

Harcrest Park Committee Meeting Minutes

Purpose: The Penn Township Park Committee met at 6:30 pm on May 18, 2023, at the Penn Township Municipal Building, 157 East Airport Road, Butler, PA 16002 for the Harcrest Park Phase II design and engineering.

Attending:

- Bert Mowry – Penn Township Supervisor
- Bill Geibel – Park neighbor
- Doug Roth – Penn Township Supervisor & Park Committee
- James Feath – HRG - Registered Landscape Architect
- Karen Trempus – Park Committee
- Lance Welliver – Butler County Director of Parks & Recreation
- Melissa Heagy – Park Committee
- Sam Ward – Penn Township Supervisor
- Theodosia Regal – Park neighbor

Distribution of minutes:

- Attending
- Ashley Helmstaedter – Butler County Parks & Recreation
- Bill & Kelly Greb – Park neighbors
- Cathy Woller – Park neighbor
- Christina Sarson – HRG Engineer
- Clinton Bonetti – Penn Township Land Use Administrator
- Craig Thomasmeyer - Park neighbor
- Diane Curry – Park neighbor
- Grayson Hixon – Park neighbor
- Janet Sperling – Park neighbor
- Jim Woller – Park neighbor
- John Weston – BSA Troop 53 Scoutmaster
- Kimberly Geyer – Butler County Commissioner
- Linda Zerfoss – Penn Township Manager
- Mark Gordon – Butler County Chief of Economic Planning
- Scott Gumto – Park Committee
- Warren Carr – Park neighbor

Discussion:

- Melissa Heagy made the motion and Karen Trempus seconded the motion to approve the minutes of the meeting held on April 19, 2023. The motion was approved.
- Doug Roth stated that new pads were installed at the handicapped swing set and some mulch has been added at the playground area.
- HRG representative, Jim Feath, reviewed the revised Phase II development concept considering the February 8, March 9, 2023, and April 19 meeting comments in a new PowerPoint, dated May 18, 2023.
- Jim Feath reviewed the proposed construction and cost estimates for phases 1 and 2. HRG has now included some of the cost-saving measures proposed by the Penn Township Harcrest Park Phase II Cost-Saving Measures email, dated April 24, 2023.

PHASING PLAN



Phase 1

Subtotal = \$1,499,360
 10% Contingency = \$149,936
 Total: \$1,649,296

Phase 2

Subtotal = \$1,807,410
 10% Contingency = \$180,974
 Total: \$1,988,384

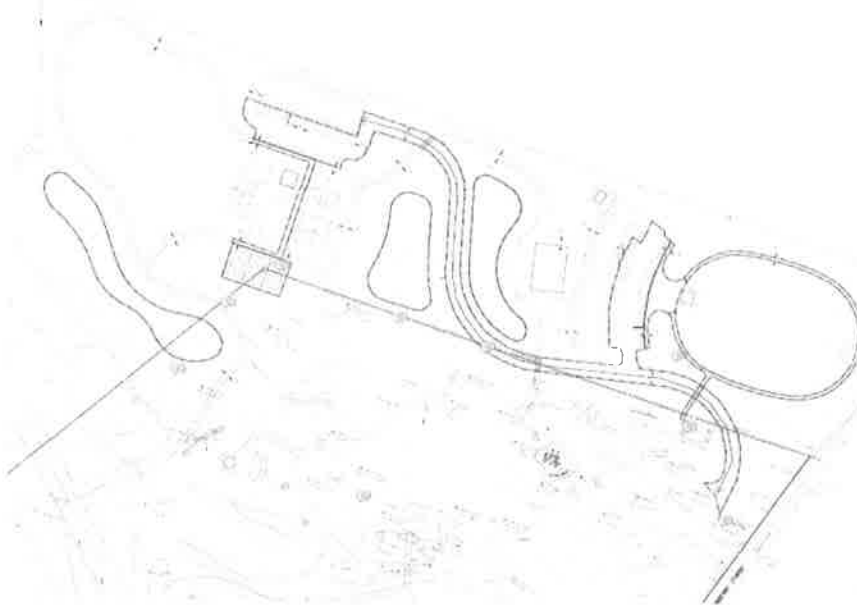


- The budget for Phase 1 includes a \$300,000 DCNR grant and \$300,000 Penn Township "Local Share". Penn Township also will pay for the HRG fees.

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Option #1

Subtotal = \$1,148,005
 10% Contingency = \$114,800
 Total: \$1,262,805



- Paved Roadway
- Milling Base
- Millings Parking Lots
- No Curbs
- Asphalt Ellipse and Ellipse Plaza
- Pickleball Courts
- Single Walkway to Courts
- Stormwater Controls



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- The second phase is shown in gray.

Option #1

Subtotal = \$1,148,005
 10% Contingency = \$114,800
 Total: \$1,262,805

Item No.	Description	Unit	Estimated Quantity	Est Unit Price	Est Price	
OPTION #1						
General Site Work						
	Mobilization	LS	1	\$15,000.00	\$15,000.00	
	Typical Maintenance and Protection	LS	1	\$5,000.00	\$5,000.00	
	Excuse and Subsequent Closure	LS	1	\$65,000.00	\$65,000.00	
	Relief of top and slope	SY	10000	\$4.00	\$40,000.00	
	Grading & Earthwork	LS	1	\$96,000.00	\$96,000.00	
Roadway and Parking Lot Surfacing						
	New Woven Geotextile	SY	5,645	\$4.00	\$22,580.00	
	Import Millings supplied by Township (6' Depth)	SY	5,645	\$10.00	\$56,450.00	
	HMA Binder Course 14' Depth Road Only	SY	2,420	\$75.00	\$181,500.00	
	HMA Wearing Course 1.5' Depth Road Only	SY	2,420	\$19.00	\$46,000.00	
	Concrete curb	LF	185	\$48.00	\$8,880.00	
	Cross Walk Striping	EA	1	\$2,000.00	\$2,000.00	
	Crosswalk Signage	EA	4	\$500.00	\$2,000.00	
	Parking Signage	EA	4	\$500.00	\$2,000.00	
	HMA Striping & Signage 13' width	LS	1	\$1,800.00	\$1,800.00	
	Wheel Stops 4000-LB installed by Township P. No.	EA	36	\$200.00	\$7,200.00	
Truck and Subbase Surfacing						
	New Woven Geotextile	SY	600	\$4.00	\$2,400.00	
	2A Aggregate Base for 14' Depth	SY	6,000	\$18.00	\$108,000.00	
	HMA Binder Course for 14' Depth	SY	600	\$20.00	\$12,000.00	
	HMA Wearing Course for 1.5' Depth	SY	600	\$19.00	\$11,400.00	
	HMA Curb 14' x 18" x 18"	EA	2	\$1,500.00	\$3,000.00	
	Concrete curb (14' x 18" x 18")	EA	2	\$1,100.00	\$2,200.00	
	Township supplied Millings for concrete curb 14' Depth	SY	600	\$10.00	\$6,000.00	
Site Utilities						
	Stormwater 24" diam with joint	EA	12	\$13,000.00	\$156,000.00	
	Stormwater Manhole with cover and cover	EA	6	\$4,000.00	\$24,000.00	
	Stormwater 18" dia with pipe	EA	18	\$550.00	\$9,900.00	
	Manhole Base Frame	LF	1,700	\$11.00	\$18,700.00	
	12" HDPE Pipe	LF	950	\$40.00	\$38,000.00	
	15' HDPE Pipe	LF	300	\$150.00	\$45,000.00	
	18' HDPE Pipe	LF	775	\$115.00	\$89,625.00	
	Concrete Endwall	EA	7	\$2,000.00	\$14,000.00	
	Stormwater Basin Outlet Control Structure	EA	1	\$4,500.00	\$4,500.00	
	Basin to stormwater	CV	475	\$55.00	\$26,125.00	
Courts						
	Pickupall New Woven Geotextile	SY	100	\$4.00	\$400.00	
	Pickupall Base 14' 2A Aggregate	SY	600	\$18.00	\$10,800.00	
	Pickupall Asphalt 14' (2")	SY	600	\$22.00	\$13,200.00	
	Pickupall Asphalt Wearing 1.5" (2")	SY	600	\$19.00	\$11,400.00	
	Pickupall Acrylic Color Coat System w/ White Lines	SY	600	\$19.00	\$11,400.00	
	Pickupall Post and Net	EA	3	\$6,500.00	\$19,500.00	
	Pickupall Chainlink Fence 100'	LF	100	\$75.00	\$7,500.00	
	Pickupall Chainlink Fence 100'	LF	100	\$75.00	\$7,500.00	
	Pickupall Picketpost Gate (100')	EA	1	\$400.00	\$400.00	
	Pickupall Maintenance Gate (100')	EA	1	\$2,700.00	\$2,700.00	
Site Furnishings						
	88" long bench	EA	0	\$2,000.00	\$0.00	
	88" wide bench	EA	0	\$1,000.00	\$0.00	
Site Landscaping and Restoration						
	Plant and seedling	BT	13000	\$4.50	\$59,250.00	
	18" x 18" x 18" trees	EA	0	\$400.00	\$0.00	
	Parking lot trees	EA	0	\$600.00	\$0.00	
					Phase 1 Subtotal	\$1,148,005.00
					Phase 1 Contingency (10%)	\$114,800.50
					Phase 1 Total	\$1,262,805.50



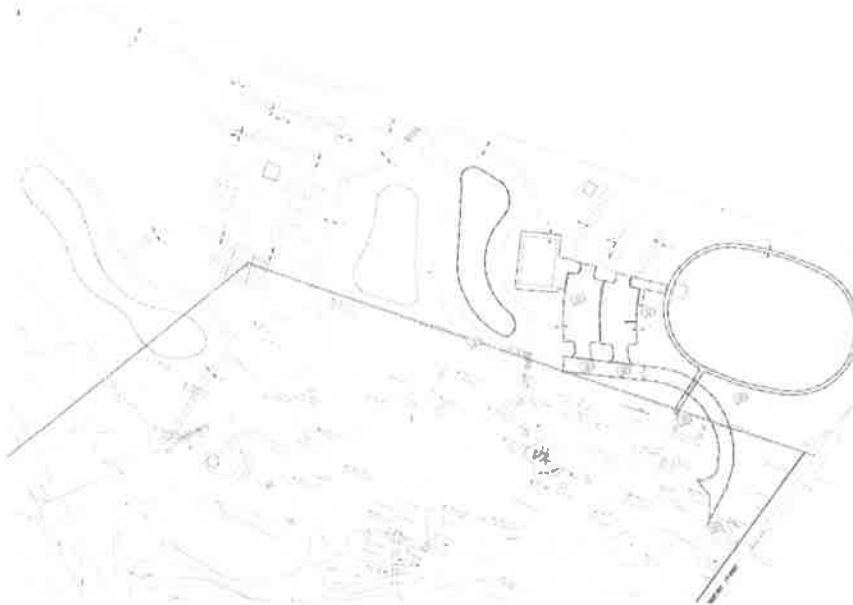
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- Cost breakdown correction: "Education space trees" should read "Ellipse space trees".
- Doug Roth stated that we have eight benches in stock, ready to be installed for new donors.
- Doug Roth suggested that the Audubon Society could suggest tree species and sources for the Ellipse space trees.

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Option #2

Subtotal = \$668,610
 10% Contingency = \$66,861
 Total: \$735,471

- Smaller Shelter 30'x60'
- Millings Parking Lots
- Paved Roadway
- Millings Base
- Concrete ADA Parking
- No Curbs
- Concrete Walkways
- Stormwater Controls



Option #2

Subtotal = \$668,610
 10% Contingency = \$66,861
 Total: \$735,471

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price
OPTION #2					
General Site Work					
	Maintenance	LS	1	\$15,000.00	\$15,000.00
	Traffic Maintenance and Protection	LS	1	\$5,000.00	\$5,000.00
	Erosion and Sedimentation Control	LS	1	\$45,000.00	\$45,000.00
	Topsoil and mulch/seed	SY	8700	\$2.50	\$21,750.00
	Grading & Earthwork	LS	1	\$55,000.00	\$55,000.00
Roadway and Parking Lot Surfacing					
	Mill Woven Concrete	SY	2,840	\$4.00	\$11,360.00
	Shredded Millings Supplied By Township 18' Depth	SY	2,840	\$10.00	\$28,400.00
	HMA Binder Course for parking area 18' Depth Road Only	SY	1,300	\$25.00	\$32,500.00
	HMA Wearing Course for parking area 11.5' Depth Road Only	SY	1,300	\$18.00	\$23,400.00
	Concrete ADA Parking Area (2 van accessible)	SY	110	\$110.00	\$12,100.00
	Cross Walk Striking	EA	1	\$2,000.00	\$2,000.00
	Crosswalk Signage	EA	2	\$500.00	\$1,000.00
	Parking Signage	EA	2	\$500.00	\$1,000.00
	ADA Striping & Signage (4 ways)	LS	1	\$2,500.00	\$2,500.00
	Wood Posts - COSTAR Purchase Installed by P.M.A.	EA	2	\$400.00	\$800.00
Trails and Sidewalk Surfacing					
	Mill Woven Concrete	SY	870	\$4.00	\$3,480.00
	Shredded Millings Supplied By Township 18' Depth	SY	870	\$10.00	\$8,700.00
	HMA Binder Course for trail (2' Depth)	SY	475	\$20.00	\$9,500.00
	HMA Wearing Course for trail (1.5' Depth)	SY	475	\$18.00	\$8,550.00
	Concrete pedestrian easements including pavilion area 18' Depth	SY	475	\$110.00	\$52,250.00
	Shredded Millings Supplied by Township 18' Depth	SY	475	\$10.00	\$4,750.00
Site Utilities					
	Stormwater 24" Box with grate	EA	6	\$3,000.00	\$18,000.00
	Stormwater Manhole with cover and cover	EA	2	\$4,000.00	\$8,000.00
	Stormwater Yard Drain with grate	EA	8	\$750.00	\$6,000.00
	Reinforced Band Drain	LF	800	\$15.00	\$12,000.00
	15" HDPE Pipe	LF	490	\$40.00	\$19,600.00
	18" HDPE Pipe	LF	435	\$110.00	\$47,850.00
	Concrete Inflow	EA	2	\$7,200.00	\$14,400.00
	Stormwater Basin Outlet Control Structure	EA	1	\$4,500.00	\$4,500.00
	Reinforced concrete	CY	150	\$55.00	\$8,250.00
Buildings					
	30' x 60' Pavilion, including Electrical Facilities, Lighting, Structure, and Foundation	VS	1	\$110,000.00	\$110,000.00
Site Furnishings					
	60" Long Bench	EA	0	\$2,300.00	\$0.00
	Round Tables	EA	0	\$2,300.00	\$0.00
	Water receptacle	EA	0	\$2,300.00	\$0.00
Site Landscaping and Restoration					
	Topsoil and seeding	SY	8700	\$4.50	\$39,150.00
	Decor Trees	EA	0	\$600.00	\$0.00
	Parking lot trees	EA	0	\$600.00	\$0.00
Phase 1 Subtotal:					\$668,610.00
Phase 1 Contingency (10%):					\$66,861.00
Phase 2 Total:					\$735,471.00

COSTAR

COSTAR DEFERRED PURCHASE
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 COSTAR DEFERRED PURCHASE

Donation of 25 trees
 Donation of 6 trees



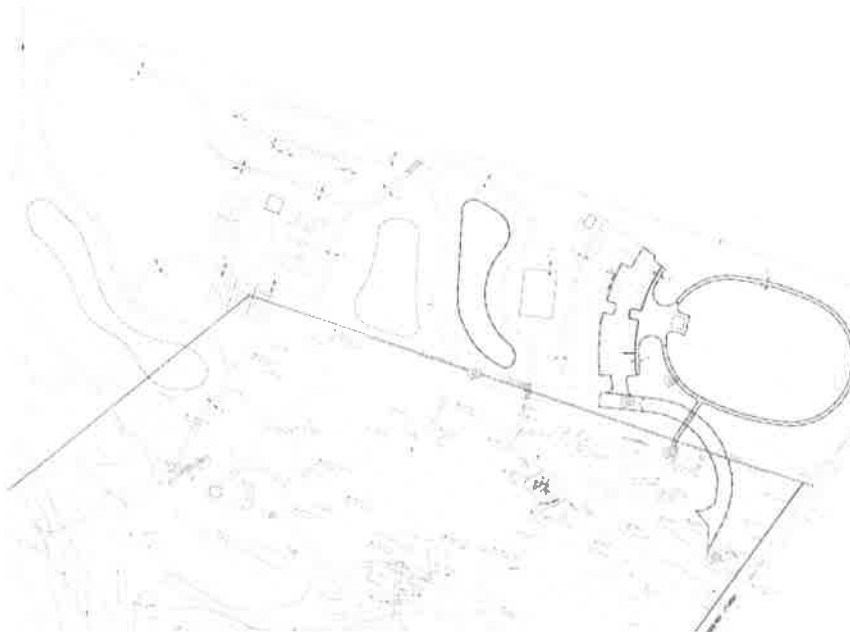
- Jim Feath advised that the proposed pavilion was reduced from 45' x 80' to 30' x 60', resulting in approximately \$50,000 in savings.
- Bert Mowry suggested that the pavilion not be an "All Season" enclosed structure and that only the kitchen and restroom area be enclosed.
- The "All Season" structure would have substantial construction and operational costs.
- Jim Feath suggested that the open pavilion have curtains to shield the wind.

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Option #3

Subtotal = \$586,175
 10% Contingency = \$58,617
 Total: \$644,792

- Paved Roadway
- Milling Base
- Milling Parking Lot
- No Curb
- Concrete Sidewalk & Ellipse Plaza
- Ellipse Shelter
- Paved Ellipse Walk
- Stormwater Controls



Option #3

Subtotal = \$586,175
 10% Contingency = \$58,617
 Total: \$644,792

Item No	Description	Unit	Estimated Quantity	Est Unit Price	Est Price
OPTION #3					
General Site Work					
	Mobilization	LS	1	\$15,000.00	\$15,000.00
	Traffic Maintenance and Protection	LS	1	\$5,000.00	\$5,000.00
	Erosion and Sedimentation Control	LS	1	\$45,000.00	\$45,000.00
	Topsoil strip and regrade	SY	10000	\$2.50	\$25,000.00
	Grading & Earthwork	EA	3	\$55,000.00	\$165,000.00
Roadway and Parking Lot Surfacing					
	Non-Woven Geotextile	SY	2,800	\$4.00	\$11,200.00
	Stone Millings Supplied by Township (18" Depth)	SY	2,800	\$10.00	\$28,000.00
	WMA Binder Course for parking area (18" Depth) Road Only	SY	1,000	\$23.00	\$23,000.00
	WMA Wearing Course for parking area (1.5" Depth) - Road Only	SY	1,000	\$18.00	\$18,000.00
	Concrete ADA Parking Area (2.00' accessibility)	SY	15	\$110.00	\$1,650.00
	Cross Walk Striping	EA	1	\$2,000.00	\$2,000.00
	Crosswalk Signage	EA	2	\$500.00	\$1,000.00
	Parking Signage	EA	1	\$500.00	\$500.00
	ADA Signage & Signage (2 way)	LS	1	\$1,850.00	\$1,850.00
	Wheel Stops - (EXISTING) Purchase installed by P.W.D.	EA	2	\$200.00	\$400.00
Trails and Sidewalk Surfacing					
	Non-Woven Geotextile	SY	180	\$4.00	\$720.00
	Stone Millings Supplied by Township (18" Depth)	SY	500	\$10.00	\$5,000.00
	WMA Binder Course for trail (12" Depth)	SY	340	\$33.00	\$11,220.00
	WMA Wearing Course for trail (1.5" Depth)	SY	340	\$18.00	\$6,120.00
	Concrete ADA Parking Area (2.00' accessibility)	SY	585	\$110.00	\$64,350.00
	Stone Millings Supplied by Township (18" Depth)	SY	585	\$10.00	\$5,850.00
Site Utilities					
	Stormwater 24" Iron with grate	EA	8	\$1,000.00	\$8,000.00
	Stormwater Manhole with casting and cover	EA	2	\$4,000.00	\$8,000.00
	Stormwater Yard Drain with grate	EA	8	\$750.00	\$6,000.00
	Pavement Base Drain	LF	650	\$15.00	\$9,750.00
	12" HDPE Pipe	LF	450	\$40.00	\$18,000.00
	15" HDPE Pipe	LF	380	\$90.00	\$34,200.00
	12" HDPE Pipe	LF	425	\$110.00	\$46,750.00
	Concrete Endwall	EA	2	\$2,200.00	\$4,400.00
	Stormwater Basin Outlet Control Structure	EA	1	\$4,500.00	\$4,500.00
	BestManagement Practice	EY	130	\$55.00	\$7,150.00
Buildings					
	Shade Structure/Shelter in Open	LS	1	\$45,000.00	\$45,000.00
Site Furnishings					
	8' Long Bench	EA	5	\$2,200.00	\$11,000.00
	Plastic Tables	EA	5	\$2,200.00	\$11,000.00
	Waste receptacle	EA	5	\$1,200.00	\$6,000.00
Site Landscaping and Restoration					
	Topsoil and Seeding	SY	1050	\$4.50	\$4,725.00
	Elm Trees	EA	5	\$400.00	\$2,000.00
	Parking lot trees	EA	5	\$400.00	\$2,000.00
Phase 1 Subtotal:					\$586,175.00
Phase 1 Contingency (10%):					\$58,617.50
Phase 1 Total:					\$644,792.50

COSTAR DEFERRED PURCHASE
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Donation of 25 trees
 Donation of 6 trees



- This option is slightly higher than the \$600,000 budget.
- Jim Feath stated that DCNR will have to review and accept this limited scope of work for the current grant.
- Lance Welliver suggested that Penn Township could complete Option #3 with the Township Public Works Department employees and equipment. Then finish the paving-wearing course in a later phase.
- Lance Welliver suggested that Penn Township applies for another DCNR grant in January 2024 to continue the next area, including the pavilion.
- Public donations can be another income source for the park development costs. Lance Welliver will forward a copy of the Butler County policy for donations.
- Doug Roth stated that Penn Township has an established cost for the bench and plaque donations.
- James Feath suggested that Penn Township establish a cost for the Ellipse trees with a plaque.

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- Jim Feath suggested that a "Memorial Pollinator Meadow" be created using plants suggested by the Audubon Society.
- Jim Feath stated that HRG will have a booth at the Penn Township Community Day event on June 3rd to display the Phase II development drawings and to answer public questions. HRG included an "Open House" event in their proposal to receive public comment. Penn Township agreed that the "Open House" event would satisfy the contract requirement and would attract great exposure for the project.
- The Park Committee discussed proceeding with Phase II, Option #2. Melissa Heagy made the motion and Karen Trempus seconded the motion to have HRG proceed with developing Option #2. The motion was approved.
- The Supervisors have advertised for the Penn Township Park Committee vacant position. Interested candidates will submit a letter of interest and qualifications for consideration.
- The next meeting will be held on June 6, 2023, at 6:30 pm in the Harcrest Park pavilion.
- Melissa Heagy made the motion and Karen Trempus seconded the motion to adjourn. The meeting concluded at 7:27 pm.
- Post-meeting note: Land Use Administrator, Clinton Bonetti, contacted Code.Sys Consultant, Inc. representative, Dave McGuigan, to ask if fire protection sprinklers would be required in the pavilion. Mr. McGuigan advised that sprinklers are required if the pavilion is greater than 12,000 square feet. A 30' x 60' pavilion is 1,800 square feet. Well under the requirement for sprinklers. Mr. McGuigan also advised that if the kitchen has a stove and oven, then a hood is required. Typically, food is not prepared on-site and only electrical receptacles would be provided for microwaves and warming equipment.
- Minutes of the meeting will be posted on the Penn Township website, www.penn township.org under Documents, Park Committee.

Respectfully submitted,



Samuel M. Ward, Supervisor