

UTILITY ADDITION PRESENTATION

**BOROUGH OF CHAMBERSBURG
100 SOUTH SECOND STREET
CHAMBERSBURG, PENNSYLVANIA**



REVISED Jan. 23, 2017





Borough of Chambersburg

*A full service municipality in Franklin County
celebrating over 65 years of consumer owned natural gas service
over 120 years of community electric and a
regional wastewater, water, and municipal solid waste utility*

City Hall Utility Departments Addition

In July and September 2013, the Borough of Chambersburg Water Department took ownership of the properties adjacent to Borough Hall, 220 E Queen Street and 216 E Queen Street respectively. The acquisitions were for the purposes of planning for a potential Utility Departments' addition to Borough Hall.

In 2014, SGS Architects Engineers, Inc. of Carlisle Pennsylvania performed a Needs Analysis where they evaluated City Hall and the Police Annex for future office space needs of the Borough. That Needs Analysis was presented in December 2014. The conclusion of the Needs Analysis was that the Borough utility departments, and more importantly the utility support departments, were clearly out of space in City Hall.

The first part of City Hall, the clock tower, was built in 1830 and survived the Burning of Chambersburg. A series of additions expanded the clock tower by adding pieces onto the building. In modern times, a major renovation was done in 1957, when much of the north part of City Hall was constructed or reconstructed. Then, in 1971, the Police Department and Council Chambers addition was added to the 1957 structure. That addition was 45 years ago. Since then, other than regular maintenance and updating the windows, the building has remained unchanged. Since 1970, the population of the Borough has increased 19% and technology including surveillance cameras, high speed data lines, servers, and many more employees has been stuffed in every nook and cranny of the facility. In addition, the building is definitely not up to modern standards of building codes for light, ventilation or safety standards.

In 2015, a Building Committee of Town Council was formed who met and talked about City Hall and other potential sites or concepts for utility department office space needs. At the conclusion of that discussion, it was recommended by Staff that Town Council proceed with the design of a Utility Departments Addition to City Hall for the Queen Street side of this building. Any talk of renovating this old building would be placed on the back burner while a modern addition was placed on the east side of the existing building and interconnected.

In the summer of 2015, the lot on the east of City Hall was cleared of the homes and their foundations.

SGS Architects Engineers, Inc. of Carlisle, PA presented a project scope to develop a design for the efficient usage of this adjacent property. On June 8, 2015, Town Council approved undertaking the design stage to evaluate the utility departments of the Borough in terms of public access, safety, office needs, technology, parking, etc. The SGS team met and worked with the Building Committee of Town Council to insure that their vision for the addition is being met.

On November 23, 2015, the SGS team will present their recommended vision for a Utility Departments Addition for City Hall. Deliverables for the project will include full design of the addition, layout and construction cost estimates. So far all the planning, like the land itself, has been paid by the Water Department; one of the future tenants for the space.

It is our hope that in January or February 2016, Town Council will authorize staff to move the design process to the next and final stage. The budget includes a subsequent expenditure by the Water Department to do final blueprints and bidding to determine the actual cost of construction.

If this is allowed to proceed, by the end of 2016, Town Council will be faced with the final decision to move ahead with construction of the Utility Departments Addition for City Hall. It is important to contemplate the alternative. If Town Council fails to build the Utility Departments Addition for City Hall, then either the next step would be the gutting and renovation of the various components of the original City Hall building or reviving the search for offsite office space.

The SGS team explored both of these alternatives in depth with the Building Committee. It was determined that any renovation to the existing City Hall would be twice as expensive as building a modern addition. Further, that renovation would bring the building into the 21st Century but provide no additional space. Second, a quick visit to all available sites and buildings in downtown Chambersburg quickly ruled out any relocation for the Borough offices.

There is no doubt that building a Utility Departments Addition for City Hall will be expensive. However, if managed properly, this project, which focuses on utility uses, should cause no increase in taxes at all. Further, while it is never a guarantee, financing a building project at today's low interest rates should provide a new facility that will last the Borough at least 50 years (think back to the 1971 decision to build the Police Department and Council Chambers addition) and will be paid back by the utility departments through a mortgage on the building over a twenty-five year time frame.

The goal is to bid construction by the end of 2016 so that Council can evaluate the total cost of construction along with the 2017 budget. If approved, construction would begin early in 2017 and run through 2018 with a grand opening of the addition in late 2018 or early 2019; or approximately 47 years after the last changes to City Hall.

On November 2, 2016, bids were received for the Borough Hall Utility Addition Project. ECI Construction of Dillsburg, Pennsylvania is the apparent low bidder at a submitted base bid of \$8,455,000. For all bids, the bids ranged from \$8,455,000 to \$9,290,000. The entire project scope has an estimated budget as follows:

Construction Bid:	\$8,455,000
Security Systems:	\$300,000
Permitting:	\$40,000
Const. Management:	\$205,000
Outfitting & Furnishing:	\$500,000
Legal:	\$5,000
Engineering:	\$10,000
Contingency:	\$235,000
Total Cost:	\$9,750,000

The project will be financed through a \$9.75 million line of credit through Farmers and Merchants Trust Company Bank. No tax increases will be required for the project. All bids have been reviewed by SGS Architects Engineerings, Inc. and Salzman Hughes with their recommendations attached.

With authorization, construction would begin in February or March 2017 and continue for approximately 18 months. The goal is to finish construction by the end of 2018 for use beginning in 2019.

Summary

- The next step in this process is to begin construction of the addition in the spring of 2017.
- The goal is to finish construction in 2018 and occupy the building in the fall of 2018
- Town Council has already arranged for all the financing, approving a construction line of credit with F&M Bank.
- If managed properly, this project, which focuses on utility uses, should cause **no increase in taxes** at all
- Almost all the employees of the Borough and most of the equipment of the Borough is owned and operated by the utility departments that will be in this addition (Electric, Gas, Water, and Sewer) and our utility support departments (administrative services including information technology and personnel). Your taxes do not support any utility operations, personnel or equipment.
- Ground breaking would begin shortly

Financial Impact

- General Obligation Note of the Borough. Principal amount not to exceed \$9,750,000. 26.5 year loan (final maturity in 2043).
- During construction, payment on interest only estimated to be \$213,362 only Full interest and principle payments to begin upon completion of construction.
- Estimated annual payments are full amount approximately \$533,053.80 beginning in 2019.
- **No real estate taxes** (all real estate taxes collected are used for the Police Dept and for equipment of the Fire Dept) will be used for this project.
- No impact on the Police Tax or Fire Tax or any tax at all.
- No net impact to utility ratepayers - Based on the above assumptions.
- Most customers would see a either 0% change in rates or a small 1% change.
- Water, for example, could see an increase of between \$0 and \$1 per month.

UTILITY ADDITION Financial Determination

- Finalized 26.5 year tax-exempt line of credit at 2.6% APR for the full cost of construction and outfit.
- The cost of the project would be \$553,054 in interest and principal per year each year beginning in 2019
- The total cost of the project, as now conceived, with interest and principal, would be \$14,316,338
- No real estate taxes (all real estate taxes collected are used for the Police Dept and for equipment of the Fire Dept) will be used for this project.

Payment Distribution per Utility / Department

- | | |
|----------------------|-------------------------------------|
| o \$110,610 per year | Electric |
| o \$110,610 per year | Water |
| o \$110,610 per year | Sewer |
| o \$110,610 per year | Gas |
| o \$55,305 per year | Administrative Services - City Hall |
| o \$55,305 per year | General Fund - Admin |

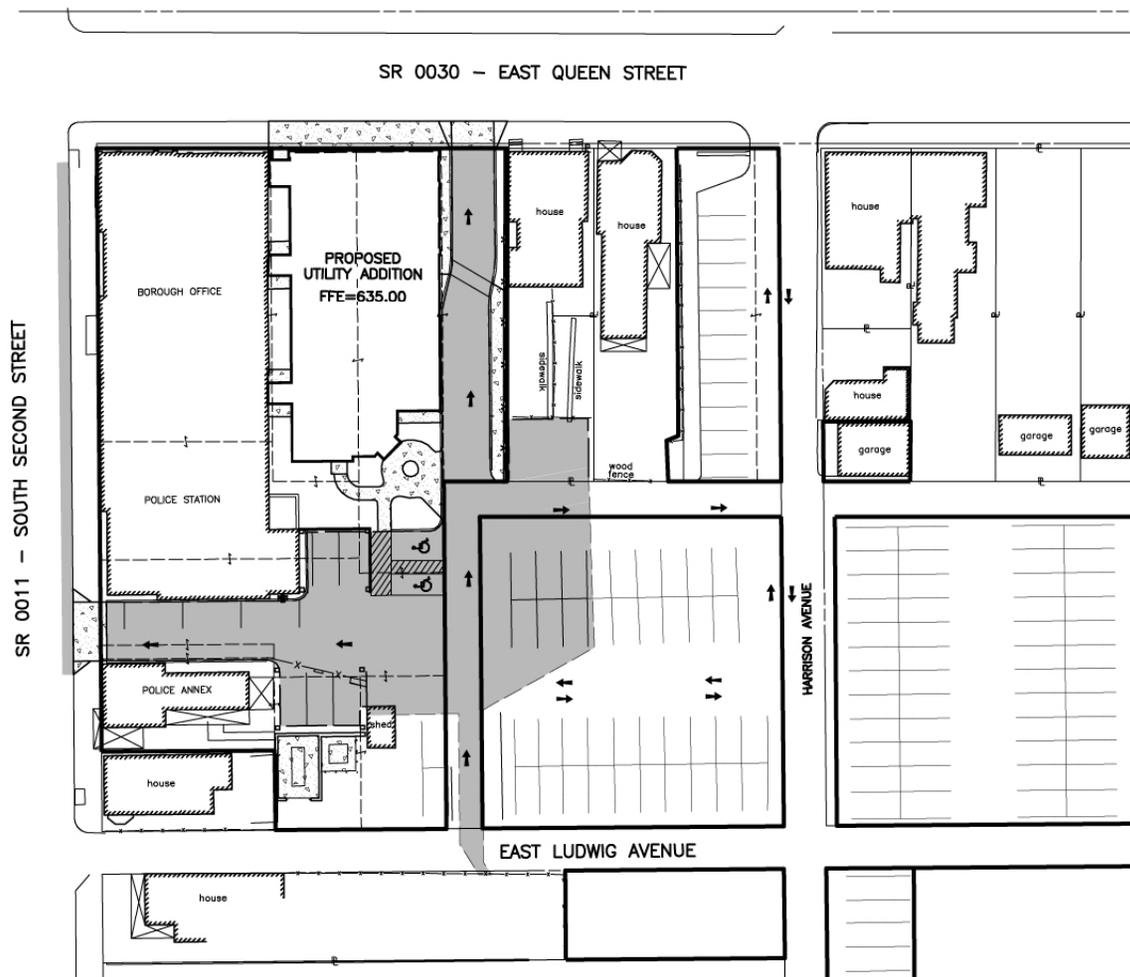
No net impact to utility rate payers - Based on the above assumptions:

- Most customers would see a water rate increase of between 0% and 1% per month
- Water, for example, could see an increase of between \$0 and \$1 per month.

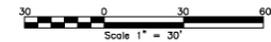


BOROUGH OF CHAMBERSBURG
UTILITY ADDITION





OVERALL PROPOSED SITE PLAN



BOROUGH OF CHAMBERSBURG
UTILITY ADDITION



PLAN KEYNOTE LEGEND	
KEY	DESCRIPTION
3.1	CONCRETE PIER - REFER TO STRUCTURAL DRAWINGS
3.2	ELEVATOR SUMP PIT - 24" W X 24" L X 24" D - REFER TO PLUMBING AND STRUCTURAL DRAWINGS
5.6	ELEVATOR PIT LADDER - REFER TO DETAIL X1AXXX
5.7	EXPOSED STEEL COLUMN - REFER TO STRUCTURAL DRAWINGS
15.5	CABINET UNIT HEATER - REFER TO MECHANICAL DRAWINGS
15.6	BOILER - REFER TO MECHANICAL / PLUMBING DRAWINGS
15.7	DOMESTIC BOOSTER PUMP - REFER TO PLUMBING DRAWINGS
15.8	PUMP - REFER TO PLUMBING DRAWINGS
15.9	FIRE PUMP - REFER TO FIRE-PROTECTION DRAWINGS
16.2	ELECTRICAL PANEL - REFER TO ELECTRICAL DRAWINGS
16.3	TRANSFER SWITCH - REFER TO ELECTRICAL DRAWINGS
16.4	CIRCUIT BREAKER SWITCHBOARD - REFER TO ELECTRICAL DRAWINGS

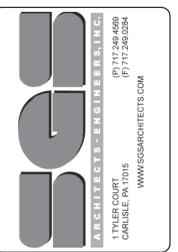
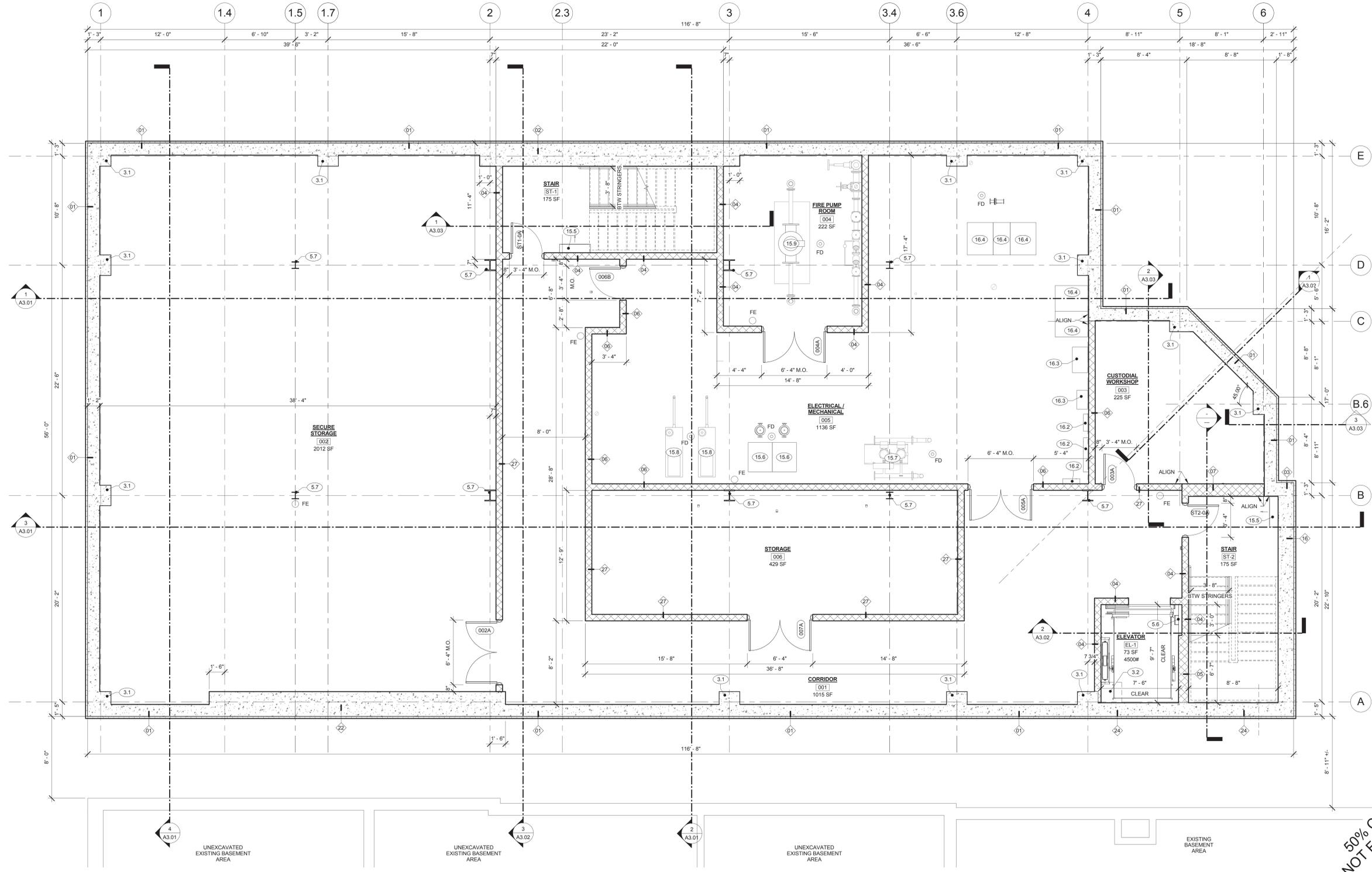
- FEC SEMI-RECESSED FIRE EXTINGUISHER CABINET W/ FLAT FRONT & GLASS, 10 POUND 4-A RATED MULTI-PURPOSE (A,B,C) FIRE EXTINGUISHER
- FE 10 POUND 4-A RATED MULTI-PURPOSE (A,B,C) FIRE EXTINGUISHER W/ STANDARD WALL MOUNTING BRACKETS
- FIRE EXTINGUISHER LEGEND
1/4" = 1'-0"

- GENERAL ARCHITECTURAL NOTES
- DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING CONDITIONS AT SITE BEFORE PROCEEDING WITH WORK.
 - ANY CONFLICT OR DISCREPANCY BETWEEN INFORMATION ON DRAWINGS AND ACTUAL FIELD CONDITIONS SHOULD BE BROUGHT TO THE PROFESSIONALS ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WITH WORK.
 - REFER TO LIFE SAFETY PLANS FOR FIRE/SMOKE RATED PARTITIONS AND OCCUPANCY CLASSIFICATIONS.
 - PARTITION DIMENSIONS INDICATED ARE FROM FACE OF CMU TO FACE OF CMU, FACE OF CMU TO FACE OF STUD, OR FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
 - ALL DOORS SHALL BE LOCATED 4" FROM THE NEAREST ADJACENT WALL OR CENTERED ON THE WALL INTO WHICH THE DOOR LEADS, UNLESS OTHERWISE NOTED.
 - ALL DOORS SHALL MAINTAIN 18" MIN. CLEAR ON THE PULL SIDE FROM THE LATCH TO ADJACENT WALL / FIXTURE.
 - PROVIDE TILE BACKER BOARD (IN THICKNESS TO MATCH GYPSUM WALLBOARD) IN LIEU OF GYPSUM WALLBOARD WHERE CERAMIC TILE IS INDICATED IN FINISH SCHEDULE.
 - ALL DOWNSPOUTS SHALL TIE INTO AN UNDERGROUND STORM WATER MANAGEMENT SYSTEM - REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - ALL COLUMNS / BEAMS / CROSSBRACING ETC ALONG COLUMN LINE 'X' SHALL BE FIRE RATED FOR 2-HOURS WITH SPRAY APPLIED FIRE-PROOFING - COLUMNS / CROSS BRACING SHALL BE PROTECTED IN ACCORDANCE WITH UL149790. BEAMS SHALL BE PROTECTED IN ACCORDANCE WITH UL149799.
 - REFER TO CS0.02 FOR WALL ASSEMBLY LIST.

REVISIONS	DATE

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWING AND REPORT ANY ERROR TO THE ARCHITECT BEFORE STARTING WORK.



CHAMBERSBURG BOROUGH - UTILITY ADDITION
BOROUGH OF CHAMBERSBURG, CHAMBERSBURG, PA

PROPOSED SPACE - BASEMENT

DRAWN	RAM
CHECK	DFS
DATE	05.13.2016
JOB NO.	13066-1

SHEET: A1.00

50% CD SUBMISSION
NOT FOR CONSTRUCTION
MAY 13, 2016



1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"

PLAN KEYNOTE LEGEND	
KEY	DESCRIPTION
5.4	STEEL X-BRACING IN WALL - REFER TO STRUCTURAL DRAWINGS
5.5	EXPOSED TUBE STEEL COLUMN - REFER TO STRUCTURAL DRAWINGS
7.5	PREFINISHED ALUMINUM SCUPPER AND DOWNSPOUT TIED INTO UNDERGROUND STORM WATER COLLECTION SYSTEM
10.5	24"W x 48"H x 1"D SOUND ABSORPTION PANEL
10.6	6'-0" x 6'-0" RECESSED WALK OFF MAT
10.7	6'-0" x 7'-0" RECESSED WALK OFF MAT
10.8	2" VERTICAL EXPANSION JOINT
15.4	BASEBOARD HEATER - REFER TO MECHANICAL DRAWINGS

- FEC SEMI-RECESSED FIRE EXTINGUISHER CABINET W/ FLAT FRONT & GLASS, 10 POUND 4-A RATED MULTI-PURPOSE (A,B,C) FIRE EXTINGUISHER
- FE 10 POUND 4-A RATED MULTI-PURPOSE (A,B,C) FIRE EXTINGUISHER W/ STANDARD WALL MOUNTING BRACKETS
- FIRE EXTINGUISHER LEGEND
1/4" = 1'-0"

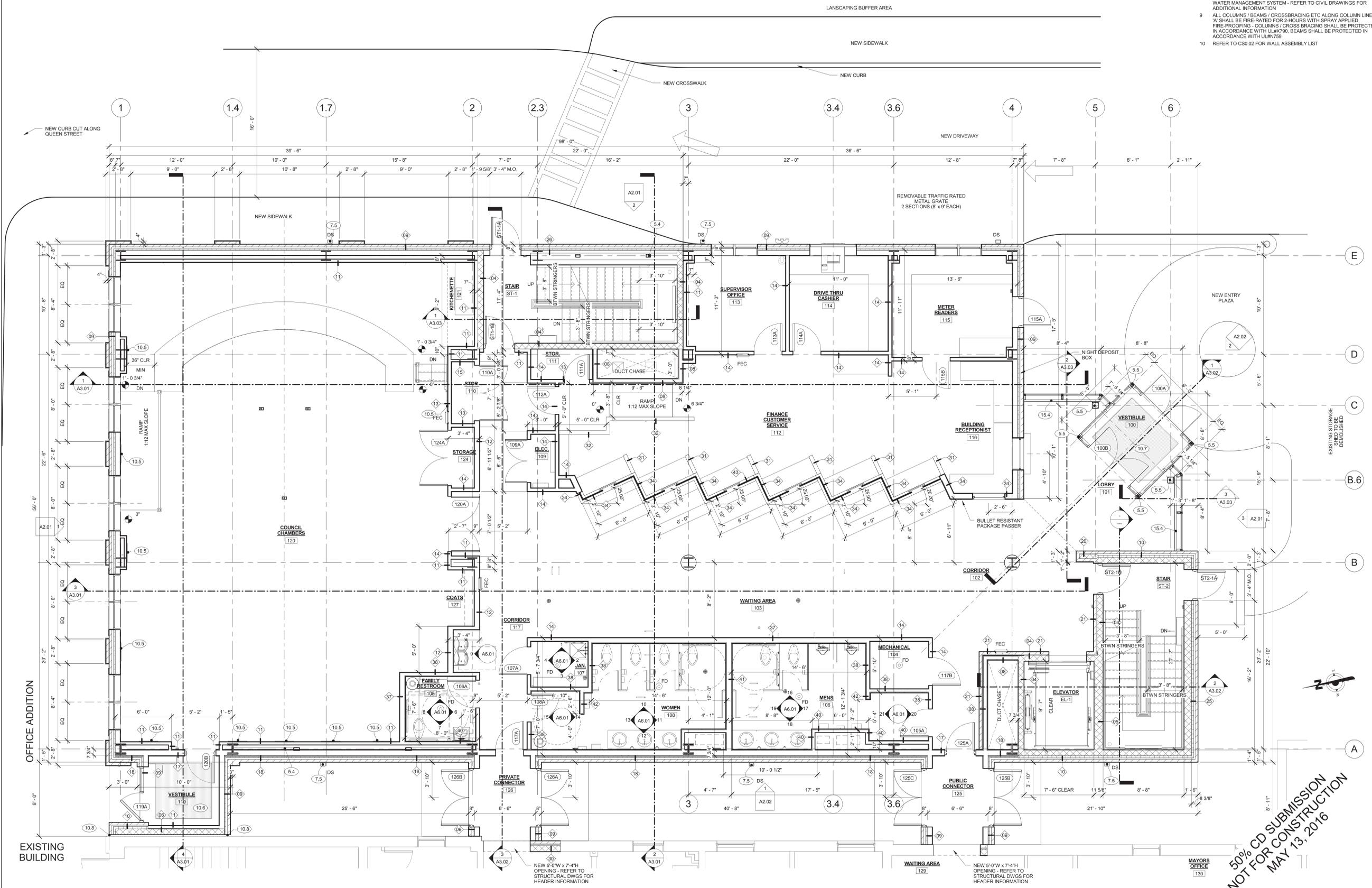
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1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

50% CD SUBMISSION
NOT FOR CONSTRUCTION
MAY 13, 2016



CHAMBERSBURG BOROUGH -
UTILITY ADDITION
BOROUGH OF CHAMBERSBURG
CHAMBERSBURG, PA

PROPOSED SPACE - FIRST
FLOOR

DRAWN	RAM
CHECK	DFS
DATE	05.13.2016
JOB NO.	13066-1

SHEET:
A1.01

PLAN KEYNOTE LEGEND	
KEY	DESCRIPTION
5.2	PREFINISHED METAL CANOPY SYSTEM
7.1	MECHANICALLY FASTENED WHITE TPO ROOFING SYSTEM
7.9	EXTERIOR ROOF TO WALL EXPANSION JOINT AND COVER
7.10	PREFINISHED ALUMINUM DRIP EDGE FLASHING
8.5	PREFINISHED ALUMINUM SOLAR SHADE - PART OF CURTAINWALL FRAMING SYSTEM

- FEC SEMI-RECESSED FIRE EXTINGUISHER CABINET W/ FLAT FRONT & GLASS, 10 POUND 4-A RATED MULTI-PURPOSE (A,B,C) FIRE EXTINGUISHER
- FE 10 POUND 4-A RATED MULTI-PURPOSE (A,B,C) FIRE EXTINGUISHER W/ STANDARD WALL MOUNTING BRACKETS
- FIRE EXTINGUISHER LEGEND
1/4" = 1'-0"

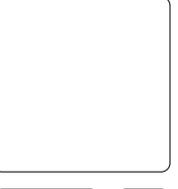
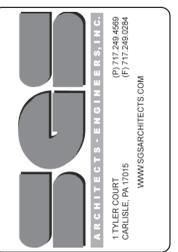
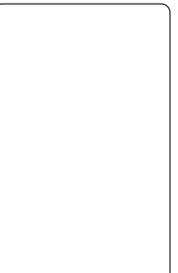
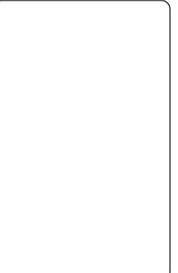
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- REFER TO CS0.02 FOR WALL ASSEMBLY LIST.

REVISIONS	DATE

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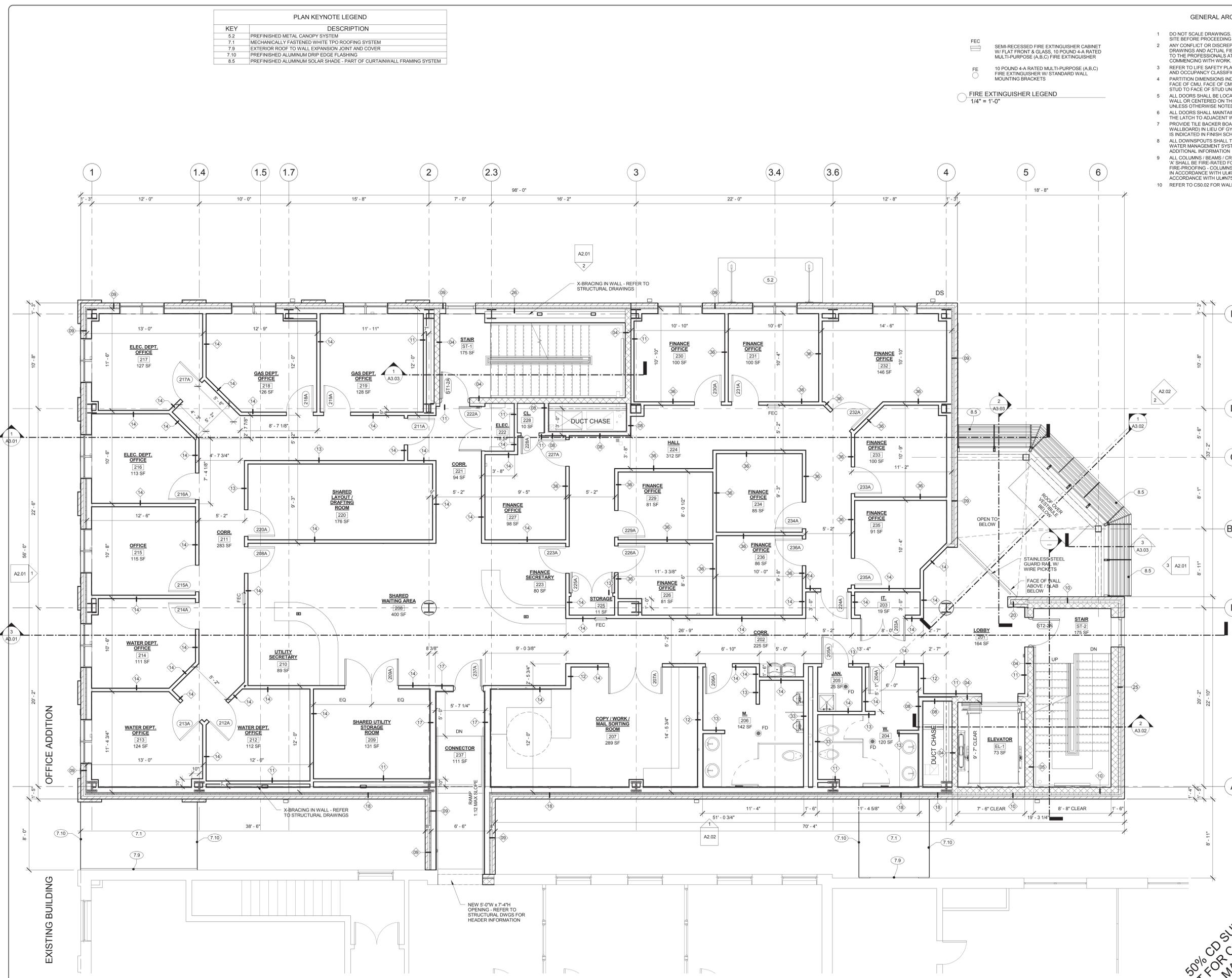


CHAMBERSBURG BOROUGH -
UTILITY ADDITION
BOROUGH OF CHAMBERSBURG
CHAMBERSBURG, PA

PROPOSED SPACE - SECOND FLOOR

DRAWN	RAM
CHECK	DFS
DATE	05.13.2016
JOB NO.	13066-1

SHEET:
A1.02



50% CD SUBMISSION
NOT FOR CONSTRUCTION
MAY 13, 2016

1 PROPOSED SECOND FLOOR
1/4" = 1'-0"

PLAN KEYNOTE LEGEND	
KEY	DESCRIPTION
7.1	MECHANICALLY FASTENED WHITE TPO ROOFING SYSTEM
7.9	EXTERIOR ROOF TO WALL EXPANSION JOINT AND COVER
7.10	PREFINISHED ALUMINUM DRIP EDGE FLASHING
10.3	48"W x 60"H x 2"D SOUND ABSORPTION PANEL
10.4	SERVER CABINET - N.I.C.

- FEC
 SEMI-RECESSED FIRE EXTINGUISHER CABINET
 W/ FLAT FRONT & GLASS, 10 POUND 4-A RATED
 MULTI-PURPOSE (A,B,C) FIRE EXTINGUISHER
- FE
 10 POUND 4-A RATED MULTI-PURPOSE (A,B,C)
 FIRE EXTINGUISHER W/ STANDARD WALL
 MOUNTING BRACKETS
- FIRE EXTINGUISHER LEGEND
 1/4" = 1'-0"

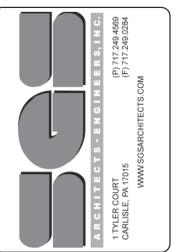
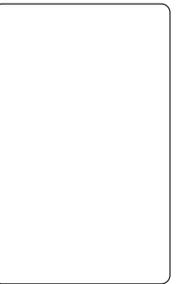
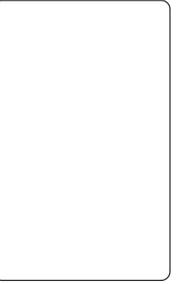
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REVISIONS	DATE

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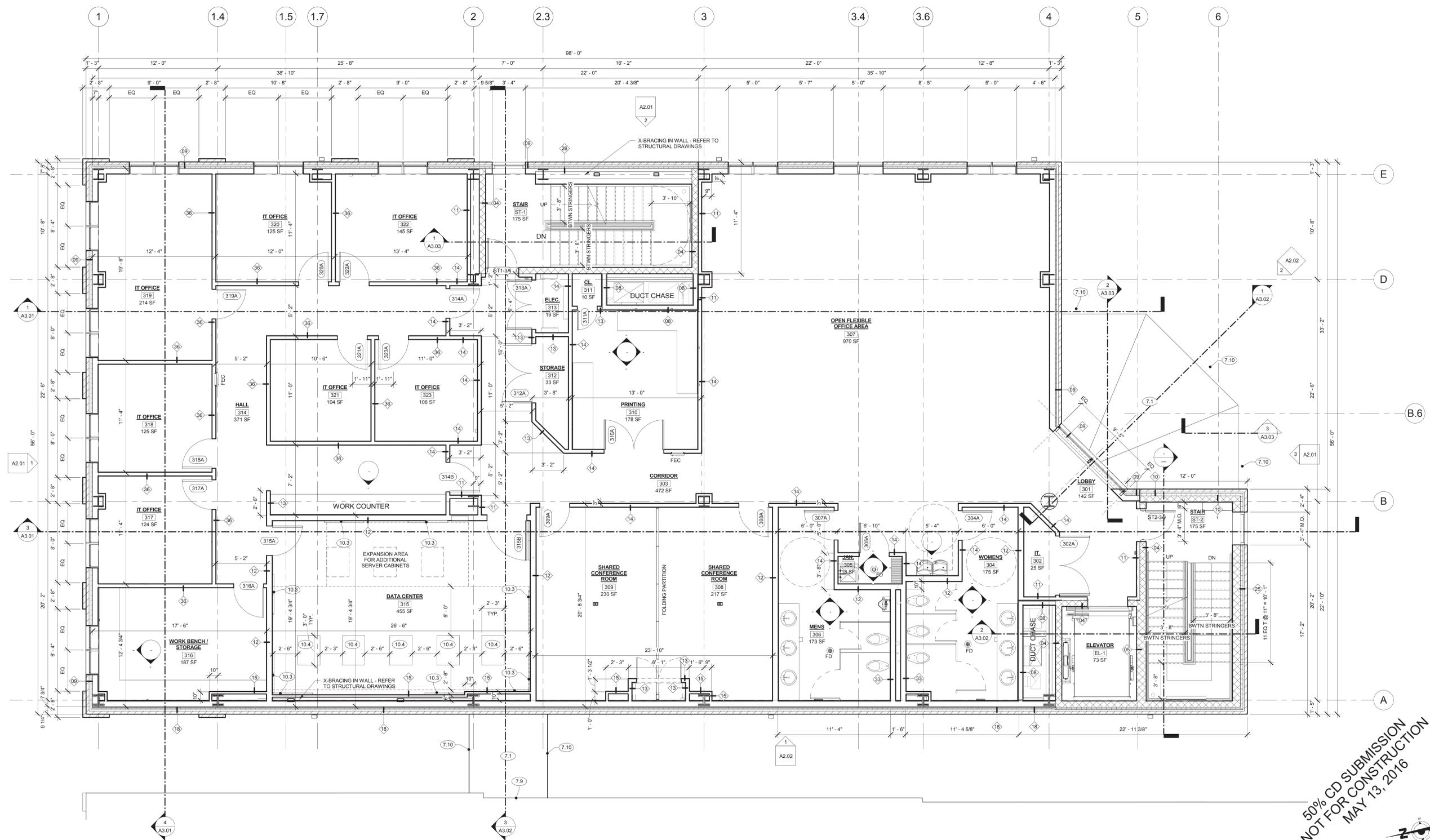


CHAMBERSBURG BOROUGH -
 UTILITY ADDITION
 BOROUGH OF CHAMBERSBURG
 CHAMBERSBURG, PA

PROPOSED SPACE - THIRD
 FLOOR PLAN

DRAWN	RAM
CHECK	DFS
DATE	05.13.2016
JOB NO.	13066-1

SHEET:
A1.03



50% CD SUBMISSION
 NOT FOR CONSTRUCTION
 MAY 13, 2016



1 PROPOSED THIRD FLOOR PLAN
 1/4" = 1'-0"

- FEC SEMI-RECESSED FIRE EXTINGUISHER CABINET W/ FLAT FRONT & GLASS, 10 POUND 4-A RATED MULTI-PURPOSE (A,B,C) FIRE EXTINGUISHER
- FE 10 POUND 4-A RATED MULTI-PURPOSE (A,B,C) FIRE EXTINGUISHER W/ STANDARD WALL MOUNTING BRACKETS
- FIRE EXTINGUISHER LEGEND
1/4" = 1'-0"

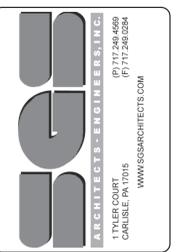
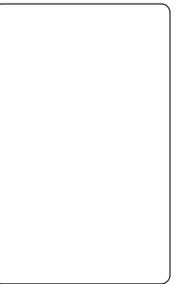
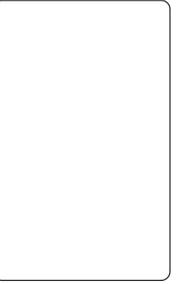
PLAN KEYNOTE LEGEND	
KEY	DESCRIPTION
○	FIRE EXTINGUISHER LEGEND

- GENERAL ARCHITECTURAL NOTES**
- DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING CONDITIONS AT SITE BEFORE PROCEEDING WITH WORK.
 - ANY CONFLICT OR DISCREPANCY BETWEEN INFORMATION ON DRAWINGS AND ACTUAL FIELD CONDITIONS SHOULD BE BROUGHT TO THE PROFESSIONALS ATTENTION FOR RESOLUTION PRIOR TO COMMENCING WITH WORK.
 - REFER TO LIFE SAFETY PLANS FOR FIRE/SMOKE RATED PARTITIONS AND OCCUPANCY CLASSIFICATIONS.
 - PARTITION DIMENSIONS INDICATED ARE FROM FACE OF CMU TO FACE OF CMU, FACE OF CMU TO FACE OF STUD, OR FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
 - ALL DOORS SHALL BE LOCATED 4" FROM THE NEAREST ADJACENT WALL OR CENTERED ON THE WALL INTO WHICH THE DOOR LEADS, UNLESS OTHERWISE NOTED.
 - ALL DOORS SHALL MAINTAIN 18" MIN. CLEAR ON THE PULL SIDE FROM THE LATCH TO ADJACENT WALL / FIXTURE.
 - PROVIDE TILE BACKER BOARD (IN THICKNESS TO MATCH GYPSUM WALLBOARD) IN LIEU OF GYPSUM WALLBOARD WHERE CERAMIC TILE IS INDICATED IN FINISH SCHEDULE.
 - ALL DOWNSPOUTS SHALL TIE INTO AN UNDERGROUND STORM WATER MANAGEMENT SYSTEM - REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - ALL COLUMNS / BEAMS / CROSSBRACING ETC ALONG COLUMN LINE 'X' SHALL BE FIRE-RATED FOR 2-HOURS WITH SPRAY APPLIED FIRE-PROOFING - COLUMNS / CROSS BRACING SHALL BE PROTECTED IN ACCORDANCE WITH UL149/90. BEAMS SHALL BE PROTECTED IN ACCORDANCE WITH UL149/99.
 - REFER TO CS0.02 FOR WALL ASSEMBLY LIST.

REVISIONS	DATE

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWING AND REPORT ANY ERROR TO THE ARCHITECT BEFORE STARTING WORK.

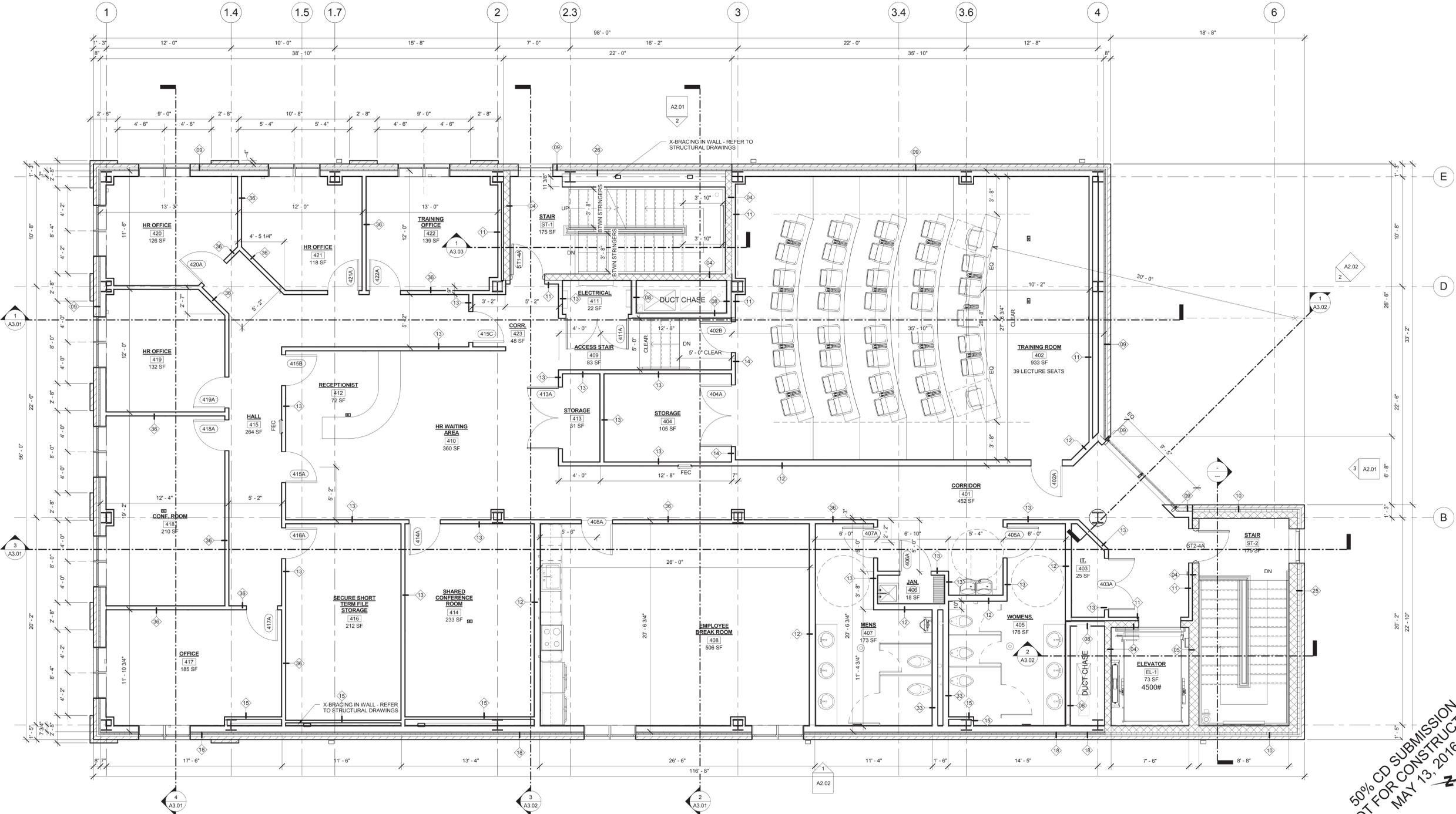


CHAMBERSBURG BOROUGH - UTILITY ADDITION
BOROUGH OF CHAMBERSBURG, CHAMBERSBURG, PA

PROPOSED SPACE - FOURTH FLOOR

DRAWN	RAM
CHECK	DFS
DATE	05.13.2016
JOB NO.	13066-1

SHEET: **A1.04**



1 PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"

50% CD SUBMISSION
NOT FOR CONSTRUCTION
MAY 13, 2016

Utility Addition - Gross Building Square Footage

• Basement	6,166 SF
• First Floor	6,410 SF
• Second Floor	6,002 SF
• Third Floor	5,937 SF
• Fourth Floor	5,937 SF
• Roof Access	<u>282 SF</u>
• TOTAL	30,734 SF

Existing Building - Gross Building Square Footage

• Basement	5,344 SF
• First Floor	10,776 SF
• Second Floor	10,805 SF
• Third Floor	<u>2,880 SF</u>
• TOTAL	29,805 SF

Existing Police Annex - Gross Building Square Footage

• Basement	1,010 SF
• First Floor	1,010 SF
• Second Floor	<u>1,010 SF</u>
• TOTAL	3,030 SF





BOROUGH OF CHAMBERSBURG
UTILITY ADDITION

UTILITY ADDITION - CHAMBERSBURG BOROUGH

*VIEW FROM CORNER OF QUEEN AND SOUTH 2ND STREET
TOWARD EXISTING AND PROPOSED BUILDINGS*





BOROUGH OF CHAMBERSBURG
UTILITY ADDITION

UTILITY ADDITION - CHAMBERSBURG BOROUGH

VIEW OF NEW MAIN PUBLIC ENTRANCE



To: Jeffrey Stonehill, Lance Anderson
From: Borough Solicitor's Office
Re: Utility Expansion Bid Tabulation
Date: November 8, 2016

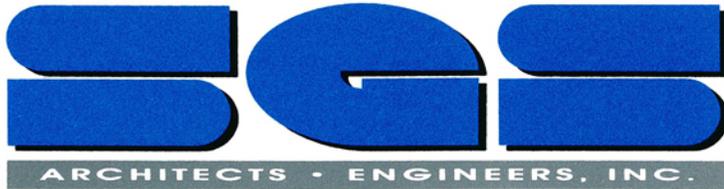
MEMORANDUM

Attached is the Bid Tabulation sheet completed by Denny Sowers of SGS Architects Engineers, Inc. As noted on the Bid Tabulation sheet, there are a number of discrepancies amongst all of the bidders; however, none of these deficiencies are material defects with the proposals and all may be waived by the Borough.

Specifically, two contractors did not acknowledge the addenda that were released relating to the bid. In the Instructions to Bidders, Section 7.2, it is stated "a Bidder who fails to acknowledge receipt of any such Addendum with its Bid, as documented in a "Receipt of Addenda" form *will be construed as though the Addendum had been received and acknowledged.*" (emphasis added). Based on this language contained in the Contract Documents, even without formally acknowledging the Addenda, the contractors implicitly acknowledged receipt of the same by signing the proposal and submitting a bid. This deficiency does not preclude the Borough from selecting one of these contractors as the General Contractor on the Utility Expansion Project.

Additionally, two other contractors failed to include the required Pennsylvania Steel Products Procurement Affidavit with their respective proposals. While the Instructions to Bidders states that the Affidavit is required to be submitted with the proposal, it is not a material defect, provided that the Affidavit is executed and submitted prior to or concurrently with the executed Agreement and other Contract Documents. Failure to submit the executed form with the proposal does not preclude the Borough for awarding the Utility Expansion Contract to one on these contractors.

In sum, none of the deficiencies that are shown on the Bid Tabulation sheet are material defects where the Borough would be required to disqualify the bidder. The Borough may choose the General Contractor for the Utility Expansion Project from one of the five contractors on the attached Bid Tabulation sheet.



One Tyler Court

Carlisle, PA 17015

717/249-4569

Fax: 717/249-0284

Email: info@sgsarchitects.com

January 18, 2017

Chambersburg Town Council
100 South Second Street
Chambersburg, PA 17201

RE: Borough of Chambersburg – Utility Addition
Eci Construction

Dear Council Members:

Bids were received on November 2, 2016 for the construction of the Utility Addition. Eci Construction of Dillsburg, PA was the apparent low bidder.

I have reviewed the submitted documents and found them to be in accordance with the bid requirements. In addition, I have not discovered or heard of any information that would preclude you from entering into a contract with eci Construction.

Therefore, as your architect for this project, I recommend the Chambersburg Town Council enter into a contractual agreement with Eci Construction for the construction of the Utility Addition.

Sincerely,

A handwritten signature in blue ink that reads "Dennis F. Sowers".

Dennis F. Sowers, AIA
President