

March 8, 2022

The Westmoreland County Board of Commissioners met in special session on Tuesday, March 8, 2022, at the Westmoreland County Courthouse, Meeting Room #101, 2 North Main Street, Greensburg, PA. The following were present: Chairman Sean Kertes Vice-Chairman Douglas W. Chew, Secretary Gina Cerilli Thrasher, Esq. County Solicitor Melissa A. Guiddy. The following business was conducted:

Mr. Kertes called the meeting to order at 1:00pm and led the Pledge of Allegiance

General Agenda

AMENDED AGENDA

Motion was made by Mr. Kertes, seconded by Mrs. Cerilli Thrasher and it was unanimously agreed to amend the Agenda to include Parking Lease Agreement with the City of Greensburg for 148 spaces throughout the City (Robert A. Bell Parking Garage, Wib Albright Parking Lot, Buncher Parking Lot, and the Cameron & David Keen Parking Lot), on a month to month basis beginning March 9, 2022, at the rate of \$8,880.00 per month (\$60.00 per spot).

Mr. Kertes called for discussion on the matter and provided the following information, parking is needed due to the work on the project beginning tomorrow and the City of Greensburg confirmed this morning that it was able to enter into a Parking Lease Agreement.

Opportunity for Public Comment

No Public Comment

Motion was made by Mrs. Cerilli Thrasher, seconded by Mr. Kertes and it was unanimously agreed to approve a Parking Lease Agreement with the City of Greensburg for 148 spaces throughout the City (Robert A. Bell Parking Garage, Wib Albright Parking Lot, Buncher Parking Lot, and the Cameron & David Keen Parking Lot), on a month to month basis beginning March 9, 2022, at the rate of \$8,880.00 per month (\$60.00 per spot).

Upon review and recommendation of Melissa A. Guiddy, County Solicitor and Bryan L. Kline, Warden, motion was made by Mrs. Cerilli Thrasher, seconded by Mr. Chew and it was unanimously agreed to approve the following items for the **Prison:**

- (A) Rescind award of contract to Kim Allen Rock for **“Chaplain Services for the Westmoreland County Prison,” (Bid 22-01)** awarded February 17, 2022.
- (B) Agreement with **Nicholas R. Borgfledt**, for **“Chaplain Services-Westmoreland County Prison,”** for a one-year term, March 15, 2022 through March 14, 2023 in the amount of **\$20,000.00;** funded by Inmate Welfare Fund-No Cost to Westmoreland County; either party may terminate the Agreement with thirty days notice.
- (C) Issuance of Purchase Order in the amount of **\$180,865.00** to **Curran Taylor, Inc.** for a Hobart FT1000e Flight Type Dishwashing Machine, with service, installation, and 3-year parts and labor and 5-year compressor warranty, pursuant to Co-Stars 036-004.

Upon review and recommendation of Melissa A. Guiddy, County Solicitor, motion was made by Mrs. Cerilli Thrasher, seconded by Mr. Chew and it was unanimously agreed to approve the following items for **Westmoreland County:**

- (A) **Emergency Resolution #R-8-2022**, to authorize an emergency contract with **Carl Walker Construction, Inc.** in an amount not to exceed \$7,000,000.00 to provide the labor, materials and equipment needed to remove/replace the suspended plaza level between column lines A-K and 10-16 and Upper-Parking Level A-K and 10-13.5, and replace the Courtyard Plaza, including conducting additional investigation to address the deterioration, demolishing and rebuilding the parking deck structures; providing site supervision and project management and site and building protection, including barriers at street level and underground level with protection of the existing building façade up to the second level; furnishing and installing temporary shoring at points of distress; providing temporary shoring of the existing perimeter retaining walls; demolishing and removing the slabs, beams and columns to the top of the existing foundation; shoring, forming, installing, reinforcing and pouring lower-level cast-in-place concrete columns, cast-in-place concrete deck, plaza level cast-in-place concrete columns and plaza level cast-in-place concrete deck; and to declare an emergency, finding that even the minimum chance of structural failure, and the possibility of harm to persons and property, constitutes an actual emergency that justifies the awarding of a contract under the provisions of Section 1802(b) of the County Code without first advertising for bids.

RESOLUTION #R-8-2022

WHEREAS, parking is available to authorized employees at the Westmoreland County Courthouse, in garage areas designated as Upper Park and Lower Park; and

WHEREAS, Upper Park houses various emergency vehicles, including Sheriff transport vehicles; and

WHEREAS, Sheriff Deputies routinely enter and exit Upper Park as a means of transporting inmates at the Westmoreland County Prison to various court proceedings held before the Court of Common Pleas of Westmoreland County; and

WHEREAS, portions of Upper Park and Lower Park are directly underneath the Courtyard Plaza; and

WHEREAS, the Director of Public Works has informed the Board of County Commissioners of slab sections that have already failed, high chlorine levels at the bottom of the beam/slab elements, physical evidence of rebar corrosion in the parking decks with voids in the concrete topping, and that the present Filigree precast system does not have the structural redundancy/integrity as conventional cast in place concrete, which has the potential of displacing other components causing progressive collapse of the parking deck under the Courtyard Plaza and possible damage to the Courthouse Annex; and

WHEREAS, the Director of Public Works has further informed the Board of County Commissioners that emergency action is required to remove the existing Courtyard Plaza and portions of the upper parking deck and replace the same with cast-in place concrete columns and cast-in-place concrete deck; and

WHEREAS, to prepare written specifications, advertise for sealed written bids in a newspaper of general circulation, review the bids submitted, evaluate the qualifications of prospective vendors, award a contract to the lowest responsible and responsive bidder, prepare and obtain signed contracts, order the necessary materials and carry out the repairs would require a period of four to eight weeks, once the investigation is complete, during which time there is a possibility of further deterioration and failure; and

WHEREAS, Carl Walker Construction, Inc., Pittsburgh, Pennsylvania, is willing to provide the labor, materials and equipment needed to remove/replace the suspended plaza level between column lines A-K and 10-16 and Upper-Parking Level A-K and 10-13.5, and replace the Courtyard Plaza, including conducting additional investigation to address the deterioration; demolishing and rebuilding the parking deck structures; providing site supervision and project management and site and building protection, including barriers at street level and underground level with protection of the existing building façade up to the second level; furnishing and installing temporary shoring at points of distress; providing temporary shoring of the existing perimeter retaining walls; demolishing and removing the slabs, beams and columns to the top of the existing foundation; shoring, forming, installing, reinforcing and pouring lower-level cast-in-place concrete columns, cast-in-place concrete deck, plaza level cast-in-place concrete columns and plaza level cast-in-place concrete deck, but the price for all of the said work will exceed the statutory threshold for awarding contracts without advertising for sealed written bids; and

WHEREAS, Section 1802(b) of the County Code, 16 P.S. §1802(b), allows contracts in excess of the statutory bid threshold to be awarded without the usual advertisement requirements of the County Code in cases of emergency, if such emergency is declared and stated by resolution of the Board of County Commissioners.

NOW, THEREFORE, it is resolved by the Board of Commissioners of the County of Westmoreland, Pennsylvania, that:

1. The Board of Commissioners has determined that immediate action is needed to remove the existing Courtyard Plaza and portions of the upper parking deck and replace the same with cast-in place concrete columns and cast-in-place concrete deck to prevent the possibility of failure.

2. The Board of Commissioners has further determined that it will require a time period of at least four weeks, and possibly as long as eight or more weeks, once the investigation is complete, to prepare written specifications to remove the existing Courtyard Plaza and portions of the upper parking deck and replace the same with cast-in place concrete columns and cast-in-place concrete deck, and to advertise for sealed written bids in a newspaper of general circulation, review the bids submitted, evaluate the qualifications of the prospective vendors, award a contract to the lowest responsible and responsive bidder, prepare and obtain signed contracts and authorize the successful bidder to proceed with the contracted work.

3. The Board of Commissioners finds that even the minimum chance of structural failure, and the possibility of harm to persons and property, constitutes an actual emergency that justifies the awarding of a contract under the provisions of Section 1802(b) of the County Code without first advertising for bids.

4. An emergency contract is hereby awarded to the following firm:

A. Carl Walker Construction, Inc., having principal offices at 935 Vista Drive, Pittsburgh, PA 15205. Carl Walker Construction, Inc. is to provide the labor, materials and equipment needed to remove/replace the suspended plaza level between column lines A-K and 10-16 and Upper-Parking Level A-K and 10-13.5, and replace the Courtyard Plaza, including conducting additional investigation to address the deterioration, demolishing and rebuilding the parking deck structures; providing site supervision and project management and site and building protection, including barriers at street level and underground level with protection of the existing building façade up to the second level; furnishing and installing temporary shoring at points of distress; providing temporary shoring of the existing perimeter retaining walls; demolishing and removing the slabs, beams and columns to the top of the existing foundation; shoring, forming, installing, reinforcing and pouring lower-level cast-in-place concrete columns, cast-in-place concrete deck, plaza level cast-in-place concrete columns and plaza level cast-in-place concrete deck, in an amount not to exceed \$7,000,000.00.

RESOLVED and enacted this 8th day of March, 2022.

(B) Parking Lease Agreement with **North Huntington Square, L.P.** for 34 spaces in the Bean and Baguette Parking Lot, on a month to month basis beginning March 9, 2022, at the rate of **\$1,700.00 per month** (\$50.00 per space for 34 spaces)

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Motion was made by Mr. Chew, seconded by Mrs. Cerilli Thrasher and it was unanimously agreed to adjourn the meeting at 1:11pm

Certified by,

Gina Cerilli Thrasher, Esq.
Secretary