statement. LUTI members will consider the mission statement at its March meeting.

Climate Action Committee Meeting ---March 8, 2021

1. **Committee Representation.** Rob Cooper and Jason Little were added to the committee as non-voting representatives of Penn State and State College Area School District.
2. **Community Forum on Climate Planning.** Pam Adams and Lara Fowler (PSU Law) proposed a community forum on understanding and preparing for climate impacts in the Centre Region.
3. **Draft Mission Statement for Climate Action Committee.** The committee was asking to begin consideration of the drafting of a mission statement. Several samples from other communities were given.

Report on Joint Parks Capital and CRPR Meeting

Charima Young gave an UPDATE ON THE MUSSER GAP TO VALLEYLANDS PROJECT (MG2V) Prior to the COVID-19 Pandemic affecting the Centre Region, the Penn State University had completed its consensus-building work on what the 350+ acres of the Musser Gap to Valleylands project could possibly look like in the future. The University worked with several community groups and held several public meetings to build consensus on how this land could be used in the future, because the southeast boundary of the Whitehall Road Regional Park borders the MG2V lands.

Laura Dinini discussed PARKS AND RECREATION REGIONAL COMPREHENSIVE STUDY UPDATE The Centre Region Parks and Recreation Authority has been holding monthly Work Sessions to discuss the Action Plan of the Comprehensive Study. The first work session was held in July and the most recent work session was held on February 11. At the September work session, the Authority members reviewed feedback from the municipalities per the comments in the study's appendix, and additional feedback received this past summer from elected officials, in order to prioritize the larger topics. The two top priorities focused on "Taking Care of What We Have" and "Governance". Within each of the priority items, the Authority worked through prioritizing the action steps as well as assigning the task to either the Agency Staff, the Authority, the COG, member municipalities/managers, or municipal staff, or a combination of several of these. A third focus area appeared during these discussions and that included the Authority/Agency working toward a Memorandum of Understanding (MOU) with the State College Area School District (SCASD).

Next was an update on the fundraising and grant process for the Phase II development of the Spring Creek Education Building. MILLBROOK MARSH NATURE CENTER SCEB PHASE II .There is a tentative timeline in place to complete the grant work, the private/public fundraising, architectural/engineering work, etc. Currently, Agency staff are reviewing documentation with the new COG Facilities Coordinator to bring him up-to-speed on the project and begin to formulate a formal timeline and any additional budgetary needs that may not already be addressed.

Finally, Ms. Salokangas provided a WHITEHALL ROAD REGIONAL PARK UPDATE. COG staff reviewed the various bid documents and conducted de-scoping meetings all apparent, qualified low bidders. Simultaneously, Agency and COG staff compared the bid packages against the project budget to include the loan proceeds and grant funds to determine the shortfall; this information was shared in January at the Finance Committee meeting and again at the January General Forum mtg.

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