

September 24, 2010

McKean County Commissioners in special session assembled on Friday, September 24, 2010 at 10:00 AM in the Commissioners meeting room. Present were Commissioners Joseph DeMott, Al Pingie, and Judy Church, Administrative Assistant Sharon Linnan, Solicitor, Dan Hartle. Also present were Ken Bush, Rod Lindsey, Martha Knight and representatives from the construction companies.

The meeting was called to order by Mr. DeMott, followed by the Pledge of Allegiance and a moment of silence.

Moved by Mr. Pingie, seconded by Mrs. Church, to approve the minutes of the September 14, 2010 meeting.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Mr. DeMott – Opened the meeting for public comment.

No public comment.

WHEREAS, it is now the time and place as advertised for opening bids for a new one story shell building for the Domestic Relations Office, and

WHEREAS, the following bids were received:

1. Kinley Corp., Allegany, NY. - \$778,808.00
2. J.C. Orr & Son, Inc., Altoona, PA – \$903,805.00
3. Carl E. Swanson & Sons, Inc., Bradford, Pa. - \$880,450.00
4. Lobar, Inc., Dillsburg, PA - \$961,000.00
5. Bob Cummins Construction Co., Bradford, PA - \$973,000.00 – general construction and \$33,000.00 for the plumbing contract.
6. Dasco Plumbing, Inc., Clarion, PA - \$45,000.00 for the plumbing contract.

NOW, THEREFORE BE IT RESOLVED that after reviewing said bids the McKean County Commissioners award the bid for the construction contract to Kinley Corp. in the amount of \$778,808.00 and award the bid for the plumbing contract to Bob Cummins Construction in the amount of \$33,000.00 contingent upon the approval of the county's architects and the county solicitor and the provision of the appropriate bonds by both of the companies.

The above motion was moved by Mr. Pingie, seconded by Mrs. Church.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Mr. DeMott – Turned the bids over to the architects – asked Rod if he felt they were in the range of what they expected.?

Mr. Lindsey – Yes, I had added it up to around \$808,000 to \$811,000 for the construction.

Mr. DeMott – Did we require a bid bond and that sort of thing?

Mr. Lindsey – Yes, a performance and pay bond and the bid security.

Martha Knight – What is the time table on once these people have the contract? Do you have a commencement date and completion date or anything?

Mr. Pingie – They can't start until they get the notice of award and they have to provide us with the performance and pay bonds and they can start the project after that.

Mr. Lindsey – There are going to be some site approvals that need to take place, but once those are in they should begin to break ground.

Ms. Knight – Who does the site approval?

Mr. Lindsey – It is NPDES and PennDot.

Mr. DeMott – We also need the land management plan from the Planning Commission.

Ms. Knight – Why is PennDot involved?

Mr. Lindsey – For the highway occupancy permit for the curb cut.

Ms. Knight – How long do you think this type of project will take?

Mr. Lindsey – The shell package should be complete by February 4, 2011 and the balance of the site work should be substantially completed by June 3, 2011 and the interior should also be completed by June 3, 2011.

Ms. Knight – And the plumbing will go forward along with the construction?

Mr. Lindsey – The plumbing contract is for the under slab work. In our next package we will have a multiple prime bid that will include the entire interior plumbing, electrical, HVAC, as well as another general contract.

Ms. Knight – And when will that be put out for bid?

Mr. Lindsey – We will have the other bid package out soon and the work will correspond with this project.

Moved by Mr. Pingie, seconded by Mrs. Church, to approve a change order in the amount of \$2,085.00 for constructing a wooden catwalk in the attic space in the courthouse, to approve a change order in the amount of \$3,424.16 to remove the existing plaster ceiling over the Recorder of Deeds Office, to approve a change order in the amount of \$4,835.11 to remove blown insulation in the attic space above the District Attorney's Office and the existing DRO Office.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Ms. Knight – Is this still within the funding you had allotted for the courthouse project?

Mr. DeMott – Yes.

Moved by Mr. Pingie, seconded by Mrs. Church, to approve a contract with Empire GEO Services, Inc. for Geotechnical Engineering Services for the Domestic Relations Building. This contract will include some core sampling, etc. that will help with the construction and that cost is around \$4,246.00.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Moved by Mr. Pingie, seconded by Mrs. Church, to authorize the county to take emergency action to increase the water pressure at the McKean County Jail.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Ms. Knight – Is Empire GEO Services going to be doing that?

Mr. DeMott – No, this is an authorization that would allow us, if necessary, to contract directly with the construction company to enlarge the water line. We are currently working with Smethport Borough on a project to run a 12 inch water line to the jail that will serve the Jail and the new jail building, Sena Kean Manor, and the other county buildings out there and we do need to get that finished and this motion will allow us to expedite that process, if necessary. Smethport Borough is in the process of bidding for some more help on that and should that process be delayed this would give the county the option of stepping in and doing some of that work ourselves. We would ask companies for proposals so we could move ahead with this, if it becomes necessary to do so.

Mrs. Church – We have to get it done before the weather gets bad. It is a time constraint, so that is why it is like an emergency thing we may have to do.

Mr. DeMott – The borough may get this resolved themselves, but in case they would have a problem, this would give us the authorization to go ahead and do it.

Ms. Knight – What is the time table for having it operational?

Mr. DeMott – We want it operational by the end of October.

Ms. Knight – Does this require any additional work or changes inside the jail?

Mr. DeMott – No, we just have to hook on to the existing supply line and that will resolve the issue.

Mr. DeMott – Opened the meeting for public comment.

Ms. Knight – What exactly is the contract with Empire GEO Services for?

Mr. DeMott – They will do the test borings so we know the ground density under the new building.

Ms. Knight – So that was the core sampling?

Mr. DeMott – Yes.

Ms. Knight – What about the plaster removal they are doing in the Recorder of Deeds Office – how old is it, what is the content of the plaster?

Mr. DeMott – We have been identifying and properly removing any asbestos that is in the building – we have done that at 3 or 4 sites – Ken Bush, our Maintenance Supervisor, has been right on top of that with our architects and the construction company as well.

Ms. Knight – How old is the plaster?

Mr. Pingie – We don't know, but any of the asbestos that we have found is just insulation around the heating pipes and most of what was found was totally encapsulated so we didn't have to do anything to protect the workers.

Ms. Knight – There was supposedly a head ups of total removal of every fiber of asbestos from this building back about 20 years ago.

Mr. DeMott – You find stuff that you didn't know was there when you start ripping out the ceilings and the walls. When we started we didn't think there was much of any of it in the building, but we have found pipes that were insulated over 50 years ago and then we have to deal with it. One thing that Ken is doing as they are taking down the ceiling

is taking pictures and he has hundreds of pictures of what is beyond all of these ceilings and walls before it is closed up so we know where the pipes are, etc. Ken has been on a mission over the last couple of years to find all of the drawings and documents, what we have, how the building is constructed, and whatever and we didn't have much of a library of that in the past, but he has compiled quite a bit of information about the courthouse. Ken does want to get them on CD's and he also wants to have the photographs.

Ms. Knight – Is the Recorder of Deeds Office being interrupted while they are removing the plaster?

Mr. DeMott – They are closed today. They are working on it today and should have done and the ceiling painted so they can reopen on Monday.

Moved by Mrs. Church, seconded by Mr. Pingie, to adjourn the meeting.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Chief Clerk