

# WESTTOWN TOWNSHIP

1039 Wilmington Pike  
West Chester, PA 19382  
610-692-1930

Post Office Box 79  
Westtown, PA 19395  
FAX 610-692-9651

[www.westtownpa.org](http://www.westtownpa.org)

## **AGENDA** **Westtown Township Board of Supervisors** **Workshop Agenda**

**Westtown Township Municipal Building**  
**1039 Wilmington Pike, Westtown**

**Monday, June 6, 2022**

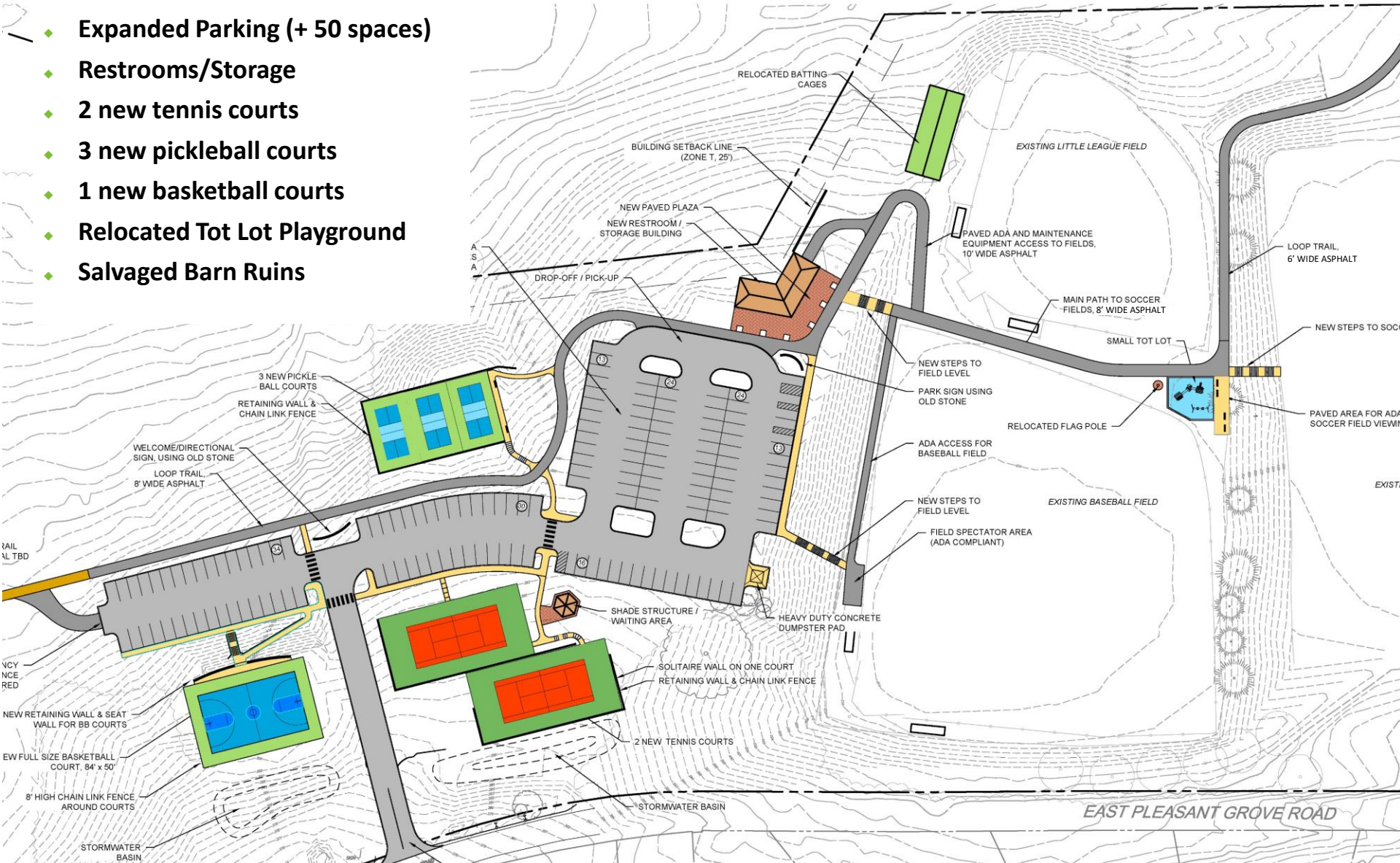
**Start time: 6:00PM Workshop**

- 1. Consider Updated Cost Estimates for Oakbourne Park Improvements – 30 minutes**
- 2. Consider Bi-Directional Antenna Ordinance – 10 minutes**
- 3. Consider Proposed Additions to Historical Resources Listing – 10 minutes**
- 4. Consider Historical Commission Memo on Darlington Inn – 10 minutes**
- 5. Consider Refuse Contract – 10 minutes**
- 6. Consider AV System in Stokes Meeting Room – 5 minutes**
- 7. Consider Emergency Management Coordinator Replacement – 5 minutes**
- 8. Public Comment on Workshop Items\* - 10 minutes**

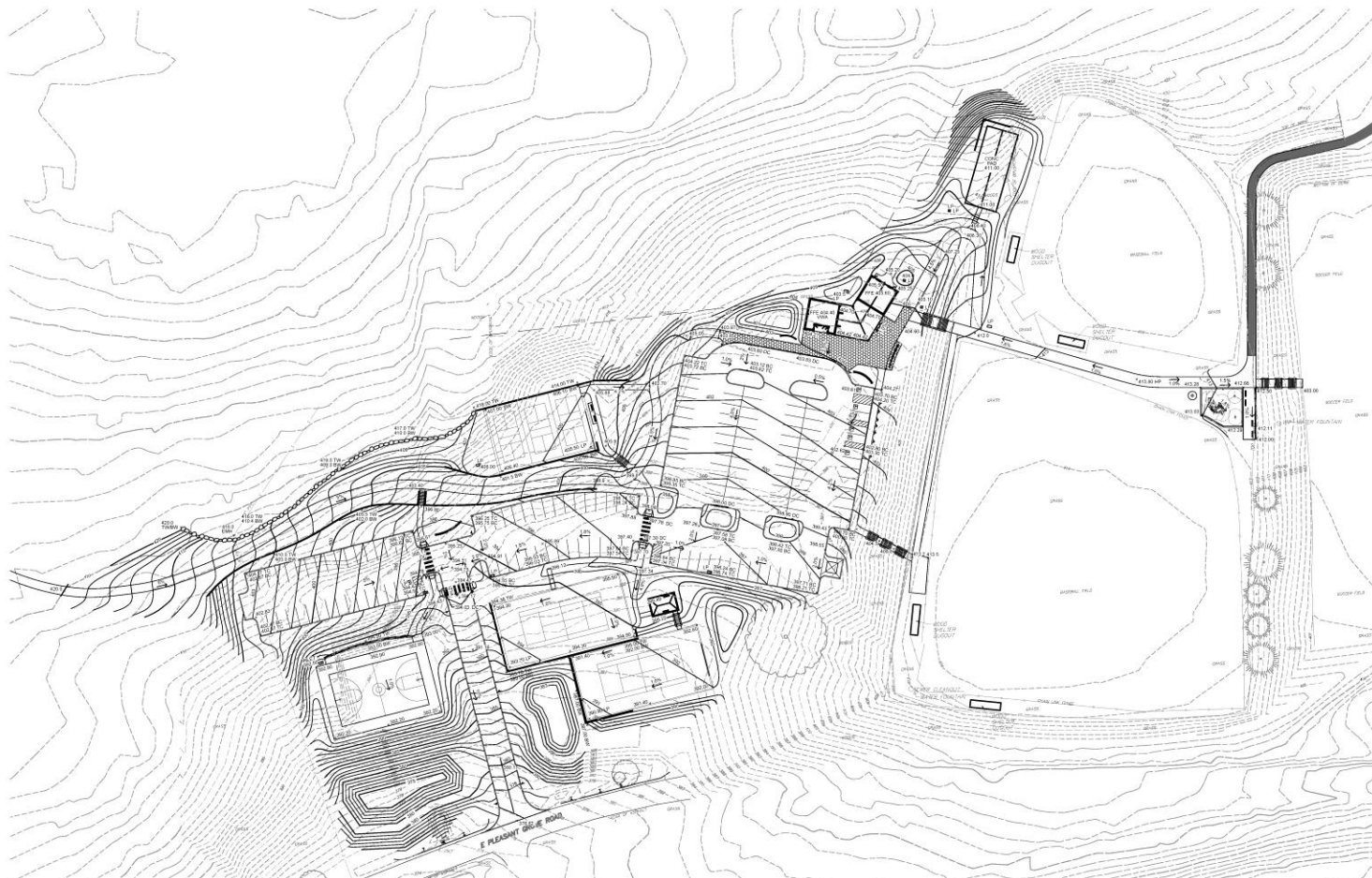
*\*The public comment period at the end of the Workshop will last approximately 10 minutes. The public will be asked to limit their remarks to two minutes each to allow others an opportunity to speak. To the extent that further public comment is required, speakers will be asked to save their remarks until the Public Comment - Non-Agenda Items portion of the Regular Board of Supervisors Meeting.*

## Design Plan

- ◆ Expanded Parking (+ 50 spaces)
- ◆ Restrooms/Storage
- ◆ 2 new tennis courts
- ◆ 3 new pickleball courts
- ◆ 1 new basketball courts
- ◆ Relocated Tot Lot Playground
- ◆ Salvaged Barn Ruins



# Athletic Core Layout



PARTIAL GRADING PLAN - ATHLETIC AREA  
SCALE 1"=40'

**LEGEND - EXISTING**

CLUMP	DECEADUOUS TREE
CURB/DEPRESSION	CONIFEROUS TREE
EDGE OF PAVEMENT	TREE LINE
EDGE OF DRIVE	ANCHOR CONTROL
CONCRETE FINISH	MAJOR CONTROL
ASPHALT FINISH	SPRY FINISH, SPRY SURFACE
GRAVEL SURFACE	SPOT ELEVATION, HUB SURFACE
PAVERS	STAIN STEEL UNDERGROUND
FENCE WOOD	UNDERRIDES CURB/GRADE
FENCE METAL	SPRINKLER UNDERGROUND
FENCE CHAIN LINK	HAWKES
GRADE	VALVES
BOLLARD	SPRINKLER RISER CLEAR/OUT
POST	STORM DRAIN
SAW/HOT AND BOARD	WATER HOSE DR
SOIL	
UTILITY/POLE	
LIGHT	
EMPTY POLE SINGLE ARM	

**LEGEND - PROPOSED**

CHAIN LINK FENCE
CONCRETE SIDEWALK
LAWN SEED RESTORATION
TREES AND SHRUBS
PLAYGROUND EDGING
CONTOUR LINE
SPOT ELEVATION

**GRADING NOTES**

- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES ON SITE PRIOR TO COMMENCEMENT OF WORK. SEE UTILITY NOTES ON THE DEMOLITION PLAN.
- CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION LAYOUT OF ALL PROPOSED ELEVATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING PROPOSED GRADES INTO EXISTING GRADES WITH SMOOTH, EVEN TRANSITIONS, REGARDING OUT ALL MOUNDS AND DEPRESSIONS.
- FINISHED GRADES OF ALL NEW PAVEMENTS TO MEET THE GRADES OF THE EXISTING PAVEMENT. TRANSITIONS TO BE FLUSH AND SMOOTH.
- SIDEWALKS MUST BE ADA COMPLIANT. MAXIMUM SLOPE TO BE EDGED TO 2% WITH CROSS SLOPE TO BE BETWEEN 1% AND 2%. CONTACT THE ENGINEER IMMEDIATELY BEFORE EXCAVATION IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLAN. POSITIVE DRAINAGE WITH NO PONDING SHALL BE PROVIDED.
- THE PLAYGROUND SAFETY SURFACE MUST BE ADA COMPLIANT. SLOPE IN ANY DIRECTION BUT NOT EXCEED 2%.
- THE FINISHED GRADE OF THE LAWN ADJACENT TO THE SIDEWALK AND CONCRETE PLAYGROUND EDGING IS TO BE FLUSH WITH THE SIDEWALK/EDGING TO ENSURE A FLUSH FINISHED CONCRETION.



**CALL BEFORE YOU DIG**

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA  
CALL 1-800-486-1774  
PA ACT 281 OF 2014 REQUIRES THREE WORKING DAYS  
NOTICE TO UTILITIES BEFORE YOU EXCAVATE. CALL OR  
EMAIL PENNSYLVANIA ONE-CALL SYSTEM, INC.  
SERIAL NUMBER: 20191018000



ALL DIMENSIONS AND LOCATIONS ARE TO BE CHECKED BY CONTRACTOR  
AND FIELD ENGINEER PRIOR TO COMMENCEMENT OF WORK.  
DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ENGINEER.

OAKBOURNE PARK - PHASES 1A & 1B  
101 S. BETHLEHEM ROAD  
WEST CHESTER, OH 41001

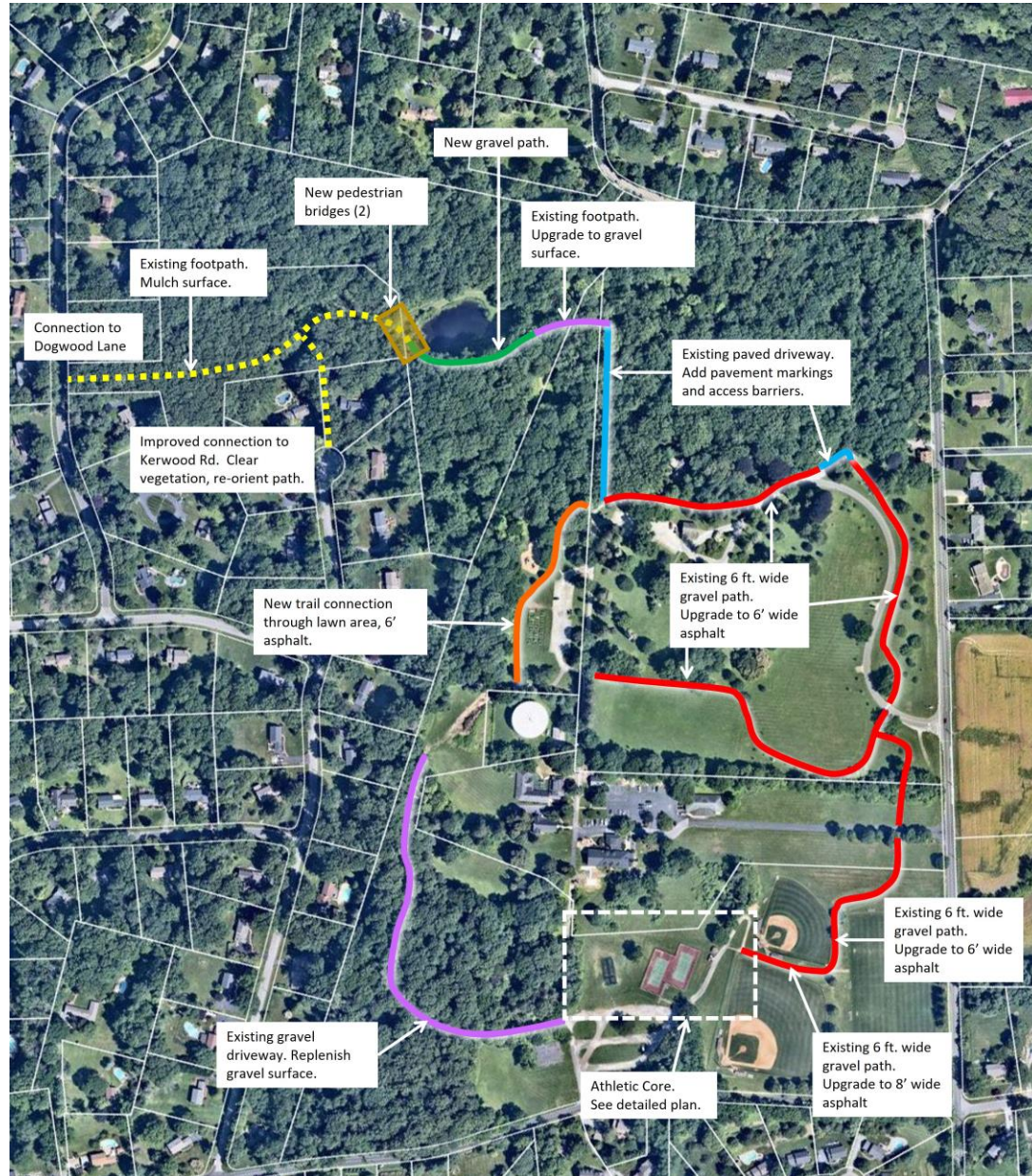
GRADING PLAN

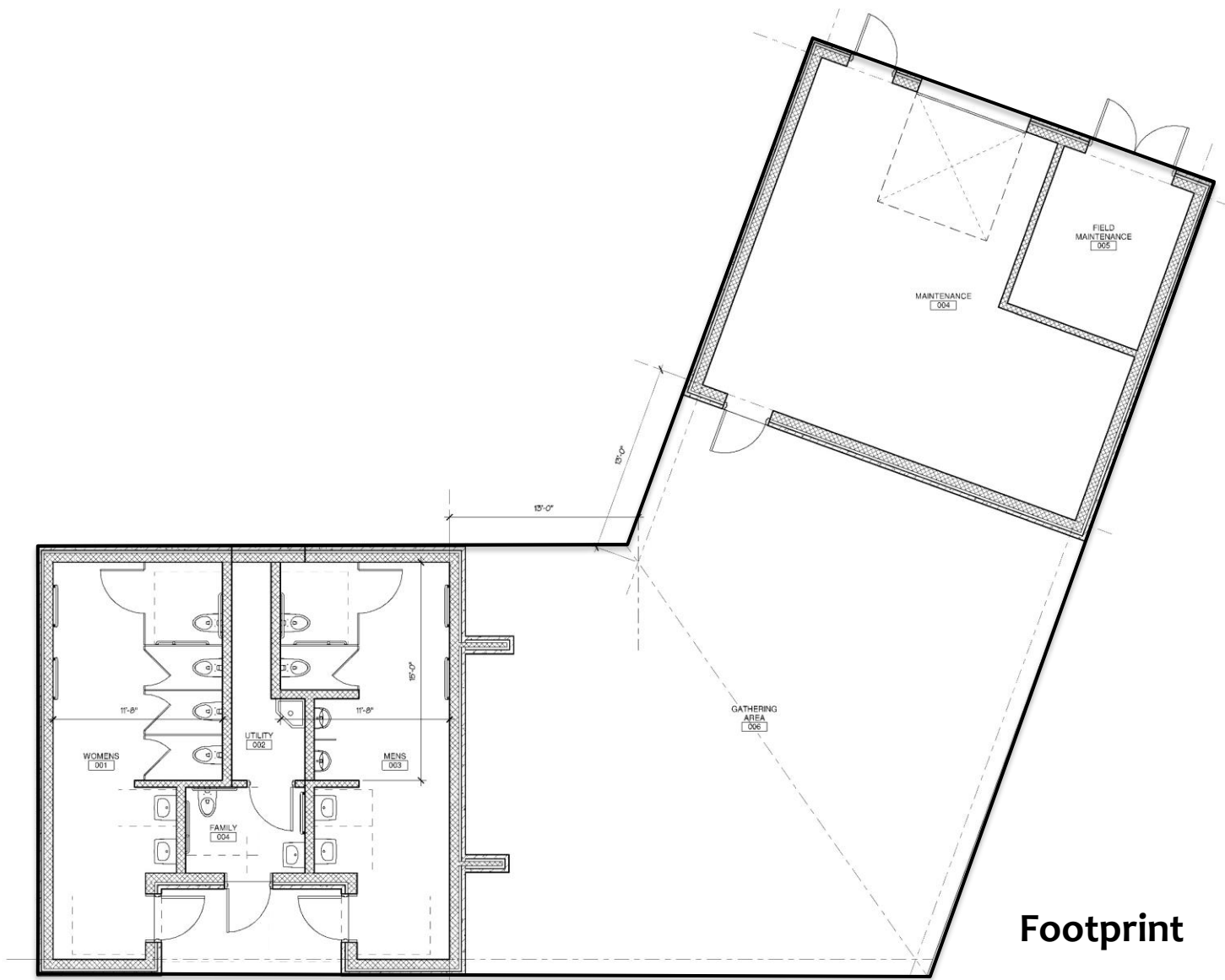
WEST TOWNSHIP

NO.	DATE	BY

PROJECT WEST T21001  
DATE 2022-04-18  
DRAWING SCALE 1"=40'  
DRAWN BY CM  
APPROVED BY KM  
**CS1501**  
SHEET 12 OF 35

**PROGRESS SET**  
**2022-04-21**  
**NOT FOR CONSTRUCTION**





**Footprint**



**Option 1: Traditional**

*Estimated cost: \$1.1 to \$1.3 million*



**Option 2: Contemporary**

*Estimated cost: \$1.2 to \$1.3 million*

# Projected Cost

2022.06.06



<b>Oakbourne Park</b>	
<b>Preliminary Cost Estimate -- SITE</b>	
<b>Mobilization and General Conditions</b>	<b>\$ 440,000</b>
<b>E&amp;S, site protection</b>	<b>\$ 60,000</b>
<b>Demolition and Removals</b>	<b>\$ 170,000</b>
<b>Earthwork</b>	<b>\$ 375,000</b>
<b>Parking Lot and Driveway</b>	<b>\$ 875,000</b>
<b>Pavilion-area Site Work</b>	<b>\$ 100,000</b>
<b>Basketball Court (1)</b>	<b>\$ 150,000</b>
<b>Tennis Courts (2)</b>	<b>\$ 415,000</b>
<b>Pickleball Courts (3)</b>	<b>\$ 295,000</b>
<b>Batting Cage</b>	<b>\$ 70,000</b>
<b>Playground/Flagpole near Soccer Field</b>	<b>\$ 130,000</b>
<b>Baseball Field Steps/Ramps</b>	<b>\$ 70,000</b>
<b>Trail Improvements</b>	<b>\$ 315,000</b>
<b>Pond Area Improvements</b>	<b>\$ 155,000</b>
<b>Stormwater Management</b>	<b>\$ 700,000</b>
<b>Utilities</b>	<b>\$ 185,000</b>
<b>Signage</b>	<b>\$ 70,000</b>
<b>Landscaping</b>	<b>\$ 225,000</b>
<b>Subtotal</b>	<b>\$ 4,840,000</b>
<b>Contingency (15%)</b>	<b>\$ 726,000</b>
<b>Total</b>	<b>\$ 5,526,000</b>

*Not including restroom pavilion building*

- ◆ **Data Collection/Site Analysis**      **Fall 2021**
- ◆ **Preliminary Design**      **Winter/Spring 2022**
- ◆ **Final Design**      **June - October 2022**
- ◆ **Permitting**      **June - October 2022**
- ◆ **Bid Documents**      **November 2022**
- ◆ **Bidding**      **December 2022 – January 2023**
- ◆ **Construction**      **March - September 2023**



**Project:**  
New Pavilion at  
WESTTOWN  
OAKBOURNE PARK  
East Pleasant Grove Road  
Westtown Township

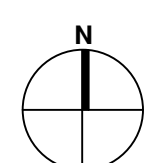
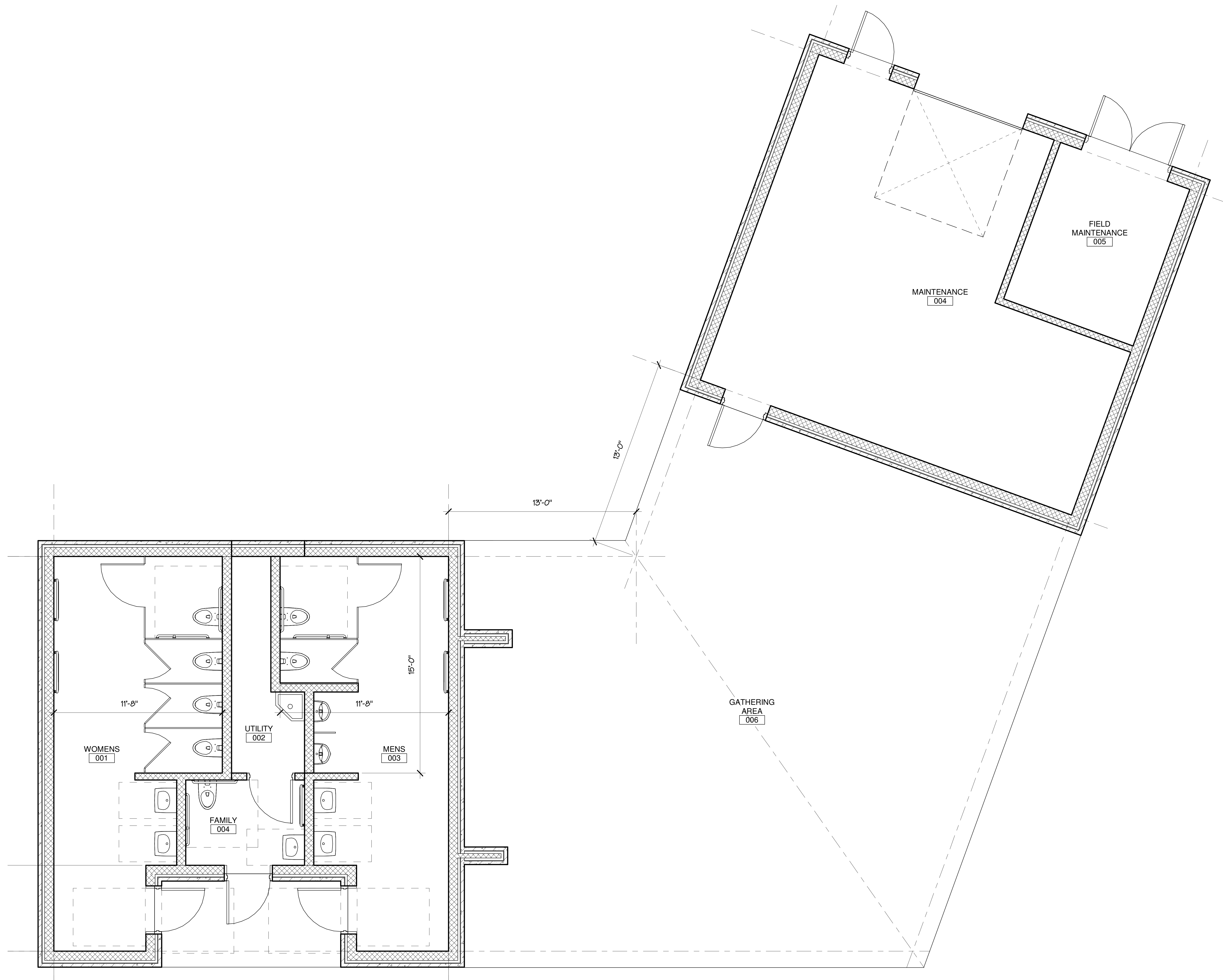
**Owner:**  
WESTTOWN TOWNSHIP  
1039 Wilmington Pike  
West Chester, PA 19382

**Revision/Issue:**  
A 05/02/22 Board of Supervisors

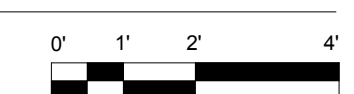
Drawn: PAS  
Reviewed: PAS  
Contact: Paul Andrew Sgroi  
Project Number: 2259.00-21

**Sheet Title:**  
FIRST FLOOR PLAN

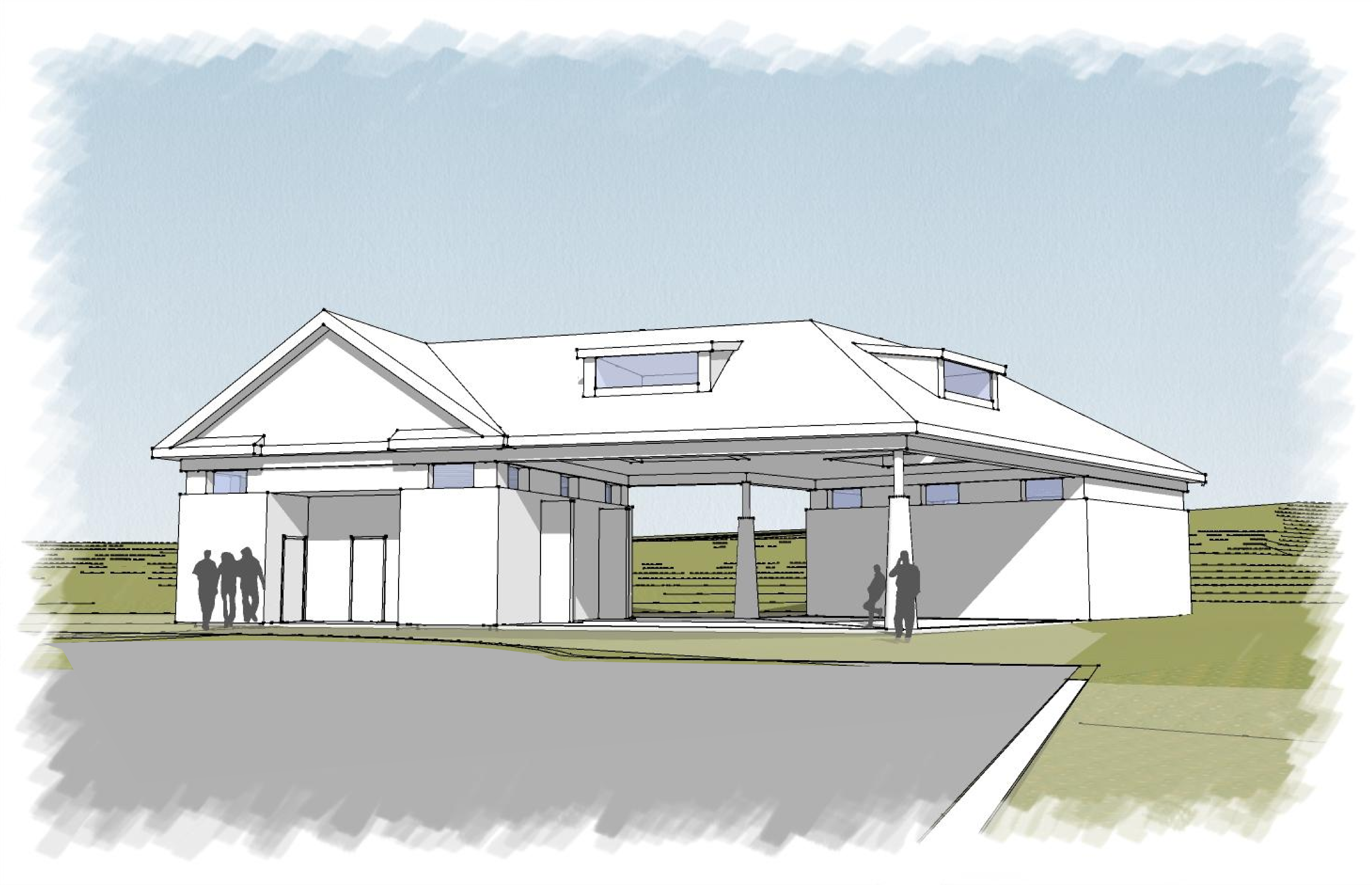
Sheet Number:  
**A-101**



**1 FLOOR PLAN**  
SCALE: 3/8" = 1'-0"



**PROGRESS PRINT  
NOT FOR  
CONSTRUCTION**  
3/30/2022 2:21:33 PM



**Project:**  
New Pavilion at  
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East Pleasant Grove Road  
Westtown Township

**Owner:**  
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1039 Wilmington Pike  
West Chester, PA 19382

**Revision/Issue:**  
A 05/02/22 Board of Supervisors

**Drawn:**  
Reviewed: PAS  
Contact: Paul Andrew Sgroi  
Project Number: 2259.00-21

**ESTIMATED COST: \$1.1 to 1.3 MILLION**

# MASSING OPTION 1

**Project:**  
New Pavilion at  
WESTTOWN  
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East Pleasant Grove Road  
Westtown Township

**Owner:**  
WESTTOWN TOWNSHIP  
1039 Wilmington Pike  
West Chester, PA 19382

**Revision/Issue:**  
A 05/02/22 Board of Supervisors

**Drawn:**  
Reviewed: PAS  
Contact: Paul Andrew Sgroi  
Project Number: 2259.00-21



**ESTIMATED COST: \$1.2 to \$1.3 MILLION**

# MASSING OPTION 2



Project:  
**NEW Pavilion at  
WESTTOWN  
OAKBOURNE PARK**  
East Pleasant Grove Road  
Westtown Township

Owner:  
**WESTTOWN TOWNSHIP**  
1039 Wilmington Pike  
West Chester, PA 19382

Revision/Issue:  
A 05/02/22 Board of Supervisors

Drawn: Author  
Reviewed: PAS  
Contact: Paul Andrew Sgroi  
Project Number: 2259.00-21

**OPTION 1 MATERIALS**

Project:  
New Pavilion at  
WESTTOWN  
OAKBOURNE PARK  
East Pleasant Grove Road  
Westtown Township

Owner:  
WESTTOWN TOWNSHIP  
1039 Wilmington Pike  
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Revision/Issue:  
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METAL - SHINGLE



STANDING SEAM METAL



ASPHALT SHINGLE

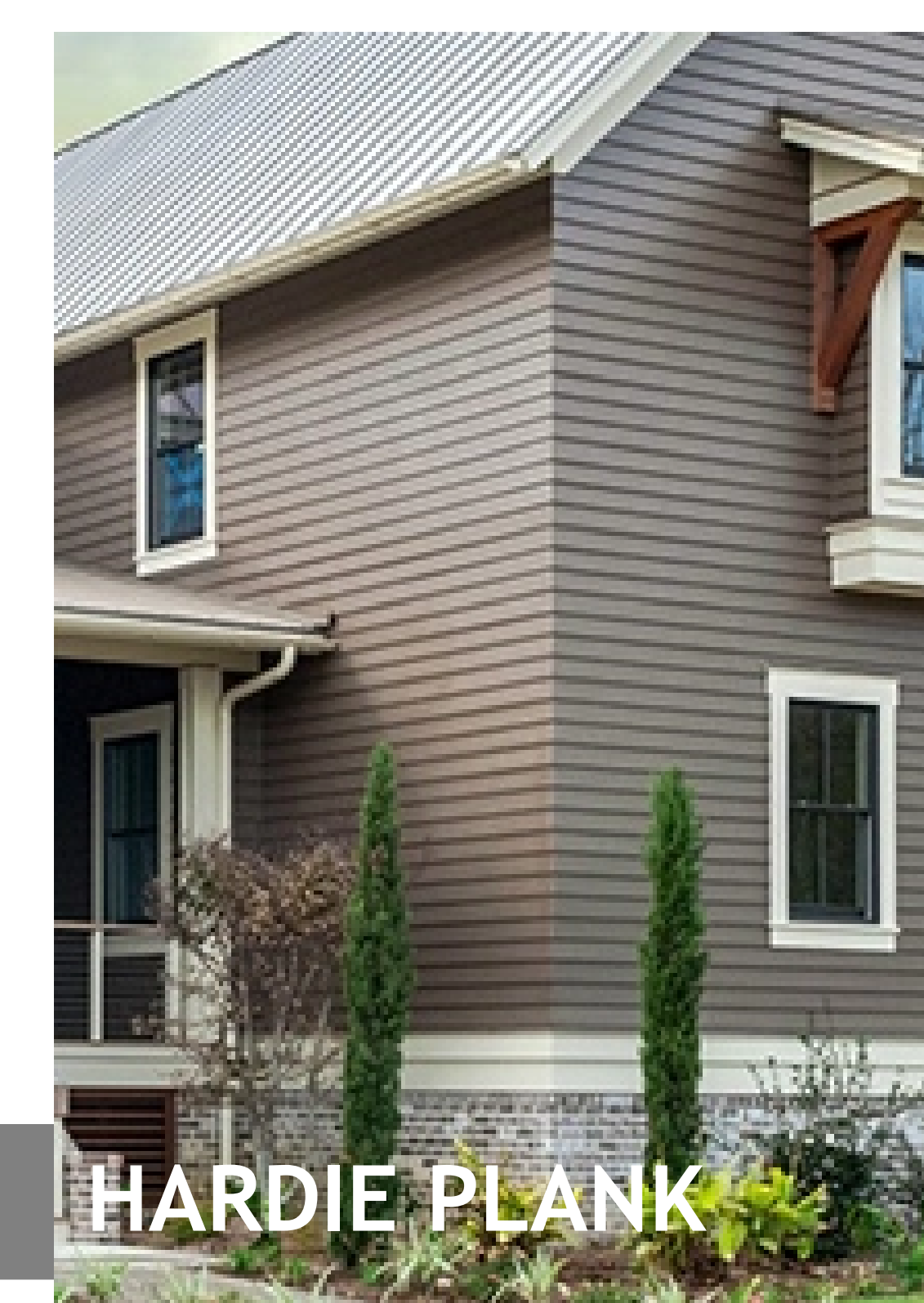
**ROOFING**



WOOD



ALUMINUM - LONGBOARD



HARDIE PLANK

**SIDING**

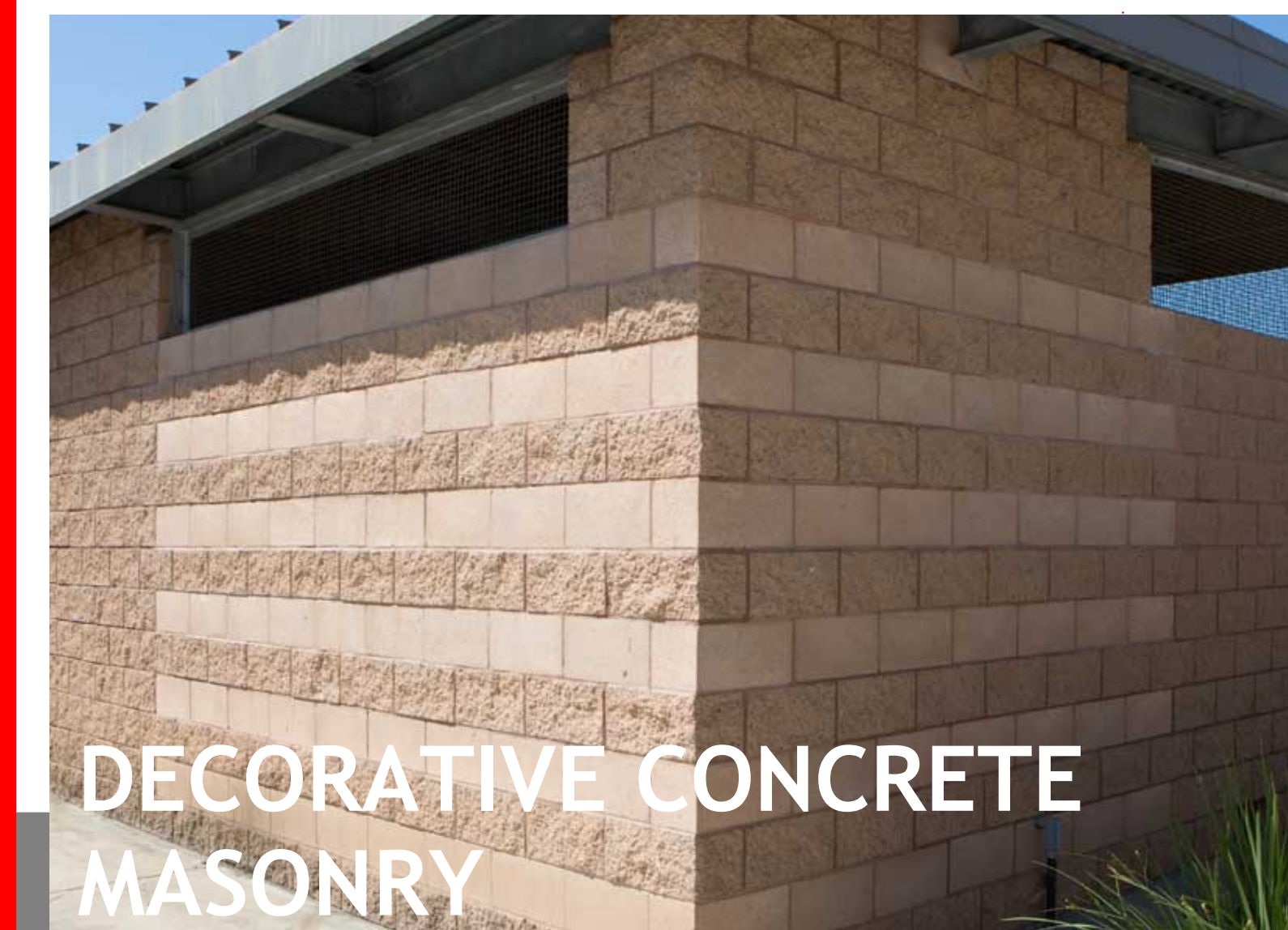


STONE



CULTURED STONE

**OPTION 2 MATERIALS**



DECORATIVE CONCRETE MASONRY

**WALL BASE**

**Project:** New Pavilion at Westtown Oakbourne Park  
**Number:** 22057E1  
**Client:** Pennoni/Bernardon  
**Date:** May 19, 2022  
**Phase:** Order of Magnitude Cost Estimate

**BECKER & FRONDORF**  
 Construction Cost Consulting • Project Management

**ESTIMATE SUMMARY**

CODE	DESCRIPTION	2,900	SF	COST
<b>Option 1</b>				
<b>A</b>	Foundation/Structure & Exterior Envelope			\$691,580
<b>B</b>	Fitout			\$126,060
<b>C</b>	Mechanical & Electrical			\$146,040
	Sitework & Utilities			By Others
	<b>Subtotal</b>			<b>\$963,680</b>
	General Conditions / O. H. & P.		17.5%	\$168,320
	Bond		1.0%	\$11,000
	Contingency		12.5%	\$143,000
	<b>Total</b>			<b>\$443</b>
				<b>\$1,286,000</b>

**Notes**

Costs are current for Spring 2022; escalation is not included.  
 Hazardous materials abatement costs, if any, are not included.  
 Items noted with \* are priced or quantified by others.  
 Estimate assumes Prevailing Wage Rates  
 After hours & overtime premium costs are not included.  
 See Transmittal For Basis of Estimate & Additional Conditions  
 TBD: To be Determined  
 NIC: Not in Contract

## ESTIMATE

Proj: New Pavilion at Westtown Oakbourne Pa  
Date: May 19, 2022

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>A</b>	Foundation/Structure & Exterior Envelope				
A1	Demolition - No Scope/Allowance	1	LS	-	w/ Site
A2	Earthwork - Cut & Fill @ Building Footprint	2,900	SF	-	w/ Site
A3	- Rough Grading Allowance	1	LS	-	Included
A4	Underpinning/Deep Foundation/Under Slab Drainage	1	LS	-	NIC
A5	Sheathing & Shoring	1	LS	-	NIC
A6	Column Footings	4	EA	500.00	2,000
A7	Wall Footings	250	LF	75.00	18,750
A8	Concrete Piers	4	EA	700.00	2,800
A9	Foundation Wall/CMU - 12" CMU/3' Deep	750	SF	25.00	18,750
A10	- Insulation/Waterproof/Drainage Board	750	SF	10.00	7,500
A11	Drainage Piping	250	LF	20.00	5,000
A12	Slab-on-grade - 4"	2,900	SF	5.50	15,960
A13	- Gravel/Allow 8"	70	CY	40.00	2,800
A14	- Waterproof Membrane	2,900	SF	-	NIC
A15	- Insulation/2' @ Perimeter	1,000	SF	3.00	3,000
A16	Bldg Framing - Pre-Engineered Trusses	3,900	SF	20.00	78,000
A17	Plywood Roof Decking - Assume .75" Thick	3,900	SF	5.00	19,500
A18	Fireproofing - Building/Spray-on	1	LS	-	NIC
A19	Roofing - Standing Seam/Insul/Flashing	3,900	SF	55.00	214,500
A20	- Gutters & Downspouts	250	LF	30.00	7,500
A21	- Dormers	2	EA	5,000.00	10,000
A22	- Misc Accessories/Pads/Etc	1	LS	5,000.00	5,000
A23	Canopy - Hardie Soffit/Unvented	1,320	SF	25.00	33,000
A24	Dormers	2	EA	7,500.00	15,000
A25	Column Covers/11' H	4	EA	3,500.00	14,000
A26	Exterior Wall - Deco Conc. Masonry	250	SF	35.00	8,750
A27	- Hardie Plank	350	SF	25.00	8,750
A28	- Longboard Siding/4' H	1,020	SF	30.00	30,600
A29	- Windows/4 x 2	19	EA	800.00	15,200
A30	- Storefront Type Glazing	1	LS	-	NIC
A31	- Louvers	1	LS	-	NIC
A32	- Painting Allowance	1	LS	5,000.00	5,000
A33	Bldg Façade Backup Wall - CMU/8" Thick	3,800	SF	25.00	95,000
A34	- Exterior Sheathing	1	LS	-	NIC
A35	- Fluid Applied Air & Vapor Barrier	3,800	SF	5.00	19,000
A36	- DW Furring @ Inner Side	3,800	SF	-	w/ Interior
A37	- Insulation/Rest Room Only	2,150	SF	5.00	10,750
A38	Exterior Doors - Single/HM	6	EA	1,750.00	10,500
A39	- Double/HM	1	PR	3,400.00	3,400
A40	- OH @ Maintenance	1	EA	10,000.00	10,000
A41	- Vision/Sidelights/Transom	1	LS	-	NIC
A42	- Panic Hardware/Allowance/per Leaf	1	LS	-	NIC
A43	- Handicap/Automatic	1	LS	-	NIC
A44	Caulking & Sealants	1,570	SF	1.00	1,570
A45	Building Signage - No Detail/Allowance	1	LS	-	NIC
A46					0
A47					0
A48					0
	<b>Subtotal</b>				691,580

**ESTIMATE**

**Proj:** New Pavilion at Westtown Oakbourne Pa  
**Date:** May 19, 2022

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>B</b>	Fitout				
<b>B1</b>	Partitions/15' H - CMU/Assume 8" Thk	80	LF	400.00	32,000
<b>B2</b>	DW Furring @ Rest Room	140	LF	-	NIC
<b>B3</b>	Column Covers	1	LS	-	NIC
<b>B4</b>	Doors- SC/HM Frame/Hdw/Single	1	LS	-	NIC
<b>B5</b>	Firestopping	3,800	SF	0.50	1,900
<b>B6</b>	Flooring - Urethane Epoxy/Stonehard/Toilet	800	SF	15.00	12,000
<b>B7</b>	- SC @ Maintenance	770	SF	3.00	2,310
<b>B8</b>	Base - Stone Hard	300	LF	3.50	1,050
<b>B9</b>	Walls - Epoxy @ Toilet	4,500	SF	5.00	22,500
<b>B10</b>	- Epoxy @ Maintenance	2,600	SF	5.00	13,000
<b>B11</b>	Ceiling - DW	800	SF	15.00	12,000
<b>B12</b>	- Heavy Gauge Wire/Underside of Wood Frame	770	SF	15.00	11,550
<b>B13</b>	Soffits	1	LS	-	NIC
<b>B14</b>	Casework/Millwork	1	LS	-	NIC
<b>B15</b>	Rough Carpentry	1,570	SF	1.00	1,570
<b>B16</b>	Accessories	1	LS	-	NIC
<b>B17</b>	Toilet Accessories - Toilet Partitions	6	EA	1,100.00	6,600
<b>B18</b>	- Urinal Screens	1	EA	850.00	850
<b>B19</b>	- Toilet Paper Holders	7	EA	75.00	530
<b>B20</b>	- Hand Dyers	5	EA	800.00	4,000
<b>B21</b>	- Napkin Dispensers	1	LS	-	NIC
<b>B22</b>	- Napkin Disposals	1	LS	-	NIC
<b>B23</b>	- Mirrors	5	EA	350.00	1,750
<b>B24</b>	- Soap Dispensers	5	EA	250.00	1,250
<b>B25</b>	- Handicap Grab Bar Sets	3	EA	400.00	1,200
<b>B26</b>	Signage	1	LS	-	NIC
<b>B27</b>	Furnishings	1	LS	-	NIC
<b>B28</b>					0
<b>B29</b>					0
<b>B30</b>					0
<b>B31</b>					0
<b>B32</b>					0
<b>B33</b>					0
<b>B34</b>					0
<b>B35</b>					0
<b>B36</b>					0
<b>B37</b>					0
<b>B38</b>					0
<b>B39</b>					0
<b>B40</b>					0
<b>B41</b>					0
<b>B42</b>					0
<b>B43</b>					0
<b>B44</b>					0
<b>B45</b>					0
	<b>Subtotal</b>				126,060



## ESTIMATE

Proj: New Pavilion at Westtown Oakbourne Pa  
Date: May 19, 2022

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>C</b>	Mechanical & Electrical				
<b>C1</b>	Sprinkler	2,900	SF	-	NIC
<b>C2</b>	Plumbing - BFP	1	EA	2,500.00	2,500
<b>C3</b>	- Hot Water	1	EA	2,000.00	2,000
<b>C4</b>	- WC	7	EA	1,100.00	7,700
<b>C5</b>	- Urinal	2	EA	950.00	1,900
<b>C6</b>	- Lav	5	EA	750.00	3,750
<b>C7</b>	- MR	1	EA	650.00	650
<b>C8</b>	- EWC	1	EA	2,500.00	2,500
<b>C9</b>	- Piping/Insul/Domestic/Sanitary	16	EA	3,500.00	56,000
<b>C10</b>	- HW System/Circulating Pumps	1	LS	1,500.00	1,500
<b>C11</b>	Gas Service - Entry Valves & Connections	1	LS	-	NIC
<b>C12</b>	- Piping & Valves	1	LS	-	NIC
<b>C13</b>	Wall Hydrants	1	LS	2,500.00	2,500
<b>C14</b>					0
<b>C15</b>					0
<b>C16</b>					0
<b>C17</b>					0
<b>C18</b>					0
<b>C19</b>					0
<b>C20</b>					
<b>C21</b>	<u>HVAC</u>				
<b>C22</b>	- Maintenance Building/Heating Only	770	SF	15.00	11,550
<b>C23</b>	- Toilets/Heating Only	800	SF	15.00	12,000
<b>C24</b>					0
<b>C25</b>					0
<b>C26</b>					0
<b>C27</b>					0
<b>C28</b>					0
<b>C29</b>					
<b>C30</b>	Electrical				
<b>C31</b>	- Incoming Power	1	LS	-	w/ Site
<b>C32</b>	- MDP	1	LS	-	NIC
<b>C33</b>	- Feeders	1,570	SF	2.00	3,140
<b>C34</b>	- Branch Panels	2	EA	5,000.00	10,000
<b>C35</b>	- Wiring	1,570	SF	5.00	7,850
<b>C36</b>	- Outlets/GFI	10	EA	150.00	1,500
<b>C37</b>	- Outlets/WP	7	EA	200.00	1,400
<b>C38</b>	- Outlets/Quad	4	EA	250.00	1,000
<b>C39</b>	- Interior Lighting	10	EA	750.00	7,500
<b>C40</b>	- Exterior Lights @ Canopy	7	EA	1,000.00	7,000
<b>C41</b>	- Lighting Controls/OS	6	EA	350.00	2,100
<b>C42</b>	Fire Alarm	1,570	SF	-	NIC
<b>C43</b>	Tele/Data	1,570	SF	-	NIC
<b>C44</b>	Security	1,570	SF	-	NIC
<b>C45</b>					0
	<b>Subtotal</b>				146,040

**Project:** New Pavilion at Westtown Oakbourne Park  
**Number:** 22057E1  
**Client:** Pennoni/Bernardon  
**Date:** May 19, 2022  
**Phase:** Order of Magnitude Cost Estimate

**BECKER & FRONDORF**  
 Construction Cost Consulting • Project Management

**ESTIMATE SUMMARY**

CODE	DESCRIPTION	2,900	SF		COST
<b>Option 2</b>					
A	Foundation/Structure & Exterior Envelope			\$225	\$651,580
B	Fitout			\$44	\$126,910
C	Mechanical & Electrical			\$50	\$146,040
	Sitework & Utilities				By Others
	<b>Subtotal</b>				<b>\$924,530</b>
	General Conditions / O. H. & P.		17.5%		\$161,470
	Bond		1.0%		\$11,000
	Contingency		12.5%		\$137,000
	<b>Total</b>			<b>\$426</b>	<b>\$1,234,000</b>

**Notes**

Costs are current for Spring 2022; escalation is not included.  
 Hazardous materials abatement costs, if any, are not included.  
 Items noted with \* are priced or quantified by others.  
 Estimate assumes Prevailing Wage Rates  
 After hours & overtime premium costs are not included.  
 See Transmittal For Basis of Estimate & Additional Conditions  
 TBD: To be Determined  
 NIC: Not in Contract

<b>Alternates:</b>					
1	Shingles ilo Standing Seam Metal Roof	3,900	SF	Deduct	(\$166,000)

## ESTIMATE

Proj: New Pavilion at Westtown Oakbourne Pa  
Date: May 19, 2022

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>A</b>	Foundation/Structure & Exterior Envelope				
A1	Demolition - No Scope/Allowance	1	LS	-	w/ Site
A2	Earthwork - Cut & Fill @ Building Footprint	2,900	SF	-	w/ Site
A3	- Rough Grading Allowance	1	LS	-	Included
A4	Underpinning/Deep Foundation/Under Slab Drainage	1	LS	-	NIC
A5	Sheathing & Shoring	1	LS	-	NIC
A6	Column Footings	4	EA	500.00	2,000
A7	Wall Footings	250	LF	75.00	18,750
A8	Concrete Piers	4	EA	700.00	2,800
A9	Foundation Wall/CMU - 12" CMU/3' Deep	750	SF	25.00	18,750
A10	- Insulation/Waterproof/Drainage Board	750	SF	10.00	7,500
A11	Drainage Piping	250	LF	20.00	5,000
A12	Slab-on-grade - 4"	2,900	SF	5.50	15,960
A13	- Gravel/Allow 8"	70	CY	40.00	2,800
A14	- Waterproof Membrane	2,900	SF	-	NIC
A15	- Insulation/2' @ Perimeter	1,000	SF	3.00	3,000
A16	Bldg Framing - Pre-Engineered Trusses	3,600	SF	20.00	72,000
A17	Plywood Roof Decking - Assume .75" Thick	3,600	SF	5.00	18,000
A18	Fireproofing - Building/Spray-on	1	LS	-	NIC
A19	Roofing - Standing Seam/Insul/Flashing	3,600	SF	55.00	198,000
A20	- Gutters & Downspouts	250	LF	30.00	7,500
A21	- Dormers	1	LS	-	NIC
A22	- Misc Accessories/Pads/Etc	1	LS	5,000.00	5,000
A23	Canopy - Hardie Soffit/Unvented	1,320	SF	25.00	33,000
A24	Dormers	2	EA	7,500.00	15,000
A25	Column Cover	4	EA	2,000.00	8,000
A26	Exterior Wall - Deco Conc. Masonry	250	SF	35.00	8,750
A27	- Hardie Plank	350	SF	25.00	8,750
A28	- Longboard Siding	1,020	SF	30.00	30,600
A29	- Windows/4 x 2	19	EA	800.00	15,200
A30	- Storefront Type Glazing	1	LS	-	NIC
A31	- Louvers	1	LS	-	NIC
A32	- Painting Allowance	1	LS	5,000.00	5,000
A33	Bldg Façade Backup Wall - CMU/8" Thick	3,800	SF	25.00	95,000
A34	- Exterior Sheathing	1	LS	-	NIC
A35	- Fluid Applied Air & Vapor Barrier	3,800	SF	5.00	19,000
A36	- DW Furring @ Inner Side	3,800	SF	-	w/ Interior
A37	- Insulation/Rest Room Only	2,150	SF	5.00	10,750
A38	Exterior Doors - Single/HM	6	EA	1,750.00	10,500
A39	- Double/HM	1	PR	3,400.00	3,400
A40	- OH @ Maintenance	1	EA	10,000.00	10,000
A41	- Vision/Sidelights/Transom	1	LS	-	NIC
A42	- Panic Hardware/Allowance/per Leaf	1	LS	-	NIC
A43	- Handicap/Automatic	1	LS	-	NIC
A44	Caulking & Sealants	1,570	SF	1.00	1,570
A45	Building Signage - No Detail/Allowance	1	LS	-	NIC
A46					0
A47					0
A48					0
.	<b>Subtotal</b>				651,580

**ESTIMATE**

**Proj:** New Pavilion at Westtown Oakbourne Pa  
**Date:** May 19, 2022

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>B</b>	Fitout				
<b>B1</b>	Partitions/15' H - CMU/Assume 8" Thk	80	LF	400.00	32,000
<b>B2</b>	DW Furring @ Rest Room	140	LF	-	NIC
<b>B3</b>	Column Covers	1	LS	-	NIC
<b>B4</b>	Doors- SC/HM Frame/Hdw/Single	1	LS	-	NIC
<b>B5</b>	Firestopping	3,800	SF	0.50	1,900
<b>B6</b>	Flooring - Urethane Epoxy/Stonehard/Toilet	800	SF	15.00	12,000
<b>B7</b>	- SC @ Maintenance	770	SF	3.00	2,310
<b>B8</b>	Base - Stone Hard	300	LF	3.50	1,050
<b>B9</b>	Walls - Epoxy @ Toilet	4,500	SF	5.00	22,500
<b>B10</b>	- Epoxy @ Maintenance	2,600	SF	5.00	13,000
<b>B11</b>	Ceiling - DW	800	SF	15.00	12,000
<b>B12</b>	- Heavy Gauge Wire/Underside of Wood Frame	770	SF	15.00	11,550
<b>B13</b>	Soffits	1	LS	-	NIC
<b>B14</b>	Casework/Millwork	1	LS	-	NIC
<b>B15</b>	Rough Carpentry	1,570	SF	1.00	1,570
<b>B16</b>	Accessories	1	LS	-	NIC
<b>B17</b>	Toilet Accessories - Toilet Partitions	6	EA	1,100.00	6,600
<b>B18</b>	- Urinal Screens	2	EA	850.00	1,700
<b>B19</b>	- Toilet Paper Holders	7	EA	75.00	530
<b>B20</b>	- Hand Dyers	5	EA	800.00	4,000
<b>B21</b>	- Napkin Dispensers	1	LS	-	NIC
<b>B22</b>	- Napkin Disposals	1	LS	-	NIC
<b>B23</b>	- Mirrors	5	EA	350.00	1,750
<b>B24</b>	- Soap Dispensers	5	EA	250.00	1,250
<b>B25</b>	- Handicap Grab Bar Sets	3	EA	400.00	1,200
<b>B26</b>	Signage	1	LS	-	NIC
<b>B27</b>	Furnishings	1	LS	-	NIC
<b>B28</b>					0
<b>B29</b>					0
<b>B30</b>					0
<b>B31</b>					0
<b>B32</b>					0
<b>B33</b>					0
<b>B34</b>					0
<b>B35</b>					0
<b>B36</b>					0
<b>B37</b>					0
<b>B38</b>					0
<b>B39</b>					0
<b>B40</b>					0
<b>B41</b>					0
<b>B42</b>					0
<b>B43</b>					0
<b>B44</b>					0
<b>B45</b>					0
	<b>Subtotal</b>				126,910

## ESTIMATE

Proj: New Pavilion at Westtown Oakbourne Pa  
Date: May 19, 2022

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>C</b>	Mechanical & Electrical				
<b>C1</b>	Sprinkler	2,900	SF	-	NIC
<b>C2</b>	Plumbing - BFP	1	EA	2,500.00	2,500
<b>C3</b>	- Hot Water	1	EA	2,000.00	2,000
<b>C4</b>	- WC	7	EA	1,100.00	7,700
<b>C5</b>	- Urinal	2	EA	950.00	1,900
<b>C6</b>	- Lav	5	EA	750.00	3,750
<b>C7</b>	- MR	1	EA	650.00	650
<b>C8</b>	- EWC	1	EA	2,500.00	2,500
<b>C9</b>	- Piping/Insul/Domestic/Sanitary	16	EA	3,500.00	56,000
<b>C10</b>	- HW System/Circulating Pumps	1	LS	1,500.00	1,500
<b>C11</b>	Gas Service - Entry Valves & Connections	1	LS	-	NIC
<b>C12</b>	- Piping & Valves	1	LS	-	NIC
<b>C13</b>	Wall Hydrants	1	LS	2,500.00	2,500
<b>C14</b>					0
<b>C15</b>					0
<b>C16</b>					0
<b>C17</b>					0
<b>C18</b>					0
<b>C19</b>					0
<b>C20</b>					
<b>C21</b>	<u>HVAC</u>				
<b>C22</b>	- Maintenance Building/Heating Only	770	SF	15.00	11,550
<b>C23</b>	- Toilets/Heating Only	800	SF	15.00	12,000
<b>C24</b>					0
<b>C25</b>					0
<b>C26</b>					0
<b>C27</b>					0
<b>C28</b>					0
<b>C29</b>					
<b>C30</b>	Electrical				
<b>C31</b>	- Incoming Power	1	LS	-	w/ Site
<b>C32</b>	- MDP	1	LS	-	NIC
<b>C33</b>	- Feeders	1,570	SF	2.00	3,140
<b>C34</b>	- Branch Panels	2	EA	5,000.00	10,000
<b>C35</b>	- Wiring	1,570	SF	5.00	7,850
<b>C36</b>	- Outlets/GFI	10	EA	150.00	1,500
<b>C37</b>	- Outlets/WP	7	EA	200.00	1,400
<b>C38</b>	- Outlets/Quad	4	EA	250.00	1,000
<b>C39</b>	- Interior Lighting	10	EA	750.00	7,500
<b>C40</b>	- Exterior Lights @ Canopy	7	EA	1,000.00	7,000
<b>C41</b>	- Lighting Controls/OS	6	EA	350.00	2,100
<b>C42</b>	Fire Alarm	1,570	SF	-	NIC
<b>C43</b>	Tele/Data	1,570	SF	-	NIC
<b>C44</b>	Security	1,570	SF	-	NIC
<b>C45</b>					0
	<b>Subtotal</b>				146,040

## MEMO

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Date: June 2, 2022

To: Board of Supervisors

From: Jon Altshul, Township Manager & Maggie Dobbs, Assistant Manager

Re: Consider Bi-Directional Antenna Ordinance

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We have attached the last iteration of the draft bi-directional antenna ordinance that was last reviewed by the Planning Commission in the spring of 2019, but was never adopted by the Board. The draft amendment would update Article II of Chapter 57. Notably, the language used for emergency responder radio coverage is pulled almost verbatim from the International Fire Code and re-iterated in the township ordinance adopting the International Building Code. Effectively it is repeating information that is otherwise referenced in the building code with a few township-specific regulations for permit timelines.

We have summarized the salient items in the draft ordinance below:

- The ordinance would codify the process for appealing decisions of the building code official through the Council of Governments Appeals Board. This is also codified using similar but separate language in §57-8 under Article III.
- All new commercial buildings, with exceptions for wood framed commercial buildings, would be required to have public safety radio coverage in 95% of the building.
- The ordinance would also apply to existing commercial buildings if/when the owner applies for a building permit for a change in use or an increase of 20% or more of the floor area of the building.
- Building owners would have 90 days to submit a plan for enhancing radio coverage and another 90 days to achieve compliance with the ordinance, although the Code Officer has discretion to grant extensions.
- The ordinance also includes technical specifications for bi-directional antennas.

Amendments to this ordinance should take into the larger consideration of updating our building code ordinances generally. In Chapter 57, Article 1 adopts the International Residential Code of 2006, Article II adopts the International Building Code of 2006, and Article III adopts the PA UCC. Because the IRC and the IBC belong to the set of codes adopted by the UCC, we have essentially adopted two versions of the same building code. Practically speaking, we enforce the UCC codes (currently it is the 2018 codes) but it raises larger questions about how we want to streamline and clarify which codes we're adopting by reference and which code sections we're modifying for our own specific enforcement needs.

Board feedback is requested on the text of the ordinance and whether there is interest in adopting it or an amended version of it.

**ORDINANCE 2019-\_\_**

**AN ORDINANCE OF WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 57, "BUILDING CONSTRUCTION," ARTICLE II, "BUILDING CODE," OF THE CODE OF WESTTOWN TOWNSHIP.**

**BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Westtown Township, Chester County, Pennsylvania, that Chapter 57, Building Construction, of the Code of Westtown Township, as amended, be amended as follows:

**SECTION 1.** Chapter 57, "Building Construction," Article II, "Building Code," §57-3, "Adoption of Building Code," is hereby deleted in its entirety and replaced with the following.

**§ 57-3. Adoption of Building Code.**

A certain document, three copies of which are on file in the office of the Secretary of Westtown Township, being marked and designated as the International Building Code, 2006 Edition, including all appendix chapters (see International Building Code Section 101.2.1, 2006 edition), as published by the International Code Council, be and is hereby adopted as the Building Code of Westtown Township, for regulating and governing the conditions and maintenance of all property, buildings and structures, by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use, and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor, and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Secretary of Westtown Township are hereby referred to, adopted and made a part hereof as if fully set out in this article, including Appendix J - EMERGENCY RESPONDER RADIO COVERAGE, with the additions, insertions, deletions and changes, if any, prescribed in § 57-4 below.

**SECTION 2.** Chapter 57, "Building Construction," Article II, "Building Code," §57-4, "Additions, insertions and changes," is hereby deleted in its entirety and replaced with the following.

**§57-4. Additions, insertions and changes.**

The following sections of the Building Code are revised as follows:

- A. **Section 101.1 Title**, insert: Westtown Township, Chester County, Pennsylvania.
- B. **Section 112 Board of Appeals.** The Township, along with five other municipalities in Chester County, is a member of the West Chester Area Council of Governments (WCACOG) pursuant to an intergovernmental cooperation agreement to create the West Chester Area Council of Governments dated the 1st day of April, 2003. The WCACOG has formed a Board of Appeals for the members in the WCACOG, which Board shall hear and decide appeals of orders, decisions or determinations made by the respective municipalities' building official relative to the application and interpretation of the municipalities' building code and all other related codes that are referenced in Chapter 35 of the IBC 2003. The Board of Appeals shall be appointed by the WCACOG and shall be

governed by rules and regulations adopted by the WCACOG pursuant to the agreement. The Board of Appeals shall adopt rules of procedure for conducting its business.

- C. **Section 113.4 Violation penalties**, delete in its entirety and replace with the following: Any person who violates or permits a violation of this code shall, upon conviction in a summary proceeding brought before a District Justice under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense and shall be punishable by a fine of not more than \$1,000, plus costs of prosecution. In default of payment thereof, the defendant may be sentenced to imprisonment for a term not exceeding 90 days. Each day or portion thereof that such violation continues or is permitted to continue shall constitute a separate offense, and each section of this code that is violated shall also constitute a separate offense, subject to the appellate process set forth herein.
- D. **Section 510 EMERGENCY RESPONDER RADIO COVERAGE**, to read as follows:
- 510.1 Emergency responder radio coverage in buildings. All buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communications systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
- Exceptions:
1. Where approved by the building official and the fire code official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained in lieu of an approved radio coverage system.
  2. Where it is determined by the fire code official and WEGO Police Department Chief of Police that the radio coverage system is not needed.
  3. Any structures in Use Group(s) R3 & S.
  4. Any building constructed of wood frame.
  5. Any building thirty-five (35) feet high or less which does not make use of any metal construction or underground storage or parking areas.
  6. Elevators.
- 510.2 Radio signal strength. The building shall be considered to have acceptable emergency responder radio coverage when signal strength measurements in 95 percent of all areas on each floor of the building meet the signal strength requirements of Section 510.2.1, 510.2.2, 510.2.3, 510.2.4, and 510.2.5.
- 510.2.1 Minimum signal strength into the building. A minimum signal strength of – 95dBm shall be available when transmitted from the closest CCDES radio communications system site.
- 510.2.2 Minimum signal strength out of the building. A minimum signal strength of – 95dBm shall be available when transmitted from the closest CCDES radio communications system site.
- 510.2.3 Frequency range. The frequency range which must be supported shall be between 700MHz and 800MHz.
- 510.2.4 Reliability factor. Adequate radio coverage shall include a 90% reliability factor.
- 510.2.5 Signal strength measurements. Signal strength measurements shall be based on one input signal adequate to obtain a maximum continuous operating output level.
- 510.3 Emergency responder radio coverage in existing buildings. Existing buildings that do not have approved radio coverage for emergency responders within the building, which are non-exempt and for which a building permit application has been sought



which constitutes a change in use or an increase of twenty percent (20%) or more of the total floor area of the building, shall be equipped with such coverage according to one of the following:

1. Wherever existing wired communication system cannot be repaired or is being replaced, or where not approved in accordance with Section 510.1, Exception 1.
2. The provisions of this Section shall become applicable upon notification to the property owner that unacceptable performance levels exist. The property owner shall have ninety (90) consecutive calendar days from the date of notification to submit a professional plan for enhancing radio coverage and an additional ninety consecutive calendar (90) days to achieve compliance with the remaining requirements of this Section. An additional extension may be granted by the Code Officer.

510.4 Amplification systems allowed. Buildings and structures which cannot support the required level of radio coverage shall be equipped with either a radiating cable system or an internal multiple antenna system with or without FCC type accepted bi-directional 700/800 MHz amplifiers as needed. If any part of the installed system or systems contains an electrically powered component, the system shall be capable of operating on an independent battery and/or generator system for a period of at least twelve (12) hours without external power input. The battery system shall charge in the presence of an external power input. If used, bidirectional amplifiers shall include filters to reduce adjacent frequency interference at 35dB below the public safety band. Settings used should not attenuate the rebanded public safety frequencies, and further provided that they are not more than one MHz from these frequencies.

510.5.5 Appeals. If an owner of a building or structure receives written notice from the Township pursuant to Section 113.2, he/she may file an appeal to the West Chester Area Council of Governments Board of Appeals (the "Board of Appeals"). The appeal shall conform to the requirements adopted by the Board of Appeals.

E. **Section 1612.3 Establishment of flood hazard areas**, insert: Westtown Township, Chester County.

F. **Section 3410.2 Applicability**, insert: The date of adoption of this Building Code.

G. **Appendix J – EMERGENCY RESPONDER RADIO COVERAGE**, to read as follows:

#### **SECTION J101 – GENERAL**

J101.1 Scope. Systems, components and equipment required to provide emergency responder radio coverage shall be in accordance with this appendix.

J101.2 Permit. A construction permit is required for installation of or modification to emergency responder radio coverage systems and related equipment. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

#### **SECTION J102 – DEFINITIONS**

J102.1 Definitions. For the purpose of this appendix, certain terms are defined as follows:

AGENCY. Any emergency responder department within the jurisdiction that utilizes radio frequencies for communication. This could include, but not be limited to, various public safety agencies such as fire department, emergency medical services and law enforcement.

APCO. Association of Public Safety Communications Officials International

CCDES. Chester County Department of Emergency Services

FFC. Fame Fire Company

FCC. Federal Communications Commission

FWCFC. First West Chester Fire Company

GFC. Goshen Fire Company

NABER. National Association of Business and Education Radio

NPSPAC. National Public Safety Planning Advisory Committee

PCIA. Personal Communications Industry Association

WEGO PD. Westtown-East Goshen Regional Police Department

(For the purposes of this Section, parking structures and stairwells are included in the definition of “building” and stair shafts are included in the definition of “all parts of a building” but elevators may be excluded if a communication system has already been installed.)

### **SECTION J103 – TECHNICAL REQUIREMENT**

J103.1 System design. The emergency responder radio coverage system shall be designed in accordance with Sections J103.1.1 through J103.1.5.

J103.1.1 Amplification systems allowed. Buildings and structures that cannot support the required level of radio coverage shall be equipped with a radiating cable system, a distributed antenna system with or without Federal Communications Commission (FCC) certified 700/800 MHz signal boosters or other system approved by the AGENCY in order to achieve the required adequate radio coverage.

J103.1.1.1 Buildings and/or structures that have installed a radiating cable system, a distributed antenna system with Federal Communications Commission (FCC) certified signal boosters or other system shall not interfere with the operation of any previously installed device intended to increase emergency responder radio coverage in buildings or the agency’s public safety communications radio system. If used, bidirectional amplifiers shall include filters to reduce adjacent frequency interference at 35dB below the public safety band. Settings used should not attenuate the rebanded public safety frequencies, and further provided that they are not more than one MHz from these frequencies.

J103.1.2 Technical criteria. The AGENCY shall maintain a document providing the specific technical information and requirements for the emergency responder radio coverage system. This document shall contain, but not be limited to, the various frequencies required, the location of radio sites, the effective radiated power of radio sites and other supporting technical information.

J103.1.3 Secondary power. The emergency responder radio coverage system shall be equipped with a secondary source of power. The secondary source of power shall be either a battery system or an emergency generator. The secondary power supply shall supply power automatically when the primary power source is lost. The secondary source of power shall be capable of operating the emergency responder radio coverage system for a period of at least 12 hours.

J103.1.3.1 Battery systems. The active components of the installed system or systems shall be capable of operating on an independent battery system for a period of at least 12 hours without external power input. The battery system shall automatically charge in the presence of external power input.

J103.1.4 Signal booster requirements. If used, signal boosters shall meet the following requirements:

1. All signal booster components shall be contained in a NEMA4-type waterproof cabinet.
2. The battery system shall be contained in a NEMA4-type waterproof cabinet.
3. The system shall include automatic alarming of malfunctions of the signal booster and battery system. Any resulting trouble alarm shall be automatically transmitted to an approved central station or proprietary supervising station as defined in NFPA 72 or, when approved by the AGENCY, shall sound an audible signal at a constantly attended location.
4. Equipment shall have FCC certification prior to installation.

J103.1.5 Additional frequencies and change of frequencies. The emergency responder radio coverage system shall be capable of modification or expansion in the event frequency changes are required by the FCC or additional frequencies are made available by the FCC.

J103.2 Installation requirements. The installation of the public safety radio coverage system shall be in accordance with Sections J103.2.1 through J103.2.5.

J103.2.1 Approval prior to installation. No amplification system capable of operating on frequencies licensed to any public safety agency by the FCC shall be installed without prior coordination and approval of the AGENCY.

J103.2.2 Permit required. A construction permit, as required by Section 105.7.5 of the International Fire Code, shall be obtained prior to the installation of the emergency responder radio coverage system.

J103.2.3 Minimum qualifications of personnel. The minimum qualifications of the system designer and lead installation personnel shall include:

1. A valid FCC-issued General Radio Operators License, and
2. Certification of in-building system training issued by a nationally recognized organization or school or a certificate issued by the manufacturer of the equipment being installed. The AGENCY may waive these requirements upon successful demonstration of adequate skills and experience satisfactory to the AGENCY.

J103.2.4 Acceptance test procedure. When an emergency responder radio coverage system is required, and upon completion of installation, the building owner shall have the radio system tested to ensure that two-way coverage on each floor of the building is a minimum of 90 percent. The test procedure shall be conducted as follows:

1. Each floor of the building shall be divided into a grid of 20 approximately equal areas.
2. The test shall be conducted using a calibrated portable radio of the latest brand and model used by the AGENCY talking through the AGENCY's radio communications system.
3. A maximum of two nonadjacent areas shall be allowed to fail the test.
4. In the event that three of the areas fail the test, in order to be more statistically accurate, the floor may be divided into 40 equal areas. A maximum of four nonadjacent areas shall be allowed to fail the test. If the system fails the 40-area test, the system shall be altered to meet the 90-percent coverage requirement.
5. A test location approximately in the center of each grid area shall be selected for the test, then the radio shall be enabled to verify two-way communications to and from the outside of the building through the public agency's radio communications system. Once the test location has been selected, that location shall represent the entire area. If the test fails in the selected test location, that grid area shall fail, and prospecting for a better spot within the grid area shall not be allowed.
6. The gain values of all amplifiers shall be measured and the test measurement results shall be kept on file with the building owner so that the measurements can be verified during annual tests. In the event that the measurement results become lost, the building owner shall be required to rerun the acceptance test to reestablish the gain values.
7. As part of the installation a spectrum analyzer or other suitable test equipment shall be utilized to insure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at time of installation and subsequent annual inspections.

J103.2.5 FCC compliance. The emergency responder radio coverage system installation and components shall also comply with all applicable federal regulations, including but not limited to, FCC 47 CFR 90.219.

J103.3 Maintenance. The emergency responder radio coverage system shall be maintained in accordance with Sections J103.3.1 through J103.3.5.

J103.3.1 Maintenance. The public radio coverage system shall be maintained operational at all times.

J103.3.2 Permit required. A construction permit, as required by Section 105.7.5 of the International Fire Code, shall be obtained prior to modification or alteration of the emergency responder radio coverage system.

J103.3.3 Testing and proof of compliance. The emergency responder radio coverage system shall be inspected and tested annually or whenever structural changes occur, including additions or remodels that could materially change the original field performance tests. All tests shall be completed at the expense of the property owner. Testing shall consist of the following:

1. Signal boosters shall be tested to ensure that the gain is the same as it was upon initial installation and acceptance.
2. Back-up batteries and power supplies shall be tested under load for a period of one hour to verify that they will properly operate during an actual power outage. If within the one-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional one-hour periods until the integrity of the battery can be determined.
3. All other active components shall be checked to verify operation within the manufacturer's specifications.
4. At the conclusion of the testing, a report verifying compliance with section J103.3.3 shall be submitted to the AGENCY.
5. In addition the annual test, the building owner shall perform a radio coverage test a minimum of once every five (5) years to insure that the radio system continues to meet the requirements of the original acceptance test. The procedure set forth above shall apply to such tests.
6. All tests shall be conducted, documented and signed by a person in possession of a current FCC technician license or a current technician certification issued by the APCO, NABER, or PCIA. All test records shall be retained on the inspected premises by the building owner and a copy submitted to the CCDES Technical Division and the CCDES Chief Dispatcher upon inquiry.

J103.3.4 Additional frequencies. The building owner shall modify or expand the emergency responder radio coverage system at his or her expense in the event frequency changes are required by the FCC or additional frequencies are made available by the FCC. Prior approval of a public safety radio coverage system on previous frequencies does not exempt this section.

J103.3.5 Field testing. After reasonable notice to the building owner or his/her representative, AGENCY personnel shall have the right to enter onto the property at any reasonable time to conduct field testing to verify the required level of radio coverage.

**SECTION 3.** If any sentence, clause, section or part of this ordinance is, for any reason, found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 4.** All ordinances or parts of ordinances conflicting with any provisions of this ordinance are hereby repealed insofar as the same affects this ordinance.

**SECTION 5.** That nothing in this ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 4 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**SECTION 6.** This amendment shall take effect and be in full force and effect 5 days from and after the date of its final passage and adoption.

ENACTED AND ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

WESTTOWN TOWNSHIP  
BOARD OF SUPERVISORS

ATTEST:

Secretary

DRAFT

**To: Board of Supervisors, Westtown Township**  
**From: Westtown Township Historical Commission**  
**Date: 5/16/2022**  
**Subject: PROPOSED ADDITIONS TO WESTTOWN TWP. HISTORICAL RESOURCES LISTING**

WTHC recommends that the Board of Supervisors add the following properties to the Westtown Twp. Historical Resources Listing. With these additions, all structures 100 or more years old will be listed. [Note: eligibility requirements for the National Historical Listing are 50 years or older; 100+ years is a conservative time frame to use.] WTHC gave due notice to property owners, held a public hearing on May 10, 2022, and there were no objections from property owners to having these structures listed:

1400 Johnny's Way    Residence    Class 3    CCPC says built in 1910. Westtown School (owners) say 1810. Photo in file already.

102 Bartram Lane    Residence    Class 2    Built 1918    #102 already on list  
combined with #101    Deserves a separate listing  
Photo in files already

1030 S. Concord Rd.    Class 2    Building for Gaudenzia (former Epileptic Hosp.)  
Built 1920    #1030 already on list but just as Class 4 as  
potential archaeological site.    Needs better photo in file.

1048 S. New Street    Residence    Class 3    Built 1906    appears substantially rebuilt  
Downloaded photo from internet

943 S. Walnut St.    Residence    Class 3    Built 1920 according to all sources  
Downloaded photo from internet

959 S. Matlack St.    Residence    Class 3    Built 1920 according to CCPC and  
Realtor.com    Zillow.com says 1942  
Downloaded photo from internet

7 Stanton Ave. Residence Class 3 Built 1914 according to all sources  
Downloaded photo from internet. Owner permitted  
exterior photos to be taken.

301 Oakbourne Rd. Residence Class 3 built 1913 according to all sources  
Downloaded photo from internet

314 Oakbourne Rd. Residence Class 3 Built 1905 per CCPC  
Downloaded exterior and interior photos from internet

1195 Westbourne Rd. Residence Class 3 CCPC and Realtor.com say built in 1910  
Zillow.com says 1905  
Downloaded photo from internet



To: Westtown Township Board of Supervisors (BOS)

From: Westtown Township Historical Commission (HC)

Subject: Darlington/Westtown Inn (INN)

The pending purchase of 200 acres of the Robinson/Crebilly Farm parcel, by Westtown Township, includes the historic 1823 structure known as Darlington or Westtown Inn. This memo serves to address the HC's commitment and concerns regarding the preservation, maintenance, restoration, and potential repurposing of the INN. HC trusts the BOS will give due consideration to these concerns as it examines and prepares to seek funding for the purchase.

#### Historical Importance:

Thomas Darlington erected the two-story INN, built from locally quarried serpentine stone, in 1823, on the site of a previous log tavern. Over the next 85 years, the INN served as a drover's tavern and hotel, at the busy intersection of Darlington's Corners. It was sold, and converted to a private structure in 1908, a use it continues to fill today. The INN is eligible for listing on the National Historic Register. It is Westtown's sole remaining intact structure from what was the township's only "town center," Darlington's Corners.

#### Preservation:

The INN should be evaluated, before purchase, for structural integrity and other maintenance issues (e.g. window framing, roof condition, potential damage due to nearby trees, etc.). The INN has been subject to vibration from heavy vehicle traffic on U.S. 202 for many decades. A professional inspection will provide the basis for budgeting funds to preserve the INN.

In conjunction with the pending purchase, BOS should solicit an update from Pennsylvania Department of Transportation (PENNDOT) pertaining to status of improvements to the Rte. 926/U.S. 202 intersection. If it appears likely that PENNDOT improvements will further encroach on the INN, making it even more susceptible to foundational damage, then BOS should require PENNDOT to pay for moving the INN such distance as is necessary to protect it from further damage and render it useful for other purposes.

#### Maintenance:

The INN will require on-going yearly exterior maintenance, even if it is not put to immediate use. To the extent it is re-opened for use (see below) maintenance costs will increase for expenses such as landscaping, heating, electrical, interior painting and flooring.

#### Potential Uses of the INN;

Simply "saving" the INN, in a boarded-up condition, does not fulfil the Township's stated desire to preserve its history, enhance the open space to be obtained through the purchase of a

portion of Crebilly Farm, and provide residents and the community with useful educational and recreational activities. Reference is made to the Comprehensive Plan adopted in 2019, and specifically Chapter 3, Goal 1, Objective 1B, Strategy two: “Establish regulatory provisions to discourage demolition and promote the preservation of historic buildings...”

HC suggests these potential uses:

- 1) Trail head parking area at entrance to Crebilly tract.
- 2) Restore 1<sup>st</sup> floor as “typical drover’s tavern”; museum exhibits; open with volunteer docents on specific days and times operated by HC.
- 3) Community meeting rooms for use by residents and community groups
- 4) Renovate and continue to lease as a residence
- 5) Renovate and lease for commercial purposes to professionals (insurance agency, architect, lawyer, therapist). Fine local examples of this on US202 are: Dentist-next to Lukoil at 926 and 202, Dermatology office-at Brandywine Summit, and Rep. Craig Williams’ office at Beaver Valley Road.
- 6) Renovate and lease for operation as a restaurant

The Historic Commission is happy to answer any questions the Board may have regarding this issue. Thank you in advance for your consideration.

Sincerely,  
The Westtown Historical Commission

**Memo**

**To:** Board of Supervisors  
**From:** Pam Coleman  
**CC:** Jon Altshul  
**Date:** May 27, 2022  
**Re:** MSW & Recycling Contract

The Township’s Municipal Solid Waste (MSW) & Recycling contract with A.J. Blosenski expires December 31, 2022, so we will need to go out to bid this fall. When East Goshen Township rebid their contract last fall, they faced a 31% increase. Due to ongoing fuel, labor, and equipment price increases, I anticipate we will be looking at a similar, if not greater, rise in contract price.

Assuming the Township holds the residential MSW fee at \$320/year, 2023 Refuse Fund revenue will likely be very close to 2022. A 35% projected increase in MSW contract cost, would put the Township at a slight deficit; however, there is an unreserved balance in the Refuse Fund of over \$530,000.

2023 projected Refuse Fund Revenue	\$1,094,000
2023 projected Refuse Fund Expenditures	<u>\$1,114,550</u>
	(\$ 20,550)

The following items require consideration:

**Contract Duration**

We structured our last contract for 3 years, with two one year options, with contract award based on the 3 year contract price. A simple 5 year contract is also an option, as is common practice.

**Services**

We currently offer MSW and recycling collection 1x/week and 14 yard waste pickups/year. The Township has not logged any requests for additional service in 2021, or thus far in 2022. Given the anticipated inflationary increase in contract cost, and absence of demand for additional services, I see no need for changes.

**Force Majeure**

I recommend adding a force majeure clause for specific circumstances for which nonperformance would be excused. e.g. a global pandemic

NOTE: Businesses and multi-family dwellings are not serviced under our municipal waste contract, and our annual E-waste recycling event is not part of the contract.

**MEMO**

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Date: May 25, 2022

To: Board of Supervisors

From: Jon Altshul, Township Manager

Re: Consider AV System Proposals for Stokes Assembly Hall

---

I reached out to three vendors for price quotes for a new AV system for the Board Room and received COSTARS pricing back from two of them, as summarized below.

<b>Vendor</b>	<b>Location</b>	<b>Price</b>
Haverford Systems	Downingtown	\$19,568.86
New Era	West Chester	\$27,924.00

As a reminder, the telephone system came in \$21,460 under-budget.

Haverford Systems’s proposal reflects the installation a camera in the back left corner of the meeting room (i.e. back left from the perspective of the Board sitting at the dais) and replacing the existing projection screen with a 98” wall-mounted monitor. If the podium is repositioned so that it faces the monitor and moved back somewhat from its current position, the camera would simultaneously pick up the both the Board at the dais and the speaker at the podium.

Staff could remote into the system to display presentations or facilitate a Zoom call using a wireless “gateway” that resembles a small puck and that would connect to any laptop via a USB port.

In addition, the system would be integrated with the existing microphone system, via a HDMI cable to the “rack” in the Board room closet. The existing gooseneck microphone on the dais would be replaced with a larger and less temperamental, but still battery powered, mic that better picks up speakers’ voices.

In order for the sound quality to be sharp, speakers will need to ensure that their microphones are on when speaking. This may take a little getting used to at first, and it may be beneficial to create small cards next to each microphone reminding the speaker to turn their mic on before speaking.

The system also comes with a 1 year warranty.

Staff therefore recommends that the Township award the contract to Haverford Systems.



**WESTTOWN TOWNSHIP**

**PROJECT: MEETING ROOM AV UPGRADES**

**LOCATION: 1039 Wilmington Pike, West  
Chester, PA 19382**

**COSTARS 003-099 Contract Pricing**

**Created by:**

Nicholas Barber Haverford Systems Inc.

**Prepared for:**

Jon Altshul Westtown Township



Haverford Systems Inc.  
152 Robbins Rd  
Downingtown, PA 19335

DATE:

Jon Altshul  
Westtown Township

Dear Jon,

Thank you very much for the opportunity to provide you with this Proposal and Contract. We appreciate the time spent describing your objectives for this project. Haverford Systems' Integration Team has carefully considered your requirements. Please review this proposal and feel free to contact us with any questions you may have.  
Best regards,

Nicholas Barber

## Scope of Work

### HSI will provide and install:

- One (1) 98" Display with tilt mount.
- One (1) HDMI Extender Kit
- One (1) PTZ Camera with wall mount.
- One (1) USB 2.0 Camera Extender.
- One (1) Wireless Presentation Gateway (Barco CX-50)
- One (1) Wireless Microphone Receiver
- One (1) Gooseneck Wireless Microphone / Transmitter

### Client Responsibilities:

1. Provision of mounting space and operating environment suitable for HSI specified equipment, including vibration and ambient noise requirements
2. Supply and Installation of risers, conduit, raceways, and core drilling
3. Network connectivity and firewall traversal
4. Structured wiring
5. \*Please note: The 98" display will require wood backing for extra support.\*



# Detailed Pricing

## Pricing Breakdown

May 12, 2022

Quote Ref.: HSII 826  
Exp. Date: June 15, 2022

Prepared for Westtown Township  
Jon Altshul  
jaltshul@westtown.org

QTY	MFG	MODEL	DESCRIPTION	MSRP	PRICE	SUBTOTAL
<b>VIDEO DISPLAY &amp; MOUNT</b>						
1	SAMSUNG	QB98T	SAMSUNG - 98"4K UHD LED LCD Built in Magicinfo S6 3840x2160 24/7	10,000.00	\$9,000.00	\$9,000.00
1	CHIEF	LTM1U	CHIEF - Micro-Adjust Tilt Wall Mount Large - Large FP Mounts	366.00	\$292.80	\$292.80
1	CRESTRON	CBL-HD-3	Crestron® Certified HDMI® Interface Cable, 18 Gbps, 3 ft (0.91 m)	44.00	\$35.20	\$35.20
1	CRESTRON	HD-RX-101-C-E	DM Lite® Receiver for HDMI® Signal Extension over CATx Cable	364.00	\$291.20	\$291.20
						<b>\$9,619.20</b>
<b>PTZ CAMERA</b>						
1	PTZOptics	PT20X-USB-WH-G2	20X Optical Zoom   PTZ Camera   USB 3.0	1,979.00	\$1,781.10	\$1,781.10
1	PTZOptics	HCM-1-WH	PTZ Camera Small Mount for Wall   Universal Design (White)	99.00	\$89.10	\$89.10
1	CRESTRON	USB-EXT-2 KIT	USB over Category Cable Extender, Local and Remote	1,100.00	\$880.00	\$880.00
						<b>\$2,750.20</b>
<b>WIRELESS PRESENTATION GATEWAY</b>						
1	BARCO	R9861522US	CX-50 Wireless Presentation Gateway	2,950.00	\$2,655.00	\$2,655.00
1	CRESTRON	CBL-HD-3	Crestron® Certified HDMI® Interface Cable, 18 Gbps, 3 ft (0.91 m)	44.00	\$35.20	\$35.20
1	CRESTRON	CBL-HD-6	Crestron® Certified HDMI® Interface Cable, 18 Gbps, 6 ft (1.8 m)	56.00	\$44.80	\$44.80
1	CRESTRON	HD-TX-101-C-E	DM Lite® Transmitter for HDMI® Signal Extension over CATx Cable	364.00	\$291.20	\$291.20
						<b>\$3,026.20</b>
<b>WIRELESS GOOSNECK MICROPHONE - PODIUM</b>						





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Downingtown, PA 19335

1	SHURE	ULXD4=-G50	SHURE - Single Digital Wireless Receiver with PS41US Power Supply, 1/2 Wave Antenna and Rack Mounting Hardware	1,274.00	\$1,274.00	\$1,274.00
1	SHURE	ULXD8=-G50	SHURE - Wireless gooseneck microphone base for ULXD and QLXD. Includes AA Alkaline Batteries	662.00	\$662.00	\$662.00
1	SHURE	MX415/C	SHURE - 15" Shock-Mounted Gooseneck, Cardioid, includes surface mount Preampfier	393.00	\$393.00	\$393.00
						<b>\$2,329.00</b>
<b>INSTALLATION LABOR</b>						
1					\$1,844.26	\$1,844.26
						<b>\$1,844.26</b>
<b>Total</b>						<b>\$19,568.86</b>

## Terms and Conditions

### Terms and Conditions:

- Proposals are valid for thirty (30) days following issue. Should you wish to reconsider a project at a later date, we will review and revise the proposal and timeline to reflect current conditions.
- Proposals reflect present knowledge of existing conditions. Unforeseen conditions, such as the need for overcoming previously unknown construction obstacles, can significantly affect project costs and timeline estimates.
- This proposal and its entire scope of work are limited to the explicit scopes of work and systems descriptions as defined herein. Any changes or modifications beyond these explicit scopes and descriptions may require additional charges, which must be contracted for with guaranteed payment before changes or modifications can be accepted and completed.
- This proposal, its technical design and details and all of its other contents represent a pre-contract investment by Haverford Systems, Inc. and as such, are the sole property of Haverford Systems, Inc. This proposal is provided for engineering reference only and may not be used for the purposes of acquiring competitive bids.
- Shipping charges are additional unless where otherwise stated. Applicable shipping charges will be prepaid and added to the invoice.
- Any and all taxes on the transaction will be added to the invoice and will be the responsibility of the buyer
- Proposal is based upon industry standard hours of Monday – Friday 8AM thru 5PM. Work conducted outside these times may be billed at an overtime rate.

## Haverford Systems Workmanship Warranty Description

If your system was installed by Haverford Systems, it is supported by a 1 full year Workmanship Warranty, starting from the date of owner sign-off. As these systems are typically heavily integrated, using products from many manufacturers and software publishers, and are additionally integrated with owner provided and 3rd party provided products and systems, it is important to understand what is covered by our Workmanship Warranty. Haverford Systems does everything that we can to guarantee a successful deployment and lifecycle for every system that we install but many things are not under our control and responsibility must be taken by owner or other involved parties.

### Workmanship Warranty – What is covered

- System Design (system design must be capable of fulfilling written system scope as proposed in writing)
- Product selection (all products proposed must be appropriate and suitable for proposed use)
- Product placement (all equipment must be located per system design scope, as approved by owner, during scope development or as modified scope by owner during installation)
- Initial Cable pull integrity (cables must not be damaged during routing)
- Cable terminations (cable terminations must be installed/performed properly)
- Mounting hardware (must be suitably chosen and installed per manufacturer's specifications and any applicable codes)
- Assembly (all components must be assembled per system design)
- Equipment configuration (all proposed equipment must be configured according to design scope)
- System testing (all systems must be fully tested under normally expected operating conditions)
- System training (owner representative must be trained in each major aspect of end user system operation)

### Workmanship Warranty – What is NOT covered

A Workmanship Warranty is only designed to cover issues that the provider has direct and sole control over and that are specifically part of the proposed system and are solely supplied by the provider. There are many elements of an integrated system which must be managed and supported by the owner themselves or by third parties. Some of them are described below. These are examples only and this is not an exhaustive list.

- All of the products purchased directly from Haverford Systems are covered by an original manufacturer's warranty of some specific length and scope. The length and scope of these warranties can vary greatly. It is important for you to understand that manufacturer warranties are always limited to varying degrees. Most manufacturers' warranties do not cover: troubleshooting, on-site labor and expenses, loaner equipment or freight expenses for products sent back to and returned from the factory for repair. These additional services (and their associated costs) may be necessary to provide full service of your systems.
- Consumable and high wear items (e.g. projector lamps, filters, interface cables, etc...)
- Component repair or replacement cost for equipment failure outside of manufacturer's warranty scope or

manufacturer's warranty period.

- Replacement or repair costs of any items damaged by abuse or misuse.
- Replacement or repair costs of any items damaged by environmental factors (incl. heat, liquid, smoke, dust, etc...)
- Replacement or repair costs of any items damaged or altered by any party other than Haverford Systems personnel, including other system or service providers.
- Incompatibility relating to owner furnished equipment or systems.
- Programming and other changes to functionality that diverge from the original project design.
- Suitability or proper configuration/operation of owner's infrastructure, including IP or other networks, buildings and furniture.
- Changes to configuration of owner networks or other integrated systems after system has been signed off by owner.
- 3rd Party software, including any operating systems or firmware and including software, firmware and operating system updates.
- Failure or sub-par performance of systems related to any 3rd party or owner provided equipment, software, furniture, infrastructure or systems.
- Any systems, equipment or work provided by 3rd party providers and tradespeople.
- End user operator errors or operator capability limitations of any kind with regard to system use operation or maintenance.
- End user or third party provided content for processing, presentation or distribution.
- Geometric, acoustical, optical, thermal or other physical limitations of owner's provided space for proposed systems.

## Workmanship Warranty – Summary

When working with an integrated systems provider, it is important to a system owner's success to understand the limitations and responsibilities of each party involved. If an issue with system performance arises, Haverford Systems will do everything that they can to help you to identify the cause of the issue and if covered under our Workmanship Warranty to correct the issue. If the cause of the issue is unclear or is clearly the fault of something that does not fall under the Workmanship Warranty, we will help to identify the next steps toward correction but will not be held liable for troubleshooting or corrections that fall under the owner's or a 3rd party's responsibility. As an experienced and professional systems integrator, Haverford Systems will always strive to make every effort to alert owner to any potential failure modes that are not covered by the Workmanship Warranty so that they can be avoided or managed by owner.

## Additional Support – What can we offer

Haverford Systems can also offer additional support services, such as customized HavaCare™ service contracts, that will help to bridge some of these gaps in overall system support. Some of the things that may be covered under HavaCare™ include: priority service response, system troubleshooting, equipment manufacturer warranty



Haverford Systems Inc.  
152 Robbins Rd  
Downingtown, PA 19335

facilitation, limited software, firmware and operating system updates, consumables/wear items replacement (labor only) as well as periodic preventative maintenance and system testing.

## HavaCare Service

### Why Choose HavaCare™:

If your system was installed by Haverford Systems all workmanship is supported for 1 full year. All of the products purchased from Haverford Systems are also covered by an original manufacturer's warranty. It is important for you to understand that manufacturer warranties are limited. Most manufacturers' warranties do not cover: troubleshooting, on-site labor and expenses, loaner equipment or freight expenses for products sent back to and returned from the factory for repair. These services are necessary to provide full service of your systems. With HavaCare™ you get peace of mind, knowing that your systems will always be working when you need them.

### Haverford Systems Service Options

**Choose the coverage type and payment plan that works best for your organization.**

#### Prepaid Plans:

1. **HavaCare™ Priority** Service Agreement
2. **HavaCare™ Platinum** Service Agreement (includes equipment insurance)
3. **HavaCare™ Annual Budget Plan** Service Agreement (guaranteed value)

#### Pay as you go Plans:

1. **T&M** - Time and Materials Based Repair and Maintenance Services
2. **Lump Sum** - Proposed Project Based Repair and Maintenance Services

### HavaCare™ Priority Description:

During each year of HavaCare™, Haverford Systems will provide free and unlimited toll-free technical telephone support with 1 hour response time. Haverford Systems will also provide 24 hour response time for on-site technical service. If phone support fails to correct technical issues with the system, a field technician will respond **on-site** within one business day of reporting the problem. Technical service will provide for troubleshooting and repairing the system as required, to return it to full functionality. A field technician will also make a scheduled site visit once each year for preventative maintenance, cleaning, testing and tuning of the system and components. The integrity of all cabling and connections is explicitly covered by this warranty as far as these cables and connections are part of the original system and have not been changed or tampered with by any other party than Haverford Systems. All service calls are immediately logged with a Field Service RMA issued to the client. All Field Service RMAs are actively managed until all related issues are resolved.

### HavaCare™ Priority Benefits:

- Priority Technical Support on Toll Free Phone Line – 1 Hour Response Time

- Priority Troubleshooting and Repair Service – 24 Hour On-Site Response Time
- Consumable Replacement Labor (e.g. projection lamp - cost of consumable materials is not included)
- Annual System Preventative Maintenance, Cleaning, Testing and Tuning
- Facilitation of Manufacturer's Warranties
- Facilitation of Manufacturer Provided Loaners and Replacements (where applicable).
- Local authorized display repair service performed by Haverford Systems. (not exclusive to HavaCare™)

### **HavaCare™ *Platinum* Description:**

The same great service as HavaCare™ *Priority* - with the addition of equipment insurance. Designed for organizations that cannot build equipment replacement into their operating budgets.

### **HavaCare™ *Platinum* Benefits:**

- The same great benefits as HavaCare™ *Priority*
- When equipment fails, it will be replaced without additional cost, even after original manufacturer's warranty has expired.

### **HavaCare™ *Annual Budget Plan* Description:**

Set your own monthly service budget and accrue unused service \$\$ towards new equipment and systems purchases.

### **HavaCare™ *Annual Budget Plan* Benefits:**

- The same priority response as HavaCare™ *Priority*. The same great benefits as HavaCare™ *Priority*.
- Annual or Monthly Billing.
- Service charges are billed against budget balance for each term.
- End of year unused balance is available as new equipment or project purchase credit for one year after budget term.
- Over-budget converts to simple *T&M* billing for remainder of budget term. All other *Priority* benefits continue for budget term. However, Budget amount may be modified on the first of each month to adjust for experience, if desired.

### **HavaCare™ *Priority* & *Platinum* Limitations:**

#### **Items not included or covered by HavaCare™ *Priority* or *Platinum* Plans:**

- Consumable items (e.g. projector lamps, filters, etc...)
- Component repair or replacement cost for equipment failure outside of mfg's warranty or warranty period, (except for ***Platinum***).

- Replacement or repair costs of any items damaged by abuse or misuse.
- Replacement or repair costs of any items damaged by environmental factors (incl. heat, liquid, smoke, dust, etc...)
- Replacement or repair costs of any items damaged or altered by any party other than Haverford Systems personnel.
- Incompatibility relating to client furnished equipment or systems.
- Programming and other changes to functionality that diverge from the original project design.
- Delays in scheduled service, due to client use or other limited access to systems and rooms or reasons otherwise not caused by Haverford Systems, may be subject to additional charges to client.
- On-Site Field Service is normally provided between the hours of 7:00 am and 5:30 pm during the working week.

**HavaCare™ *Priority & Platinum* Discounted Rates:**

- **HavaCare™ *Priority* and *Platinum* Service Agreements are available with Yearly and Discounted Multi-Year Rates.**
- **HavaCare™ *Priority* and *Platinum* Service Agreements are available with Discounted Multi-Room Rates.**
- **Partial year coverage is always available on a pro-rated basis.**



## Payments and Payment Schedule

### Payment Schedule

- 40% deposit with order
- 40% payment upon sufficient completion or delivery of equipment
- 20% payment upon final sign off

### Acceptable Forms of Payment

- Purchase orders upon with Terms upon credit review
- Company Check
- Credit Card, VISA, MC, AMEX, Discover
- EFT, direct or other forms



Haverford Systems Inc.  
152 Robbins Rd  
Downingtown, PA 19335

## Signature and Acceptance

Westtown Township

## MEMO

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Date: May 25, 2022

To: Board of Supervisors

From: Jon Altshul, Township Manager

Re: Acknowledge Don Verdiani's Intent to Resign as Emergency Management Coordinator

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Don has indicated that he plans to retire as the Township's Emergency Management Coordinator after many years. In addition, Mike Battaglia, who is listed with the County as the Township's Deputy EMC, has indicated that he is retiring effective immediately. Needless to say the Township is very grateful to Don, Mike and Don's wife Sandy, who is also retiring, for their long and tireless commitment to the health and safety of Westtown residents.

The EMC position is traditionally re-appointed annually at the reorganization meeting in January. To ensure a smooth transition, I would recommend that we begin to advertise for, interview and appoint a replacement Deputy EMC soon, so that Don can train them in the second half of 2022. The deputy can then be appointed as the regular EMC at the January 2023 reorganization meeting.

Board feedback is requested.