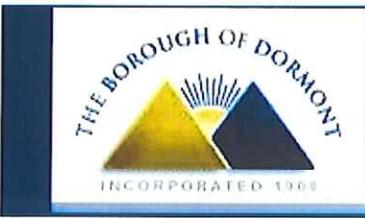


**REGULAR BUSINESS MEETING
DORMONT BOROUGH COUNCIL
AUGUST 5, 2013**

1. Executive Session 6:00PM
 - A. Personnel Matter – Police Department Disciplinary Action
2. Call to Order 7:00PM
3. Pledge of Allegiance
4. Roll Call
5. Registered Comments from the Public
 - A. Robert Garvin & John Arminas – West Liberty Avenue Parking
 - B. Judy Morrison – Glenmore Avenue Parking
6. Comments from the Public on Agenda Items
7. Comments from the Mayor
8. Council Committee Reports
9. Council President’s Report
10. Consent Agenda
 - A. Motion to accept the written report of the Borough Solicitor.
 - B. Motion to accept the written reports of Borough Officials.
 - C. Motion to approve the Minutes of the July 1, 2013 Council Business Meeting.
 - D. Motion to approve the Warrant List for July, 2013.
 - E. Motion to accept the resignation of Mary Jo Maloney as Pool Manager effective July 15, 2013.
11. Action Items
 - A. **PUBLIC HEARING: Adoption of Ordinance No. 1597** – Motion to adopt Ordinance No. 1597 amending the Zoning Code to bring the Political Sign ordinance into compliance with State Law – Finance and Legal Committee – Onnie Costanzo, Chairperson
 - B. **Approval of Temporary Special Event Sign and Tent Applications** – Motion to approve a temporary sign permit for 3 special event signs and a temporary tent permit on September 14, 2013 for the Main Street “Taste of Dormont” event – Property, Supplies and Planning Committee – Valerie Martino, Chairperson



- C. **Approval of Letter of Understanding with Desk Officers Union** – Motion to approve a Letter of Understanding with the Desk Officer/Fire Apparatus Operators Union to release them from the Police desk at 6 PM each day with exceptions as noted in the Letter – Public Safety/Public Service Committee – Joan Hodson, Chairperson
- D. **Approval of Letter of Understanding with Desk Officers Union** – Motion to approve a Letter of Understanding with the Desk Officers/Fire Apparatus Operators Union regarding the payment of overtime for all time spent in training outside of normal working hours – Public Safety/Public Service Committee – Joan Hodson, Chairperson
- E. **Award of Bid for 2013 Road Projects** – Motion to award the 2013 Road Projects bid to the lowest responsive and responsible bidder, Niando Construction, Inc., for the base bid and alternates 2, 5, 8 and 11 for a cost of \$538,324.87 as detailed in the staff report - Public Service/Public Safety Committee – Joan Hodson, Chairperson
- F. **Authorization to Replace Slides at Castle Playground in Dormont Park** – Motion to authorize the Borough Manager to purchase replacement slides from Playgrounds by Leathers for the Castle Playground at Dormont Park at a cost of \$1,794.60 – Community Affairs and Recreation Committee – Jeff Fabus, Chairperson
- G. **Authorization to Repair Air Conditioning Unit at Borough Hall** – Motion to authorize the Borough Manager to make an emergency purchase to replace the control system for an air conditioning unit at Borough Hall at a cost of \$8,300 from Fazio Mechanical Services, Inc. – Property, Supplies and Planning Committee – Valerie Martino, Chairperson
- H. **Authorization to Perform Market Analysis for the Borough** – Motion to authorize the Borough Manager to enter into an agreement with Town Center Associates at a cost of \$8,800 to create a market analysis for the Borough’s business district with half of this cost being paid by Main Street – Finance and Legal Committee – Onnie Costanzo, Chairperson
- I. **Authorization to Rent Parking Spaces from Mt. Lebanon United Methodist Church** – Motion to authorize the Council President and Borough Manager to execute an agreement with Mt. Lebanon United Methodist Church for the use of 30 parking spaces on Thursday through Saturday nights at a cost of \$1,000 per month to be reimbursed by #1 Cochran and to change out the street parking meters on West Liberty Avenue to 12 hour maximum – Finance and Legal Committee – Onnie Costanzo, Chairperson
- J. **Authorization for the Borough Manager to Attend an Extra Conference** – Motion to authorize the Borough Manager to expend up to \$2,500 to attend the ICMA Annual Conference in Boston from September 22-25, 2013 – Finance and Legal Committee – Onnie Costanzo, Chairperson

12. Discussion Items

- A. **Update on West Liberty Avenue Redevelopment** – Borough Manager
- B. **Update on Comprehensive Plan** – Borough Manager

13. Comments from the Public on Non-Agenda Items

14. Announcements

15. Adjournment



MEMORANDUM

Date: July 23, 2013
To: Jeff Naftal, Borough Manager
From: Wayne R. McVicar, P.E., Borough Engineer 
Subject: Engineer's Report – July 2013

1. COUNCIL ACTION REQUESTED

- a. 2013 Capitol Road Construction Project
Recommend award of bid received from Niando Construction, Inc. for the base bid amount of \$376,088.90 plus alternates 2, 5, 8 & 11 for the total amount of **\$538,324.87**, contingent upon receipt of a credit from the contractor in the amount of at least **\$30,000.00**.

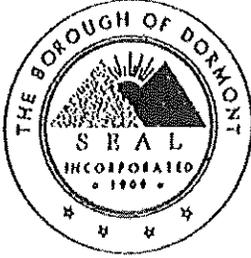
2. ENGINEERING IN PROGRESS

- b. Pop Murray Field ADA Access
Design is complete. Final construction plans & specifications were submitted to SHACOG on May 29, 2013 for bidding. Project is out to bids. Bids are to be received on August 12, 2013.
- c. 2013 Capitol Road Construction Project
Project consists of Mervin Avenue for reconstruction, the repaving of the pool parking lot and the resurfacing of various streets. Bids were received on July 19, 2013. Only one bid was received. Bid was received from Niando Construction, Inc. for the base bid amount of \$376,088.90 and a total bid of \$952.799.01 with all alternates.
- d. Municipal Sewershed Feasibility Report
Preparation of the feasibility report is ongoing. Submission of the full report is due July 31, 2013.
- e. Allegheny County Health Department Semi-Annual Progress Report
Report was submitted on June 1, 2013. Next report due January 1, 2014.

- f. **Belrose Avenue Crosswalk**
The council approved the proposal of Laurel Asphalt, Inc. to install a stamped textured thermoplastic synthetic crosswalk near Potomac Avenue for an amount not to exceed \$1,760.00, in coordination with the 2013 Capitol Road Project.

3. **CONSTRUCTION IN PROGRESS**

- a. **SHACOG O&M Preventive Maintenance – Year 2 (Jet Jack, Inc.)**
Project is complete. Final invoice is being reviewed. Based upon results, a listing of sewer repairs for 2014 will be generated.
- b. **Pool Parking Lot Collapse**
Project is complete except for final paving. Final asphalt restoration will be included in the 2014 capitol road construction project.



BOROUGH OF DORMONT

MEMORANDUM

TO: Jeff Naftal
Borough Manager

THRU:

FROM: Patrick Kelly
Building Inspector / Code Enforcement Officer

DATE: JUNE 28, 2013

SUBJECT: MONTHLY REPORT FOR JUNE 2013

CODE ENFORCEMENT

The following is a summary of our activities for June 2013. During the month of May the Borough received Seventy-nine (79) complaints relating to code enforcement and borough ordinances.

Of these:

- 3 were for animals/rodents&pest
- 5 were for miscellaneous
- 2 were for no building permit
- 7 were for sidewalk and driveways
- 16 were for tree problems
- 5 were for accumulation of rubbish
- 1 was storage containers
- 5 were for exterior surfaces
- 1 was for garbage collections
- 25 were for high grass and weeds
- 1 was for foundation/retaining walls
- 1 was for defacement of properties
- 1 was for illegal parking pad
- 4 were for garage inspections
- 1 was for pool inspection
- 1 was for unsanitary conditions

Of the above mentioned cases:
Fifty-seven (57) are active
Twenty-two (22) are resolved

YEAR TO DATE FOR COMPLAINTS
323 COMPLAINTS

Permit Activities

The following is a summary of the permit activities for the Borough for June 2013. The Borough issued sixty-two(62)licenses / permits relating to building / zoning for June 2013:

Of these:

- 13 were for building permits
- 10 were for deed transfer
- 14 were for dye checks
- 3 were for occupancy permits
- 13 were for PA1 calls
- 2 were for roof permits
- 2 were for sign permits
- 5 were sidewalk opening permits

The total estimated cost of permit related work was \$91,899.42. Per that amount the Borough collected \$2,779.00 in permit fees.

Year to date on permits.

TOTAL NUMBER OF PERMITS: .384

TOTAL ESTIMATED VALUE: \$6,754,695.60

TOTAL PERMIT FEE: \$74,278.37



BOROUGH OF DORMONT

EXECUTIVE SESSION 6:00 PM

**REGULAR MEETING OF THE DORMONT BOROUGH COUNCIL
HELD ON MONDAY, JULY 1, 2013 7:00PM
IN THE DORMONT MUNICIPAL CENTER COUNCIL CHAMBERS**

McCartney stated that during the Executive Session the Council discussed the renewal of the Borough Manger's contract and a Legal Matter relative to the Zoning Hearing Board. McCartney explained the Zoning Hearing Board formation and duties. Also discussed was a Personnel Matter that revolved around issues at the pool.

Council President McCartney called the Regular Business Meeting of the Dormont Borough Council to order.

PLEDGE OF ALLEGIANCE

ROLL CALL

The following members of Council responded to roll call:

John Maggio, Eugene Barilla, Jeff Fabus, Onnie Costanzo, Joan Hodson, Bill McCartney

Also present: Jeffrey Naftal, Manager
John Rushford, Borough Solicitor
Chief Mike Bisignani
Mayor Tom Lloyd

REGISTERED COMMENTS FROM THE PUBLIC

McCartney stated that he has expanded the Registered Comments from the Public, due to the issues that have come up since the Agenda was published and didn't allow people to get on the Agenda. McCartney asked if anyone would like to speak about the swimming pool and diving board issues; *there were none*. He then asked if anyone would like to speak about the sign in front of the Borough Building, in result he added Greg Langel and Muriel Moreland to the Agenda. McCartney also asked if anyone would like to speak about the Zoning Hearing Board; *there were none*.

Curt Courter from Hazen and Sawyer gave a summary of the Athens Alley Stormwater Project and recommendation. McCartney stated that the estimated cost of the project is about \$500,000.00. It will be referred to a committee of council, an ad hoc committee or the Planning Commission.

Lauren Shuty, 1228 Kelton Avenue RE: Athens Alley Stormwater damage.

Bob Hutchison, 1332 Illinois Avenue RE: Athens Alley Stormwater Project.

Daniel Stefko, 1237 Hillsdale Avenue RE: Athens Alley Stormwater Project.

Naftal gave recognition to the Carnegie Mellon University Parking Study Team.

Muriel Moreland, 2832 Espy Avenue RE: Message sign at the Municipal Building.

Greg Langel, 1500 Hillsdale Avenue RE: Message sign at the Municipal Building.

COMMENTS FROM THE PUBLIC ON AGENDA ITEMS

Bob McClellan, 2705 Philadelphia Avenue RE: 11G, Approval of Colored and Patterned Crosswalk Proposal.

Danielle Ventresca, Alabama Avenue RE: crosswalks in the borough.

Judy Maggio, 1696 Hillsdale Avenue RE: removal of diving board at the pool; lifeguards.

The Borough Solicitor, John Rushford, stated that because the County's variance was conditioned upon having insurance, there is a very real issue as to whether the variance exists at all without having insurance. Rushford stated it creates an untenable situation where if you don't have the variance you're in trouble with Allegheny County and you also don't have any coverage. Without coverage for a Municipality, it can create the potential for punitive damage if you were aware and didn't take the proper steps and that can become very problematic.

Michelle Ross, 3251 Beacon Hill Avenue RE: Insurance for the diving board at the pool.

COMMENTS FROM THE MAYOR

Mayor Lloyd stated that during the month of June there were 426 calls for service. Lloyd spoke briefly about the 19 firefighters killed fighting a fire in Arizona.

COUNCIL COMMITTEE REPORTS

Public Safety/Public Service: Hodson stated that on June 10th there was a Public Safety/Public Service meeting held at 6:00 PM. In attendance: Joan Hodson, Jeff Fabus, Borough Manager Jeff Naftal, Bill McCartney, Chief of the Volunteer Fire Department Jeff Arnold, Chief of Police Mike Bisignani and Mayor Tom Lloyd. The topics included the Pub Tour, the Fire Apparatus/Desk Officers, Information on the upgrade of Code Enforcement and the Employee Personal Handbook. Joan stated that she will send out formal minutes to all of Council and have them placed in the packets to go out on Friday.

Finance and Legal: nothing at this time

Community Affairs/Recreation: Fabus stated that in the month of June GTECH STRATEGIES provided us a grant to plant sunflowers at the Passive Park and they are coming along very well. During the month of July, on the 16th, volunteers will be needed to help with the mulch to finish the job at the Passive Park. Fabus for the month of July, the Farmer's Market will be taking place every Monday on Alabama Avenue. Dormont Day's 100th Anniversary is coming; there will be a lot of activities; the races will be held at Pop Murray this year to accommodate horse riding in the flat area. DABA has increased their events for the Anniversary including a Hot Dog Eating Contest. There will be three bands playing including Johnny Angel and the Halos. In June the Movie in the Park shown was *Madagascar 3*; there were about 50 people who attended. On July 12 the Recreation Board will be showing *Here Comes the Boom*. The Dormont Annual Baseball Tournament will begin at Pop Murray on July 11th and run through the 22nd.

COUNCIL PRESIDENT REPORT

McCartney stated there is a group called Sustainable Pittsburgh, and they sponsor a program where Communities can become sustainable. The Borough has been awarded the Silver Level along with Mt. Lebanon after being measured on 131 questions. On West Liberty Avenue you'll notice signs that were put up explaining that West Liberty Avenue is in Redevelopment Phase 1 and who the involved parties are. There has been some discussion in past months about the Meeting Council Minutes and what they should and shouldn't be. McCartney stated he looked in the Borough Council Handbook, published by the Pennsylvania Department of Community Affairs and Economic Development 2000. Under Legislative Power it stated that the most commonly used standard code on parliamentary procedures is Roberts Rules of Order. It also stated that it's important that all actions of Council be carefully recorded, especially those actions involving the expenditure funds. Looking into Roberts Rules of Order under question 15, it not only states that it is unnecessary to summarize matters discussed at a meeting but it is improper to do so. It is said that Minutes are a record of what was done at a meeting, not what was said. The recordings of the meetings will be put on the borough website. The written minutes are still the legal record of the borough.

CONSENT AGENDA

Motion by Hodson, second by Costanzo to accept Consent Agenda Items A, B, C, D (A. Motion to accept the written report of the Borough Solicitor, B. Motion to approve the written reports of Borough Officials, C. Motion to approve the Minutes of the June 3, 2013 Council Business Meeting, D. Motion to approve the Warrant List for June, 2013). Roll Call: Maggio, No; Barilla, No; Fabus, Yes; Costanzo, Yes; Hodson, Yes; McCartney, Yes. Motion Carried 4-2.

ACTION ITEMS

Motion by Costanzo, second by Hodson to approve Resolution No. 05-2013 which allows our credit card acceptance provider, PLGIT (Pennsylvania Local Government Investment Trust), to utilize a new service provider Elavon, Inc. Motion carried 6-0.

Motion by Costanzo, second by Hodson to approve three Memoranda of Understanding related to the Sewer Consent Order the Borough was placed under in 2004. Motion carried 6-0.

Motion by Costanzo, second by Hodson to approve an amendment to the lease agreement with Sprint for cellular antenna on the Borough Building roof that will generate an extra \$200.00 per month in revenue. Roll Call: Maggio, No; Barilla, No; Fabus, Yes; Costanzo, Yes; Hodson, Yes; McCartney, Yes. Motion carried 4-2.

Motion by Costanzo, second by Hodson to approve a confidentiality agreement with the Allegheny County Southwest Tax Collection District to allow for the transmittal of records. Motion carried 6-0.

Motion by Costanzo, second by Fabus to approve an agreement with Jeffrey Naftal to continue his services as Borough Manager for two years subject to removal by the Council before the expiration of the agreement. Roll Call: Maggio, No; Barilla, No; Fabus, Yes; Costanzo, Yes; Hodson, Yes; McCartney, Yes. Motion carried 4-2.

Motion by Fabus, second by Hodson to approve an agreement with Ms. Joanne Dressler to provide water aerobics at the pool for \$30 per session with all other revenue coming to the Borough. Motion carried 6-0.

Motion by Costanzo, second by Hodson to accept a proposal from Laurel Asphalt to prepare the crosswalk at Belrose Avenue and Potomac Avenue with a color and pattern to allow for evaluation of the process and its effect on traffic for a cost of \$1,760.00. Motion carried 6-0.

Motion by Costanzo, second by Hodson to authorize renting a meeting room at the Hampton Inn in Green Tree at a cost of \$325.00 including meals. Roll Call: Maggio, No; Barilla, No; Fabus, Yes; Costanzo, Yes; Hodson, Yes; McCartney, Yes. Motion carried 4-2.

Motion by Costanzo, second by Hodson to authorize the payment of \$222.50 for additional software training to Logi-Tek Solutions. Motion carried 6-0.

Motion by Costanzo, second by Fabus to authorize the payment of \$447.99 for a laser printer and data backup system. Motion carried 6-0.

Motion by Costanzo, second by Hodson to appoint Mr. Frank Stumpo to the Zoning Hearing Board to fill the remainder of Mr. George Pitcher's term. Motion carried 6-0.

Motion by Hodson, second by Costanzo to appoint the Borough Manager as the Borough's Zoning Official pursuant to Section 210-92 of the Borough Code. Roll Call: Maggio, Abstain; Barilla, No; Fabus, Yes; Costanzo, Yes; Hodson, Yes; McCartney, Yes. Motion carried 4-1-1.

DISCUSSION ITEMS

Update on West Liberty Avenue Redevelopment: Naftal stated that the new parking lot is ready to be opened but will not open until the land swap with Cochran on July 8th. Cochran is going to own the Junction Lot and we will own the new lot. Naftal informed that the Methodist Church at Peermont has agreed to work with us and provide alternative parking for the price of \$1,000.00 a month, which is under Cochran's reimbursement of \$2,500.00. Naftal stated that the cost will be on next month's Agenda. Cochran is working on getting us either valet or an attendant who will man the lot for us, as soon as Council approves the contract we can start that process. The plan is to allow parking in the Church parking lot on Thursday, Friday and Saturday nights from 6 to Midnight. Those times were given because the Church does not want their lot to become a public parking lot after this project is over and because we believe that those are the nights that we need extra parking. Naftal stated that after we start we will reevaluate those nights and see if we need farther assistance in the daytime for parking. The new smart meter kiosk is in place and is functioning. On July 15th we will be releasing the RFDP, which is a Request for Development Proposals, for the Transportation Oriented Development that will go next to Cochran's facilities. That RFDP has been approved by the Port Authority, by the County and by the Borough and will be released on the 15th. Two months after that the proposals will be in and will allow us to evaluate what people want to do with this Transportation Oriented Development. Those proposals will be brought in front of the Planning Commission, Council, the Public and the Port Authority. Naftal stated that it is hopeful that by mid-September when the proposals come in that we will have a clear winner. After we do that we can finish the TIF District Process which we've already begun, but can't continue until we have an idea of the dollars involved. By the time Cochran is done with their project next year we will be ready to ground break our Transportation Oriented Development.

Update on Comprehensive Plan: Naftal informed that we had our Dream Dormont event and had about 100 people who attended. We have some focus groups that are going to be happening next week and following those focus groups the consultant will be providing us with a mid-term evaluation of where we are and ideas and issues that have come up. It is possible that it will be on the August agenda. The presentation is also available online.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Jim Buhrman, 1400 Grandin Avenue RE: Zoning Hearing Board decision.

Jennifer Baron, 1500 Hillsdale Avenue RE: Message sign at the Municipal Building.

Leah Perelli, 2742 Voelkel Avenue RE: Audio of Council Meeting Minutes on the website, Pitcher Park, Gino Rizza, Phil Ross.

Bob Hutchison, 1332 Illinois Avenue RE: Street Sweeping.

John Maggio, 1696 Hillsdale Avenue RE: Employee Firing.

ANNOUNCEMENTS

ADJOURNMENT

Motion by Fabus, second by Costanzo to adjourn. Motion carried 6-0.



MEMORANDUM

Date: July 16, 2013
To: President, Vice-President, Council and Mayor
From: Jeff Naftal, Borough Manager *JN*
Subject: Resignation of Mary Jo Maloney

Background:

At the June 3, 2013 Meeting Council approved the hiring of all of our summer help for the Recreation Department including Ms. Mary Jo Maloney as the Pool Manager for the Borough. Ms. Maloney submitted her resignation to the Borough on July 15, 2013, effective immediately.

Discussion:

Both the Recreation Director and I agreed with Ms. Maloney that she should resign as she was not a good fit for the way that we want to operate the pool.

Recommendation:

I recommend that we accept the resignation of Mary Jo Maloney effective at the close of business on July 15, 2013.

JN

Cc: Kristin Hullihen, Recreation Director



MEMORANDUM

Date: July 16, 2013
To: President, Vice-President, Council and Mayor
From: Jeff Naftal, Borough Manager *JN*
Subject: Ordinance No. 1597 – Political Signs

Background:

The Borough's Zoning Code includes language relative to political signs that regulates their placement and size. Many years ago, the Borough was informed that its political sign ordinance did not follow State law on such signage. Apparently though no one took any action and that same language is still in effect.

Discussion:

Rather than continue to have a law in place which if challenged would be overturned, we have gone through the process of amending our Ordinance to ensure it complies with State law. This Ordinance which is attached was recommended for approval by the Planning Commission at their April 16, 2013 meeting. A copy of the Planning Commission recommendation is also attached to this report. The Ordinance was then forwarded to Allegheny County whose only comment was that they were happy to finally see these changes.

Recommendation:

I recommend that Council adopt Ordinance No. 1597 to modify the regulation of political signs within the Borough.

JN

Attachment

Cc: Planning Commission

BOROUGH OF DORMONT
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 1597

AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF DORMONT, ALLEGHENY COUNTY, PENNSYLVANIA AMENDING ARTICLE XIII "SIGNS", SECTION 210-81(G) OF THE CODE OF THE BOROUGH OF DORMONT TO DELINEATE THE REQUIREMENTS FOR THE PLACEMENT OF POLITICAL SIGNS ON PRIVATE AND PUBLIC PROPERTY.

WHEREAS, Council for the Borough of Dormont desires to delineate the requirements for the placement of political signs on private and public property; and

WHEREAS, such conditions will protect the health, safety and general welfare of the community.

NOW, THEREFORE, be it ordained and enacted into law the following amendments by the Council of the Borough of Dormont and is hereby ordained as follows:

Section One. Section 210-81(G) of the Code of the Borough of Dormont is hereby repealed and replaced with the following:

G. Political Signs. Political signs announcing political candidates seeking office, political parties and/or political and public issues shall be subject to the following:

(1) Private Property:

a. Political signs shall not exceed six (6) square feet in area.

(2) Public Property:

a. No sign shall be permitted in the P-1 Park District.

b. No sign shall be erected on public property which:

1. Obstructs the site triangle distance at an intersection along a public right-of-way.

2. Tends by its location, color, shape, message or nature to be confused with or obstruct the view of traffic signs or traffic signals by motorists or pedestrians: no red, green or yellow illuminated signs shall be permitted within three hundred (300) feet of any traffic signal.

3. Uses admonitions such as stop, go, slow, danger or other language that might be confused with traffic signals.

4. Exceeds an aggregate gross surface area of twenty (20) square feet.

- 5. Temporary political signs shall not project higher than four (4) feet, as measured from the base of a sign or grade of the nearest adjacent roadway, whichever is higher.
- 6. No temporary political sign shall be erected on land which is part of the Borough of Dormont Municipal Building site.
- c. Special conditions as to all temporary political signs on public property.
 - 1. Temporary political signs may be erected or maintained for a period not to exceed thirty (30) days prior to the date of election to which such signs are applicable and shall be removed within seven (7) days following such election. The candidate is responsible for all political signs of the candidate. If such signs are not removed at the end of the seven (7) day period, then the Borough will remove the signs and dispose of them.

Section Two **Severability.** 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 of this Ordinance. It is hereby declared as the intent of Borough Council that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section Three. **Repealer.** All Ordinances or parts of Ordinances which are inconsistent herewith, except to the extent otherwise provided herein, are hereby repealed.

ORDAINED AND ENACTED into law this ____ day of _____, 2013.

ATTEST:

BOROUGH OF DORMONT

By: _____
 Jeff Naftal
 Borough Manager

By: _____
 Willard McCartney
 President

Examined and approved by me this _____ day of _____, 2013.

By: _____
 Thomas Lloyd
 Mayor

Memo

To: Dormont Borough Council
From: Dormont Planning Commission by Matthew Hamilton, Secretary, Planning Commission
CC: Jeff Naftal, Borough Manager | Pat Kelly, Borough Zoning Officer | Wayne McVicar, Borough Engineer
Date: 4/21/2013
Re: Planning Commission Recommendations to Council

Please be advised that at its April 16, 2013 meeting, the Planning Commission passed motions to make the following recommendations to Borough Council:

- The request to subdivide properties at 2895, 2897, 2899 West Liberty Avenue and 1368, 1370 Tennessee Avenue should not be approved.
- The Sprint request for conditional use antenna and cabinet additions at the 1444 Hillsdale Avenue rooftop location should be approved contingent upon a lease amendment being approved by Council.
- The request submitted by DABA to add a conditional use storage shed located in the right field (beyond fence) of the stated park should be approved.
- The request to amend the political sign ordinance according to the submitted changes should be approved.

Respectfully yours,

Matt D. Hamilton



MEMORANDUM

Date: July 16, 2013

To: President, Vice-President, Council and Mayor

From: Jeff Naftal, Borough Manager *gn*

Subject: Request for Temporary Special Event Sign and Tent Permits for Main Street

Background:

We have received the attached applications for a temporary special event sign permit and a temporary special event tent permit for the Main Street "Taste of Dormont" event to be held on September 14, 2013. Main Street is requesting three (3) temporary signs for their event, one on the tennis court fence, one mounted on plywood at the pool parking lot entrance and one at the passive park. Their tent is to be placed in the pool parking lot 20 feet from the sidewalk in front of the recreation building. They have provided completed applications and insurance.

Discussion:

Section 210-81 (E) (1) of the Borough's Code applies to the sign application.

Section 1. Temporary special event signs shall be permitted with the following restrictions:

(A) Temporary special event display signs, as defined by this chapter, shall be permitted to be erected on any lot containing a public building, church, or a building housing a nonprofit organization, **provided that the total area of all signs for the special event shall not exceed 128 square feet and provided that no one sign may exceed 64 square feet.**

(B) **No more than one (1) sign shall be permitted at any one location.**

(C) The temporary special event display signs shall be displayed for a period no longer than 30 days and must be removed within five days following the event that it is erected to promote.

(D) The temporary special event display sign shall be either securely affixed to the building or to an existing freestanding sign or, if freestanding on the lot, shall be securely anchored and shall be located outside the public street right-of-way, behind any sidewalk and in a location which does not constitute a public safety hazard for pedestrian or vehicular traffic.

The sign requests meet all of the requirements of this section with no sign greater than 64 square feet and the total equaling 93 square feet. The signs are considered on different locations as one is at the tennis courts, one at the pool, and one at the passive park.

Section 210-67 (C) (7) of the Borough's Code applies to the tent application.

(7) [Amended 8-2-1999 by Ord. No. 1484] Canopies, other than canopy signs, and similar structures. Canopies, other than canopy signs, and similar permanent freestanding roofed structures without walls shall be permitted to cover outdoor seasonal display and sales areas or fuel dispensing areas accessory to authorized uses in the C General Commercial District and as accessory uses in the P-1 Park District, provided that:

- (a) Such structure shall not be attached to the principal building;
- (b) Such structure shall be located at least 10 feet from any property line or street right-of-way;
- (c) Such structure shall not be enclosed; and
- (d) Such structure shall be removed immediately, once the principal use or the use of the accessory structure is discontinued.

The tent request meets these criteria in that it will be in the P-1 Park District, it will not be attached to any building, it will be over 10 feet from any property line, it will be an open structure, and it will be removed after the event.

Recommendation:

I recommend that the Borough Council approve the applications of Main Street to post three signs totaling 93 square feet advertising their "Taste of Dormont" event on September 14, 2013 and to place a temporary tent on the swimming pool parking lot on that date.

JN

Attachments

Cc: Pat Kelly, Building Official



May 17, 2013

Borough Council
Borough of Dormont
1444 Hillsdale Avenue
Pittsburgh, PA 15216-2019

Dear Members of Council,

On behalf of the Dormont Community Development Corporation and Dormont Main Street, I am forwarding this letter to Borough Council seeking permission to install three temporary special event (3) signs advertising our signature event "TASTE OF DORMONT" to be held on September 14, 2013 in the pool parking lot. Attached to this letter is an APPLICATION FOR SIGN PERMIT covering these proposed temporary signs.

The signs are proposed to be erected at the following locations: Site #1 on the fence along Banksville Road adjacent to the tennis courts, Site #2 at the entrance to the pool off of Dormont Avenue and Site #3 at the Passive Park at the corner of West Liberty Avenue and Hillsdale Avenue. These are the same sign display locations that were used last year. The application indicates the sizes of the signs and how they will be mounted for display. The largest sign is 45 square feet and the total of the three signs is 93 square feet.

We are aware that these temporary special event signs cannot be displayed more than 30 days before the event and are required to be removed within 5 days after the event.

Thank-you for your consideration in this matter and should you have any questions or wish to further discuss this request, do not hesitate to contact me. You may reach me by letter to the below address or by phone 412-952-1681.

Sincerely,

Dormont Community Development Corporation
Dormont Main Street

A handwritten signature in cursive script that reads "George Pitcher".

George Pitcher, President



BOROUGH OF DORMONT

APPLICATION FOR SIGN PERMIT

Application Date: May 17, 2013
 Applicant Name: George Pitcher, President
 Business Name: Dormont Community Development Corporation
 Business Address: 2825 Broadway Avenue

Pittsburgh, PA 15216

Business Phone: 412-952-1681

Check One: Permanent Sign _____ Temporary Sign (3)

Number of lineal feet of storefront: N/A

Square feet of existing signage: N/A

Square feet of proposed signage: 1 @ 24sf, 1 @ 24sf, 1 @ 45sf - Total 93sf

Depth of Sign as measured from building: N/A

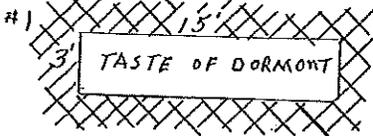
Is the sign lighted? No If so, how? _____

Cost of Sign: _____

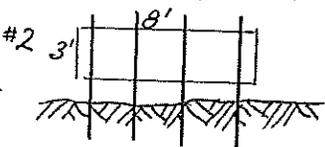
Applicant Signature: George Pitcher

DISTANCE
593
115 = 45
3x8 = 24
3x8 = 24
APPROSES

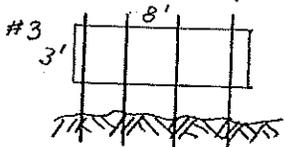
Sketch of proposed sign - Please show exact dimensions:



Vinyl sign to be attached to fence along Banksville Road at Tennis Courts.



Vinyl sign to be erected at Entrance to Pool Parking lot. Sign to be mounted on exterior plywood. Plywood mounted on 4 steel posts embedded below ground surface 12" to 15"



Vinyl sign to be erected in the Passive Park. Sign to be mounted on exterior plywood. Plywood mounted on 4 steel posts embedded below ground surface 12" to 15"

For Official Use Only:

Permit Cost: _____

Approved By: _____



BOROUGH OF DORMONT

1444 HILLSDALE AVENUE
DORMONT, PA 15216
(412) 561-8900

APPLICATION
for
ZONING/BUILDING PERMIT
BOD-410-001

APPLICATION No. _____ PERMIT No. _____ DATE _____

I, the undersigned, hereby make application for a zoning permit for the construction alteration occupancy hereinafter described at the premises mentioned, and represent as follows:

Address of Property Pool Parking Lot Type of Building Temporary Commercial Tent

Owner Dormont Community Development Corporation Telephone 412-452-1681

Owner's Address 2825 Broadway Avenue, Pittsburgh, PA 15216

| | |
|---|--|
| Lot Information: | Structural Information: |
| 1-Area in Square Feet <u>Pool Parking lot</u> Sq. Ft. | Type of Material <u>Commercial Tent</u> |
| 2-Width at Building Line _____ Ft. | Heating <u>N/A</u> |
| 3-Depth _____ Ft. | Sewer <u>N/A</u> |
| | Number of Stories <u>one (1)</u> |
| | Fire Escape <u>10' Front opening; 80' Rear opening</u> |

| | |
|---|------------------------------|
| Existing Buildings Information: | Commercial Buildings: |
| 1-Square Footage Ground Floor _____ Sq. Ft. | State Approved _____ |
| 2-% of Lot Covered by Buildings _____ % | (Number) _____ (Date) _____ |

| | |
|---|--|
| New Buildings, Additions or Alterations: | Off Street Parking and Loading: |
| 1-Square Footage New Construction <u>Temporary Tent 5,000</u> Sq. Ft. | 1-No. Parking Spaces Required _____ |
| 2-Total Square Footage Ground Floor _____ Sq. Ft. | 2-No. Available on Lot _____ |
| (include old and new) | 3-No. Available Within _____ Feet |
| 3-% Lot Covered with this Construction (include old & new) _____ % | |
| 4-Nature of Construction <u>Temporary Commercial Tent</u> | |
| <u>to house "Taste of Dormont" Event</u> | |
| <u>Sept. 14, 2013</u> | |
| 5-Cost _____ | |

Zoning Information:

1-Lot presently zoned Parks

2-No. Dwelling Units with this Construction _____

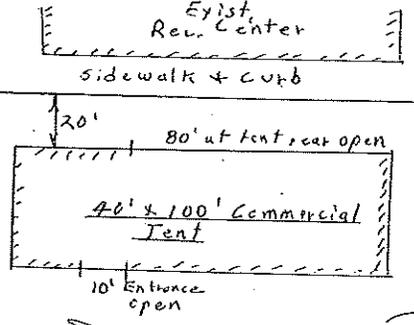
3-Lot Area required for this number Dwg. Units _____

4-Present or Former Use _____

5-Proposed Use "Taste of Dormont" Event

SKETCH OF LOT AND PROPOSED CONSTRUCTION

Show all lot lines and dimensions, all lines of streets and alleys bounding property, and distances from building to lot lines and to other buildings on the same lot. Distinguish between old and new buildings or additions.



| FOR OFFICIAL USE ONLY | |
|--------------------------------|--------------|
| Check List | |
| Required | Ok |
| Use _____ | |
| SETBACK: | |
| Front _____ | |
| Sides _____ | |
| Rear _____ | |
| Area _____ | |
| Coverage _____ | |
| Height _____ | |
| Parking _____ | |
| Landscaping _____ | |
| Signs _____ | |
| Access _____ | |
| Plans and Specifications _____ | |
| Fees: | |
| VALUATION \$ _____ | |
| Fee _____ | |
| Paid _____ | |
| | (Date) _____ |

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that a material misrepresentation in this application is grounds for revocation of any approval or permit issued by the Zoning Officer or Building Inspector, and that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance.

Steve Patcher
Signature of Owner

ZONING APPROVED/DISAPPROVED _____ DATE _____ BY _____
IF DISAPPROVED STATE REASON _____

Previous Policy Number
S 1886917

Policy Number
S 1886917

COMMERCIAL LIABILITY COVERAGE DECLARATION

Policy Effective Date: FEBRUARY 5, 2013 Coverage Effective Date: FEBRUARY 5, 2013
Business of Named Insured: PROMOTE BUSINESS

Insurance is provided only for those coverages for which a specific limit is shown in the following coverage schedule.

| Coverage Limits | |
|--|-------------|
| COMMERCIAL GENERAL LIABILITY | |
| General Aggregate Limit (Other Than Products-Completed Operations) | \$2,000,000 |
| Products-Completed Operations -- Aggregate Limit | \$2,000,000 |
| Personal and Advertising -- Injury Limit | \$1,000,000 |
| Each Occurrence Limit | \$1,000,000 |
| Damage To Premises Rented To You Limit -- Any One Premises | \$100,000 |
| Medical Expense Limit -- Any One Person | \$5,000 |

Commercial Liability Premium (s)

| Classification | Class Code | Premium Basis | Rates | | Advanced Premium | |
|---|------------|---------------|-----------------------|---------------------------------|-----------------------|---------------------------------|
| | | | Premises - Operations | Products - Completed Operations | Premises - Operations | Products - Completed Operations |
| CLUBS-CIVIC, SERV NO BUILDING NFP ONLY (T-503) PREM. ADJUSTED TO MEET MIN. | 41670 | 15 (T14) | 3.687 | INCL. | \$225.00 | INCL. |
| SOCIAL GATHERINGS MEETINGS NOT FOR (T-503) | 48558 | 2 (T39) | 36.322 | INCL. | \$73.00 | INCL. |

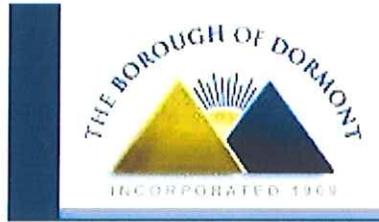
Minimum Premium \$298.00 \$.00 Total Premium \$304.00 \$.00

Location of all premises you own, rent, or control:
Refer to "Schedule of Locations"

Premium and Rate Legend
(T39) Social Event - rate per location
(T14) Clubs - rate per member

This Schedule lists all your premises, operations and other exposures, as they exist as of the coverage effective date.

| | |
|--|---|
| Forms and Endorsements: Refer to "Commercial Policy Forms and Endorsement Schedule" | Total Advance Premium \$304.00 (This premium may be subject to adjustment.) |
|--|---|



MEMORANDUM

Date: July 17, 2013

To: President, Vice-President, Council and Mayor

From: Jeff Naftal, Borough Manager *jn*

Subject: Letter of Understanding – Desk Officers Hours

Background:

Currently, Desk Officers/Fire Apparatus Operators work at the Police Desk from 7 AM until 8 PM every day. After 8 PM, they move over to the Fire Station for the remainder of that shift (until 11 PM) and then for the entirety of the next shift (11 PM to 7 AM). This procedure has never been codified in the union agreement and as such is governed by the past practice clauses. The Fire Chief has determined that it would be better for his department if the Desk Officers/Fire Apparatus Operators moved over to the Fire Station at 6 PM instead of 8 PM and the union has agreed to this change.

Discussion:

Because this issue should be in the contract and not continue to be defined simply by past practice, we have developed a Letter of Understanding to address the issue until the contract renews at the beginning of 2016. The attached Letter of Understanding was drafted by the Borough Solicitor and has been approved by the union. In fact, their representative has already signed it but it requires the signature of the Fire Chief, Police Chief and myself for execution. If Council approves this Letter of Understanding, the exact language will be placed in the union agreement at its next renewal.

The Public Safety/Public Service Committee of Council met about this issue and while they had concerns about the impact on residents seeking personal attention after 6 PM, they agreed to move this forward to Council for consideration. This impacts the Police and Fire Departments and not our general government operations so I defer to the Police and Fire Chiefs who both indicate their approval of this arrangement.

Recommendation:

I recommend that Council approve a Letter of Understanding between the Desk Officers/
Fire Apparatus Operators union and the Borough providing that they will leave the Police
Desk daily at 6 PM to go to the Fire Department and return to the Police Desk at 7 AM
daily.

JN

Attachment

Cc: Jeff Arnold, Fire Chief
Mike Bisignani, Police Chief
Desk Officers/Fire Apparatus Operators Union

LETTER OF UNDERSTANDING

By and Between the Borough of Dormont

And

The Desk Officer/Fire Apparatus Operators

It is understood and agreed that the Dormont Desk Officer/Fire Apparatus Operators contract is hereby amended to read to as follows:

The Desk Officers/Fire Apparatus Operators shall be released from their police desk duties at 6:00PM each day to be able to perform their Fire Department related duties. The Desk Officer/Fire Apparatus Operators shall return to the police desk at 7:00AM each day.

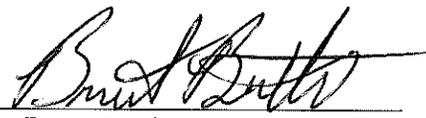
It is further understood and agreed that the Desk Officer/Fire Apparatus Operators shall remain at the police desk one night each week on "Mayor's Night" until the Mayor has finished with his public meetings.

The provisions of this agreement shall be effective as of the date it is fully executed.

Jeffrey Arnold
Fire Chief

Michael Bisignani
Police Chief

Jeffrey Naftal
Borough Manager



Brant Bertha
Desk Officer Representative



MEMORANDUM

Date: July 18, 2013
To: President, Vice-President, Council and Mayor
From: Jeff Naftal, Borough Manager *JN*
Subject: Letter of Understanding – Desk Officer Training Pay

Background:

Currently, Desk Officers/Fire Apparatus Operators who take training while not on duty are paid time and a half for every hour at training. However, this procedure has never been codified in the union agreement and as such is governed by the past practice clauses. Now that we are implementing the automated time and attendance system we need to address this in their contract.

Discussion:

Because this issue should be in the contract and not continue to be defined simply by past practice, we have developed a Letter of Understanding to address the issue until the contract renews at the beginning of 2016. The attached Letter of Understanding has been approved by the union and our Solicitor. If Council approves this Letter of Understanding, the exact language will be placed in the union agreement at its next renewal. The costs for this are already budgeted and this simply codifies the practice.

Recommendation:

I recommend that Council approve a Letter of Understanding between the Desk Officers/Fire Apparatus Operators union and the Borough providing that they will leave the Police Desk daily at 6 PM to go to the Fire Department and return to the Police Desk at 7 AM daily.

JN

Attachment

Cc: Jeff Arnold, Fire Chief
Mike Bisignani, Police Chief
Desk Officers/Fire Apparatus Operators Union

Side Letter of Agreement

This Agreement is made this _____ day of August, 2013, by and between the Dormont Police Association and the Borough of Dormont.

WHEREAS, the Dormont Police Association is the exclusive collective bargaining representative of the bargaining unit of Desk Officer/Fire Apparatus Operators employed by the Borough of Dormont;

WHEREAS, the Borough of Dormont is the public employer of the Desk Officer/Fire Apparatus Operators pursuant to the terms of Act 111 of 1968;

WHEREAS, the Association and Borough are parties to a Collective Bargaining Agreement (CBA) setting forth wages, hours of work and other terms and conditions of employment, the term of which extends from January 1, 2013 through December 31, 2015; and

WHEREAS, the Association and Borough desire to clarify, by this Agreement, the application of certain provisions of the CBA.

NOW, THEREFORE, the Association and Borough agree as follows:

- 1) The provisions of Article 2 (C), use of the sections 7K FLSA exemption, shall only apply to hours spent on regular work shifts (e.g. filling vacant shifts, etc.)
- 2) The section 7K provision shall not apply to fire calls as referenced in Article 2 (F) (2). Overtime shall be paid for each fire call at the rate specified in this section of the CBA.
- 3) The section 7K exemption shall not apply to training done by the employees outside of the regularly scheduled work schedule. Training in such circumstances shall be paid at the applicable overtime rate.

4) This is the total agreement by the parties in the aforementioned subjects.

For the Borough

Jim Brusler
President, Dormont Police Association

Date

7/17/13
Date



MEMORANDUM

Date: July 23, 2013
To: President, Vice-President, Council and Mayor
From: Jeff Naftal, Borough Manager 
Subject: Award of Bid – 2013 Road Construction Project

Background:

In June, the Borough went out to bid for the 2013 Road Construction Project. Bids were due by July 19, 2013. Only one bidder responded, Niando Construction, Inc. On July 17, 2013 we held a public meeting for residents on Mervin Avenue or on Tolma Avenue who back onto Mervin Avenue to discuss that particular part of the project. We had 10 properties represented at this meeting.

Discussion:

The attached report from the Borough Engineer details the bid responses from Niando and outlines why we believe we only got one bidder, mainly that the others who picked up packages had too much work already scheduled to take on our project. The end result was one bidder with higher than expect prices. Because we didn't have our Engineer on board until February, and because once he came on board he had to create all new bid specification documents since we did not get anything we could use from the former Engineers, we were unable to bid out the project as early as we would normally have done. In normal circumstances, this project would have been bid out in the late winter for work to begin in the early spring. That is the way we will be doing it for the 2014 Road Construction Project.

As noted in the Engineer's report, we will not be able to do every street that was in our bid list. Those streets not done in 2013 will automatically move to the top of the list for 2014 and we will supplement that with additional streets during the budget process. Because of the price of the pool resurfacing, we will add that to the 2014 project as well. In the meantime we will have the Streets Department put temporary asphalt over the area that was dug up in May to get us through the winter. That can be done with existing funds.

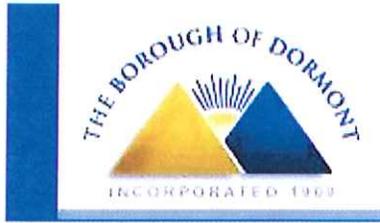
Recommendation:

I concur with the Borough Engineer and would ask Council to award the 2013 Road Construction Project to the lowest responsive, responsible bidder, Niando Construction, Inc. to include the base bid and alternates 2, 5, 8 and 11 for a total cost of \$538,324.87.

JN

Attachments

Cc: Wayne McVicar, Borough Engineer
John Schneider, Streets Superintendent



MEMORANDUM

Date: July 23, 2013

To: Jeff Naftal, Borough Manager *[Signature]*

From: Wayne R. McVicar, P.E., Borough Engineer

Subject: **RECOMMENDATION OF AWARD**
Reconstruction of Mervin Avenue & Reconstruction of Various Streets

On Friday, July 19, 2011, the Borough received bids for the above captioned project. A bid tabulation has been prepared and is enclosed for your use. Seven sets of bid documents were sold, but only one bid was received. The following are the results of the bids received:

| | | | | |
|----|----------------------|---------------------------------------|----------------------------------|---------------------|
| 1. | Niando Construction | Mervin Avenue | Base Bid: | \$376,088.90 |
| | Pittsburgh, PA 15235 | Dormont Pool Parking Lot | Alt. No. 1 | \$121,205.90 |
| | | Dormont Avenue | Alt. No. 2 | \$ 33,726.00 |
| | | Tennessee Avenue | Alt. No. 3 | \$ 67,167.24 |
| | | Oklahoma Avenue | Alt. No. 4 | \$ 66,424.25 |
| | | Belrose Avenue | Alt. No. 5 | \$105,743.77 |
| | | Hillsdale Avenue | Alt. No. 6 | \$ 13,993.75 |
| | | Kelton Avenue | Alt. No. 7 | \$ 44,888.60* |
| | | Biltmore Avenue | Alt. No. 8 | \$ 18,546.20 |
| | | Parkside Avenue | Alt. No. 9 | \$ 31,571.70 |
| | | Peermont Avenue | Alt. No. 10 | \$ 36,498.10 |
| | | Belplain Avenue | Alt. No. 11 | \$ 4,220.00 |
| | | Illinois Avenue Municipal Parking Lot | Alt. No. 12 | \$ 31,724.60 |
| | | | Total Bid plus Alts 1-12: | \$952,799.01 |

*Corrected Amount

Our review of the bids indicates that all totals are mathematically correct and do contain all required documentation properly executed in accordance with the requirements of the bid specifications except as follows:

- The low bidder, Niando Construction, Inc., made a summation error in the tabulation of Alternate #7. The results indicated above reflect the corrected total.

The Engineer's Estimate for this project was approximately \$305,000 for the base bid and \$780,000 for the base bid plus the alternates. The bid of the apparent low bidder, Niando Construction, Inc., at \$376,088.90 came in approximately \$71,000 over the Engineer's Estimate for the base bid and \$173,000 for the total project. I questioned the contractor after the bid opening regarding the significant difference between the bid and the engineer's cost estimate. Mr. Niando indicated that there had been changes in the cost of materials, plus my selection of bedding materials (all limestone vs air cooled slag), added to the cost. He did advise that if the Borough allowed air cooled slag and the use of all #2A, that he could reduce his price on the base bid by \$30,000.

I also contacted several of the contractors who picked up bid sets but did not bid on the project. One indicated that they would be the paving sub-contractor for Niando Construction, Inc., and therefore did not bid. A second indicated that they currently have a heavy workload and decided not to bid. Another indicated that they were so busy that they just did not have enough time to properly prepare a bid. I have not heard back from the others, but surmise that they are also very busy or that they, being primarily road contractors, did not want to contend with the sewer portion of the work.

The Borough has two options relative to the bids; reject the bid and rebid, or approve the bid of the low bidder, Niando Construction, Inc. Considering the time of the year, I would not recommend rejecting the bid and rebidding the project, as between 4 and 6 weeks would be lost to go through the re-bid process. I would recommend award to the low bidder, Niando Construction, Inc. as discussed below.

In accordance with the specifications, any recommendation of award would be based solely upon the base bid with the various alternates added as funding allows. Based solely upon the base bid, I would recommend award to Niando Construction, Inc., who is the apparent low bidder.

The base bid has both a sewer component and a roadway component. I reviewed the current budget report and there is currently \$80,619.83 available in the sewer repairs/maintenance line item and \$434,493.00 available in the road program line item for a total of \$515,112.83 available to pay for the project. In the bid from Niando Construction, the component attributable to the sewer work is \$83,842.00 and may be paid almost entirely out of the sewer repairs/maintenance line item. The remainder of the base bid would be paid out of the road program line item. Subtracting the base bid from the funds available, there is \$139,023.93 available to pay for several alternates, \$169,023.93 if we make the material changes identified by Mr. Niando above.

For alternates, I excluded Alt. 2 the Pool Parking Lot, since construction would not occur before the end of the current pool season. Temporary pavement restoration may be done in-house in the fall with final restoration to be completed in the spring of 2014. I would recommend that the award include Alt. 5 Belrose Avenue at \$105,743.77, since the work includes the area of the crosswalk awarded to Laurel Asphalt which would have to be completed so they could do their work; Alt. 11 Belplain Avenue at \$4,229.00, since it is a safety concern with the curb; Alt. 2 Dormont Avenue at \$33,726.00 since it was high on the initial work list and Alt. 8 Biltmore Avenue at \$18,546.20 since it fits within the remaining available budget. The total of the alternates recommended is \$162,235.97, which if awarded leaves \$6,787.96 for unanticipated extras, assuming we make the material changes and accept the \$30,000 credit.

The Borough is familiar with the work of the low bidder, Niando Construction, Inc., having worked with them in the past, most recently on the 2012 road project, and find their work to be satisfactory. I would therefore have no objection to the award of the contract to the apparent low bidder, Niando Construction, Inc., for the base bid plus all alternates 2, 5, 8 & 11 in the amount of **\$538,324.87** contingent upon receipt of a credit from the contractor in the amount of at least \$30,000.00.

| Borough of Dormont RECONSTRUCTION OF MERVIN AVE. & RESURFACING OF VARIOUS STREETS TABULATION OF BIDS RECEIVED DATE: July 19, 2013 | | | | Niando Construction, Inc. 620 Long Road Pittsburgh, PA 15235 | | | |
|---|--|---------------------|------------------|--|-------------|--------|-----|
| BID SECURITY | | | | BB | YES | C of S | YES |
| BASE BID - MERVIN AVENUE RECONSTRUCTION | | | | | | | |
| # | ITEM | QUANTITY & UNITS | MINIMUM PRICE | UNIT PRICE | TOTAL | | |
| 1 | Removal of all Existing Pavement Material to Sub-Grade Including Asphalt, Brick and Concrete Base, Complete in Place | 2,120 SY | | \$15.40 | \$32,648.00 | | |
| 2 | Geotextile Material, Complete in Place | 2,120 SY | | \$2.09 | \$4,430.80 | | |
| 3 | 4" Underdrain, Perforated ADS Pipe, Complete in Place | 1,450 LF | | \$9.90 | \$14,355.00 | | |
| 4 | Sub-Base Installation, 10" Thick, Complete in Place | 2,120 SY | | \$15.95 | \$33,814.00 | | |
| 5 | 25 mm Superpave Base Course, 4" Thick, Complete in Place | 2,120 SY | | \$16.95 | \$35,934.00 | | |
| 6 | 19.0 mm Superpave Binder Course, 3" Thick, Complete in Place | 2,120 SY | | \$13.60 | \$28,832.00 | | |
| 7 | 9.5 mm Superpave Fine Grade Wearing Course, 1-1/2" Thick, | 2,120 SY | | \$10.28 | \$21,793.60 | | |
| 8 | ADA Handicap Ramp including truncated domes, Complete in Place | 75 SF | | \$13.20 | \$990.00 | | |
| 9 | Concrete Sidewalk Replacement, Complete in Place | 920 SF | | \$8.70 | \$8,004.00 | | |
| 10 | Concrete Driveway Apron Replacement, Complete in Place | 2,330 SF | | \$9.70 | \$22,601.00 | | |
| 11 | Asphalt Driveway Replacement, Complete in Place | 50 SF | | \$3.30 | \$165.00 | | |
| 12 | Removal & Replacement of Concrete Curb (Includes Depressed | 1,540 LF | | \$45.10 | \$69,454.00 | | |
| 13 | Removal & Replacement of Concrete Curb & Gutter (Includes | 30 LF | | \$45.10 | \$1,353.00 | | |
| 14 | Unsuitable Material Replacement, Complete in Place | 50 TON | | \$53.90 | \$2,695.00 | | |
| 15 | Type M Inlet Construction, 0'-8' depth, Complete in Place | 2 UNIT | | \$3,300.00 | \$6,600.00 | | |
| 16 | Installation of Manhole Frame and Cover, Complete in Place | 1 UNIT | | \$990.00 | \$990.00 | | |
| 17 | Replacement or Installation of Roof Conductors, Complete in Place | 105 LF | | \$5.50 | \$577.50 | | |
| 18 | 8" SDR-35 PVC Sewer Main, 0'-8' Depth, Critical Area, Complete in | 44 LF | | \$88.00 | \$3,872.00 | | |
| 19 | 8" SDR-35 PVC Sewer Main, 8'-10' Depth, Critical Area, Complete in | 700 LF | | \$93.50 | \$65,450.00 | | |
| 20 | Wye Branch PVC SDR-35 or SDR-26, Critical Area, Complete in Place | 19 UNIT | | \$330.00 | \$6,270.00 | | |
| 21 | Installation of Sanitary Sewer Manhole, Critical Area, 0'-8' depth, | 2 UNIT | | \$3,300.00 | \$6,600.00 | | |
| 22 | Installation of Sanitary Sewer Manhole, Critical Area, Greater Than 8' depth, Complete in Place | 2 VF | | \$330.00 | \$660.00 | | |

| Borough of Dormont RECONSTRUCTION OF MERVIN AVE. & RESURFACING OF VARIOUS STREETS TABULATION OF BIDS RECEIVED DATE: July 19, 2013 | | | | Niando Construction, Inc. 620 Long Road Pittsburgh, PA 15235 | |
|--|--|---------------------|------------------|--|----------------|
| BID SECURITY | | | | BB | YES C of S YES |
| BASE BID - MERVIN AVENUE RECONSTRUCTION | | | | | |
| # | ITEM | QUANTITY & UNITS | MINIMUM PRICE | UNIT PRICE | TOTAL |
| 23 | Mobilization & Demobilization , Complete in Place | 1 LS | | \$8,000.00 | \$8,000.00 |
| BASE BID TOTAL | | | | \$376,088.90 | |

**ALTERNATE BID 1 - POOL
PARKING LOT RESURFACING**

| | | | | | |
|------------------------------|---|----------|--|---------------------|-------------|
| 1 | Removal of all Existing Pavement Material to 10" Depth, Complete in | 470 SY | | \$22.00 | \$10,340.00 |
| 2 | Removal of all Existing Pavement Material to 18-1/2" Depth, Complete | 85 SY | | \$29.00 | \$2,465.00 |
| 3 | Sub-Base Installation, 3" Thick, Complete in Place | 470 SY | | \$6.25 | \$2,937.50 |
| 4 | Sub-Base Installation, 10" Thick, Complete in Place | 85 SY | | \$15.95 | \$1,355.75 |
| 5 | Class IV, Type A Geotextile Material, Complete in Place | 555 SY | | \$2.09 | \$1,159.95 |
| 6 | 25 mm Superpave Base Course, 4" Thick, Complete in Place | 555 SY | | \$19.50 | \$10,822.50 |
| 7 | 19.0 mm Superpave Binder Course, 3" Thick, Complete in Place | 555 SY | | \$15.20 | \$8,436.00 |
| 8 | 9.5 mm Superpave Fine Grade Leveling Course, Complete in Place | 50 TON | | \$90.75 | \$4,537.50 |
| 9 | Cold Milling - 1-1/2" and Variable Depth, Complete in Place. | 510 SY | | \$7.25 | \$3,697.50 |
| 10 | 9.5 mm Superpave Fine Grade Wearing Course, 1-1/2" Thick, | 5,035 SY | | \$7.82 | \$39,373.70 |
| 11 | 12" Wide Trench Drain, Complete in Place. | 36 LF | | \$275.00 | \$9,900.00 |
| 12 | ADA Handicap Ramps, Complete in Place | 125 SF | | \$25.00 | \$3,125.00 |
| 13 | Concrete Sidewalk Installation, Complete in Place | 1,125 SF | | \$10.70 | \$12,037.50 |
| 14 | Phase Mobilization, Complete in Place | 1 LS | | \$11,018.00 | \$11,018.00 |
| ALTERNATE NO. 1 TOTAL | | | | \$121,205.90 | |

| | |
|---|--|
| Borough of Dormont RECONSTRUCTION OF MERVIN AVE. & RESURFACING OF VARIOUS STREETS TABULATION OF BIDS RECEIVED DATE: July 19, 2013 | Niando Construction, Inc. 620 Long Road Pittsburgh, PA 15235 |
|---|--|

| | | | | |
|--------------|----|-----|--------|-----|
| BID SECURITY | BB | YES | C of S | YES |
|--------------|----|-----|--------|-----|

| | | | | |
|--|--|--|--|--|
| BASE BID - MERVIN AVENUE RECONSTRUCTION | | | | |
|--|--|--|--|--|

| # | ITEM | QUANTITY & UNITS | MINIMUM PRICE | UNIT PRICE | TOTAL |
|---|------|---------------------|------------------|---------------|-------|
|---|------|---------------------|------------------|---------------|-------|

**ALTERNATE BID NO. 2 -
DORMONT AVENUE**

| | | | | | |
|---|---|----------|--|------------|-------------|
| 1 | Cold Milling - 1-1/2" Depth, Complete in Place. | 2,100 SY | | \$5.75 | \$12,075.00 |
| 2 | 9.5 mm Superpave Fine Grade Wearing Course, 1-1/2", Complete in | 2,100 SY | | \$8.85 | \$18,585.00 |
| 3 | Phase Mobilization, Complete in Place | 1 LS | | \$3,066.00 | \$3,066.00 |

ALTERNATE NO. 2 TOTAL \$33,726.00

**ALTERNATE BID NO. 3 -
TENNESSEE AVENUE**

| | | | | | |
|---|---|----------|--|------------|-------------|
| 1 | Cold Milling - 3-1/2" Depth, Complete in Place. | 1,650 SY | | \$5.66 | \$9,339.00 |
| 2 | Cold Milling - 1-1/2" Depth, Complete in Place. | 14 SY | | \$5.66 | \$79.24 |
| 3 | 19.0 mm Superpave Binder Course, 2" Thick, Complete in Place | 1,650 SY | | \$9.75 | \$16,087.50 |
| 4 | 9.5 mm Superpave Fine Grade Wearing Course, 1-1/2", Complete in | 1,664 SY | | \$9.40 | \$15,641.60 |
| 5 | ADA Handicap Ramps, Complete in Place | 100 SF | | \$25.00 | \$2,500.00 |
| 6 | Concrete Sidewalk Replacement, Complete in Place | 247 SF | | \$10.70 | \$2,642.90 |
| 7 | Removal & Replacement of Concrete Curb (Includes Depressed | 58 LF | | \$60.00 | \$3,480.00 |
| 8 | Convert Pittsburgh Inlet To Type "M" Inlet, Complete in Place | 2 UNIT | | \$6,100.00 | \$12,200.00 |
| 9 | Phase Mobilization, Complete in Place | 1 LS | | \$6,197.00 | \$6,197.00 |

ALTERNATE NO. 3 TOTAL \$68,167.24

**ALTERNATE BID NO. 4 -
OKLAHOMA AVENUE**

| | | | | | |
|---|---|----------|--|---------|-------------|
| 1 | Cold Milling - 3-1/2" Depth, Complete in Place. | 1,400 SY | | \$5.75 | \$8,050.00 |
| 2 | Cold Milling - 1-1/2" Depth, Complete in Place. | 10 SY | | \$5.75 | \$57.50 |
| 3 | 19.0 mm Superpave Binder Course, 2" Thick, Complete in Place | 1,400 SY | | \$9.85 | \$13,790.00 |
| 4 | 9.5 mm Superpave Fine Grade Wearing Course, 1-1/2", Complete in | 1,410 SY | | \$9.40 | \$13,254.00 |
| 5 | ADA Handicap Ramps, Complete in Place | 41 SF | | \$25.00 | \$1,025.00 |
| 6 | Concrete Sidewalk Replacement, Complete in Place | 578 SF | | \$10.70 | \$6,179.25 |
| 7 | Concrete Driveway Apron Replacement, Complete in Place | 165 SF | | \$11.70 | \$1,930.50 |

| | |
|---|--|
| Borough of Dormont RECONSTRUCTION OF MERVIN AVE. & RESURFACING OF VARIOUS STREETS TABULATION OF BIDS RECEIVED DATE: July 19, 2013 | Niando Construction, Inc. 620 Long Road Pittsburgh, PA 15235 |
|---|--|

| BID SECURITY | | | | BB | YES | C of S | YES |
|--|---|------------------|---------------|------------|-------------|--------|-------------|
| BASE BID - MERVIN AVENUE RECONSTRUCTION | | | | | | | |
| # | ITEM | QUANTITY & UNITS | MINIMUM PRICE | UNIT PRICE | TOTAL | | |
| 8 | Removal & Replacement of Concrete Curb (Includes Depressed | 65 LF | | \$60.00 | \$3,900.00 | | |
| 9 | Convert Pittsburgh Inlet to Type "M" Inlet, Complete in Place | 2 UNIT | | \$6,100.00 | \$12,200.00 | | |
| 10 | Phase Mobilization, Complete in Place | 1 LS | | \$6,038.00 | \$6,038.00 | | |
| ALTERNATE NO. 4 TOTAL | | | | | | | \$66,424.25 |

ALTERNATE BID NO. 5 - BELROSE AVENUE

| | | | | | | | |
|-----------------------|--|----------|--|------------|-------------|--|--------------|
| 1 | Cold Milling - 3-1/2" Depth, Complete in Place. | 2,770 SY | | \$5.25 | \$14,542.50 | | |
| 2 | Cold Milling - 1-1/2" Depth, Complete in Place. | 280 SY | | \$5.25 | \$1,470.00 | | |
| 3 | Removal of Existing Pavement Material to 17-1/2" Depth, Complete | 18 SY | | \$29.00 | \$522.00 | | |
| 4 | Sub-Base Installation, 10" Thick, Complete in Place | 18 SY | | \$29.00 | \$522.00 | | |
| 5 | 25 mm Superpave Base Course, 4" Thick, Complete in Place | 18 SY | | \$25.50 | \$459.00 | | |
| 6 | Geotextile Material, Complete in Place | 18 SY | | \$2.09 | \$37.62 | | |
| 7 | 19.0 mm Superpave Binder Course, 2" Thick, Complete in Place | 2,788 SY | | \$9.25 | \$25,789.00 | | |
| 8 | 9.5 mm Superpave Fine Grade Wearing Course, 1-1/2", Complete in | 3,050 SY | | \$8.25 | \$25,162.50 | | |
| 9 | ADA Handicap Ramps, Complete in Place | 230 SF | | \$25.00 | \$5,750.00 | | |
| 10 | Concrete Sidewalk Replacement, Complete in Place | 514 SF | | \$10.70 | \$5,499.80 | | |
| 11 | Concrete Driveway Apron Replacement, Complete in Place | 166 SF | | \$11.70 | \$1,936.35 | | |
| 12 | Removal & Replacement of Concrete Curb (Includes Depressed | 139 LF | | \$60.00 | \$8,340.00 | | |
| 13 | Convert Pittsburgh Inlet to Type "M" Inlet, Complete in Place | 1 UNIT | | \$6,100.00 | \$6,100.00 | | |
| 14 | Phase Mobilization, Complete in Place | 1 LS | | \$9,613.00 | \$9,613.00 | | |
| ALTERNATE NO. 5 TOTAL | | | | | | | \$105,743.77 |

ALTERNATE BID NO. 6 - HILLSDALE AVENUE

| | | | | | | | |
|---|---|--------|--|------------|------------|--|--|
| 1 | Cold Milling - 1-1/2" Depth, Complete in Place. | 755 SY | | \$7.45 | \$5,624.75 | | |
| 2 | 9.5 mm Superpave Fine Grade Wearing Course, 1-1/2", Complete in | 755 SY | | \$9.40 | \$7,097.00 | | |
| 3 | Phase Mobilization, Complete in Place | 1 LS | | \$1,272.00 | \$1,272.00 | | |

| | |
|---|--|
| Borough of Dormont RECONSTRUCTION OF MERVIN AVE. & RESURFACING OF VARIOUS STREETS TABULATION OF BIDS RECEIVED DATE: July 19, 2013 | Niando Construction, Inc. 620 Long Road Pittsburgh, PA 15235 |
|---|--|

| | | | | |
|--------------|----|-----|--------|-----|
| BID SECURITY | BB | YES | C of S | YES |
|--------------|----|-----|--------|-----|

| | | | | |
|---|--|--|--|--|
| BASE BID - MERVIN AVENUE RECONSTRUCTION | | | | |
|---|--|--|--|--|

| # | ITEM | QUANTITY & UNITS | MINIMUM PRICE | UNIT PRICE | TOTAL |
|---|------|------------------|---------------|------------|-------|
|---|------|------------------|---------------|------------|-------|

ALTERNATE NO. 6 TOTAL \$13,993.75

**ALTERNATE BID NO. 7 -
KELTON AVENUE**

| | | | | | |
|---|---|----------|--|------------|-------------|
| 1 | Cold Milling - 3-1/2" Depth, Complete in Place. | 1,164 SY | | \$5.90 | \$6,867.60 |
| 2 | Cold Milling - 1-1/2" Depth, Complete in Place. | 28 SY | | \$5.90 | \$165.20 |
| 3 | 19.0 mm Superpave Binder Course, 2" Thick, Complete in Place | 1,164 SY | | \$10.15 | \$11,814.60 |
| 4 | 9.5 mm Superpave Fine Grade Wearing Course, 1-1/2", Complete in | 1,192 SY | | \$9.50 | \$11,324.00 |
| 5 | ADA Handicap Ramps, Complete in Place | 121 SF | | \$25.00 | \$3,025.00 |
| 6 | Concrete Sidewalk Replacement, Complete in Place | 366 SF | | \$10.70 | \$3,916.20 |
| 7 | Removal & Replacement of Concrete Curb & Gutter (Includes | 72 LF | | \$60.00 | \$4,320.00 |
| 8 | Phase Mobilization, Complete in Place | 1 LS | | \$3,456.00 | \$3,456.00 |

ALTERNATE NO. 7 TOTAL \$44,888.60 *

* Corrected Amount

**ALTERNATE BID NO. 8 -
BILTMORE AVENUE**

| | | | | | |
|---|---|--------|--|------------|------------|
| 1 | Cold Milling - 1-1/2" Depth, Complete in Place. | 670 SY | | \$7.65 | \$5,125.50 |
| 2 | 9.5 mm Superpave Fine Grade Wearing Course, 1-1/2", Complete in | 670 SY | | \$9.75 | \$6,532.50 |
| 4 | ADA Handicap Ramps, Complete in Place | 40 SF | | \$25.00 | \$1,000.00 |
| 3 | Concrete Sidewalk Replacement, Complete in Place | 146 SF | | \$10.70 | \$1,562.20 |
| 5 | Removal & Replacement of Concrete Curb (Includes Depressed | 44 LF | | \$60.00 | \$2,640.00 |
| 6 | Phase Mobilization, Complete in Place | 1 LS | | \$1,686.00 | \$1,686.00 |

ALTERNATE NO. 8 TOTAL \$18,546.20

**ALTERNATE BID NO. 9 -
PARKSIDE AVENUE**

| | | | | | |
|---|--|--------|--|---------|------------|
| 1 | Cold Milling - 3-1/2" Depth, Complete in Place. | 880 SY | | \$7.25 | \$6,380.00 |
| 2 | Cold Milling - 1-1/2" Depth, Complete in Place. | 17 SY | | \$7.25 | \$123.25 |
| 3 | 19.0 mm Superpave Binder Course, 2" Thick, Complete in Place | 880 SY | | \$10.75 | \$9,460.00 |

| | |
|---|--|
| Borough of Dormont RECONSTRUCTION OF MERVIN AVE. & RESURFACING OF VARIOUS STREETS TABULATION OF BIDS RECEIVED DATE: July 19, 2013 | Niando Construction, Inc. 620 Long Road Pittsburgh, PA 15235 |
|---|--|

| | |
|--------------|-------------------------|
| BID SECURITY | BB YES C of S YES |
|--------------|-------------------------|

| | | | | | |
|--|--|--|--|--|--|
| BASE BID - MERVIN AVENUE RECONSTRUCTION | | | | | |
|--|--|--|--|--|--|

| # | ITEM | QUANTITY & UNITS | MINIMUM PRICE | UNIT PRICE | TOTAL |
|---|---|---------------------|------------------|---------------|------------|
| 4 | 9.5 mm Superpave Fine Grade Wearing Course, 1-1/2", Complete in | 897 SY | | \$10.25 | \$9,194.25 |
| 5 | ADA Handicap Ramps, Complete in Place | 40 SF | | \$25.00 | \$1,000.00 |
| 6 | Concrete Sidewalk Replacement, Complete in Place | 106 SF | | \$10.70 | \$1,134.20 |
| 7 | 17" Rolled Curb Replacement, Complete in Place | 24 LF | | \$60.00 | \$1,410.00 |
| 8 | Phase Mobilization, Complete in Place | 1 LS | | \$2,870.00 | \$2,870.00 |

ALTERNATE NO. 9 TOTAL \$31,571.70

ALTERNATE BID NO. 10 - PEERMONT AVENUE

| | | | | | |
|----|---|--------|--|------------|------------|
| 1 | Cold Milling - 3-1/2" Depth, Complete in Place. | 825 SY | | \$7.25 | \$5,981.25 |
| 2 | Cold Milling - 1-1/2" Depth, Complete in Place. | 30 SY | | \$7.25 | \$217.50 |
| 3 | 19.0 mm Superpave Binder Course, 2" Thick, Complete in Place | 825 SY | | \$10.75 | \$8,868.75 |
| 4 | 9.5 mm Superpave Fine Grade Wearing Course, 1-1/2", Complete in | 855 SY | | \$10.25 | \$8,763.75 |
| 5 | ADA Handicap Ramps, Complete in Place | 80 SF | | \$25.00 | \$2,000.00 |
| 6 | Concrete Sidewalk Replacement, Complete in Place | 306 SF | | \$10.70 | \$3,268.85 |
| 7 | 15" Rolled Curb Replacement, Complete in Place | 14 LF | | \$60.00 | \$840.00 |
| 8 | 18" Curb & Gutter Replacement, Complete in Place | 23 LF | | \$60.00 | \$1,380.00 |
| 9 | 20" Rolled Curb Replacement, Complete in Place | 31 LF | | \$60.00 | \$1,860.00 |
| 10 | Phase Mobilization, Complete in Place | 1 LS | | \$3,318.00 | \$3,318.00 |

ALTERNATE NO. 10 TOTAL \$36,498.10

ALTERNATE BID NO. 11 - BELPLAIN AVENUE CURB

| | | | | | |
|---|---|-------|--|----------|------------|
| 1 | Removal & Replacement of Concrete Curb, Complete in Place | 62 LF | | \$60.00 | \$3,720.00 |
| 2 | Phase Mobilization, Complete in Place | 1 LS | | \$500.00 | \$500.00 |

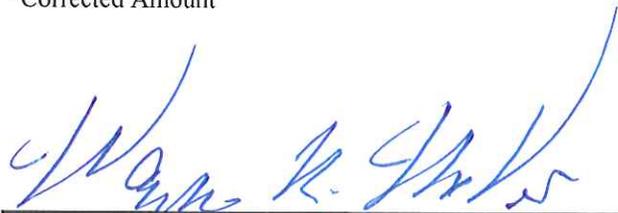
ALTERNATE NO. 11 TOTAL \$4,220.00

ALTERNATE BID NO. 12 - ILLINOIS AVENUE PARKING

| | | | | | |
|---|---|--------|--|---------|------------|
| 1 | Cold Milling - 3-1/2" Depth, Complete in Place. | 230 SY | | \$25.45 | \$5,853.50 |
|---|---|--------|--|---------|------------|

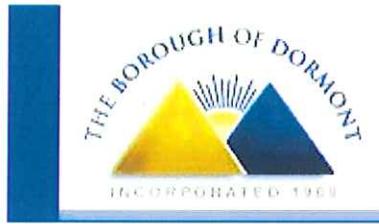
| Borough of Dormont RECONSTRUCTION OF MERVIN AVE. & RESURFACING OF VARIOUS STREETS TABULATION OF BIDS RECEIVED DATE: July 19, 2013 | | | | Niando Construction, Inc. 620 Long Road Pittsburgh, PA 15235 | | | |
|---|--|---------------------|------------------|--|-------------|--------|-----|
| BID SECURITY | | | | BB | YES | C of S | YES |
| BASE BID - MERVIN AVENUE RECONSTRUCTION | | | | | | | |
| # | ITEM | QUANTITY & UNITS | MINIMUM PRICE | UNIT PRICE | TOTAL | | |
| 2 | Cold Milling - 0" to 1-1/2" Depth, Complete in Place. | 390 SY | | \$16.50 | \$6,435.00 | | |
| 3 | 19.0 mm Superpave Binder Course, 2" Thick, Complete in Place | 230 SY | | \$15.50 | \$3,565.00 | | |
| 4 | 9.5 mm Superpave Fine Grade Wearing Course, 1-1/2", Complete in | 610 SY | | \$14.75 | \$8,997.50 | | |
| 5 | Removal & Replacement of Concrete Curb (Includes Depressed | 18 LF | | \$60.00 | \$1,080.00 | | |
| 6 | ADA Handicap Ramps, Complete in Place | 47 SF | | \$25.00 | \$1,175.00 | | |
| 7 | Concrete Sidewalk Replacement, Complete in Place | 78 SF | | \$10.70 | \$834.60 | | |
| 8 | Reset Inlet Frame and Cover, Complete in Place | 1 UNIT | | \$900.00 | \$900.00 | | |
| 9 | Phase Mobilization, Complete in Place | 1 LS | | \$2,884.00 | \$2,884.00 | | |
| ALTERNATE NO. 12 TOTAL | | | | | \$31,724.60 | | |

| | |
|---|---------------|
| TOTAL BASE BID | \$376,088.90 |
| TOTAL ALTERNATE NO. 1 | \$121,205.90 |
| TOTAL ALTERNATE NO. 2 | \$33,726.00 |
| TOTAL ALTERNATE NO. 3 | \$68,167.24 |
| TOTAL ALTERNATE NO. 4 | \$66,424.25 |
| TOTAL ALTERNATE NO. 5 | \$105,743.77 |
| TOTAL ALTERNATE NO. 6 | \$13,993.75 |
| TOTAL ALTERNATE NO. 7 | \$44,888.60 * |
| TOTAL ALTERNATE NO. 8 | \$18,546.20 |
| TOTAL ALTERNATE NO. 9 | \$31,571.70 |
| TOTAL ALTERNATE NO. 10 | \$36,498.10 |
| TOTAL ALTERNATE NO. 11 | \$4,220.00 |
| TOTAL ALTERNATE NO. 12 | \$31,724.60 |
| GRAND TOTAL OF BASE BID WITH ALL THE ALTERNATES | \$952,799.01 |
| *Corrected Amount | |



 WAYNE R. MCVICAR, PE
 PA License No. PE-044085-R

DATE



MEMORANDUM

Date: July 18, 2013
To: President, Vice-President, Council and Mayor
From: Jeff Naftal, Borough Manager *JN*
Subject: Replacement of Slides at Castle Playground

Background:

When Castle Playground was built, the type of slide selected for the project were metal slides. These slides have now been in place for many years and are seeing deterioration. Metal slides also get hot in the summer and can cause injury if the metal twists and tears.

Discussion:

We approached the company that supplies playground with replacement pieces, Playgrounds by Leathers, and inquired as to replacement options for our slides. We were particularly interested in the more modern plastic slides that don't get as hot and wear better than the old metal slides. Leathers does offer plastic slides and so we asked for a quote, which is attached. The cost to replace 3 slides including shipping is \$1,794.60. Pictures of the slides are also attached to this report.

Funding for this replacement is partially available in the Parks and Playground Department budget, the Parks/Playground Supplies budget which has approximately \$1,200 available. The remainder of this purchase would come from the Contingency line item where there is almost \$47,000 available.

Recommendation:

I recommend that Council authorize the purchase of three (3) replacement slides at Castle Playground at Dormont Park from Playgrounds by Leathers at a cost of \$1,794.60.

JN

Attachments

Cc: Kristin Hulihan, Recreation Director
T. J. Conroy, Parks Superintendent
Sherri Puce, Bookkeeper



Playgrounds by
LEATHERS
Dream. Build. Play!

PRICE QUOTE

| Date | Project | Project # | Quote # |
|-----------|-------------|-----------|---------|
| 6/24/2013 | Dormont, PA | #5090 | 629R |

To:

T.J. Conroy
Dormont Borough
2975 West liberty Avenue
Dormont, PA 15216

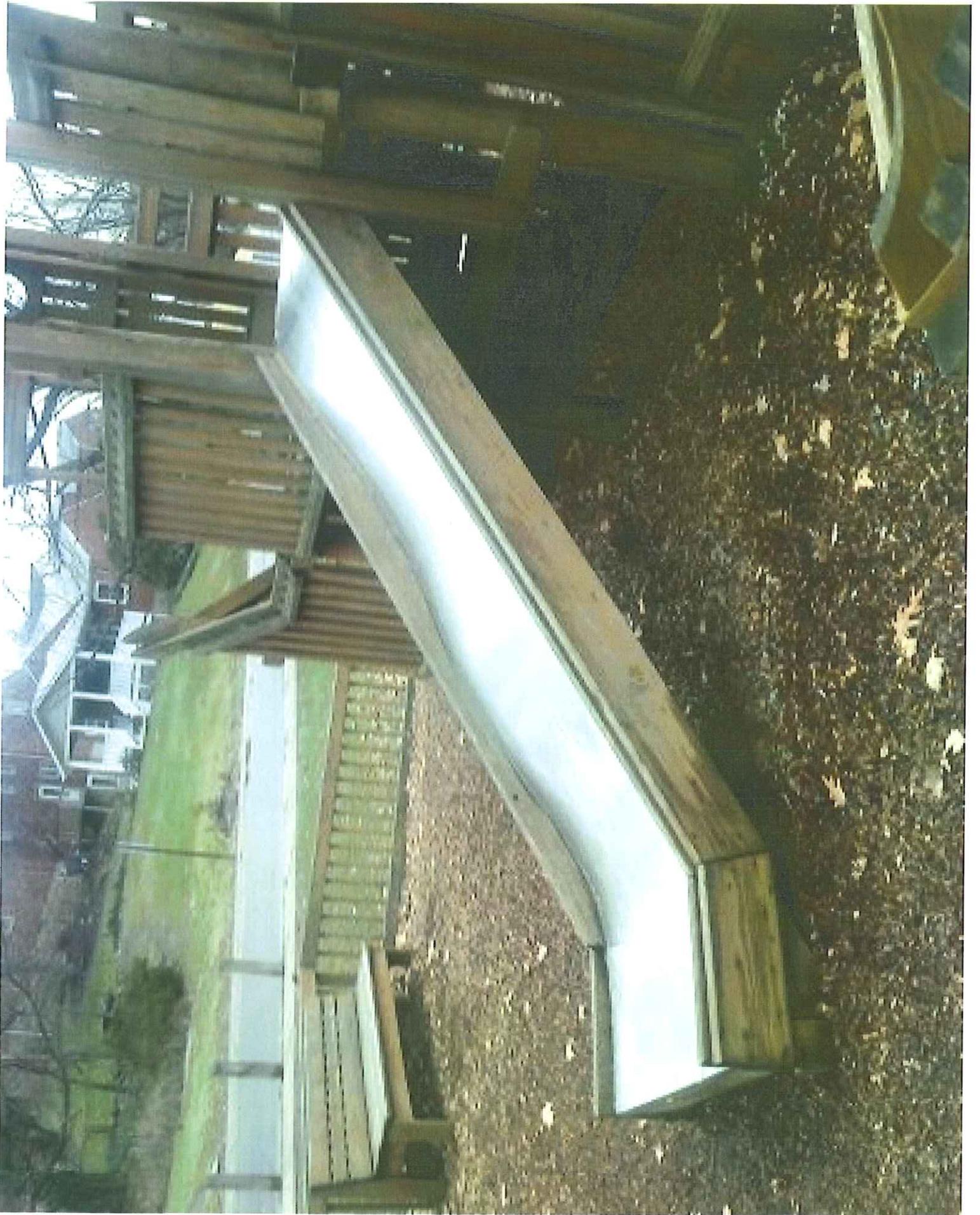
| Description | Amount | Price | Total |
|---------------------------------------|--------|--------|--------|
| Tot slide (narrow) - 3 DWFS SLIDE KIT | 1 | 493.19 | 493.19 |
| Shipping | | 350.00 | 350.00 |
| Wave slide (short) - 4 DWWS SLIDE KIT | 1 | 568.70 | 568.70 |
| Mini slide -2 DWFS SLIDE KIT | 1 | 382.71 | 382.71 |

Total **\$1,794.60**

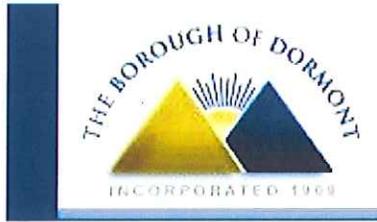
TO ORDER: SEND CHECK, P.O. or VISA, MASTER CARD or DISCOVER CARD INFO. ITEMS ORDERING,
AND A DELIVERY ADDRESS TO BARB DOMINIE, 225 SOUTH
FULTON STREET, ITHACA, NY 14850. IF SUBMITTING A PURCHASE ORDER, A 50% PAYMENT IS
REQUIRED WITH P.O.

225 South Fulton St. Ithaca, NY 14850 • 106 Mako Lane, Jupiter, FL 33477
Toll Free 877-564-6464 • Florida 561-746-9581 • Fax 607-277-1433
www.leathersassociates.com









MEMORANDUM

Date: July 22, 2013

To: President, Vice-President, Council and Mayor

From: Jeff Naftal, Borough Manager 

Subject: HVAC Control System Replacement at Borough Hall

Background:

There are thirteen (13) air conditioning/heating (HVAC) units that were installed on the roof of the Borough building at the time it was renovated. Each of these units only addresses specific areas of the building and each has its own duct work and its own control system to regulate the temperature and open and close dampers. The HVAC system which cools the Historical Society and Lifespan has been shutting off for over two months now. We contacted the HVAC contractor who had been working on our systems for the last couple of years and they were unable to get it working and came up with no solutions for the problem. So we contacted a different HVAC contractor, Fazio Mechanical Services, who came out to try to identify the problem and propose a solution.

Discussion:

Fazio came out and after checking all of our systems determined that the control system for the unit that cools the Historical Society and Lifespan was no longer functioning. The control system can no longer be repaired as it is not made nor serviced anymore. Therefore, they propose to replace the existing non-functional control system with a new, state-of-the-art control system made by Johnson Controls. A brochure about the system is included with this report. Their proposal includes all installation at both the HVAC unit and throughout the building as required. Their price quoted and attached for your review is \$8,300. For comparison purposes, I wondered if replacing the unit would not be a better value. But the cost for replacing the HVAC unit (which would include replacing the control system) would be over \$20,000. Therefore I believe that our better course of action would be to replace just the control system at this time.

No funds were budgeted for this purpose but there is \$25,000 available in the Government Building department, Major Purchases, line item for this expenditure. Pursuant to our Purchasing Policy purchases in this range can be made with 2 quotes but given the lack of an alternative by the first HVAC contractor, the quoted price for replacing the entire HVAC unit, and the urgency of keeping the system working during the summer months for the seniors at Lifespan, I believe that Council can consider this an emergency purchase and authorize it at this time.

Recommendation:

I recommend that Council authorize an emergency purchase of a Johnson Control System for the Historical Society/Lifespan HVAC unit from Fazio Mechanical Services at a cost of \$8,300.

JN

Attachments

Cc: John Schneider, Streets Superintendent



July 8, 2013

Borough of Dormont
Attn: Jeffrey Naftal
1444 Hillsdale Avenue
Pittsburgh, PA 15216

**Re: Life Span HVAC Control System
Proposal No. P0713-0264**

Dear Jeff:

Fazio Mechanical Services, Inc. is pleased to offer this proposal to perform the building automation work for the above referenced project in accordance with the following scope of work for a lump sum price of: **Eight Thousand Three Hundred Dollars.....\$8,300.00**

Scope of Work:

- Carrier Rooftop Unit
 - We will provide and install a Johnson RTU controller
 - We will provide and install a bypass damper controller
 - We will provide and install all associated temperature sensors
- Control System
 - We will provide and install Johnson VVT controls
 - We will provide and install space sensors with set point and adjustment
 - We will provide and install actuators for zone dampers
- Includes submittals, programming and commissioning
- One year parts and labor warranty

Exclusions:

- Duct smoke detectors
- Asbestos removal, remediation or any associated costs involved
- Patching, painting or finishes
- Temporary heating or cooling

Should you have any questions, please do not hesitate to give me a call.

Fazio Mechanical Services, Inc.

John Crawford / ce
John Crawford



Keep it simple.
Comfortable.
And energy efficient.



TEC ZONING CONTROL SYSTEM

The TEC Zoning Control System is a cost-effective product for constant volume, pressure dependent zoning systems with multi-zone heating and cooling applications. The TEC Zoning Control System has a fully scalable network architecture utilizing BACnet[®] MS/TP. It can operate as a standalone zoning system, or it can operate with a Building Automation System (BAS) that enables remote monitoring and programmability. This system is designed for retrofit projects and new construction. Typical applications include banks, retail facilities, churches, restaurants, office buildings and other multi-tenant buildings.

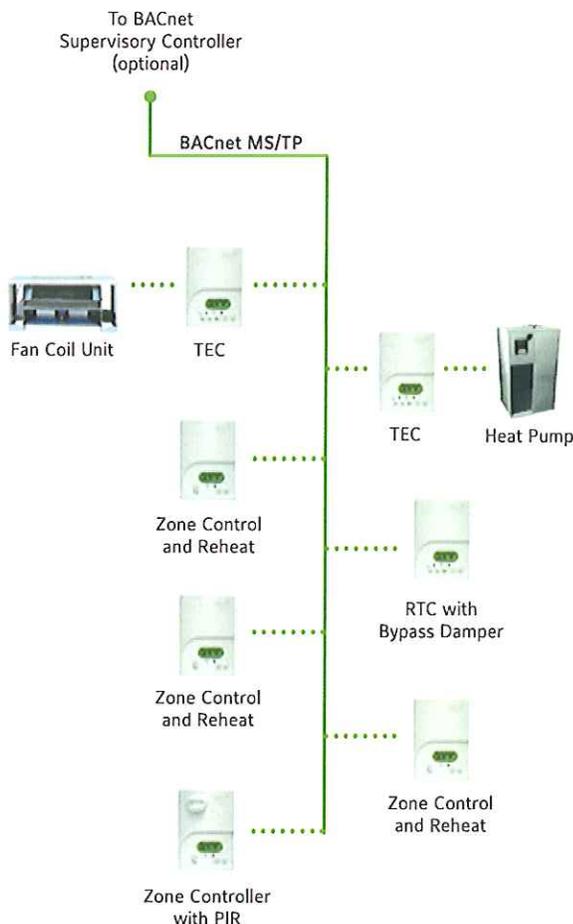
System Components

- TEC2664Z-2 Rooftop Controller (RTC)
- TEC2647Z-2 Zone Controller (ZC)
- TEC2647Z-2+PIR Zone Controller with Occupancy Sensor

Together, the rooftop controller and the zone controller provide efficient space temperature control to multiple zones. This system uses standard BACnet objects for automatic 'self-binding' ZC-to-RTC configuration and communicates in a peer-to-peer manner. Pre-configured sequences reduce the need for programming and eliminates flash downloading.

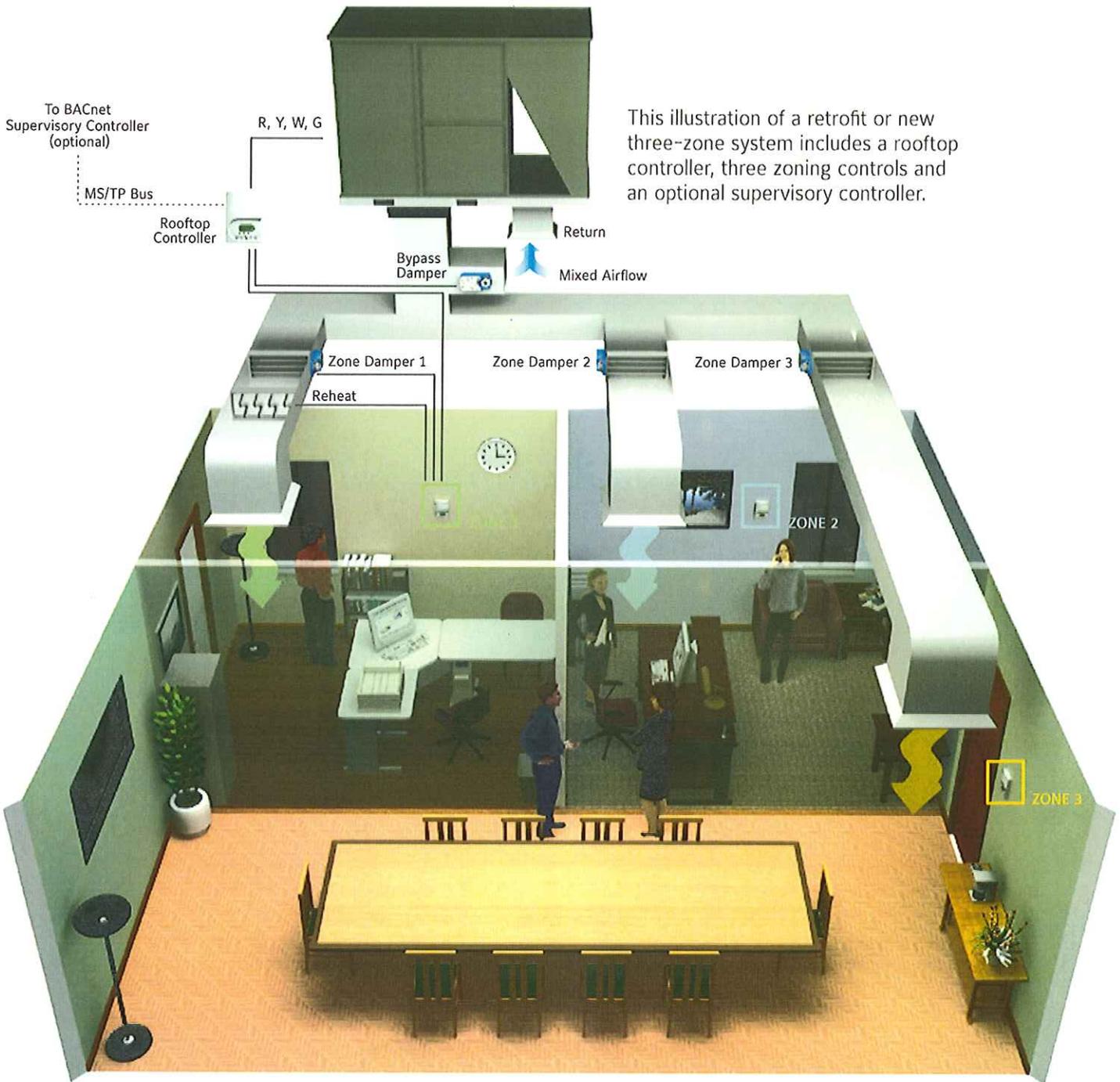


The TEC Zoning Control System is ideal for light commercial buildings.



Additional features of this system:

- RTC and ZC feature intuitive user interface with backlit display that makes setup and operation quick and easy
- Uses existing TEC controller technology for ease of installation
- No configuration tool needed – just set a few parameters to get the system up and running
- Several configurable parameters – enabling system to adapt to zoning applications with varying requirements
- Onboard Occupancy Sensor – provide energy savings without additional installation time or cost



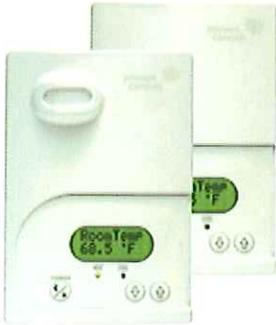
This illustration of a retrofit or new three-zone system includes a rooftop controller, three zoning controls and an optional supervisory controller.



Rooftop Control Unit Controls Rooftop and Provides Supervisory Functions

TEC2664Z-2 Rooftop Controller

- Controls up to two stages of heating and two stages of cooling.
- Controls the bypass damper to maintain air pressure in the duct.
- Schedules occupied and unoccupied times when desired.
- Multiple zone demand strategies determine heat or cool modes.
- Keypad lockout levels to avoid tampering.



Zone Controllers Provide Local Digital User Interface

TEC2647Z-2+PIR Zone Controller

- Onboard occupancy sensor minimizes number of components to install
- Occupancy sensor offers efficient setpoint strategies

TEC2647Z-2 Zone Controller

- Contains LCD display and temperature sensor.
- OVERRIDE key to override schedule.
- 0 to 10 VDC control of pressure dependent VAV equipment.
- On/off or 0 to 10 VDC control of local reheat.
- A 'get from' parameter allows you to copy parameter values from another zone controller.

TEC ZONING SYSTEM COMPONENTS

| PRODUCT CODE | CONTROL DESCRIPTION |
|----------------|---|
| TEC2664Z-2 | Controls up to two stages heat / two stages cool for rooftop, proportional bypass damper, fan, zone demand strategies |
| TEC2647Z-2 | Proportional zone damper, on/off or proportional reheat |
| TEC2647Z-2+PIR | Occupancy sensing and controls proportional zone damper, on/off or proportional reheat |

ACCESSORIES

| PRODUCT CODE | DESCRIPTION |
|-----------------|---|
| TEC-7-PIR | Occupancy sensor cover either replaces an existing TEC2647Z-2+PIR cover or converts a non-PIR TEC2647Z-2 to have occupancy sensor capability |
| TE-6363P-1 | Outdoor air temperature sensor (10K NTC) |
| TE-6361M-1 | Duct mount air temperature sensor (metal enclosure) |
| DPT2650-005D-AB | Duct static pressure transmitter (24 VAC power, 0-5" wc input, 0-5 VDC out) |
| MS-BACEOL-O | BACnet end of the line terminator |
| ZOVSD | Rectangular damper with a factory-installed Johnson Controls M9104-GGA-3 Electric Actuator for proportional zoning applications. Widths (www) are available from 8 in. / 20.3 cm (008) to 30 in./76.2 cm (030) in 1 in./2.5 cm increments. Heights (hhh) are available from 6 in./15.2 cm (006) to 30 in./76.2 cm (030) in 1 in./2.5 cm increments. Example: To order a rectangular damper assembly measuring 8 in./20.3 cm wide by 6 in./15.2 cm high, use code number ZOVSD-008X006. |
| RZGddPNNO | Round damper with a factory-installed Johnson Controls M9104-GGA-3 Electric Actuator for proportional zoning applications. Diameters (dd) are available from 6 in./15.2 cm (06) to 18 in./45.7 cm (18) in 1 in./2.5 cm increments. Example: To order a round damper assembly measuring 6 in./15.2 cm in diameter, use code number RZG06PNNO. |
| SEN-600-1 | Remote Indoor Air Temperature Sensor |
| SEN-600-4 | Remote Indoor Air Temperature Sensor with Occupancy Override and LED |

BACnet® is a registered trademark of the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE).

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MEMORANDUM

Date: July 22, 2013
To: President, Vice-President, Council and Mayor
From: Jeff Naftal, Borough Manager *JN*
Subject: Marketing Analysis Proposal

Background:

One consistent focus of our planning efforts this year, including the strategic and comprehensive plans, is that our residents want us to improve our business district. Currently we have both our CDC, Main Street, and the Business District Advisory Committee (BDAC) and Allegheny Together initiative focused on this as well as other initiatives like the West Liberty Avenue Redevelopment projects and the proposed Transportation Oriented Development (TOD) by the Dormont Junction T-Stop. We are also assisted through Allegheny Together by Town Center Associates who provides information and helps us with logistics. At a recent BDAC meeting, the idea of doing a market analysis came up and we asked Town Center to provide us with a cost proposal for doing this analysis. That proposal is attached.

Discussion:

We spoke about a market analysis at the BDAC meeting because one of the things that we agree we need to do as a Borough is to be proactive about seeking out the right kinds of businesses for the Borough instead of waiting to see what comes to us and hoping that it is something that we want and need. A market analysis takes the guesswork out of this process and provides us with detailed information on what businesses are around us within easy driving and walking and commuting distance. It then looks at what businesses are insufficiently provided for in our area and suggests those that would be good fits for our business district. And finally, it provides us with a comprehensive listing of contacts for these types of businesses so that we can contact them directly and encourage them to come into the Borough.

Town Center has done these types of studies before, including just recently with Carnegie. That analysis led to a determination of a need for a number of different types of businesses and they have already been successful in getting a half dozen to come into the community. Their study cost over \$20,000. Ours is proposed to cost only \$8,800 in large part because Town Center has gathered much of the initial background information as part of the Allegheny Together program.

I met with Main Street at their Thursday, July 25, 2013 meeting and asked them if they would be willing to contribute to this project. Their board voted unanimously to authorize payment of \$4,400 towards the cost of the market analysis.

Based on the contribution from Main Street, the cost to the Borough for this market analysis would be \$4,400. Funding for this could come from the Contingency line item which has almost \$47,000 available. If we get just one targeted business to come to the Borough we would be showing a positive return on our investment in the form of taxes, visitors and service to our residents.

Recommendation:

I recommend that Council me to enter into an agreement with Town Center Associates to produce a market analysis at a cost not to exceed \$8,800 with one half being reimbursed by Main Street.

JN

Attachments



TOWN CENTER

A S S O C I A T E S

1147 Third Street • Beaver, Pennsylvania 15009
Phone: (724)728-0500
Fax: (724) 728-6021

July 18, 2013

Borough of Dormont
Jeff Naftal, Borough Manager
1444 Hillside Avenue
Pittsburgh PA 15216

Subject: Proposal for an Advanced Targeted Business Planning Program
Borough of Dormont

Dear Mr. Naftal,

Town Center Associates (TCA) is pleased to submit our proposal for conducting an Advanced Targeted Business Planning Program for Dormont. Dormont's interest in this type of analysis reflects the primary mission of our firm which is to support communities in building strong, vibrant and sustainable business districts.

Currently, TCA is managing over twenty business district revitalization programs—many in communities with similarities to Dormont—in western Pennsylvania. Because of our record of success, our reliable methodology and outstanding staff, Allegheny County Economic Development, Beaver County Community Development Program, the Lawrence County Commissioners and many other communities have chosen TCA to provide our services to their business district revitalization programs.

As you will note in our proposal, we have included meetings with the Borough at the outset of the project to ensure we thoroughly understand your goals and meet your expectations. We have carefully outlined our deliverables and explained our philosophy and approach to conducting an Advanced Targeted Business Planning Program in a downtown-based community such as Dormont, which differs significantly from such an analysis in a community without a business district.

The primary staff members assigned to this program include Mark J. Peluso, Executive Director; Mara Dowdy, Program Director; Jack Manning, Municipal Services Director; and Elaine Savoldi, Commercial Real Estate Specialist. We will bring additional expertise and insight to this project by utilizing the relevant strengths and experience of other members of our Business District Management and Commercial Real Estate Divisions' staff.

We look forward to your review of our proposal and would be happy to answer any questions. We would welcome the opportunity to meet with you and discuss our interest in further advancing your efforts in Dormont.

Respectfully submitted,

Mark J. Peluso
Executive Director
Town Center Associates

DORMONT BOROUGH

ADVANCED TARGETED BUSINESS PLANNING PROGRAM



Prepared for the Borough of Dormont

Advanced Targeted Business Planning Program Executive Summary

DORMONT BOROUGH

Town Center Associates is pleased to present this executive summary, intended to demonstrate our firm's approach to meeting the goals as indicated by Dormont Borough's request for an Advanced Targeted Business Planning Program.

Following this overview is a more detailed outline of the strategies and deliverables intended for this project by TCA.

Composite Schedule of Project Deliverables:

TCA's efforts in this project will focus on, and result in, the delivery of first class analysis and the provision of advanced business recruiting resources designed for the purpose of attracting targeted businesses to downtown Dormont. The following is a composite schedule of all of TCA's proposed project deliverables:

1. Three (3) project-focused workshops facilitated by TCA in collaboration with the Borough. (See project timeline page for proposed schedule)
2. Preparation of a business "gap" analysis of consumer expenditures by residents living within the municipal boundaries of Dormont, or in other study area(s) determined by the Borough as relevant to downtown Dormont. (See example in the attached "Downtown Carnegie Market & Demographic Analysis").
3. Utilization of the resources generated by this project to secure consensus for an advanced "Enhanced Targeted Business List" for downtown Dormont.
4. Expansion upon the demographic reports available through the Allegheny Together program to prepare a more extensive and comprehensive market and demographic report and analysis. (See the enclosed packet of select examples from the "Carnegie Business District Market & Demographic Analysis".)
5. Outreach to owners of downtown commercial properties that are currently vacant but not on the market.
6. Compilation of a flexibly formatted Prospective Business Research Lists of operating businesses (organized by business categories), along with related contact information, relative to the targeting of regional and national businesses who provide goods and services identified as being needed / missing / inadequately represented in the downtown Dormont business district. (See attached example of an Ice Cream Shop Prospecting List for Carnegie.)

Dormont receives access to TCA's following related business attraction resources through participation in the Allegheny Together Program of Allegheny County Economic Development:

- Inclusion of downtown Dormont in the "Downtown Properties.Net" program - TCA's innovative and highly regarded business recruitment resource. Program includes on-going up-dating of digital photographs and contact information for every known commercial property for sale and storefront for lease in the targeted downtown areas.
- An online inventory of business occupancies in Dormont's traditional core business district area(s). Included in this street-level inventory is a consolidated "Profile Report" of said occupancies sorted by "type" – Retail, Service, Food, Vacant, etc., which provides an overview of the current business mix. This popular online database system provides internet access to critical information about each Dormont downtown property in the "core" business district. Database information includes street-level property occupant and owner information, property detail pages with photos, and a vacancy report.
- A Demographic Report as can be read here: http://towncenter.info/downtown/dormont/demographics_do.aspx

Advanced Targeted Business Planning Program
DORMONT BOROUGH

Project Narrative

Town Center Associates is pleased to present this narrative, intended to demonstrate our firm's approach to meeting the goals in Dormont Borough's request for an Advanced Targeted Business Planning Program. It is understood that the desired demographic and marketing research is to focus on the traditional business district of Dormont, including Potomac Avenue and West Liberty Avenue. It is further understood that the research should allow the Borough to effectively reach potential business owners with a probability of opening new businesses in Dormont.

Description of TCA's Process for Conducting Its Market and Demographic Analysis for Dormont & Surrounding Market Area

I. Overall Market Analysis of Dormont's Business District

1. Borough Workshops: Identifying the Types and Scale of New Businesses that Dormont should Seek to Attract

Borough Workshops: TCA believes the final products of this important business development initiative must incorporate a certain amount of evolving perspective from the Borough that will undoubtedly develop as information is assembled.

- | | |
|-------------|---|
| Workshop #1 | Meeting with the Borough and/or a designated project steering committee – Presentation and thorough discussion of TCA's project approach – Secure committee input - Make necessary modifications to project approach and documentation goals as determined by Borough and/or a designated steering committee. |
| Workshop #2 | Review stage 1 Market Analysis findings – Secure committee input – Consider any additional modifications to project approach and documentation goals as may be requested. |
| Workshop #3 | Review stage 2 Market Analysis findings – Secure consensus on a well-informed and "Enhanced Targeted Business List" for downtown Dormont. |

Deliverable: TCA will conduct three (3) project-focused workshops in collaboration with the Borough. (See project timeline page for proposed workshop scheduling)

2. Business Gap Analysis: Identifying "Gaps" in the Downtown Business Environment of Dormont

The Business Gap Analysis will be performed by:

- Identifying how much demand there is (expected annualized consumer expenditures) for relevant categories of goods and services) by residents of Dormont and/or special study areas.
- Identifying the amount of actual annualized consumer expenditures taking place within Dormont's designated study areas - analyze the same relevant categories of goods and services.
- Comparing the "gaps" between these two calculations can help both to identify specific areas of consumer demand that are being fully met by businesses within the Borough, and in identifying possible business opportunities – observations of consumer spending that appear to "leak" to businesses outside of downtown Dormont.

Deliverable: Preparation of a Business "Gap" Analysis of consumer expenditures by residents living within the municipal boundaries of Dormont (See example in the attached "Carnegie Business District Market & Demographic Analysis").

3. Enhanced Targeted Business List

The Borough will be encouraged to view vacant properties as great opportunities for recruiting needed retail, restaurant, and service businesses as identified during the process of developing an Enhanced Targeted Business List for downtown Dormont. The process will include the utilization of TCA's market analysis reports, but also ideas and perspective generated by analysis and discussion at the special Borough workshops. All of the resources brought to this project by TCA have been developed to assist the Borough in identifying potential business opportunities through a practical and collaborative process.

Deliverable: TCA will work closely with the Borough in utilizing the resources generated by this project in securing consensus on a well-informed and practical "Enhanced Targeted Business List" for downtown Dormont.

4. Market and Demographic Analysis Reports of Dormont & Surrounding Customer Base

An extensive variety of relevant demographic reports will be developed for the Dormont study area, including the following, **which will expand upon those provided through the Allegheny Together Program**

Study Area #1: Dormont Borough

Reports to include the following:

- Study Area Mapping
- Dormont Borough – Market Potential
- Executive Demographic Summary Report
- Household Budget Expenditures
- Retail Market Potential
- Restaurant Market Potential
- Office Market Potential
- Demographic & Income Profile
- Market Profile Report - Detailed Demographic Data

Study Area #2: Dormont Walking & Biking Area

Reports to include the following:

- Dormont Walking & Biking Area (within walking/biking distance of business district) - Market Potential
- Study Area Mapping
- Executive Demographic Summary Report

Additional Specialized Reports

Reports to include the following:

- Dormont Consumer Expenditures & Retail Gap Analysis
- Demographic Comparison Report - Nearby Municipalities
- Dormont Central Business District – Traffic Count Mapping

Deliverable: Extensive and comprehensive Market and Demographic Reports as listed above (See the enclosed packet of select examples from the "Carnegie Business District Market & Demographic Analysis".)

5. Outreach to Vacant Commercial Property Owners in the Downtown Core Business District

TCA will personally try to contact each of the owners of commercial properties that are currently vacant but not on the market to try to determine why they are not on the market, and if anything can be done to encourage the owners to consider making them available for sale/lease. By encouraging all vacant properties to be on the market, we are creating more opportunities for potential new business.

Deliverable: TCA will make up to three attempts to reach each street-level vacant property owner in the determined core central business district and will create a report of the reasons the properties are not on the market, or the owner's willingness to consider doing so in the future.

6. Business Prospecting Resource: Prospective Business Research Lists

TCA has many years of experience in assisting communities in their efforts to attract quality investors and businesses to the downtown-based communities that we support.

To help the Borough get a "jump" on the next planned stage of this project (marketing and outreach efforts), TCA will provide the Borough with written lists of business operators with contact information for regional and national firms that provide goods and services identified in the Enhanced Targeted Business List.

Deliverable: Compilation of flexibly formatted research lists of operating businesses (organized by business categories), along with related contact information, relative to the targeting of regional and national businesses who provide goods and services identified as being needed / missing / inadequately represented in the downtown Dormont business district. (See attached example of an Ice Cream Shop Prospecting List for Carnegie.)

Related Resources – Currently Provided through the Allegheny Together Program

Business Recruitment Platform – Downtown Properties.Net

Through the Allegheny Together Program, Dormont is currently provided with the opportunity to participate in our innovative new online system for recruiting new businesses – DowntownProperties.Net. This gives Dormont the ability to actively market the identified vacant and available downtown properties, as well as to help attract targeted businesses. The DowntownProperties.Net system entails:

- Inclusion of Dormont in "Downtown Properties.Net" system (DTP.Net): All field-work, database, and web-program maintenance and updating by TCA.
- Online posting of Dormont's "Targeted Business List" (as established by the Borough committee) on DTP.Net
- Online posting on DTP.Net of select sections of Dormont's Community Market and Demographic Analysis

Downtown Property Inventory – Online Downtown Database System

Downtown property information is currently made available to the Borough and any other interested parties through TCA's custom Online Downtown Database System, as provided through the Allegheny Together Program. The system not only makes critical information about the business district readily available, but also enables such information to be easily updated when changes take place in the business district.

The Online Downtown Database System includes:

Development and maintenance of TCA's Online Downtown Database System for downtown Dormont. (See attached examples of database www.towncenter.info for active community examples of how this system functions.) The database includes the following information:

Data collection includes:

Building Owner Inventory
Business Owner Inventory (street level only)
Property Address & Parcel Number Search
Business Mix Profile Reports (street level only)

Services and Support includes:

Onsite database updates by TCA staff
Database platform maintenance
Uploading of data as collected by TCA staff and/or as provided by the BOROUGH
Ongoing overall database maintenance
Database webpage hosting

Base Demographic Reports

A foundational Demographic Report is currently made available to Dormont through the Allegheny Together program and can be read here: http://towncenter.info/downtown/dormont/demographics_do.aspx

Downtown Profile Report

A property-by-property physical inventory of each building in the selected downtown areas. We review each street-level business in your online inventory and create a "Profile Report", summarizing occupancies by "type" (retail, service, food, etc.). This enables an "apples-to-apples" comparison for Dormont with Allegheny Together and other communities.

Dormont Advanced Targeted Business Planning Program

Prepared for Dormont Borough

Project Timeline

| <u>Deliverable</u> | <u>Targeted Completion Date</u> |
|---|---------------------------------|
| Assumes Project Under Contract by August 15, 2013 | |
| Workshop #1 | Aug 31 |
| Complete 1st-Stage Market Analysis Findings | Sept 30 |
| Workshop #2 | Sept 30 |
| Preparation of a business "gap" analysis of consumer expenditures | Oct 31 |
| Outreach to owners of downtown commercial properties | Oct 31 |
| Complete 2nd-Stage Market Analysis Findings | Oct 31 |
| Concurrence of "Enhanced Targeted Business List" | Oct 31 |
| Workshop #3 | Oct 31 |
| Finalization & Distribution of Market Analysis Report | Nov 30 |
| Compilation of Prospective Business Research List | Nov 30 |

Project Budget

Total proposed cost for the completion of all project deliverables as specified herein:

Total Overall Proposed Cost: \$8,800

TCA will invoice periodically throughout project (in no more than three total increments) for work specifically identified as completed through the date of invoice.

Carnegie
Primary Market Boundaries
Custom Polygon

Summary Demographics

| | |
|-------------------------------|----------|
| 2010 Population | 16,238 |
| 2010 Households | 7,806 |
| 2010 Median Disposable Income | \$36,971 |
| 2010 Per Capita Income | \$28,074 |

Industry Summary

| | Demand (Retail Potential) | Supply (Retail Sales) | Retail Gap | Leakage/Surplus Factor | Number of Businesses |
|--|------------------------------|--------------------------|--------------|---------------------------|-------------------------|
| Total Retail Trade and Food & Drink (NAICS 44-45, 722) | \$182,477,653 | \$145,904,120 | \$36,573,533 | 11.1 | 145 |
| Total Retail Trade (NAICS 44-45) | \$155,055,410 | \$123,097,830 | \$31,957,580 | 11.5 | 99 |
| Total Food & Drink (NAICS 722) | \$27,422,243 | \$22,806,290 | \$4,615,953 | 9.2 | 46 |

| Industry Group | Demand (Retail Potential) | Supply (Retail Sales) | Retail Gap | Leakage/Surplus Factor | Number of Businesses |
|---|------------------------------|--------------------------|---------------|---------------------------|-------------------------|
| Motor Vehicle & Parts Dealers (NAICS 441) | \$37,115,285 | \$25,014,293 | \$12,100,992 | 19.5 | 13 |
| Automobile Dealers (NAICS 4411) | \$32,329,669 | \$18,711,295 | \$13,618,374 | 26.7 | 4 |
| Other Motor Vehicle Dealers (NAICS 4412) | \$2,396,081 | \$2,774,409 | \$-378,328 | -7.3 | 3 |
| Auto Parts, Accessories, and Tire Stores (NAICS 4413) | \$2,389,535 | \$3,528,589 | \$-1,139,054 | -19.2 | 6 |
| Furniture & Home Furnishings Stores (NAICS 442) | \$4,753,767 | \$4,256,520 | \$497,247 | 5.5 | 7 |
| Furniture Stores (NAICS 4421) | \$2,830,297 | \$1,624,583 | \$1,205,714 | 27.1 | 4 |
| Home Furnishings Stores (NAICS 4422) | \$1,923,470 | \$2,631,937 | \$-708,467 | -15.6 | 3 |
| Electronics & Appliance Stores (NAICS 443/NAICS 4431) | \$5,881,731 | \$2,921,573 | \$2,960,158 | 33.6 | 10 |
| Bldg Materials, Garden Equip. & Supply Stores (NAICS 444) | \$6,404,505 | \$7,283,361 | \$-878,856 | -6.4 | 15 |
| Building Material and Supplies Dealers (NAICS 4441) | \$6,106,435 | \$7,283,361 | \$-1,176,926 | -8.8 | 15 |
| Lawn and Garden Equipment and Supplies Stores (NAICS 4442) | \$298,070 | \$0 | \$298,070 | 100.0 | 0 |
| Food & Beverage Stores (NAICS 445) | \$31,294,373 | \$2,909,046 | \$28,385,327 | 83.0 | 8 |
| Grocery Stores (NAICS 4451) | \$28,103,851 | \$1,140,237 | \$26,963,614 | 92.2 | 4 |
| Specialty Food Stores (NAICS 4452) | \$728,595 | \$77,103 | \$651,492 | 80.9 | 2 |
| Beer, Wine, and Liquor Stores (NAICS 4453) | \$2,461,927 | \$1,691,706 | \$770,221 | 18.5 | 2 |
| Health & Personal Care Stores (NAICS 446/NAICS 4461) | \$8,097,236 | \$5,589,977 | \$2,507,259 | 18.3 | 4 |
| Gasoline Stations (NAICS 447/4471) | \$24,185,675 | \$53,993,885 | \$-29,808,210 | -38.1 | 8 |
| Clothing and Clothing Accessories Stores (NAICS 448) | \$7,544,174 | \$300,865 | \$7,243,309 | 92.3 | 3 |
| Clothing Stores (NAICS 4481) | \$5,816,861 | \$125,529 | \$5,691,332 | 95.8 | 2 |
| Shoe Stores (NAICS 4482) | \$759,065 | \$175,336 | \$583,729 | 62.5 | 1 |
| Jewelry, Luggage, and Leather Goods Stores (NAICS 4483) | \$968,248 | \$0 | \$968,248 | 100.0 | 0 |
| Sporting Goods, Hobby, Book, and Music Stores (NAICS 451) | \$2,894,321 | \$2,296,277 | \$598,044 | 11.5 | 5 |
| Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511) | \$1,484,848 | \$43,037 | \$1,441,811 | 94.4 | 1 |
| Book, Periodical, and Music Stores (NAICS 4512) | \$1,409,473 | \$2,253,240 | \$-843,767 | -23.0 | 4 |

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

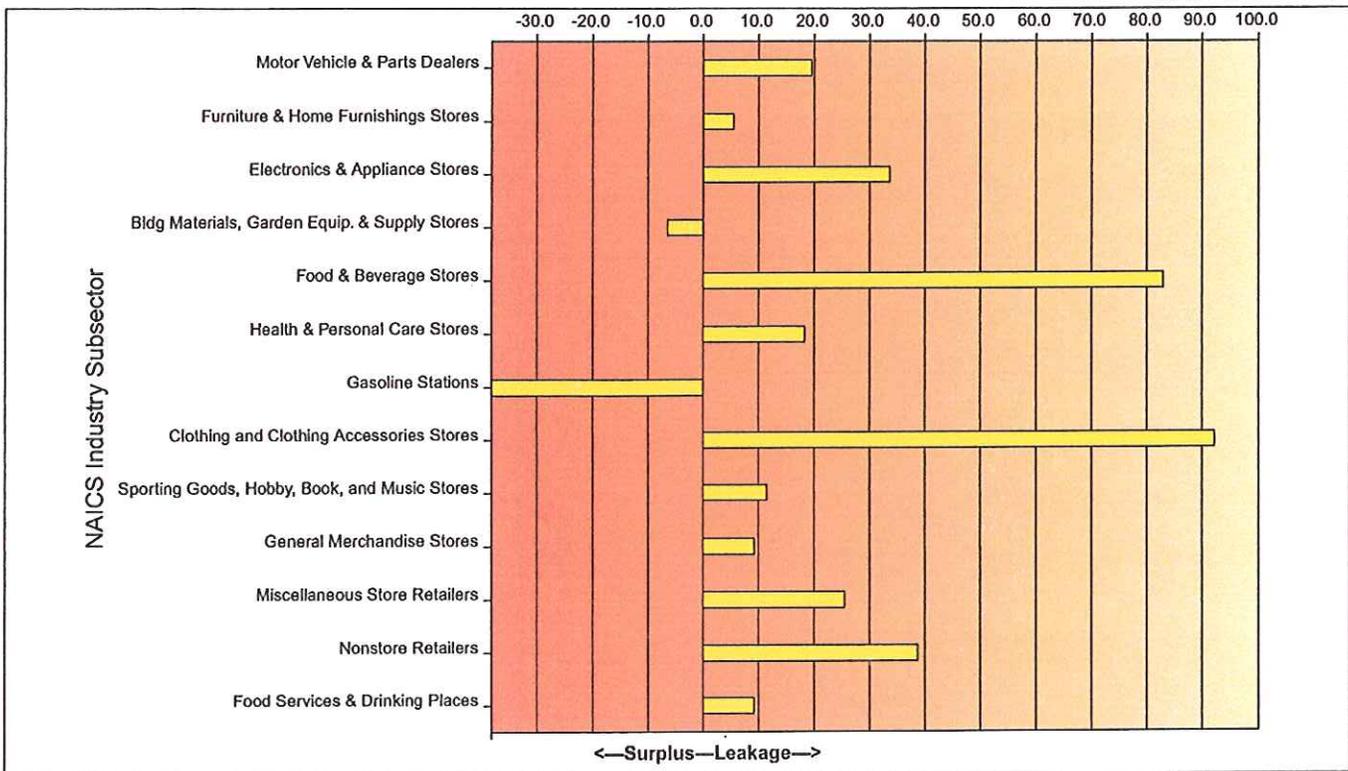
Source: ESRI and Infogroup

Retail MarketPlace Profile

Carnegie
Primary Market Boundaries
Custom Polygon

| Industry Group | Demand (Retail Potential) | Supply (Retail Sales) | Retail Gap | Leakage/Surplus Factor | Number of Businesses |
|---|------------------------------|--------------------------|--------------|---------------------------|-------------------------|
| General Merchandise Stores (NAICS 452) | \$15,842,895 | \$13,140,158 | \$2,702,737 | 9.3 | 5 |
| Department Stores Excluding Leased Depts.(NAICS 4521) | \$8,440,079 | \$2,138,371 | \$6,301,708 | 59.6 | 1 |
| Other General Merchandise Stores (NAICS 4529) | \$7,402,816 | \$11,001,787 | \$-3,598,971 | -19.6 | 4 |
| Miscellaneous Store Retailers (NAICS 453) | \$3,407,221 | \$2,021,454 | \$1,385,767 | 25.5 | 17 |
| Florists (NAICS 4531) | \$489,891 | \$82,536 | \$407,355 | 71.2 | 1 |
| Office Supplies, Stationery, and Gift Stores (NAICS 4532) | \$1,474,050 | \$994,972 | \$479,078 | 19.4 | 6 |
| Used Merchandise Stores (NAICS 4533) | \$164,851 | \$105,404 | \$59,447 | 22.0 | 4 |
| Other Miscellaneous Store Retailers (NAICS 4539) | \$1,278,429 | \$838,542 | \$439,887 | 20.8 | 6 |
| Nonstore Retailers (NAICS 454) | \$7,634,227 | \$3,370,421 | \$4,263,806 | 38.7 | 4 |
| Electronic Shopping and Mail-Order Houses (NAICS 4541) | \$774,816 | \$0 | \$774,816 | 100.0 | 0 |
| Vending Machine Operators (NAICS 4542) | \$2,491,728 | \$1,052,181 | \$1,439,547 | 40.6 | 2 |
| Direct Selling Establishments (NAICS 4543) | \$4,367,683 | \$2,318,240 | \$2,049,443 | 30.7 | 2 |
| Food Services & Drinking Places (NAICS 722) | \$27,422,243 | \$22,806,290 | \$4,615,953 | 9.2 | 46 |
| Full-Service Restaurants (NAICS 7221) | \$15,809,678 | \$9,142,543 | \$6,667,135 | 26.7 | 25 |
| Limited-Service Eating Places (NAICS 7222) | \$7,846,815 | \$9,534,032 | \$-1,687,217 | -9.7 | 11 |
| Special Food Services (NAICS 7223) | \$1,881,879 | \$1,268,868 | \$613,011 | 19.5 | 2 |
| Drinking Places - Alcoholic Beverages (NAICS 7224) | \$1,883,871 | \$2,860,847 | \$-976,976 | -20.6 | 8 |

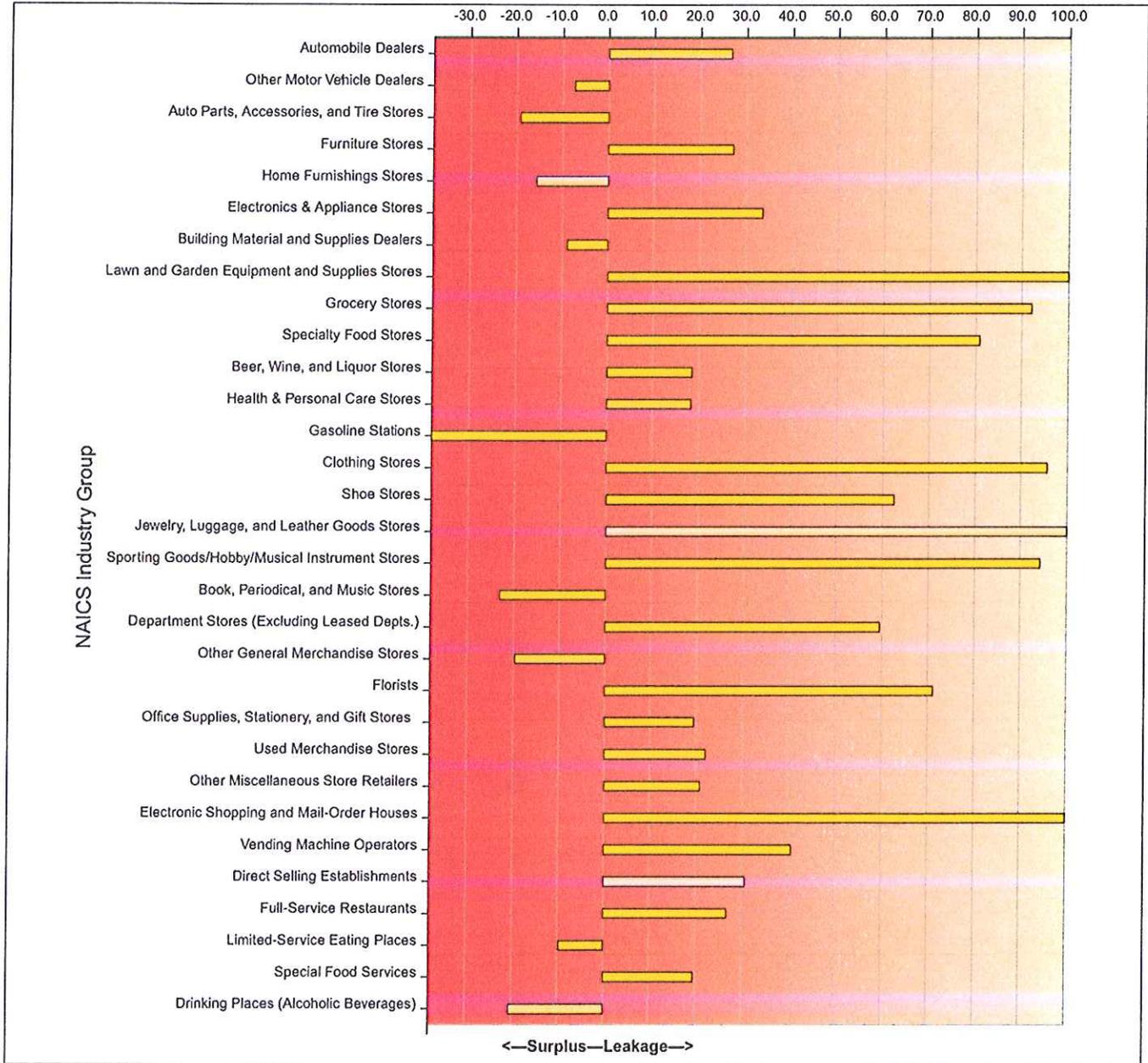
Leakage/Surplus Factor by Industry Subsector



Source: ESRI and Infogroup

Carnegie
 Primary Market Boundaries
 Custom Polygon

Leakage/Surplus Factor by Industry Group



Source: ESRI and Infogroup



TOWN CENTER
ASSOCIATES

Carnegie Business List
Ice Cream Shops

| NAME | ADDRESS | CITY | STATE | ZIP | PHONE | KEY EXECUTIVE | EMPLOYEES |
|--------------------------------|--------------------------|--------------|-------|-------|------------|--------------------|-----------|
| 3 RIVERS ICE CREAM SVC INC | 24 FRONTIER DR | GIBSONIA | PA | 15044 | 7244444611 | N/A | 5-9 |
| A DIFFERENT TWIST | 6277 SALTSBURG RD | PENN HILLS | PA | 15235 | 4127939963 | DAVE SLOBODNYAK | 5-9 |
| AL'S CONE ZONE | 1211 STATE ROUTE 885 | CLAIRTON | PA | 15025 | 4124059601 | N/A | 5-9 |
| ARCTIC DELITE | 148 HUMBERT LN | UNIONTOWN | PA | 15401 | 7244394711 | TIM PIWOWAR | 10-19 |
| BARNHART'S SOFT SERVE | 765 ONEIDA VALLEY RD | BUTLER | PA | 16001 | 7242853738 | BRUCE BARNHART | 5-9 |
| BARRY'S ICE CREAM | 105 LINE AVE | ELLWOOD CITY | PA | 16117 | 7247581111 | JIM BARRY | 10-19 |
| BASKIN-ROBBINS | 1121 LINCOLN HWY | NORTH | PA | 15137 | 4128230301 | TROY BERARDI | 20-49 |
| BEN & JERRY'S | 5885 FORBES AVE | PITTSBURGH | PA | 15217 | 4120001111 | N/A | 10-19 |
| BOULEVARD ICE CREAM | 719 BROOKLINE BLVD | PITTSBURGH | PA | 15226 | 4125619982 | JOANN BADER | 5-9 |
| BRUSTER'S ICE CREAM INC | 730 MULBERRY ST | BEAVER | PA | 15009 | 724774659 | JIM SAHENE | 20-49 |
| CASCIOLA'S TWIN TWIST | 3407 MILLERS RUN RD | CECIL | PA | 15321 | 7247458627 | WENDIE LIBERATORE | 10-19 |
| COLD STONE CREAMERY | 6509 ROBINSON CENTER DR | PITTSBURGH | PA | 15205 | 4127888380 | TIM SINGERS | 20-49 |
| CUSTARD CROSSING | 160 E BRIDGE ST # G9 | HOMESTEAD | PA | 15120 | 4124611223 | BILLY YEATER | 5-9 |
| DAIRY HAUS | 801 N BROADWAY ST | SCOTTDALE | PA | 15683 | 7248873004 | MARLENE SHAFFER | 5-9 |
| DAIRY QUEEN | 316 PENNSYLVANIA AVE | CHARLEROI | PA | 15022 | 7244899222 | JENNIFER SEATON | 10-19 |
| DANCING BEAN | 5301 GROVE RD # A545-3 | PITTSBURGH | PA | 15236 | 4128840494 | RICHARD | 5-9 |
| DARI DELITE | 413 BOWER HILL RD | BRIDGEVILLE | PA | 15017 | 4122217870 | DONALD DORFNER | 10-19 |
| DAVE & ANDY'S HOMEMADE ICE CRM | 207 ATWOOD ST | PITTSBURGH | PA | 15213 | 4126819906 | ANDY HARDIE | 5-9 |
| ELLISON'S DAIRY BAR | 566 EVANS CITY RD | BUTLER | PA | 16001 | 7244824909 | N/A | 5-9 |
| EMMERLING ICE CREAM | 932 ROUTE 910 | CHESWICK | PA | 15024 | 4124067432 | N/A | 5-9 |
| FORT ALLEN FROSTY SHACK | ROUTE 136 | GREENSBURG | PA | 15601 | 7248368550 | PAULA PELEROSE | 5-9 |
| GLASSPORT DARI DELITE | 800 MONONGAHELA AVE | GLASSPORT | PA | 15045 | 4126644090 | MARY PIEKUT | 5-9 |
| HANDEL'S ICE CREAM | 600 CHIPPEWA TOWN CTR | BEAVER FALLS | PA | 15010 | 7248461308 | N/A | 5-9 |
| HANKS FROZEN CUSTARD | 2210 3RD AVE | NEW BRIGHTON | PA | 15066 | 7248474265 | JEFF KOHLMANN | 20-49 |
| HERSHEY'S ICE CREAM | 101 CLEARVIEW CIR | BUTLER | PA | 16001 | 7242822300 | FRANK MASTALSKI | 5-9 |
| ICE CREAM SHOPPE ON FORBES | 5885 FORBES AVE | PITTSBURGH | PA | 15217 | 4125217550 | DAN LUCAS | 10-19 |
| ICE CREAM STA ZEBRA ASSOC INC | 7331 BUTLER ST | PITTSBURGH | PA | 15206 | 4126616929 | N/A | 5-9 |
| ICE CREAM WORLD | 3458 HARTS RUN RD | GLENSHAW | PA | 15116 | 4127674320 | JOEL DE BALDO | 5-9 |
| ICE CREAMERY | ROUTE 30 E | LATROBE | PA | 15650 | 7245379449 | JOYCE RADOMSKI | 5-9 |
| ICEE CO | 271 MILLERS RUN RD | BRIDGEVILLE | PA | 15017 | 4122571247 | ROY BOWER | 20-49 |
| IGLOO SOFT FREEZE | 1600 QUAKER VALLEY RD | NEW PARIS | PA | 15554 | 8148390010 | PAM HABINYAK | 5-9 |
| J & T DRIVE IN | 1257 MERCER RD | ELLWOOD CITY | PA | 16117 | 7247522663 | DEWITT KREPPS | 10-19 |
| JOE ZEPP'S FROZEN TREATS | 915 MOUNT ROYAL BLVD | PITTSBURGH | PA | 15223 | 4124868066 | JOE VARVARO | 5-9 |
| KALEIDO KONE CREAMERY | 2037 NEW CASTLE RD | PORTERSVILLE | PA | 16051 | 7243668319 | N/A | 5-9 |
| KALEIDO SCOOPS ICE CREAM & MR | 5004 WILLIAM FLYNN HWY | GIBSONIA | PA | 15044 | 7244433130 | BOB GEORGE | 10-19 |
| KOOL CONES | 8130 PERRY HWY | PITTSBURGH | PA | 15237 | 4123646088 | LINDA MORGANO | 5-9 |
| KOOL CONES OF NORTH PARK | 1330 WILDWOOD RD | GIBSONIA | PA | 15044 | 4124879337 | CARL MORGANO | 5-9 |
| LIBBY'S DAIRY BAR | 1401 ROSTRAVER ST | MONESSEN | PA | 15062 | 7246846424 | JOANN COCCIOLONE | 5-9 |
| MARBLE SLAB CREAMERY | 317 PITTSBURGH MILLS CIR | TARENTUM | PA | 15084 | 7242747522 | WILLIAM JEFFCOAT | 10-19 |
| MEADOWS ORIGINAL FROZEN CSTRD | 695 W MAIN ST | UNIONTOWN | PA | 15401 | 7245504066 | N/A | 5-9 |
| MERCURIO'S MULBERRY CREAMERY | 733 COPELAND ST | PITTSBURGH | PA | 15232 | 4126216220 | LINDA MERCURIO | 5-9 |
| MITCHELL'S HOMEMADE ICE CREAM | 4988 MIDDLE RD | GIBSONIA | PA | 15044 | 7244492733 | MITCHELL EVAMITSKY | 10-19 |

| | | | | | | | |
|-----------------------------|------------------------|---------------|----|-------|------------|-----------------|-----------|
| MOXIE'S CREAMERY | 560 ROUTE 217 N | DERRY | PA | 15627 | 7246948700 | CAROL HESTER | 5 - 9 |
| NANCY GRAY ICE CREAM LLC | 800 FULTON ST | PITTSBURGH | PA | 15233 | 4123217600 | N/A | 50 - 99 |
| OHI ICE CREAM | 56 E RAILROAD ST | WASHINGTON | PA | 15301 | 7242290422 | DAVID MINOR | 5 - 9 |
| OLD FASHION ICE CREAM STORE | 1006 W CHESTNUT ST | WASHINGTON | PA | 15301 | 7249146077 | N/A | 5 - 9 |
| PAGE DAIRY MART | 4600 CARSON ST | PITTSBURGH | PA | 15210 | 4124310600 | CHARLES PAGE | 20 - 49 |
| PEEK A BOO IGLOO | 501 RACETRACK RD | MEADOWLANDS | PA | 15347 | 7242225554 | N/A | 5 - 9 |
| PENN-GOLD ICE CREAM CO | 40 S MAIN ST | HARRISVILLE | PA | 16038 | 7247352121 | GARY R HUGHES | 5 - 9 |
| PERRY'S ICE CREAM | 7038 FRONT RIVER RD | PITTSBURGH | PA | 15225 | 4122642170 | N/A | 5 - 9 |
| PHILLIP ARTHUR'S ICE CREAM | 108 CECILION ST | DERRY | PA | 15627 | 7175201719 | N/A | 5 - 9 |
| PINO GELATO | 436 S 27TH ST | PITTSBURGH | PA | 15203 | 4124310503 | N/A | 5 - 9 |
| PITTSBURGH'S BEST ICE CREAM | 828 3RD ST | OAKMONT | PA | 15139 | 4128282840 | ROBERT CZEGAN | 10 - 19 |
| RITA'S | 11833 FRANKSTOWN RD | PITTSBURGH | PA | 15235 | 4127983280 | JEFF ROOK | 10 - 19 |
| ROSE'S ICE CREAM | 7600 FORBES AVE | PITTSBURGH | | 15221 | 4122473103 | N/A | 5 - 9 |
| SCHERER'S ICE CREAM | 2616 ROCHESTER RD | CRANBERRY TWP | | 16066 | 7245915991 | N/A | 5 - 9 |
| SCHNEIDER'S DAIRY INC | 726 FRANK ST | PITTSBURGH | | 15227 | 4128813525 | DAVID SCHNEIDER | 100 - 249 |
| SCONES & CONES | 502 VALLEYBROOK RD | MC MURRAY | | 15317 | 7249694040 | N/A | 10 - 19 |
| SCOTT'S ICE CREAM DRIVE-IN | 1600 PARK AVE | WASHINGTON | | 15301 | 7242223521 | SELENA MINOR | 5 - 9 |
| SERENDIPITY ICE CREAM | 620 RODI RD | PITTSBURGH | | 15235 | 4122418075 | N/A | 5 - 9 |
| SUSY'S FROZEN CUSTARD | 6537 STATE ROUTE 819 S | MT PLEASANT | | 15666 | 7245474980 | SUSAN KEELER | 5 - 9 |
| SWEET LICKS | 1701 BABCOCK BLVD | PITTSBURGH | | 15209 | 4128210105 | N/A | 10 - 19 |
| SWEET SPOT CREAMERY | 3075 CLAIRTON RD # 194 | WEST MIFFLIN | | 15123 | 4126537270 | N/A | 5 - 9 |
| TASTEE FREEZ | 38 W STEUBEN ST | CRAFTON | | 15205 | 4129225569 | N/A | 5 - 9 |
| TASTYLAND | 1476 BUSINESS ROUTE 66 | GREENSBURG | | 15601 | 7248342026 | GRETCHEN KUHNS | 5 - 9 |
| TCBY | 407 MCKEAN AVE | CHARLEROI | | 15022 | 7244839495 | N/A | 5 - 9 |
| TONIDALE DAIRY | 7012 STEUBENVILLE PIKE | OAKDALE | | 15071 | 4127884555 | TOMAS SCHNEPP | 5 - 9 |
| TURTLE TWIST | 1310 NINE EIGHTY RD | CANONSBURG | | 15317 | 7247467172 | N/A | 5 - 9 |
| TWIST | 207 MAIN ST | NEW EAGLE | | 15067 | 7242583770 | SHERRI VIZZUETT | 5 - 9 |
| TWIST N SHOUT INC | 618 SHORT ST | CLAIRTON | | 15025 | 4122261049 | N/A | 5 - 9 |
| WINDMILL ICE CREAM | 2142 BRODHEAD RD | ALQUIPPA | | 15001 | 7243755350 | STACY BURGUNDER | 10 - 19 |
| YOUNG'S CUSTARD STAND | HARTZELL SCHOOL RD | ZELIENOPLE | | 16063 | 7244525444 | PAUL YOUNG | 5 - 9 |

DORMONT BOROUGH

ADVANCED TARGETED BUSINESS PLANNING PROGRAM



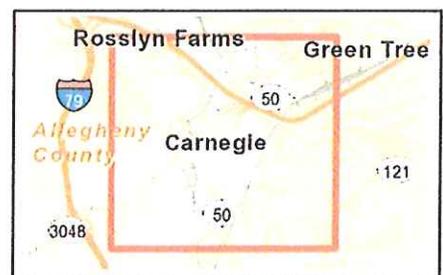
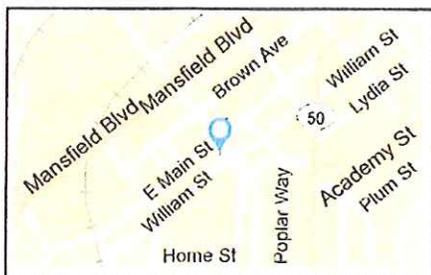
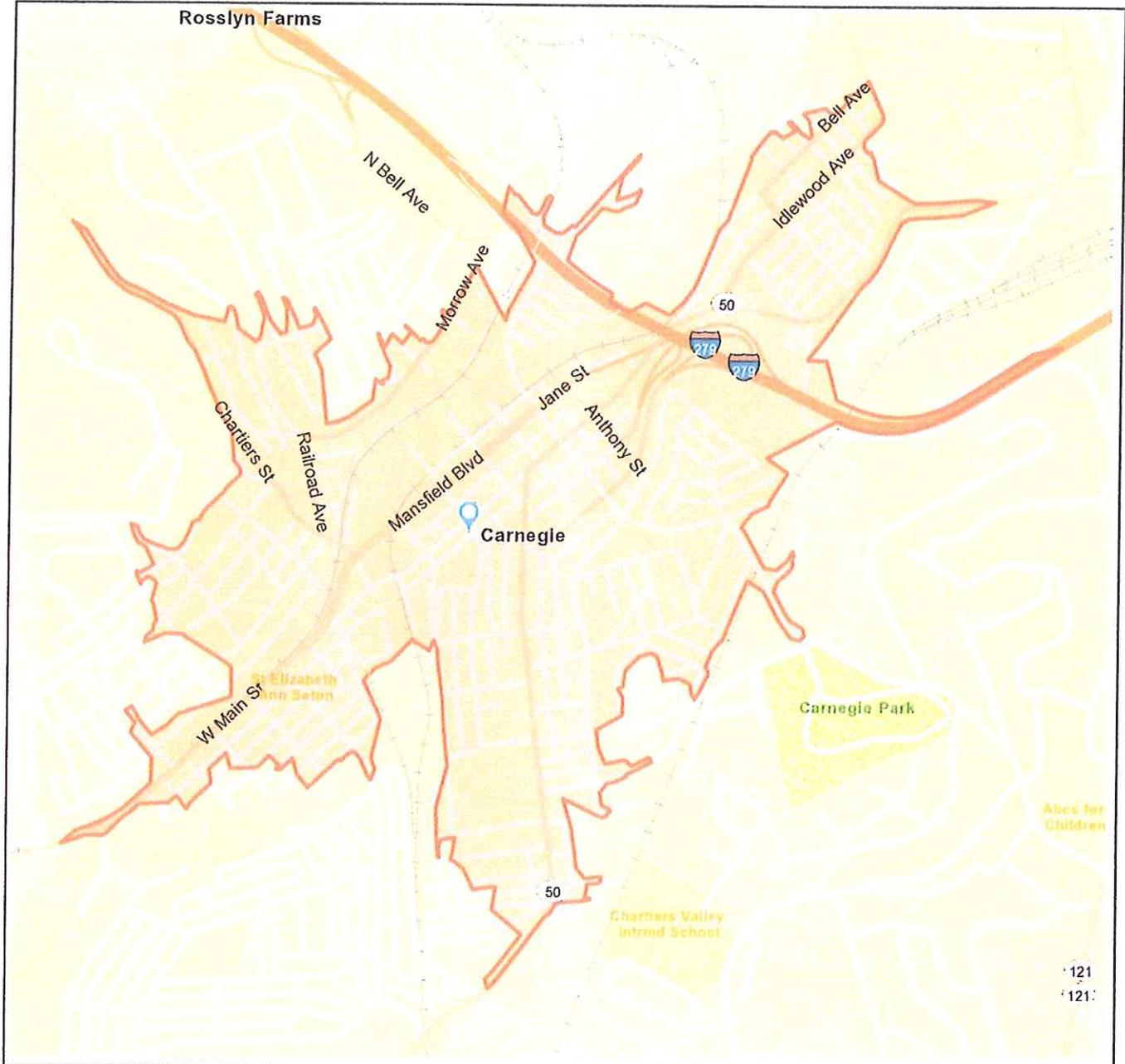
ADDENDUM A:

EXPANDED MARKET & DEMOGRAPHIC ANALYSIS EXAMPLES

A Selection of Related Examples from the Carnegie Community Market & Demographic Analysis

Carnegie
Walking, Biking Radius (2 Minute Drive)
Drive Time: 2 Minutes

Latitude: 40.408197
Longitude: -80.085472



Executive Summary

Carnegie
Walking, Biking Radius (2 Minute Drive)
Drive Time: 2 Minutes

Latitude: 40.408197
Longitude: -80.085472

2 minutes

| | |
|-------------------------------|----------|
| 2010 Population | |
| Total Population | 5,155 |
| Male Population | 46.7% |
| Female Population | 53.3% |
| Median Age | 42.5 |
| 2010 Income | |
| Median HH Income | \$43,811 |
| Per Capita Income | \$26,100 |
| Average HH Income | \$54,574 |
| 2010 Households | |
| Total Households | 2,480 |
| Average Household Size | 2.04 |
| 2010 Housing | |
| Owner Occupied Housing Units | 43.9% |
| Renter Occupied Housing Units | 43.4% |
| Vacant Housing Units | 12.7% |
| Population | |
| 1990 Population | 5,965 |
| 2000 Population | 5,482 |
| 2010 Population | 5,155 |
| 2015 Population | 5,004 |
| 1990-2000 Annual Rate | -0.84% |
| 2000-2010 Annual Rate | -0.6% |
| 2010-2015 Annual Rate | -0.59% |

In the identified market area, the current year population is 5,155. In 2000, the Census count in the market area was 5,482. The rate of change since 2000 was -0.6 percent annually. The five-year projection for the population in the market area is 5,004, representing a change of -0.59 percent annually from 2010 to 2015. Currently, the population is 46.7 percent male and 53.3 percent female.

| | |
|-----------------------|--------|
| Households | |
| 1990 Households | 2,739 |
| 2000 Households | 2,591 |
| 2010 Households | 2,480 |
| 2015 Households | 2,422 |
| 1990-2000 Annual Rate | -0.55% |
| 2000-2010 Annual Rate | -0.43% |
| 2010-2015 Annual Rate | -0.47% |

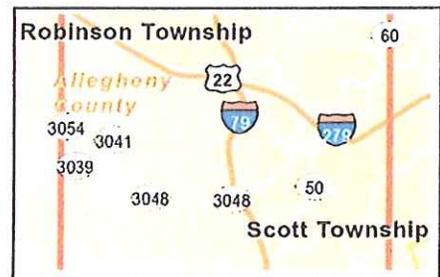
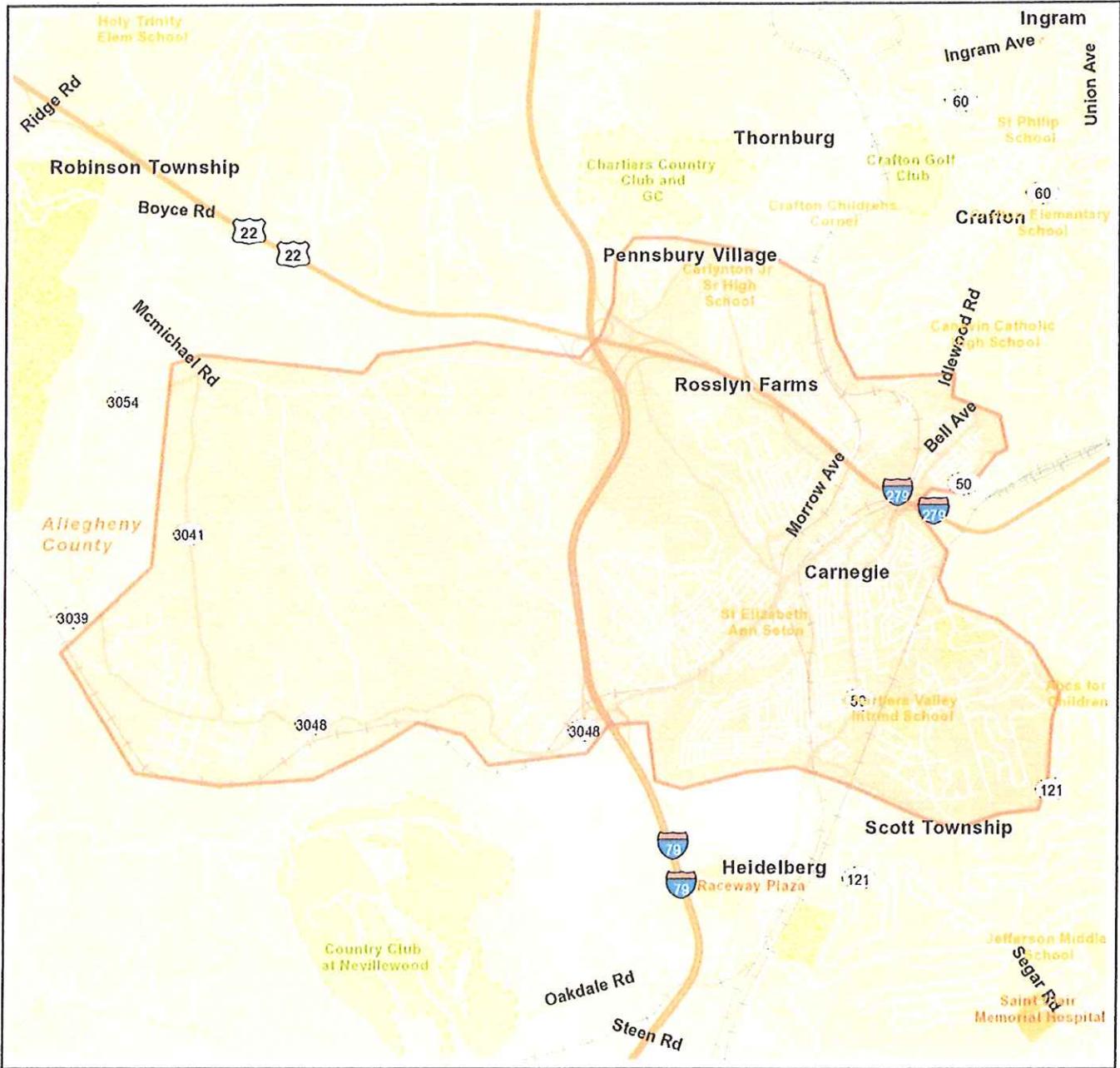
The household count in this market area has changed from 2,591 in 2000 to 2,480 in the current year, a change of -0.43 percent annually. The five-year projection of households is 2,422, a change of -0.47 percent annually from the current year total. Average household size is currently 2.04, compared to 2.08 in the year 2000. The number of families in the current year is 1,280 in the market area.

Housing

Currently, 43.9 percent of the 2,843 housing units in the market area are owner occupied; 43.4 percent, renter occupied; and 12.7 percent are vacant. In 2000, there were 2,796 housing units - 48.1 percent owner occupied, 45.4 percent renter occupied and 6.5 percent vacant. The rate of change in housing units since 2000 is 0.16 percent. Median home value in the market area is \$112,835, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.12 percent annually to \$138,046. From 2000 to the current year, median home value changed by 4.12 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.

Carnegie
Primary Market Boundaries
Custom Polygon



**Carnegie
 Primary Market Boundaries
 Custom Polygon**

| | |
|-------------------------------|----------|
| 2010 Population | |
| Total Population | 16,238 |
| Male Population | 47.2% |
| Female Population | 52.8% |
| Median Age | 45.1 |
| 2010 Income | |
| Median HH Income | \$46,397 |
| Per Capita Income | \$28,074 |
| Average HH Income | \$58,795 |
| 2010 Households | |
| Total Households | 7,806 |
| Average Household Size | 2.06 |
| 2010 Housing | |
| Owner Occupied Housing Units | 58.7% |
| Renter Occupied Housing Units | 31.3% |
| Vacant Housing Units | 10.0% |
| Population | |
| 1990 Population | 17,310 |
| 2000 Population | 16,857 |
| 2010 Population | 16,238 |
| 2015 Population | 15,906 |
| 1990-2000 Annual Rate | -0.26% |
| 2000-2010 Annual Rate | -0.36% |
| 2010-2015 Annual Rate | -0.41% |

In the identified market area, the current year population is 16,238. In 2000, the Census count in the market area was 16,857. The rate of change since 2000 was -0.36 percent annually. The five-year projection for the population in the market area is 15,906, representing a change of -0.41 percent annually from 2010 to 2015. Currently, the population is 47.2 percent male and 52.8 percent female.

| | |
|-----------------------|--------|
| Households | |
| 1990 Households | 7,791 |
| 2000 Households | 7,935 |
| 2010 Households | 7,806 |
| 2015 Households | 7,690 |
| 1990-2000 Annual Rate | 0.18% |
| 2000-2010 Annual Rate | -0.16% |
| 2010-2015 Annual Rate | -0.3% |

The household count in this market area has changed from 7,935 in 2000 to 7,806 in the current year, a change of -0.16 percent annually. The five-year projection of households is 7,690, a change of -0.3 percent annually from the current year total. Average household size is currently 2.06, compared to 2.11 in the year 2000. The number of families in the current year is 4,245 in the market area.

Housing

Currently, 58.7 percent of the 8,671 housing units in the market area are owner occupied; 31.3 percent, renter occupied; and 10.0 percent are vacant. In 2000, there were 8,442 housing units - 62.0 percent owner occupied, 32.2 percent renter occupied and 5.8 percent vacant. The rate of change in housing units since 2000 is 0.26 percent. Median home value in the market area is \$115,110, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.24 percent annually to \$141,661. From 2000 to the current year, median home value changed by 4.26 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.

Carnegie
Primary Market Boundaries
Custom Polygon

Median Household Income

| | |
|-----------------------|----------|
| 1990 Median HH Income | \$27,270 |
| 2000 Median HH Income | \$36,341 |
| 2010 Median HH Income | \$46,397 |
| 2015 Median HH Income | \$55,933 |
| 1990-2000 Annual Rate | 2.91% |
| 2000-2010 Annual Rate | 2.41% |
| 2010-2015 Annual Rate | 3.81% |

Per Capita Income

| | |
|------------------------|----------|
| 1990 Per Capita Income | \$14,843 |
| 2000 Per Capita Income | \$22,969 |
| 2010 Per Capita Income | \$28,074 |
| 2015 Per Capita Income | \$32,575 |
| 1990-2000 Annual Rate | 4.46% |
| 2000-2010 Annual Rate | 1.98% |
| 2010-2015 Annual Rate | 3.02% |

Average Household Income

| | |
|-------------------------------|----------|
| 1990 Average Household Income | \$33,508 |
| 2000 Average Household Income | \$48,916 |
| 2010 Average HH Income | \$58,795 |
| 2015 Average HH Income | \$67,857 |
| 1990-2000 Annual Rate | 3.86% |
| 2000-2010 Annual Rate | 1.81% |
| 2010-2015 Annual Rate | 2.91% |

Households by Income

Current median household income is \$46,397 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$55,933 in five years. In 2000, median household income was \$36,341, compared to \$27,270 in 1990.

Current average household income is \$58,795 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$67,857 in five years. In 2000, average household income was \$48,916, compared to \$33,508 in 1990.

Current per capita income is \$28,074 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$32,575 in five years. In 2000, the per capita income was \$22,969, compared to \$14,843 in 1990.

Population by Employment

| | |
|------------------|-------|
| Total Businesses | 832 |
| Total Employees | 7,058 |

Currently, 89.8 percent of the civilian labor force in the identified market area is employed and 10.2 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.5 percent of the civilian labor force, and unemployment will be 8.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 62.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 66.5 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 17.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 16.4 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 76.8 percent of the market area population drove alone to work, and 1.8 percent worked at home. The average travel time to work in 2000 was 24.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 9.8 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 35.0 percent were high school graduates only (29.6 percent in the U.S.)
- 9.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 18.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.9 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Household Budget Expenditures

Carnegie
 Primary Market Boundaries
 Custom Polygon

| Demographic Summary | 2010 | 2015 |
|-------------------------|----------|----------|
| Population | 16,238 | 15,906 |
| Households | 7,806 | 7,690 |
| Families | 4,245 | 4,125 |
| Median Age | 45.1 | 46.0 |
| Median Household Income | \$46,397 | \$55,933 |

| | Spending Potential Index | Average Amount Spent | Total | Percent |
|---|--------------------------|----------------------|---------------|---------|
| Total Expenditures | 84 | \$56,310.50 | \$439,559,789 | 100.0% |
| Food | 85 | \$6,535.78 | \$51,018,330 | 11.6% |
| Food at Home | 85 | \$3,815.63 | \$29,784,817 | 6.8% |
| Food Away from Home | 85 | \$2,720.15 | \$21,233,514 | 4.8% |
| Alcoholic Beverages | 87 | \$494.53 | \$3,860,330 | 0.9% |
| Housing | 84 | \$17,087.66 | \$133,386,294 | 30.3% |
| Shelter | 83 | \$13,052.45 | \$101,887,407 | 23.2% |
| Utilities, Fuel and Public Services | 89 | \$4,035.21 | \$31,498,885 | 7.2% |
| Household Operations | 83 | \$1,302.55 | \$10,167,696 | 2.3% |
| Housekeeping Supplies | 86 | \$606.34 | \$4,733,100 | 1.1% |
| Household Furnishings and Equipment | 73 | \$1,512.46 | \$11,806,272 | 2.7% |
| Apparel and Services | 58 | \$1,400.52 | \$10,932,458 | 2.5% |
| Transportation | 84 | \$8,480.77 | \$66,200,909 | 15.1% |
| Travel | 84 | \$1,584.11 | \$12,365,535 | 2.8% |
| Health Care | 92 | \$3,446.16 | \$26,900,694 | 6.1% |
| Entertainment and Recreation | 86 | \$2,768.82 | \$21,613,425 | 4.9% |
| Personal Care Products & Services | 86 | \$597.66 | \$4,665,364 | 1.1% |
| Education | 89 | \$1,085.08 | \$8,470,113 | 1.9% |
| Smoking Products | 90 | \$386.56 | \$3,017,517 | 0.7% |
| Miscellaneous ¹ | 84 | \$984.73 | \$7,686,774 | 1.7% |
| Support Payments/Cash Contributions/Gifts in Kind | 88 | \$2,150.65 | \$16,787,978 | 3.8% |
| Life/Other Insurance | 92 | \$384.14 | \$2,998,609 | 0.7% |
| Pensions and Social Security | 84 | \$5,501.97 | \$42,948,390 | 9.8% |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

¹ **Miscellaneous** includes lotteries, pari-mutuel losses, legal fees, funeral expenses, safe deposit box rentals, checking account/banking service charges, cemetery lots/vaults/maintenance fees, accounting fees, miscellaneous personal services/advertising/fines, finance charges excluding mortgage & vehicle, occupational expenses, expenses for other properties, credit card membership fees, and shopping club membership fees.

Source: ESRI forecasts for 2010 and 2015; Consumer Spending data are derived from the 2006 and 2007 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Retail Market Potential

Carnegie
 Primary Market Boundaries
 Custom Polygon

| Product/Consumer Behavior | Expected Number of Adults/HHs | Percent of Adults/HHs | MPI |
|---|-------------------------------|-----------------------|-----|
| Grocery (Adults) | | | |
| Used beef (fresh/frozen) in last 6 months | 9,626 | 72.8% | 105 |
| Used bread in last 6 months | 12,861 | 97.2% | 101 |
| Used chicken/turkey (fresh or frozen) in last 6 months | 10,156 | 76.8% | 103 |
| Used fish/seafood (fresh or frozen) in last 6 months | 6,832 | 51.7% | 101 |
| Used fresh fruit/vegetables in last 6 months | 11,589 | 87.6% | 102 |
| Used fresh milk in last 6 months | 12,098 | 91.5% | 101 |
| Health (Adults) | | | |
| Exercise at home 2+ times per week | 3,779 | 28.6% | 97 |
| Exercise at club 2+ times per week | 1,403 | 10.6% | 92 |
| Visited a doctor in last 12 months | 10,658 | 80.6% | 103 |
| Used vitamin/dietary supplement in last 6 months | 6,607 | 50.0% | 105 |
| Home (Households) | | | |
| Any home improvement in last 12 months | 2,639 | 33.8% | 108 |
| Used housekeeper/maid/professional cleaning service in last 12 months | 1,176 | 15.1% | 96 |
| Purchased any HH furnishing in last 12 months | 815 | 10.4% | 99 |
| Purchased bedding/bath goods in last 12 months | 4,251 | 54.5% | 100 |
| Purchased cooking/serving product in last 12 months | 2,010 | 25.7% | 95 |
| Bought any kitchen appliance in last 12 months | 1,380 | 17.7% | 100 |
| Insurance (Adults) | | | |
| Currently carry any life insurance | 6,864 | 51.9% | 107 |
| Have medical/hospital/accident insurance | 10,143 | 76.7% | 106 |
| Carry homeowner insurance | 7,732 | 58.5% | 110 |
| Carry renter insurance | 707 | 5.3% | 89 |
| Have auto/other vehicle insurance | 11,487 | 86.9% | 103 |
| Pets (Households) | | | |
| HH owns any pet | 3,712 | 47.6% | 100 |
| HH owns any cat | 1,810 | 23.2% | 99 |
| HH owns any dog | 2,629 | 33.7% | 97 |
| Reading Materials (Adults) | | | |
| Bought book in last 12 months | 6,312 | 47.7% | 96 |
| Read any daily newspaper | 6,598 | 49.9% | 116 |
| Heavy magazine reader | 2,595 | 19.6% | 98 |
| Restaurants (Adults) | | | |
| Went to family restaurant/steak house in last 6 mo | 9,968 | 75.4% | 103 |
| Went to family restaurant/steak house last mo: <2 times | 3,464 | 26.2% | 101 |
| Went to family restaurant/steak house last mo: 2-4 times | 3,707 | 28.0% | 102 |
| Went to family restaurant/steak house last mo: 5+ times | 2,798 | 21.2% | 108 |
| Went to fast food/drive-in restaurant in last 6 mo | 11,968 | 90.5% | 101 |
| Went to fast food/drive-in restaurant <5 times/mo | 3,940 | 29.8% | 97 |
| Went to fast food/drive-in 5-12 times/mo | 4,305 | 32.5% | 103 |
| Went to fast food/drive-in restaurant 13+ times/mo | 3,723 | 28.1% | 102 |
| Fast food/drive-in last 6 mo: eat in | 5,316 | 40.2% | 105 |
| Fast food/drive-in last 6 mo: home delivery | 1,393 | 10.5% | 95 |
| Fast food/drive-in last 6 mo: take-out/drive-thru | 7,365 | 55.7% | 106 |
| Fast food/drive-in last 6 mo: take-out/walk-in | 3,024 | 22.9% | 93 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. ESRI forecasts for 2010 and 2015.

Carnegie Demographic Comparison Report

| | Carnegie Borough Boundaries | Walking, Biking Radius | Drive Time 5.0 Minute | Custom Market Boundaries |
|---|--------------------------------|---------------------------|--------------------------|-----------------------------|
| 2010 Summary | | | | |
| Population | 7,936 | 5,155 | 23,199 | 16,238 |
| Households | 3,835 | 2,480 | 10,897 | 7,806 |
| Families | 1,965 | 1,280 | 5,991 | 4,245 |
| Average Household Size | 2.06 | 2.04 | 2.11 | 2.06 |
| Owner Occupied HUs | 1,953 | 1,247 | 7,091 | 5,091 |
| Renter Occupied HUs | 1,882 | 1,234 | 3,806 | 2,715 |
| Median Age | 42.4 | 42.5 | 45.1 | 45.1 |
| Households by Income - 2010 | | | | |
| < \$15,000 | 494 | 330 | 1,178 | 858 |
| \$15,000 - \$24,999 | 551 | 356 | 1,293 | 1,021 |
| \$25,000 - \$34,999 | 457 | 314 | 1,261 | 952 |
| \$35,000 - \$49,999 | 709 | 421 | 1,895 | 1,377 |
| \$50,000 - \$74,999 | 770 | 505 | 2,400 | 1,646 |
| \$75,000 - \$99,999 | 499 | 321 | 1,572 | 1,060 |
| \$100,000 - \$149,999 | 220 | 151 | 838 | 553 |
| \$150,000 - \$199,000 | 67 | 38 | 200 | 195 |
| \$200,000+ | 68 | 44 | 260 | 144 |
| Median Household Income | \$43,825 | \$43,811 | \$48,551 | \$46,397 |
| Average Household Income | \$54,823 | \$54,574 | \$61,293 | \$58,795 |
| Per Capita Income | \$26,581 | \$26,100 | \$28,966 | \$28,074 |
| Households by Income (percentage) - 2010 | | | | |
| < \$15,000 | 12.88% | 13.31% | 10.81% | 10.99% |
| \$15,000 - \$24,999 | 14.37% | 14.35% | 11.87% | 13.08% |
| \$25,000 - \$34,999 | 11.92% | 12.66% | 11.57% | 12.20% |
| \$35,000 - \$49,999 | 18.49% | 16.98% | 17.39% | 17.64% |
| \$50,000 - \$74,999 | 20.08% | 20.36% | 22.02% | 21.09% |
| \$75,000 - \$99,999 | 13.01% | 12.94% | 14.43% | 13.58% |
| \$100,000 - \$149,999 | 5.74% | 6.09% | 7.69% | 7.08% |
| \$150,000 - \$199,000 | 1.75% | 1.53% | 1.84% | 2.50% |
| \$200,000+ | 1.77% | 1.77% | 2.39% | 1.84% |



MEMORANDUM

Date: July 23, 2013

To: President, Vice-President, Council and Mayor

From: Jeff Naftal, Borough Manager 

Subject: Lease Agreement with Mt. Lebanon United Methodist Church

Background:

At the time that Council authorized moving forward with the West Liberty Avenue Redevelopment project, the greatest concern was related to the reduction in parking when the Junction Lot closed its 75 spaces and we only had the new parking lot with 36 spaces. Since then I have explored alternatives to provide for additional parking in “peak” periods. Based on surveying done before I came to the Borough, “peak” appears to be Thursday, Friday and Saturday nights. As part of the proposed swap of land with #1 Cochran they agreed to pay up to \$2,500 per month for additional parking until the completion of their project and turning over our lots on West Liberty for parking.

Discussion:

I evaluated a number of possible options for additional parking ranging from the use of a trolley bus to shuttle business patrons from the pool parking lot to the Borough hiring a valet service to get cars to the pool parking lot. These options all would have required a significant expenditure on the part of the Borough. In fact, the trolley service would have doubled what #1 Cochran is obligated to reimburse the Borough for.

But I also made contact with Mt. Lebanon United Church, which despite its name is in the Borough on Peermont Avenue. After some discussion, the Church has agreed to lease to the Borough 30 parking spaces in their lot on Thursday, Friday and Saturday nights from 6 PM to Midnight. They will lease these spaces to us for \$1,000 per month. #1 Cochran will reimburse us for this cost so there is no direct cost to the Borough for this lease. That answers the question of where cars can park during our “peak” periods.

The next question was how the cars would get to the Church's lot, would we valet them there or would we place an attendant there. #1 Cochran has arranged for a valet company, Pittsburgh Valet, to provide valet service from in front of the businesses on West Liberty and take the cars to the Church's lot on the nights and times noted above. Again, #1 Cochran will be paying for this service so there is no cost to the Borough.

The last question which arises is what if we need more parking spaces during the day? Since we don't enforce at night or on weekends, street parking should be sufficient. But for during the weekdays I would ask Council to authorize making the street parking spaces on West Liberty from McFarland to Dormont Avenues 12 hour meters instead of 2 hour meters. This should provide some additional all day parking for businesses who need it. We will have these meter heads available once the Junction Lot is closed down so there is no added cost for changing from 2 hours to 12 hours. And, if we find that we still need additional parking at non-peak times I will come back to Council with further options for consideration.

Recommendation:

I recommend that Council authorize the Council President to execute a lease agreement with Mt. Lebanon Methodist Church for the use of 30 parking spaces on Thursday, Friday and Saturday nights from 6 PM to Midnight and to replace the 2 hour meter heads on West Liberty Avenue with 12 hour maximum meter heads.

JN

Attachment

Cc: Mike Bisignani, Police Chief

LEASE AGREEMENT

THIS LEASE AGREEMENT made this ____ day of _____, 2013 by and between the Mt. Lebanon United Methodist Church at 3319 West Liberty Avenue Dormont, Pennsylvania, hereinafter called "Lessor" and the Borough of Dormont, hereinafter called "Tenant".

The parties hereto, intending to be legally bound, hereby agree as follows:

1. Lessor hereby leases to Tenant and only Tenant, the 30 space parking lot located adjacent to the Church Building located at and fronting on 3319 West Liberty Avenue from Thursday to Saturday from 6 pm to Midnight each day.
2. The term shall commence upon the 8th day of August, 2013, and shall end on July 31, 2014, unless sooner terminated under the provisions hereof or renewed or extended as hereinafter provided.
3. The Tenant agrees to provide a parking attendant at the lot or valet parking to the lot on those nights identified in paragraph 1.
4. The Lease payment for the use of the parking lot as indentified in paragraph 1 shall be One Thousand (\$1,000.00) Dollars per month. These lease payments shall be the total amount due. There shall be no other charges for use other than what is represented in the lease payment. The lease payment shall be due the 15th day of each month.
5. Either party hereto, without cause, may terminate this Lease Agreement at the end of the primary term hereof or at any other time prior to the expiration of the primary term by giving to the other party not less than thirty (30) days written notice prior to such expiration date.
6. This Lease Agreement will not automatically renew or extend. Renewal or extension of this Lease Agreement may only occur in writing and must be signed by both the Lessor and the Tenant.

7. Tenant will take good care of the property and will permit no waste or injury and will keep the property in good order and condition.
8. Tenant will save, hold and keep the Lessor safe, harmless and indemnified from and against any and all claims, demands, actions, causes of actions, penalties, judgments, court costs, reasonable attorney fees and liabilities of every kind and description for injury to and death of persons and damage to and loss of property which are caused by, arise from or grow out of the Tenant's use or occupation of the property, or any act or omission of the Tenant, its employees, agents, or servants, and are not caused in whole or in part by the Lessor, its agents, servants or employees. Tenant will maintain in full force and effect at all times during the term of this Lease public liability insurance and provide to Lessor the policy limits for personal injury or death per accident and policy limits for damages to or destruction of property. Tenant will furnish to the Lessor a certificate of the policy of insurance which will provide by a suitable endorsement that the insurance will not be canceled or substantially changed without at least ten (10) days prior written notice to the Lessor.
9. All notices which are required to be or may be given under the terms of this Lease must be in writing and will be deemed given when deposited in the U.S. mail, duly registered, postage prepaid, addressed to the other party at the following addresses:

The addresses of the Parties for such notices will be:

Dormont Borough
1444 Hillsdale Street
Dormont PA 15216

Mt. Lebanon United Methodist Church
3319 West Liberty Avenue
Dormont PA 15216

Either party may specify a different address by giving notice of the same to the other party in the manner provided above.

10. No modification of any of the provisions of this Lease shall be effective unless it is in writing and signed by both the Lessor and the Tenant. Renewal or extension of this Lease may only occur in writing and must be signed by both the Lessor and the Tenant.

11. This Lease shall be governed and construed in accordance with the applicable laws of the Commonwealth of Pennsylvania.

IN WITNESS WHEREOF, the Lessor and the Tenant have caused this Lease to be duly executed as of the day and year first above written.

ATTEST:

Dormont Borough

Secretary

President

(SEAL)

ATTEST:

Mt. Lebanon United Methodist Church

(SEAL)



MEMORANDUM

Date: July 19, 2013

To: President, Vice-President, Council and Mayor

From: Jeff Naftal, Borough Manager 

Subject: Attendance at 2013 ICMA Conference in Boston

Background:

Each year, the International City/County Management Association (ICMA) of which I am a member holds an annual conference. This year's conference is in Boston from September 22-25, 2013. The last few years I have chosen to view the sessions virtually either live if work permitted or recorded later. These sessions help me acquire the 40 hours of training I need each year to maintain my Credentialed Manager status. I did that last year in my first year with the Borough at a cost of approximately \$400 to the Borough.

Discussion:

This year two special circumstances have arisen that lead me to request Council's authorization to attend the 2013 Annual Conference in Boston. The first of these is that it is my 25th anniversary of local government service, a milestone in our industry. As such there is a recognition ceremony at the annual conference for those of us who have reached this milestone and we receive our plaque and the recognition of our peers for this achievement. It is an important event for me and not one everyone in my profession can or will ever reach.

The second reason for my attendance at the conference is that I have been appointed by the incoming president of ICMA to serve on the Award Evaluation Committee. This appointment is also an honor for me and the first time I have been asked to serve at a national level. While all of the other Committee meetings will be by webconference, the first meeting of the year is at the annual conference. I think it is important for me to physically meet with my fellow committee members.

It is my intention to attend as many sessions as possible so as to maximize the value of this expenditure to the Borough. With that in mind I have already identified those sessions I would attend and included that with this report for your review. Should Council not authorize attendance at this conference, I will use my accrued vacation time to attend on my own because of the significance of this particular conference to me personally and the value that the knowledge I gain will bring to the Borough.

For this conference the costs breakdown approximately as follows:

| | |
|--------------------------|--|
| Conference Registration: | \$700 before August 22, 2013 |
| Hotel: | \$1,200 including all taxes |
| Travel: | \$350 or less for roundtrip airfare |
| Meals: | \$100 – breakfast and lunch are included in registration |

Therefore, the estimated cost to attend this conference is \$2,350. I would expect that even with other minor costs such as airport transportation, the total cost for this conference would be under \$2,500. Because this was not budgeted, funds for this would need to come from the Contingency line item which has almost \$47,000 available.

Recommendation:

I would ask that Council authorize me to expend up to \$2,500 to attend the 2013 ICMA Annual Conference in Boston from September 22-25, 2013.

JN

Attachment

2013 ICMA CONFERENCE - BOSTON
NAFTAL PLANNED SCHEDULE

| <u>DATE</u> | <u>TIME</u> | <u>SESSION</u> |
|-------------|----------------------|--|
| 22-Sep-13 | 8:45 to 11:45 AM | Awards Evaluation Committee Meeting |
| 22-Sep-13 | 3 to 5 PM | Keynote: Body Language Shapes Who You Are |
| 23-Sep-13 | 8:30 to 9:30 AM | Keynote: Leadership and the New Principles of Influence |
| 23-Sep-13 | 9:45 to 10:45 AM | The Mobile Shift: Using Mobile Applications to Fuel Productivity and Provide Value |
| 23-Sep-13 | 11:30 AM to 12:30 PM | How to Reduce Costs Without Sacrificing Quality or Service |
| 23-Sep-13 | 12:45 to 1:45 PM | Effectively Capturing Business Intelligence Data |
| 23-Sep-13 | 3:15 to 4:15 PM | Using Your Brand to Get the Talk Right on the Street |
| 24-Sep-13 | 8:30 to 9:30 AM | Keynote: Smart Communities and the Opportunities of "Big Data" |
| 24-Sep-13 | 9:45 to 10:45 AM | Sustainable Innovations for the Public Space |
| 24-Sep-13 | 11 AM to Noon | Mass Notification and the Business of Government |
| 24-Sep-13 | 12:45 to 1:45 PM | The New Face of Retail Economic Development |
| 24-Sep-13 | 2 to 3:10 PM | Looking Back, Focusing Forward |
| 24-Sep-13 | 3:30 to 4:40 PM | Forging Onward after Failure |
| 25-Sep-13 | 8:30 to 10:15 AM | Keynote: Life is Good! |
| 25-Sep-13 | 8:30 to 10:15 AM | 25 Year Certificate Presentation Ceremony |