

**MINUTES OF THE MILLVILLE
TOWN COUNCIL WORKSHOP
June 25, 2019 (6:00 p.m.)**

In attendance were Mayor Bob Gordon, Deputy Mayor Steve Maneri, Treasurer Peter Michel, Secretary Ronald Belinko, Council Member Sharon Brienza, Town Manager Debbie Botchie, and GMB Representative Andrew Lyons Jr. Town Clerk Matt Amerling was absent.

1. CALL TO ORDER

Mayor Gordon called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Gordon led the pledge of allegiance.

3. ROLL CALL

All Council members were present.

4. NEW BUSINESS

- A.** Discuss and possible vote on value engineering opportunities with awarded contractor The Whayland Company for the Town park and deduct alternatives as outlined in the original bidding documents – GMB Representative Morgan Helfrich

GMB Representative Morgan Helfrich stated Whayland has gone through the items for the buildings and has provided the value engineering pricing effort, which was distributed to Council. Ms. Helfrich stated when Council goes through each one of these, it will remind Council what the design actually looks like and where the Town was when the Committee was doing the designs. Ms. Helfrich stated some of these items – if they are selected – may require Council to do a value engineering effort on the drawing package, depending on what it is and the impact, Code-wise. Ms. Helfrich stated we already have the building permit in hand and it is only good through June 2019, so Town Code & Building Official Eric Evans needs to go and get an extension on the permit.

Mr. Steve Hentschel, of The Whayland Company, stated the introduction of Mr. Dwain Moyer, who is the head estimator who also put the bid package together; and they will go through each item line by line. Mr. Dwain Moyer, of The Whayland Company, stated item one (1) for the community building is a change to the entire building so if you take item one (1), it will impact numbers two (2) and three (3), in that those two are taking the original specification, the original type of siding, and pulling out pieces of it. Mr. Moyer stated the idea with item one (1) is to amend to omit all of the PVC shake siding and PVC board and batten siding, and replace those areas with “Double 5” heavy gage vinyl siding, and also to omit the horizontal ten (10)-inch PVC trim and reduce the window and door trim to six (6) inches; and this kind of changes the whole look of the siding on the main building. Mayor Bob Gordon asked if the board and batten will be vertical siding and will it be changed to a horizontal siding. Mr. Moyer stated yes, it’s over the whole building. Mayor Gordon asked with the height of the building, most of the board and batten comes in ten (10)-foot lengths and will they be pieced? Ms. Helfrich stated it’s not going to be board and batten at all; what Mr. Moyer is suggesting is to go horizontal. Mayor

Gordon asked if Council decides to keep it board and batten, will there be a seam at the “hotspot?” Mr. Moyer stated it’s right at the bottom. Ms. Helfrich stated right now, you do have the shake on the top, and the board and batten on the bottom; and GMB did oversize the window trims very healthily. Ms. Helfrich stated we didn’t want to make this building look any longer than it is so when you use horizontal siding, it really stretches out the length of the entire building and kind of makes it look like a trailer. Ms. Helfrich stated the only thing she likes on this one would be to reduce to a six (6)-inch profile for the window and the door trims because Ms. Helfrich thinks still having the trim in six (6)-inch gives the Town the same aesthetic the Town would need, but Ms. Helfrich is not a fan of the horizontal siding. Mr. Moyer stated you could do a similar look in vinyl. Ms. Helfrich stated yes, and the difference with the PVC siding and Select siding was shown to the Town’s Parks & Recreation Committee during one its meetings. Ms. Helfrich stated there may be a cost savings to still get this same look and go with a certain type of vinyl. Mr. Moyer stated you would have the vertical look in vinyl and the shake look in vinyl. Mayor Gordon stated the vertical is not going to stand up over time as the other would. Mr. Moyer stated the vinyl still has a twenty (20)-year warranty on it but it also depends on the brand of siding. Mr. Moyer stated there’s also the option to keep the lower part the way it is and just do the upper part in vinyl shakes. Ms. Helfrich stated that is a good idea and asked if Council would like Whayland to get pricing on keeping this look but looking for some opportunities with the vinyl shake. Mayor Gordon stated it would be good to have a comparison to see what the savings would be, and Mayor Gordon knows the Parks Committee took a lot of time to review these materials, so he doesn’t want to extend this longer than it has to be. Ms. Helfrich asked Council if they agreed the six (6)-inch rather than the ten (10)-inch was OK. Treasurer Peter Michel stated he doesn’t agree and he would vote to keep it just the way it is. Ms. Helfrich stated we are not accepting number one (1) right now. Council Member Sharon Brienza asked why the one small window is different. Ms. Helfrich stated it goes to the kitchen and has the sink right below it, and it was discussed there should be as much natural light in the halls. Mr. Moyer stated Whayland will look into revising number one (1), getting a price on the vinyl, and it will be less of a credit but it will still be a credit.

Mr. Moyer stated with number two (2), the idea, with the original PVC siding, is to omit the faux exposed rafters at the gable end walls. Mr. Moyer stated this option is take away the overhang and have the walls become flush so the outriggers and faux beams disappear, the marine grade plywood at the overhand is deleted, and the stick-framed gable becomes a gable truss with box outs for mechanical louvers and the window; and the top chord of all trusses will be at the same height. Mr. Moyer stated this would take away the overhangs but you would still have a trim board there and everything below it would stay the same. Ms. Helfrich stated the overhang is aesthetic and there is nothing on the back of the building today. Secretary Ronald Belinko asked if there is an advantage over having the wall flush as opposed to the beams. Ms. Helfrich stated no, this is just the overall look of the building and with each thing taken out, the less the building will look like whatever the Town wants it to aesthetically look like, but this doesn’t take any functionality out of the design. Mayor Gordon stated he thinks Council should keep it the way it is, so a no to number two (2). Council agreed.

Mr. Moyer stated with number three (3), the idea is to eliminate the exposed rafters only in the three (3) building entrances, and change the truss design to a more standard framing system so Whayland can take the gable which is currently in line with the main wall which extends up into the open space and have it come out front to the overhang and there would be soffit

underneath. Mr. Moyer stated the Town would not have the PVC raft members up inside there. Ms. Helfrich stated right now, it's all open truss work wrapped with PVC, but Whayland is suggesting to close it off, put the ceiling underneath the porch entry, bring out the gable and just in the portico. Mr. Moyer stated there is also the aspect of deleting the decorative uplighting on exposed beams and replace them with recessed soffit lights. Town Manager Debbie Botchie stated she doesn't like the look of the recessed lighting. Mr. Moyer stated this style is very nice but you have to be thinking about birds' nests, wasps, bees – because they like to get up there and make nests. Ms. Botchie stated recessed lights get wasps' nest as well. Mr. Moyer stated yes. Deputy Mayor Steve Maneri asked if the front would also be closed in. Mr. Moyer stated yes. Ms. Helfrich stated this change may make a minor difference on mechanical but she can't answer the question right now, she would need to check. Mr. Maneri stated, considering all of the animals, he would consider boxing this in. Ms. Helfrich stated the only problem would be the vent where there is a triangle – it's a working vent – and there is a reason we have the vent in that location. Ms. Helfrich stated this was a way to disguise the vent a bit, and if this is done, the triangle vent will be forward, in your face, and very noticeable. Mr. Moyer asked if a round vent could go there. Ms. Helfrich stated she doesn't know if a round one would work because it's the size which is an issue. Ms. Helfrich stated she's not opposed to it on the long ends but she is not a fan of having it on this side. Mr. Belinko stated when all of the aesthetic architecture is removed, the risk will be run of making the building look "too boxy," and we live in a windy area so when there is open space, there is room for the air to move, but when everything is solid, there is much more resistance. Mayor Gordon stated the Town can take care of the animal and insect nests. Ms. Helfrich stated the Town will be cleaning this building regardless. Mayor Gordon stated his suggestion of leaving it alone. Council agreed to say no to this suggestion.

Mr. Moyer stated item four (4) is simply to take all of the PVC covering off the front columns and it increases the size of the structural column from a six-by-six (6x6) to an eight-by-eight (8x8), and paint it. Council agreed to not move forward with this item due to not wanting paint. Mayor Gordon stated for long-term and for maintenance, you can't go wrong with vinyl wrapping. Mr. Moyer stated item five (5) is to omit the PVC wrapped rafter tails and PVC panels on the underside of the roof plywood in all other overhang areas. Mr. Moyer stated they would instead add enamel paint on these same areas and keep the pressure treated rafter tails and marine grade plywood as is. Mayor Gordon asked what the longevity of this paint is compared to the PVC. Mr. Moyer stated it's not nearly as long. Mayor Gordon stated so the money saved by doing this will still be spent eventually in painting maintenance over the years. Mayor Gordon stated he knows there's a marine treated paint but with the pressure-treated wood, the paint wouldn't stick. Mr. Belinko stated you also have to think there will be power-washing done yearly and consider what the washing will do to the paint. Ms. Helfrich stated the PVC is a maintenance-free detail based on what the Town's Park Committee requested. Mr. Moyer stated item six (6) is different from five (5) in that with five (5), if you painted, he's keeping in the pressure-treated lumber on the rafter tails and the marine-grade plywood above; but on six (6), he's taking that out and converting back to just standard lumber because the idea is to close in and cover all the open rafter look so you'll have some kind of a vinyl soffit. Ms. Helfrich asked if it would be angled or straight across. Mr. Moyer stated you could return it on the angle up and what you see immediately below the sloped soffit would still be paint. Mayor Gordon stated he doesn't think they want to do the paint. Mr. Michel agreed. Mr. Moyer stated with this item, the maintenance keeps but the aesthetic goes away. Mayor Gordon stated yes,

and as they previously said, the aesthetic is part of the reason the building was chosen. Mr. Maneri stated to keep it the way it is. The rest of Council agreed.

Mr. Moyer stated item seven (7) is to substitute medium stile, white, glass entry storefront system for the Anderson French doors and sidelites which are at the three (3) main entrances. Mr. Moyer stated they could duplicate the look – still have grills in them in between the glass, the transoms, the sidelites – which would all be in one large opening with aluminum framing, creating those vertical and cross pieces. Mr. Hentschel stated we should pass on this one because with storefront without a vestibule, if you get a Nor'easter or have high winds, you get water. Ms. Helfrich agreed. The rest of Council agreed to saying no. Mr. Moyer stated number eight (8) was to omit the chair rail in the assembly room and substitute it with a smaller, simple wood base; the room already has a base but this will reduce the size of it. Council agreed to keep the chair rail in. Mr. Moyer stated number nine (9) is to substitute flush doors for panel doors. Council agreed it's not worth the credit and agreed to saying no. Mr. Moyer stated number ten (10) was to change the sliding "barn-style" door to a louvered bi-fold door, but because these are commercial-grade, there is no savings. Council agreed to leave it the way it is. Mr. Moyer stated number eleven (11) is to substitute the luxury vinyl tiles (LVT) floor for ceramic tile only in the bathrooms and omit the ceramic tile wainscot completely. Ms. Helfrich stated there is ceramic tile in the bathrooms and they've already got LVT everywhere else, and there's no reason LVT can't go into the bathrooms as well unless you foresee some serious activity in these bathrooms. Ms. Helfrich stated the bathrooms have the wainscot of the tile and the ceramic base, so this credit would include taking off the tile as well. Mr. Belinko stated there are plans to rent this building out to large groups for events and when there are large crowds, bathrooms should be "top grade." GMB Representative Andrew Lyons Jr. stated he thinks the wainscot is also protection for the walls. Ms. Helfrich asked if Council is OK with using the LVT with the floor drains. Council stated yes, and Mayor Gordon stated places like Wawa and Sheets, which get a lot of high foot traffic, use such a material and don't use tile anymore. Mr. Moyer stated the only downfall in restrooms with that is when someone goes in to mop the floor, and there is granule in there, it always catches and it's difficult to get it clean. Mayor Gordon stated longevity-wise, they would last longer. Mr. Moyer stated yes. Ms. Helfrich stated she is not opposed to the credit but asked who would be cleaning the bathrooms. Mayor Gordon stated it would be contracted out to a cleaning service. Mr. Maneri stated he would keep it the way it is now, and he wants to see the tile on the wall. Council agreed to say no to number eleven (11).

Mr. Moyer stated numbers twelve (12) and thirteen (13) are a choice – either one or the other – and number twelve (12) is to change the specified gang lavatory fixture to individual drop-in sinks in P-Lam tops, and add separate counter mounted soap dispensers along each sink, and one (1) hand dryer on the wall in each bathroom. Ms. Helfrich stated this is like a trough-style sink Mr. Moyer stated they are used in the newest Royal Farms bathrooms and there are two (2) stations in each bathroom. Mr. Moyer further stated the Town could either do this idea with individual sinks in a plastic laminate top, or number thirteen (13), which will change the same fixture to a different type of fixture like having the faucet and soap dispenser together at each of the two (2) stations, but you'd still have to have a separate hand drier on the wall in each bathroom. Mr. Moyer stated this still gives you two-thirds (2/3) of the functionality but it's a cheaper fixture to buy – even after adding in the cost of the extra hand dryer. Mr. Moyer stated there will be two (2) sinks in each bathroom but one option just doesn't have a built-in hand

dryer, just the faucet and soap dispenser. Ms. Brienza stated she is fine with number twelve (12). Ms. Helfrich asked Whyland if they would consider Millville purchasing the vanities like the Town has done with the other building and installing them; because water getting on plastic laminate makes it not last very long. Ms. Helfrich stated maybe it could get priced for a solid surface material in the same credit or go with the vanity. Mr. Moyer stated if you do a solid surface, you might as well put the sink as an integral sink right into it. Mr. Moyer stated Whyland can revise number twelve (12) and hold open number thirteen (13). Council agreed yes to hold it.

Mr. Moyer stated number fourteen (14) is to change the wall hung water closets to being floor mounted. Council agreed to changing it. Mr. Moyer stated number fifteen (15) is to change the drywall tray ceiling in the assembly room to AC-L, omit the cove moldings, and have the drywall bulkheads remain. Ms. Helfrich stated she thinks they might not want to change it because they'd have to go back to the Fire Marshal. Mr. Moyer stated this takes out the painted drywall in the highest ceiling parts of the room, and you would have a drop-in ceiling as high as possible up against it, but it wouldn't be as high as the drywall now because even though the drywall would still be there, it wouldn't be finished or trimmed but would be taped for fire rating purposes. Ms. Helfrich stated we don't have a fire rating. Mr. Moyer stated he would leave it the way it is because it looks better the way it is. Council agreed to say no. Mr. Moyer stated number sixteen (16) is to omit the tray ceiling and decorative lights in the corridor, and substitute a drop ceiling with matching downlights already specified. Ms. Helfrich asked what Whyland does with the ceiling access. Mr. Moyer stated you still have the access and basically since the ceiling would be within three (3) to four (4) inches of the drywall, it would not be much lower. Ms. Helfrich stated it would be acoustical ceiling tile except for where the pull-down stair will be. Mr. Moyer stated yes, you will still have the access point. Ms. Helfrich stated the only reason the trim boxes were added is because the attic accesses are not the prettiest thing to look at in the corridor but she's not married to the other two (2) trim pieces and omitting the pendants would also be OK; but Ms. Helfrich doesn't like the attic access being a focal point in the ceiling. Mr. Moyer stated you would still have the blocking far enough back where the actual access point goes through the drywall at the higher level and you could still put trim in there, but there'd have to be something which could close off vertically which has a little bit of ceiling space. Ms. Helfrich stated she's not opposed to this but if this building will eventually be used for events like a wedding reception and people are getting photographed coming down the hallway, which would you prefer to have showing? Ms. Helfrich stated number seventeen (17) is just to omit the pendant lights and replace with recessed cans, which she's not opposed to either. Ms. Botchie stated the recessed cans are not attractive to her but that's her opinion. Ms. Helfrich stated maybe on number sixteen (16), we should get rid of the boxes around the pendant lights before and not put the acoustical ceiling tile in. Council agreed on number seventeen (17) to go with the recessed cans except Mr. Michel who would like to keep the pendants, and all of Council agreed to get rid of the tray boxes in number sixteen (16). Mayor Gordon stated pendant lights could always be added later.

Mr. Moyer stated number eighteen (18) is to delete the Grace Perm-a-Barrier wall membrane and substitute with a Tyvek building wrap, and this is somewhat tied to item number one (1) for the next building. Mr. Moyer stated this is basically a substitution of the type of weather barrier you will primarily put on the buildings. Council agreed to say no. Mr. Moyer stated number nineteen (19) is to substitute the "water fall" rounded P-Lam counter edge for a hardwood edge

in the kitchen. Council agreed on yes to this option.

Mr. Moyer stated with the maintenance and storage building, under options one (1) and two (2) there are options to keep the PVC shake siding, but substituting pigmented ground face the concrete masonry unit (CMU) for standard CMU in option one (1), and substituting pigmented split face CMU for standard CMU in option two (2). Council agreed to have Whayland look into a third option which keeps the same look of vinyl shake siding. Mr. Moyer stated since items three (3) and four (4) are similar to the same items for the main community building, and Council wants to maintain a uniform look, items three (3) and four (4) here are basically a no. Council agreed. Mr. Moyer stated items five (5) and six (6) will also be a no due to what was agreed on the corresponding numbers for the community building. Council agreed. Mr. Moyer stated item seven (7) is to change the fiberglass doors and frames to galvanized hollow metal on this building only and it saves about four-thousand dollars (\$4,000.00). Council agreed to go with the change. Mr. Moyer stated item eight (8) is to change the FRP ceilings to painted drywall with epoxy paint. Ms. Helfrich stated she's not opposed to this change. Mayor Gordon stated the paint isn't exposed to the outside elements so the paint should last for a long time. Council agreed to the change. Mr. Moyer stated for numbers nine (9), ten (10), and eleven (11) – numbers nine (9) and ten (10) are basically the same idea with the faucets and soap dispensers for the restrooms which were decided in the community building. Mr. Maneri stated he would like to rework the counter tops because if you put the laminated outside, and everyone's sort of beating on it, it won't last long. Ms. Helfrich stated she thinks numbers nine (9) and ten (10) should go away and Council should consider number eleven (11) if you're going to get rid of the trough sinks because this is just outside access restrooms and this option has individual wall hung sinks, and it's the highest credit. Council agreed with Ms. Helfrich and said yes to option eleven (11).

Mr. Moyer stated the remainder of items apply to either both buildings or the sitework outside the buildings. Mr. Moyer stated item one (1) is to delete the Thoroseal below grade damp-proofing on the foundation of both buildings because there is no living space below grade. Ms. Helfrich stated both buildings are slab on grade and she's fine if Council wants to take this option. Council agreed to this change. Mr. Moyer stated item two (2) is to change the morticed locksets to cylindrical locksets throughout both buildings. Council agreed to say no to this option. Mr. Moyer stated with item three (3), the idea was put out originally to relocate the generator but not to put in the automatic transfer switch (ATS) which you have to have. Mr. Moyer stated a credit could be given of approximately eighteen-hundred dollars (\$1,800.00) for it if you delete it but you do need something to switch the power. Mr. Moyer stated if the intent is to use a manual switch instead, it would be less than an automatic switch; but for the money saved, it would create an issue if an event at the building was interrupted by a power outage and someone from the Town had to come to the building just to turn the switch on. Council said no to this option. Mr. Moyer stated number four (4) is to omit the relocated generator and ATS, and to add emergency battery packs in lieu of emergency lights tied to the generator. Council agreed to say no to the option. Mr. Moyer stated number five (5) is a change to the make-up of the pavers which are outside at the plaza area. Mr. Moyer stated you could reduce the paver thickness from three (3) inches to two-and-three-eighths (2 3/8) inches (per specs) over a one (1)-inch sand bed – get rid of the concrete underneath completely – and put in six (6) inches of graded aggregate base course (GABC). Mr. Lyons stated the reason for the concrete is because food trucks were considered to be parking in that area. Mr. Moyer stated since concrete is there

already, you could bring the concrete up and have some decorative design on the top. Mr. Lyons stated the only concern with such a choice is cracking over time. Mr. Moyer stated there may be a way to substitute the pavers if there is an alternative way which would raise the credit. Mr. Lyons stated with stamped concrete and colored concrete, the issue is there is cracking and when the cracks go, they go through everything. Mr. Lyons stated Seaford has it on its sidewalks on Main Street, and there is a difference between there and Second Street in Lewes where there are pavers. Council agreed to request an option on the aggregate. Mr. Moyer stated number six (6) is to not remove the excess topsoil from the property but find a way to use it in the big open area inside the walking trail. Mr. Moyer stated he doesn't know what the Town plans on using the open area for, but they would like to create decorative berms inside the path on back side of the property in such a way as to allow watershed to continue generally toward the rear of the property and into the stormwater management pond. Mr. Belinko stated the open space is there for sports and recreational activities. Mayor Gordon stated the decorative berms could go along the side of the property or in the rear. Ms. Brienza stated she does like the idea of the decorative berms. Mr. Belinko stated he's fine with it as long as it doesn't interfere with the field space for people's activities. Council agreed to keep it. Mr. Moyer stated number seven (7) is to delete the concrete curb around playground area one (1) and install a concrete sidewalk flush next to the rubber playground surface. Ms. Botchie stated there is a reason Brian Lewis from GameTime wanted to have the curbing and since Mr. Lewis is not here, we should contact him. Council agreed to have Mr. Lewis contact Mr. Moyer on this item. Ms. Helfrich stated Council still needs to make a decision on whether we'll keep the metal roof or go to shingles. Council agreed to keep the metal roof. Ms. Helfrich asked whether Council wanted to keep the electrified doorframes. Council agreed to keep the electrified doors. Ms. Helfrich stated the last item was whether to delete the metal cupola, including the lighting inside it, and the savings for the item is fifteen-thousand-three-hundred-seventy-five dollars (\$15,375.00), and it's on top of the building. Council agreed to keep the cupola. Ms. Helfrich stated, not including the "maybes" tonight, Council has saved a total of approximately thirty-three-thousand-seven-hundred-ninety-five dollars (\$33,795.00), dropping the amount to one-million-seven-hundred-forty-three-thousand-two-hundred-five dollars (\$1,743,205.00). Mr. Moyer stated they can get the updates on pricing back to Ms. Helfrich by around July 9. Ms. Helfrich stated once she receives Whayland's information, it will take about two (2) to three (3) weeks to go through everything as well as have the Town's solicitor review it, and the estimated days to complete this project is two-hundred-seventy-five (275) days. Mayor Gordon stated, weather permitting, the Town is basically looking at the park opening roughly in April 2020. Ms. Botchie asked at what stage the construction will be in late September/early October because the Town has to plan its Great Pumpkin Festival and it used the park site last year. Ms. Botchie and Mayor Gordon agreed the Town won't be able to have the festival on this site with all the construction happening. Council agreed.

5. CITIZENS' PRIVILEGE

There were no comments.

6. ANNOUNCEMENT OF NEXT MEETING –TOWN COUNCIL MEETING, TUESDAY, JULY 9, 2019, AT 7 P.M.

7. ADJOURNMENT

Ms. Brienza motioned to adjourn at 7:55 p.m. Mayor Gordon seconded the motion. Motion carried 5-0.

Respectfully submitted,
Matt Amerling, Town Clerk