

**DOVER TOWNSHIP**  
**BOARD OF SUPERVISORS MEETING**  
**Work Session Minutes**  
**February 14, 2011**

The Dover Township Board of Supervisors held a work session on Monday, February 14, 2011, which began at 6:00 PM in the Meeting Room of the Dover Township Municipal Building. Dover Township Supervisors present were Chairperson Madelyn Shermeyer, Monica Love, Michael Husson, Duane Hull, and Curtis Kann. Laurel Wilson, Township Manager; Kristal Narkiewicz, Recreation Director; and Dawn Slegel, Recording Secretary were also present. Dave Durst of C. S. Davidson, Inc.; Mark Shermeyer and Danika Dallam of SAA Architects in York; and B.J. Allen of Barton Associates were in attendance at this work session.

The purpose of the work session was to select windows, shingles, and heating/ventilating in order to complete the design work for the reconstruction of the Carousel Building at Brookside Park.

Ms. Dallam updated the Board on the architectural plans for the Carousel Building. In order for the drawings to progress, a decision needed to be made on the window structure. Samples were provided from Kolbe and Kolbe which consisted of a vinyl window and an aluminum clad wood window. Both of these windows will duplicate the original window design. The price comparison of the vinyl window is \$25,000 and the aluminum would be \$45,000. The prices reflect all of the windows needed and for the windows to be of operable condition. The interior windows will be white. She will have to check on how the windows will operate. Extra sashes can be ordered for replacements. A laminated glass can be used to prevent pane breakage by vandals. Adding the laminated glass to the vinyl window would increase the cost to \$37,000.

Supervisor Kann asked that it be checked as to whether the laminated glass would break out or shatter when something is thrown at the window.

**Board Consensus** was to proceed with the vinyl windows with the laminated glass panes with the information requested by Supervisor Kann.

Ms. Dallam presented the shingle selections. She suggested the red roof shingles because the Carousel Building should stand-out and be the key piece within this park. With the full foliage of the trees within the park, the green shingles would tend to blend in with the roof.

**Board Consensus** was to construct the roof of the Carousel Building with the red shingles.

Ms. Dallam discussed the finishing of the interior walls with either a painted gyp board finish or a cementitious panel board. The walls will need to be insulated and covered in order to heat the building.

The Supervisors had not yet agreed on heating the Carousel Building.

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B. J. Allen of Barton Associates reviewed the three options for heating system alternatives. Option 1 was a low intensity infrared heater system; Option No. 2 was a gas fired unit heater system ; and Option No. 3 was a hydronic radiant slab heat system. Mr. Allen reported that the third option would be the most comfortable.

Supervisor Hull reminded the Board that if the Carousel Building is heated, then the heat will have to be turned on in the bathroom facilities, plus the driveway at Brookside Park will have to be plowed in order to accommodate the scheduled functions during the winter. He questioned the cost to heat the building in comparison to the rental fee collected.

Manager Wilson stated that a noisy heating system will only add to the acoustic problems which already exist in that type of structure.

Mr. Allen reported that electrically, plans include receptacles, a new service, panels in the Mechanical Room, power for mechanical equipment, and necessities for the service kitchen.

Chair Shermeyer suggested that the decision on the heat be postponed.

Manager Wilson noted that the bids need to be prepared for the first advertisement on March 14<sup>th</sup>.

Mr. Allen commented that if a heat source is not provided in the steel structure, people will be uncomfortable even in the cooler months.

Chair Shermeyer asked Mr. Allen to research the possibility of placing some additional infrared heaters on the inner steel beams to produce heat in the center of the building.

Mr. Allen's recommendation was to bid for the base design which would be the infrared heating system and then take an alternate bid for radiant floor heat.

Ms. Narkiewicz added that the radiant floor heat could be phased by first installing the tubing into the cement floor.

Mr. Durst reviewed the budget costs on the Carousel Building with the Board. He received a cost estimate from a general contractor of \$365,000 for the general contractor work; the electrical work was estimated at \$21,500 for basic lighting; the mechanical estimate for the lowest cost option is \$12,000; and the administration fees for construction will be \$55,000 totaling \$453,500. Any upgrades, such as the laminate glass, would increase the total overall project cost estimate. The current project schedule with the 90 day construction period would have the new Carousel Building open to the public by sometime during the month of August.

Chair Shermeyer concluded the work session at 7:10 PM.

Respectfully submitted by:

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Dawn D. Slegel, Secretary