

**TO:** Mt. Lebanon Commission  
**FROM:** Keith A. McGill, Municipal Manager  
**DATE:** **Revised June 14, 2016**  
**SUBJECT:** Agenda – Regular Meeting – June 14, 2016 – 8 p.m.

Call to Order – Pledge of Allegiance to the Flag – Roll Call

- DB 1. Commission/Manager’s announcements:**
- Summary of discussion session topics (Manager McGill)
  - Manager’s announcements (Manager McGill)
  - Community highlights (Commission Vice President Brumfield)
- DB 2. Citizens Comments.**
- JB 3. Consideration of the [minutes](#) from the Regular Meeting held May 10, 2016. - approved**

*Recommended Action:* Move to approve the minutes.

- SM 4. Introduction of Ordinance (Bill No. 4-16) authorizing General Obligation Bonds in a principal amount not to exceed \$4,600,000 for the purpose of refunding portions of the Municipality’s General Obligation Bonds, Series 2011 and Series A 2012. - introduced**

The proposed Ordinance is necessary for the Municipality to issue General Obligation Bonds, Series of 2016 in the amount not to exceed \$4,600,000 with the proceeds being used to refund portions of the General Obligation Bonds, Series 2011 and Series A 2012 and to pay the costs of issuance of the 2016 bonds. The savings in debt service costs achieved are expected to be approximately \$184,500, or 3.9%.

*Recommended Action:* SM 1. Introduce Ordinance (Bill No. 4-16) authorizing General Obligation Bonds in a principal amount not to exceed \$4,600,000 for the purpose of refunding the Municipality’s General Obligation Bonds, Series 2011 and Series A 2012.

DB 2. Set the public hearing for June 27, 2016.

- SM 5. Consideration of the execution of the Development Agreement between the Unitarian Universalist Church of South Hills, and Mt. Lebanon for the Unitarian Universalist Church of South Hills Land Development Plan. - approved**

At a prior meeting, the Mt. Lebanon Commission granted final approval for the Unitarian Universalist Church of South Hills Land Development Plan.

One of the requirements for final approval is the development agreement that addresses such issues as posting of an amenities bond or letter of credit for the required public and private improvements, submission of a cash deposit, and any other provisions or conditions that may be required by the municipality.

*Recommended Action:* Move to authorize the proper municipal officials to execute the Development Agreement between the Unitarian Universalist Church of South Hills and Mt. Lebanon for the Unitarian Universalist Church of South Hills Land Development Plan.

**JB 6. Consideration to approve an agreement with the South Hills Area Council of Governments (SHACOG) for a new vehicle for the SHACOG Critical Incident Response Team (CIRT). - approved**

SHACOG maintains and administers an intergovernmental cooperation program for the benefit of its member municipalities known as the Cooperative Emergency Response Program.

The Municipality currently owns and houses a refurbished utility vehicle that is dedicated for use by CIRT. This vehicle has reached the end of its useful life. As this vehicle is essential for the proper function of the CIRT, the Municipality has agreed to accept, secure, maintain and house the new replacement vehicle.

All costs associated with the purchase of the utility vehicle shall be borne exclusively by SHACOG, and the Municipality shall be held harmless for bearing any costs associated with this transaction.

*Recommended Action:* Move to approve the agreement with the South Hills Area Council of Governments (SHACOG) for a new vehicle for the Critical Incident Response Team (CIRT).

**SM 7. Consideration for the award of the Mt. Lebanon North and South Parking Garage Façade Repairs. - approved**

One bid was received on June 3, 2016 for the North and South Garage Façade Repairs Project which involves repairs to the North Garage including recaulking various facade joints, tuckpointing deteriorated mortar joints, rebuilding bulging bricks, replacing cracked/crushed bricks, pressure washing the entire structure, wetsealing windows, replacing existing ballasted EPDM roofs with TPO roofing system, cleaning and repainting steel lintels, and other miscellaneous repairs. This project also involves repairs to the South Garage including recaulking various façade joints, tuckpointing deteriorated mortar joints, rebuilding bulging bricks, replacing cracked/crushed bricks, pressure washing the entire structure, wetsealing windows, replacing existing ballasted EPDM roofs with TPO roofing system, remounting of steel railing, replacing capstones, installing waterproofing on concrete canopy roof, regrading and installing yard drains and other miscellaneous repairs.

The add alternate items included:

- #1 - North Garage- Clean and repaint pipe guards on all levels inside garage, bollards at elevator entrances on all levels, and various steel base plates on roof level.
- #2 - North Garage- Clean and re-paint steel stair framing, handrails and walls in both stairwells.
- #3 - North Garage- Replace lower level sprinkler system main piping.
- #4 - South Garage- Install railings at exterior barrier walls on all levels to comply with IBC (4" max. openings) and remove all existing cables.
- #5 - South Garage- Install barrier railing on low interior parapet walls between levels (with 30"+elevation change) per IBC and remove any non-compliant railings.

- #6 - South Garage- Repaint entire concrete structure (previously painted exterior and interior surfaces).
- #7 - South Garage- Replace degraded electrical conduits up through interior of garage.
- #8 - South Garage- Rebuild existing stone retaining wall at first floor west elevation exit.

The Municipal Engineer has verified the bid as follows:

Contractor	Base Bid #1 North Garage	Base Bid #2 South Garage
Mariani & Richards, Inc.	\$424,180	\$111,600

Add. Alt. #1	Add. Alt. #2	Add. Alt. #3	Add. Alt. #4	Add. Alt. #5	Add. Alt. #6	Add. Alt. #7	Add. Alt. #8
\$12,000	\$52,000	\$38,000	\$667,000	\$122,500	\$248,250	\$9,800	\$3,000

The Municipal Engineer has reviewed the bids and determined the low bid to be accurate. The Engineer recommends the project be awarded to Mariani & Richards, Inc. The low bidder has completed other projects for the Municipality, including the Public Safety Building Façade Repairs, in a satisfactory manner. The low bid is within the allocated amount in the Parking Fund.

Recommended Action: Move to award the North and South Garage Façade Repairs Contract to Mariani & Richards, Inc., in the amount of \$650,580 for base bids 1 and 2, and add alternates no. 1, 2, 3, 7, and 8.

**JB 8. Consideration for the Award of the Resurfacing Program Contract. - approved**

Bids were received on May 10, 2016 for the Resurfacing Program contract. The project includes the resurfacing of one street (Seneca) and the commissioners' lot located in Main Park.

The Municipal Engineer has verified the bids as follows:

Contractor	Base Bid	Add Alternate No. 1
Michael Facchiano Contracting, Inc.	\$84,600.00	\$900.00
Mele & Mele & Sons, Inc.	\$93,412.79	\$858.50
Morgan Excavating LP	\$103,564.75	\$850.00
El Grande Industries, Inc.	\$106,831.25	\$1,000.00

The cost to resurface the commissioners' lot is \$47,167.50. The Municipality will be reimbursed for 50% of this amount (\$23,583.75) by the Mt. Lebanon School District in accordance with the Shared Parking Agreement that was executed as part of the high school renovation approval process.

The Municipal Engineer has reviewed the bids and determined the low bid to be accurate. The Engineer recommends the project be awarded to Michael Facchiano Contracting, Inc. The contractor has completed similar work in the Municipality in a satisfactory manner.

The budgeted amount for this contract is \$86,600. The project is within budget and is to be funded through the transportation portion of the Operating Budget.

*Recommended Action:* Move to award the Resurfacing Program Contract to Michael Facchiano Contracting, Inc., in the amount of \$85,500 for the base bid and add alternate no. 1.

**SM 9. Consideration for the award of the Mt. Lebanon LRT Station and South Garage Structural and Façade Repairs Project. - approved**

Three bids were received on June 3, 2016 for the LRT Station and South Garage Structural and Façade Repairs Project which involves renovations of the Light Rail Transit Mt. Lebanon station walkway including: façade cleaning, exterior caulking, wetsealing windows, minor brick repairs, painting, replacing roof membranes and scuppers, and structural concrete spall repairs to the bridge structure, stairs, and sidewalk. The project also involves structural concrete spall repairs to the South Parking adjacent to the Mt Lebanon Municipal Building.

The add alternate item included:

- #1 - LRT Station- Clean and repaint railing posts & mesh infill, and steel canopy structure.

The Municipal Engineer has verified the bid as follows:

<b>Contractor</b>	<b>Base Bid #1 LRT Station</b>	<b>Base Bid #2 South Garage</b>	<b>Add. Alt. #1</b>
Mariani & Richards, Inc.	\$98,750	\$61,975	\$18,000
Arch Masonry, Inc.	\$107,825	\$52,000	\$30,000
Nathan Contracting	\$191,625	\$75,000	\$18,000

The Municipal Engineer has reviewed the bids and determined the low bid to be accurate. The Engineer recommends the project be awarded to Mariani & Richards, Inc. The low bidder has completed other projects for the Municipality, including the Public Safety Building Façade Repairs, in a satisfactory manner. The low bid is within the allocated amount in the Parking Fund.

*Recommended Action:* Move to award the LRT Station and South Garage Structural and Façade Repairs Contract to Mariani & Richards, Inc., in the amount of \$178,725 for base bids 1 and 2, and add alternate no. 1.

**JB 10. Appointments to boards and authorities. - approved**

An applicant recently reappointed to the Environmental Sustainability Board and an applicant recently appointed to the Parking Facilities Board have had to withdraw from their positions. As a result, there is a vacancy on the Environmental Sustainability Board and on the Parking Facilities Board.

Recommended Action: Move to appoint \_\_\_\_\_ of \_\_\_\_\_ to a position on the Environmental Sustainability Board to fill an unexpired term ending 3/31/19, and appoint \_\_\_\_\_ of \_\_\_\_\_ to a position on the Parking Facilities Board to fill an unexpired term ending 3/31/19.

**SM 11. Consideration of the expenditure list for April totaling \$3,157,877.93. - approved**

Recommended Action: Move to approve the expenditure list for April totaling \$3,157,877.93.

**JB 12. Departmental reports. - filed**

Recommended Action: Ask that the reports be received and filed.

**DB 13. Adjournment.**