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TO: Mt. Lebanon Commission
FROM: Keith A. McGill, Municipal Manager
DATE: Amended June 12, 2018
SUBJECT: Agenda – Regular Meeting – June 12, 2018 – 8 p.m.
Call to Order – Pledge of Allegiance to the Flag – Roll Call

- SS 1. **Commission/Manager’s announcements:**
- Summary of discussion session topics (Manager McGill)
 - Manager’s announcements (Manager McGill)
 - Community highlights (Commission Vice President McLean)
- SS 2. **Citizens Comments.**
- KF 3. **Consideration of the [minutes](#) from the Adjourned Meeting held May 29, 2018.** - passed

Recommended Action: Move to approve the minutes.

- CG 4. **Consideration of Resolution No. [R-11-18](#) Agreeing to sign a Revised Mutual Aid Agreement for the Provision of Mutual Police Aid.** - passed

Mt. Lebanon and surrounding South Hills Communities work closely together on a number of special projects and day-to-day operations. The mutual aid program was a direct outgrowth of the 9/11 tragedy. The agreement provides the ability to accommodate universal response between and among departments in the SHACOG service area.

Under the agreement, any SHACOG department can request assistance from any other department but any response provided is voluntary. If assistance is sent, it may be recalled at any time. Rendering assistance is permissive not mandatory. Any assistance rendered is provided under the umbrella of the agreement thereby removing any jurisdictional issues.

Since the approval of the current agreement, SHACOG’s membership has grown and as such, it is necessary to include those additional communities. The Police Chiefs have reviewed the revised agreement and recommend its approval.

Recommended Action: Move to adopt Resolution No. R-11-18.

- KF 5. **Consideration of a Conditional Use Approval for the expansion of a Hospital Use at 1000 Bower Hill Road.** - passed

St. Clair Hospital operates as an existing conditional use at 1000 Bower Hill Road. The Hospital is seeking to expand its existing facility by constructing an Ambulatory Care Center on the southwestern end of the existing hospital structure.

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The new structure will be located in both the Municipality of Mt. Lebanon and Scott Township. The property within the Municipality of Mt. Lebanon is zoned R-2 Single-Family Residential. Chapter XX, Zoning, of the Mt. Lebanon Code, identifies “Hospitals” as a Conditional Use in the R-2 Single-Family Residential zoning district.

The Planning Board recommended approval of the conditional use request on April 24, 2018.

The conditional use request was introduced by the Commission on May 8, 2018, and the public hearing held May 29, 2018.

Recommended Action: Move to approve the conditional use request conditioned upon the subsequent approval of the St. Clair Hospital Ambulatory Care Center land development plan.

SM 6. Consideration of Final Approval for the St. Clair Hospital Lot Consolidation Plan. - passed

St. Clair Hospital owns the property located at 1000 Bower Hill Road. The hospital is requesting a lot consolidation plan to merge the six parcels that make up the hospital property and create two lots. Lot 1 will be 30.692 acres and Lot 2 will be 0.838 acres to accommodate the relocation of North Wren Drive within Scott Township.

The Planning Board reviewed the plan at its April 24, 2018 meeting and recommended final approval subject to the comments.

Recommended Action: Move to grant final approval for the St. Clair Hospital Lot Consolidation Plan.

KF 7. Consideration of Final Approval the St. Clair Hospital Ambulatory Care Center Land Development Plan. - passed

At its meeting on April 24, 2018, the Planning Board voted in favor of a motion to recommend final approval to the St. Clair Hospital Ambulatory Care Center Land Development Plan. The developer has requested a modification to the Mt. Lebanon Code, Chapter XVI, Subdivision and Land Development, Appendix III Required Plant list, to allow for the planting of native non-invasive plant selections not included in the required list. All civil engineering comments related to the application have been satisfied. The Traffic Engineer made a recommendation for a study of traffic counts after the development has been completed.

St. Clair Hospital is seeking to construct an addition to their existing facility for an ambulatory care center, operating rooms, out-patient facilities, offices, and associated parking. Earlier tonight the Commission approved the expansion of the Conditional Use of a Hospital at 1000 Bower Hill Road.

Recommended Action: Move to:

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1. Grant the requested modification to Chapter XVI of the Mt. Lebanon Code, Subdivision and Land Development, Appendix III Required Plant List to allow for the planting of several native non-invasive species that do not appear on the list.
2. Grant Final Approval for the St. Clair Hospital Land Development Plan, conditioned upon:
 - a. The execution of any necessary intergovernmental agreements.
 - b. The applicant receiving the necessary approval of the Land Development Plan from other governmental approving bodies.
 - c. The applicant completing post-construction traffic counts and performing any necessary mitigation as recommended by the Traffic Engineer at the applicant's cost and expense.
 - d. The execution and approval of the required development agreement within 90 days and the receipt of the financial securities detailed in the development agreement.

JB 8. Consideration for the Approval of the Mt. Lebanon DPW Complex Site Development Project – Architectural Services Additional Work. - failed

As a result of the decision by the municipality to reject the public bids and re-bid the various buildings and public works building addition/renovations as separate bid packages, RSSC Architecture and its consulting engineers have incurred time and expense for value engineering, design modifications and rebidding that was not part of the original Owner/Architect Agreement.

Recommended Action: Move to award additional architectural work for the Mt. Lebanon DPW Complex Development Project to RSSC Architecture for \$37,977.75 under its current contract with the Municipality.

CG 9. Consideration for the Approval of the Mt. Lebanon Department of Public Works (DPW) Complex Site Development Project –Phase III Additions and Building Renovation and New Firing Range Building. - passed

Bids were received on May 24, 2018 for the Mt. Lebanon DPW Complex Site Development Project –Phase III (Additions and Building Renovation and New Firing Range Building). The project involves construction of a 15,300 SF one story addition and renovations to the existing two story Public Works building and a 5,400 SF one story firing range building and associated site work.

The project as bid was broken down into the following contracts:

1. General Construction Contract
2. Mechanical Construction Contract
3. Plumbing Construction Contract
4. Electrical Construction Contract
5. Fire Protection Contract

The Municipal Engineer has verified the bids for the General Construction Contract as follows:

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Bid Items	Arcon Contracting, Inc.	Uhl Construction Company	Yarborough Development, Inc.
Base Bid*	\$2,153,000.00	\$2,364,000.00	\$2,372,000.00
Alternate A-1	\$212,000.00	\$295,500.00	\$249,900.00
Alternate A-2*	\$748,000.00	\$835,000.00	\$848,848.00
Alternate A-3*	\$289,000.00	\$274,300.00	\$291,890.00
Alternate A-4	\$9,000.00	\$10,000.00	\$10,780.00
Alternate A-5	\$12,000.00	\$14,970.00	\$17,980.00
Alternate A-6	\$87,000.00	\$65,700.00	\$34,100.00
Alternate A-7	\$16,000.00	\$14,900.00	\$15,400.00
Alternate A-8	\$64,000.00	\$77,780.00	\$49,950.00
Alternate A-9	\$25,000.00	\$41,800.00	\$41,800.00
Alternate A-10*	\$34,000.00	\$63,750.00	\$49,500.00

The Project Architect has reviewed the bids and determined the low bid to be accurate. The project architect has verified that the contractor has completed similar work in other municipalities in a satisfactory manner.

The project is to be funded through the Bond Issue for Public Works.

Recommended Action: Move to award the General Construction contract base bid for the Mt. Lebanon DPW Complex Site Development Project – Phase III (Additions and Building Renovation and New Firing Range Building) to Arcon Contracting, Inc. for the base bid (\$2,153,000), Alternate A-2 Firing Range Building (\$748,000), Alternate A-3 Firing Range Equipment (\$289,000) and Alternate A-10 Landscaping along Cedar Blvd. (\$34,000) for a total award amount of \$3,224,000.

SM 10. Consideration for the Approval of the Mt. Lebanon Department of Public Works (DPW) Complex Site Development Project –Phase III Additions and Building Renovation and New Firing Range Building. - passed

Bids were received on May 24, 2018 for the Mt. Lebanon DPW Complex Site Development Project –Phase III (Additions and Building Renovation and New Firing Range Building). The project involves construction of a 15,300 SF one story addition and renovations to the existing two story Public Works building and a 5,400 SF one story firing range building and associated site work.

The project as bid was broken down into the following contracts:

1. General Construction Contract
2. Mechanical Construction Contract
3. Plumbing Construction Contract

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4. Electrical Construction Contract
5. Fire Protection Contract

The Municipal Engineer has verified the bids for the Mechanical Construction Contract as follows:

Bid Items	East West Manufacturing & Supply Co. Inc.	Controlled Climate Systems, Inc.	First American Industries, Inc.	Hranec Sheet Metal, Inc.
Base Bid*	\$283,500.00	\$290,000.00	\$293,700.00	\$385,000.00
Alternate M-1	\$159,900.00	\$235,000.00	\$230,700.00	\$216,500.00
Alternate M-2*	\$252,300.00	\$265,000.00	\$339,400.00	\$326,000.00

The Project Architect has reviewed the bids and determined the low bid to be accurate. The project architect has verified that the contractor has completed similar work in other municipalities in a satisfactory manner.

The project is to be funded through the Bond Issue for Public Works.

Recommended Action: Move to award the Mechanical Construction contract base bid for the Mt. Lebanon DPW Complex Site Development Project – Phase III (Additions and Building Renovation and New Firing Range Building) to East West Manufacturing & Supply Co. Inc. for the base bid (\$283,500) and Alternate M-2 Firing Range Mechanical (\$252,300) for a total award amount of \$535,800.

JB 11. Consideration for the Approval of the Mt. Lebanon Department of Public Works (DPW) Complex Site Development Project –Phase III Additions and Building Renovation and New Firing Range Building. - passed

Bids were received on May 24, 2018 for the Mt. Lebanon DPW Complex Site Development Project –Phase III (Additions and Building Renovation and New Firing Range Building). The project involves construction of a 15,300 SF one story addition and renovations to the existing two story Public Works building and a 5,400 SF one story firing range building and associated site work.

The project as bid was broken down into the following contracts:

1. General Construction Contract
2. Mechanical Construction Contract
3. Plumbing Construction Contract
4. Electrical Construction Contract
5. Fire Protection Contract

The Municipal Engineer has verified the bids for the Plumbing Construction Contract as follows:

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Bid Items	Wheels Mechanical Contracting & Supplier, Inc.	Newman Plumbing, Inc.
Base Bid*	\$500,700.00	\$539,500.00
Alternate P-1	\$52,700.00	\$37,000.00
Alternate P-2*	\$72,300.00	\$75,000.00
Alternate P-3*	\$11,200.00	\$35,000.00

The Project Architect has reviewed the bids and determined the low bid to be accurate. The project architect has verified that the contractor has completed similar work in other municipalities in a satisfactory manner.

The project is to be funded through the Bond Issue for Public Works.

Recommended Action: Move to award the Plumbing Construction contract base bid for the Mt. Lebanon DPW Complex Site Development Project – Phase III (Additions and Building Renovation and New Firing Range Building) to Wheels Mechanical Contracting & Supplier, Inc. for the base bid (\$500,700), Alternate P-2 Firing Range Plumbing (\$72,300) and Alternate P-3 Firing Range Sewer Connection (\$11,200) for a total award amount of \$584,200.

CG 12. Consideration for the Approval of the Mt. Lebanon Department of Public Works (DPW) Complex Site Development Project –Phase III Additions and Building Renovation and New Firing Range Building. - passed

Bids were received on May 24, 2018 for the Mt. Lebanon DPW Complex Site Development Project –Phase III (Additions and Building Renovation and New Firing Range Building). The project involves construction of a 15,300 SF one story addition and renovations to the existing two story Public Works building and a 5,400 SF one story firing range building and associated site work.

The project as bid was broken down into the following contracts:

1. General Construction Contract
2. Mechanical Construction Contract
3. Plumbing Construction Contract
4. Electrical Construction Contract
5. Fire Protection Contract

The Municipal Engineer has verified the bids for the Electrical Construction Contract as follows:

Bid Items	McCurley Houston Electric, Inc.	Merit Electrical Group, Inc.	Right Electric, Inc.	Westmoreland Electric Services, LLC	Frankl Electric Inc.
Base Bid*	\$497,500.00	\$533,000.00	\$564,000.00	\$652,000.00	\$665,650.00
Alternate E-1	\$130,000.00	\$141,000.00	\$132,000.00	\$111,000.00	\$250,000.00

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Alternate E-2*	\$68,000.00	\$85,000.00	\$84,000.00	\$88,000.00	\$116,000.00
Alternate E-3	\$6,500.00	\$2,700.00	\$3,800.00	\$5,000.00	\$5,100.00

The Project Architect has reviewed the bids and determined the low bid to be accurate. The project architect has verified that the contractor has completed similar work in other municipalities in a satisfactory manner.

The project is to be funded through the Bond Issue for Public Works.

Recommended Action: Move to award the Electrical Construction contract base bid for the Mt. Lebanon DPW Complex Site Development Project – Phase III (Additions and Building Renovation and New Firing Range Building) to McCurley Houston Electric, Inc. for the base bid (\$497,500) and Alternate E-2 Firing Range Electrical (\$68,000) for a total award amount of \$565,500.

SM 13. Consideration for the Approval of the Mt. Lebanon Department of Public Works (DPW) Complex Site Development Project –Phase III Additions and Building Renovation and New Firing Range Building. - passed

Bids were received on May 24, 2018 for the Mt. Lebanon DPW Complex Site Development Project –Phase III (Additions and Building Renovation and New Firing Range Building). The project involves construction of a 15,300 SF one story addition and renovations to the existing two story Public Works building and a 5,400 SF one story firing range building and associated site work.

The project as bid was broken down into the following contracts:

1. General Construction Contract
2. Mechanical Construction Contract
3. Plumbing Construction Contract
4. Electrical Construction Contract
5. Fire Protection Contract

The Municipal Engineer has verified the bids for the Fire Protection Contract as follows:

Bid Items	Interstate Fire Protection Company, Inc.
Base Bid*	\$135,900.00

The Project Architect has reviewed the bids and determined the low bid to be accurate. The project architect has verified that the contractor has completed similar work in other municipalities in a satisfactory manner.

The project is to be funded through the Bond Issue for Public Works.

Recommended Action: Move to award the Fire Protection contract base bid for the Mt. Lebanon DPW Complex Site Development Project – Phase III (Additions and Building

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Renovation and New Firing Range Building) to Interstate Fire Protection Company, Inc. for the base bid amount of \$135,900.

CG 14. Consideration for the Approval of the Mt. Lebanon DPW Complex Site Development Project – Early Site Package Additional Work. - passed

Additional site work for the Mt. Lebanon DPW Complex Site Development Project – Early Site Package is required due to emergency circumstances detected during a culvert inspection on May 31, 2018. The work includes replacing 20 LF of collapsed 108” diameter corrugated metal pipe. Previous assessments of the culvert on April 2, 2018 indicated full diameter repairs would be performed at this location. The May 31, 2018 assessment indicated this would not be feasible, and replacement of the pipe section would be required.

The Project Engineer has reviewed the costs provided by the contractor and found them acceptable. He recommends the award of the additional site work to A. Liberoni, Inc. under its current contract with the Municipality.

Recommended Action: Move to award additional site work for the Mt. Lebanon DPW Complex Site Development Project – Early Site Package Project to A. Liberoni, Inc. via change order in the amount of \$19,242.00 under its current contract with the Municipality.

JB 15. Consideration for the Approval of the Scrubgrass Road - Elm Spring Road Culvert Lining Contract Additional Work. - passed

The repair to the Department of Public Works culvert was awarded by the Commission as Add Alternate #1 to the Scrubgrass Road – Elm Spring Road Culvert Lining Contract on May 8th. Following award of the repairs, a pre-construction meeting was held with the contractor on May 31, 2018. At that time, it was discovered that defects originally planned for rehabilitation now had to be repaired via excavation and other areas now had to be included in the rehabilitation contract. The condition of the culvert has changed rapidly from the time of the April 2nd site inspection that outlined the original contractual work till May 31st. The Engineer has recommended that these repairs be completed on an emergency basis given the significant deterioration of the culvert in a relatively short timeframe and the critical nature of this culvert to the overall stormwater system. The assessment conducted during the pre-construction meeting revealed 70 LF of invert repairs and 20 LF of additional full diameter repairs to be added to the current contract. The invert repairs require a change to the current contract based on the cost of \$294/LF. The additional full diameter repairs would be completed under the existing contract unit price of \$1,140/LF.

The Municipal Engineer has reviewed the costs provided by the contractor and found them acceptable. He recommends the award of the additional site work to National Shotcrete, LLC dba National Gunite under its current contract with the Municipality.

Recommendation Action: Move to award the emergency repairs under the Scrubgrass Road - Elm Spring Road Culvert Lining contract via change order to National Shotcrete, LLC dba National Gunite for \$22,800 of additional full diameter repairs and \$20,580 for invert repair totaling a change order of \$43,380 to the existing contract.

SS 16. Adjournment.