**MONAGHAN TOWNSHIP BOARD OF SUPERVISORS**

**February 26, 2024, MINUTES**

**3:30 p.m.**

Pledge to the Flag

**I. CALL TO ORDER**

Chairman Pawelski called the regular meeting to order at 3:30p.m. in the meeting room of the offices of Monaghan Township. Also present were Vice Chair Schreffler and Supervisor Allen.

Also present were Secretary/Treasurer Chelssee Smith, Township Engineer Dan Perva, Township Solicitor Frank Sluzis, Road Foreman Robert Romito and Assistant Road Foreman Anthony Fisher.

**II.** **ECI**   
Bill Eichelberger, owner of ECI and former resident of Monaghan Township, and Kyle Goodyear, estimator/project manager, presented on behalf of ECI. ECI proposed serving as the Construction Manager for the project and would manage the process from beginning to end – “until the keys are in hand”. ECI would work with the Township to secure a guaranteed maximum price so that the Township would know the cost of building the building up front. ECI will work with the Township on the design and budget ensuring that all necessary needs are factored into the building prior to the bidding process. ECI estimated that it would take 3 months to complete the design process and 8-10 months for construction. ECI uses value engineering, which means to identify the best solutions to give the Township options to compare and decide upon. The cost for ECI to serve as the Construction Management Team is $75,000. They will take care of the design, bidding process, permitting, and will serve in this capacity until the project is fully completed. ECI is confident that they can bid and complete the project by the end of 2025.

**II. Lobar Associates**Ken Elder, business development manager, brought a representative from Gordian, Mary Beth Brennen, to explain the process of using the Keystone Purchasing Network in coordination with Lobar Associates. The KPN program materials are bid and approved annually, so they are set in stone for a year. By using the KPN program, the Township would not need to project out for public bid. Gordian put the KPN program together statewide so that there is a set of contractors in every region that offer this approach. The program opens bids every 4 years and any contractor can submit bids to work with the KPN Program but only one contractor in each region is awarded the winning bid. Chair Pawelski asked that we hear more from Lobar Associates on their role.

Ken Staver, professional engineer at Lobar, responded that the Lobar team would design and build the building working with KPI for the civil engineering aspects. The benefits of being approved to use the Gordian (KPN) program means that the Township can see all costs up front, which won’t change over time. Lobar Associates have their own demo crews, roofing crews, mason crew, concrete crews, etc. providing a one stop shop. Scheduling will not be an issue for Lobar Associates. Lobar is confident that they can get this job completed by the end of 2025.

Dan Perva, township engineer, recommends reaching out to references for both companies. Dan can provide those references so that the Board can make follow-up calls.

Motion to direct KPI to get proposals from ECI and Lobar for the design of a new building by March 6, 2024.   
Motion: Schreffler  
Second: Pawelski Vote: 3-0

**XIII. ADJOURNMENT**

Motion to adjourn the meeting at 5:45pm.

Motion: Schreffler  
 Second: Pawelski Vote: 3-0

Respectfully submitted,

Chelssee Smith, Secretary

Minutes approved at meeting held on\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Chairman, Monaghan Township Board of Supervisors