Meeting Agenda  
State College Borough Council  
Regular Meeting  
June 15, 2020  
7:00 p.m.

I. Call to Order

II. Moment of Silence and Pledge of Allegiance

III. Roll Call

IV. Virtual Meeting Procedure Overview

V. Proclamation

VI. 2019 Borough Audit

VII. Items of Information from Council Members

VIII. Public Hour - Hearing of Citizens

IX. Consent Items

X. Vacation of North Gill Street between Railroad Avenue and Penn State’s West Campus

XI. Performance Bond for the Green Certified Incentive for HERE State College - 131 Heister Street

XII. Request for a Waiver of the Noise Ordinance by Temporarily Extending Working Hours at The Standard - 330 West College Avenue

XIII. Official Reports and Correspondence

  A. Mayor’s Report
  B. Council President’s Report
  C. CRCOG Committee and Regional Reports
  D. Manager/Staff Reports
  E. Student Representative Report

XIV. Adjournment

Documents:

  June 15, 2020 Regular Meeting Agenda Packet - Revised.pdf
Meeting Agenda
State College Borough Council
Regular Meeting
Monday, June 15, 2020
7 p.m.

Please note: The Monday, June 15, 2020, Borough Council Regular Meeting will be a remote meeting. Public Participation will be available only for those who have registered to attend and participate in the meeting. To learn more about participating in this meeting, please visit https://zoom.us/webinar/register/WN_UII2X1COQRu7epqC-0yPAQ

I. Call to Order

II. Moment of Silence and Pledge of Allegiance

III. Roll Call

Ronald L. Filippelli, Mayor
Jesse L. Barlow, Council President
Deanna M. Behring
Janet P. Engeman
Theresa D. Lafer
Peter S. Marshall
Dan Murphy
Evan Myers

IV. Virtual Meeting Procedure Overview

V. 2019 Borough Audit

Jeff Kent, a Partner at Maher Duessel, will present the Borough’s 2019 Audit. No action of Council is required.

VI. Items of Information from Council Members

The Mayor will recognize any member of Council who wishes to bring up an item of information for the benefit of the full Council, including items that members may wish to have added to a future agenda.

VII. Public Hour – Hearing of Citizens

Anyone wishing to address Council with an item that is not on the agenda should ask to be recognized at this time. Please utilize the “raise hand” feature to notify the Mayor that you would like to speak. The Mayor will recognize and
 unmute participants, and each speaker will have up to four minutes to present comments to Council.

VIII. Consent Items

Recommendation: Staff recommends that Council approve the following consent items. (Attached to the agenda beginning on Page 7 is the background information.)

A. Approve Payroll and Accounts Payable vouchers for the month ended May 31, 2020 totaling $4,065,635.46.

B. Approve a lease-purchase agreement with Rehrig Pacific Company to upgrade equipment on refuse collection vehicles. [Page 9]

C. Receive a request to amend the Sign Ordinance to increase the allowable height for sign installations and refer the matter to the Planning Commission for its review and recommendation. [Page 11]

IX. Vacation of North Gill Street between Railroad Avenue and Penn State’s West Campus

The State College Neighborhood Plan (2014) designates Gill Street as a bicycle route. Gill Street is currently marked with bicycle lanes to connect with the Orchard Park bike path. However, there is not currently a connection to the Penn State West Campus north of Railroad Avenue. Goal 4 of the Neighborhood Plan seeks to address neighborhood-scale transportation safety and multi-modal transit opportunities, in part by providing a bicycle and pedestrian connection to West Campus.

To proceed with the implementation of this plan recommendation, the Borough will need to vacate a short segment of North Gill Street to the northwest of Railroad Avenue. This 50-foot wide ROW was ordained by Council in 1909 and the northwesternmost segment dead-ends near Penn State’s West Campus, this section was never opened by the Borough, nor is this section maintained by the Borough.

In 2014, the Borough was awarded a PennDOT Multimodal grant to complete the Gill Street bicycle path to connect to West Campus. The grant expires and must be closed out by no later than November 16, 2020.

Council may vacate streets and alleys within the Borough. Council is now asked to vacate the 50-foot wide Gill Street ROW as shown on the attached drawing. The Borough has obtained easements over a portion of the ROW for the shared use path to be constructed. [Page 15]
**Staff Recommendation:** Staff recommends that Council adopt Ordinance No. 2142 to vacate the North Gill Street Right-of-Way as described. A roll call vote is required.

**X. Performance Bond for the Green Certified Incentive for HERE State College - 131 Heister Street**

CA Student Living, LLC, developer of *HERE State College*, located at 131 Heister Street, has included the Green Certified Incentive in the land development plan for the project. The Commercial Incentive District (CID) standards in the Zoning Code allow developers to use the incentive to increase building height or reduce required minimum parking when the building design and construction is LEED certified or equivalent. The parking reduction has been utilized for *HERE State College*. Developers using the Green Certified incentive are required to post a performance bond with the Borough to ensure that the building is constructed to the minimum certification standards or higher. If the developers fail to meet the appropriate standards, the Borough can rely on the bond to cause the additional work to be completed by executing the bonded amounts required for the remaining construction activities. If the project meets the required standards, the bond is released.

The amount of the bond is set to cover the cost of the construction activities needed to achieve LEED certification or equivalent, plus a 20% contingency. The Zoning Code requires that Council approve the bond amount by resolution. The design proposal, construction drawings, estimated construction costs, and the LEED score sheet for the project was reviewed by Adam Fernsler of Fernsler Hutchinson Architecture, LLC on behalf of the Borough. A full report has been provided to Borough staff, however due to the length of the document, Mr. Fernsler has provided a brief summary and will be available for questions.

Mr. Fernsler recommends a bond amount of $159,072. Council is asked to adopt a resolution approving the bond amount this evening.

Attached to the agenda is a letter summarizing the review of items related to the Green Certified incentive, the LEED scorecard, cost estimates and the resolution for the performance bond. [Page 17]

**Staff Recommendation:** Staff recommends that Council adopt the resolution approving a bond in the amount of $159,072 to guarantee construction of *HERE State College* in accordance with the standards required by the Green Certified Incentive.

**XI. Request for a Waiver of the Noise Ordinance by Temporarily Extending Working Hours by two hours at The Standard - 330 West College Avenue**

Landmark Construction is requesting a waiver to work at times outside of the Borough’s 7 a.m. to 7 p.m. noise ordinance, for the construction of The
Standard located at 330 West College Avenue. Work times would be extended 2 hours, from 7 a.m. to 9 p.m. Monday thru Saturday, through the end of February 2021, for precast erection. The proposed waiver is requested to help mitigate time lost during the COVID-19 pandemic in order to bring the project back on schedule for completion for August 2021. [Page 21]

In their request, Landmark cites the following justification for allowing this waiver are as follows:

- greatly increases Landmark’s chances of completing the structure and enclosing the building prior to the harshest part of next winter
- reduces safety risks by reducing the need for an influx of workers at the end of the job
- allows Landmark to better manage the quality of the construction
- takes advantage of the time available now, while still allowing Landmark to accelerate additional trades later in the project if the need persists or new challenges arise
- may reduce the negative impact to the budget, although that is yet to be determined
- allows Landmark to reduce the duration of the heavy truck traffic downtown
- eases the burden/urgency of inspections on CRCA, State College Borough, and utilities required at the end of the project
- reduces risk that the project fails to open on time.

A representative of Landmark Construction will be present to answer questions Borough Council may have regarding the request.

A Communications Plan already exists for the project, which outlines who will be provided advanced notice and how the notice will be communicated to ensure neighboring property owners and their residents are aware of the extended work hours. The notice provided shall include the intent, start time and duration of the work as well as the contractor’s contact phone number and email for concerns and/or questions.

**Staff Recommendation:** Staff recommends that Borough Council approve the request for a waiver to the noise ordinance conditioned upon the requestor follow the communications plan conditioned upon outreach and notification to all properties previously identified in the “communication plan” required for the previously approved early morning project concrete pours.
XII. Official Reports and Correspondence

a. Mayor’s Report

b. Council President’s Report

   Council met in an Executive Session on June 5, 2020 to discuss Real Estate Matters.

   Council will meet on the 1st and 3rd Mondays in July (7/6 & 7/20).

c. CRCOG Committee and Regional Reports

   ▪ Executive – Jesse Barlow
   ▪ Finance – Evan Myers
   ▪ Human Resources – Peter Marshall
   ▪ Parks Capital – Janet Engeman
   ▪ Public Safety – Dan Murphy
   ▪ Public Services – Deanna Behring
   ▪ Transportation and Land Use/MPO – Theresa Lafer
   ▪ Ad-Hoc Facilities Committee – Jesse Barlow
   ▪ Centre Area Cable Consortium – Dan Murphy

d. Manager/Staff Reports

   i. Update on Race, Equity and Diversity
   ii. Update on Downtown Transportation and Outdoor Retail/Dining
   iii. SCASD South Track Lighting Agreement
   iv. Year-to-Date Financial Report

e. Student Representative Report

XIII. Adjournment
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VIII. Consent Items

Recommendation: Staff recommends that Council approve the following consent items as published in the agenda and projected on the wall.

A. Approve Payroll and Accounts Payable vouchers for the month ended May 31, 2020 totaling $4,065,635.46.

B. Approve a lease-purchase agreement with Rehrig Pacific Company to upgrade equipment on refuse collection vehicles.

C. Receive a request to amend the Sign Ordinance to increase the allowable height for sign installations and refer the matter to the Planning Commission for its review and recommendation.
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State College Borough Council  
Summary Information for Award of Contract

Project Name: Rehrig Pacific Equipment Lease-Purchase
Date Prepared: June 2, 2020
Prepared By: Ryan E. Hockenberry, Acting Refuse and Organics Manager
Proposed Meeting Date: June 15, 2020
Deadline for Action: June 30, 2020

1. **Item Description:** The Borough’s refuse program operates a software asset management program provided by Rehrig Pacific. The program is utilized in the management of our refuse, organic carts, and dumpster assets throughout the borough. Additionally, the software provides service verification, and observation reporting.

2. **Cost Estimate:** $48,000

3. **Amount Budgeted/Funding Sources for Project:** $48,000 was budgeted in the 2020 budget in Account Number B109-22-75-93750 to purchase eight units, but there are nine existing units. Staff negotiated a 60-month lease-purchase from Rehrig allowing us to upgrade all equipment and reduce the impact in the 2020 Refuse Fund. Payments in 2020 will total $7,419.51. ($1,059.93 x 7 months)

4. **Anticipated Award Date:** June 15, 2020

5. **Contract Time:** 60 Months

6. **Other Background Information:** The program is utilized daily by refuse operations in tracking nearly 5,400 assets, ensuring service levels and frequencies. Each refuse collection vehicle is equipped with an RFID reader. On 12/31/2020 Verizon Wireless is sunsetting 3G cellular service. The equipment upgrade will move the readers to 4G service and includes a 5-year warranty.

7. **Bid Pricing:** This is a sole-source contract. The devices must interface with Rehrig Pacific in order to share the information with the hosted software solution. Contract is $1,059.93 x 48 months with the option in the final year to buy out at 21.7% of original equipment cost or renew lease for final 12 months at same monthly rate.

8. **ABC Review and Comments:** None required

9. **Solicitor Comments:** None required

10. **Staff Recommendation and Reason:** Staff recommends the approval of the lease-purchase agreement with Rehrig Pacific Company to upgrade equipment on refuse collection vehicles. Payments will be $1,059.93 over 60 months. This will include the purchase, installation and warranty of nine all-in-one RFID readers.
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May 28, 2020

State College Borough Council
243 S. Allen Street
State College, PA 16801

Subject: Text Amendment Request
For Zoning Ordinance Part 15-106 Limit on Height

To: Members of State College Borough Council,

The State College Area School District would like to submit a request for consideration of a text amendment for the height limit in Section 15-106 of the Municipal Code.

The section currently reads:

§ 15-106. Limit on Height. [Ord. 888, 4/5/1976, Section 3.05; amended by Ord. 1220, 9/8/1988, Section 1]
In all zoning districts (except the CP-1), no sign, or any part thereof, including braces, supports or lights shall exceed a height of 25 feet.
In the CP-1 District, no sign or any part thereof, including braces, supports or lights, shall exceed a height of 10 feet. Height shall be measured from grade level directly below the face of the sign to the highest part of the sign.

And the proposed change would be to change the number 25 to 35.

§ 15-106. Limit on Height. [Ord. 888, 4/5/1976, Section 3.05; amended by Ord. 1220, 9/8/1988, Section 1]
In all zoning districts (except the CP-1), no sign, or any part thereof, including braces, supports or lights shall exceed a height of 35 feet.
In the CP-1 District, no sign or any part thereof, including braces, supports or lights, shall exceed a height of 10 feet. Height shall be measured from grade level directly below the face of the sign to the highest part of the sign.

Attached is an illustration of the location of the proposed signage.
Thank you for consideration of this request. Please contact me if you have any questions.

Sincerely,

Anna Childe, RA LEED AP
Principal

cc. E. LeClear, G. Garth, E. Poprik
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PRESS BOX DONOR SIGN - 10" HT. OPTIMA FONT

SCASD MEMORIAL FIELD PHASE 2
PRESS BOX DONOR SIGN - 1' - 6" HT. OPTIMA FONT
ORDINANCE _____

AN ORDINANCE OF THE BOROUGH OF STATE COLLEGE, A HOME RULED MUNICIPALITY, PROVIDING FOR THE VACATION OF A PORTION OF NORTH GILL STREET, A RIGHT-OF-WAY EXTENDING FROM ITS EASTERLY INTERSECTION WITH RAILROAD AVENUE TO THE WESTERLY END OF NORTH GILL STREET IN STATE COLLEGE, PENNSYLVANIA

WHEREAS, a portion of North Gill Street is proposed to be vacated; and

WHEREAS, State College Borough Council has voted affirmatively to approve such vacation.

NOW, THEREFORE, the Borough of State College hereby enacts the following:

SECTION 1. North Gill Street, beginning from a point at the intersection of the northerly line of Railroad Avenue, a 30’ right-of-way, and the northerly line of North Gill Street, a 50’ right-of-way; thence along the northerly line of Railroad Avenue S45° 20’ 45”W a distance of 50.5’ to a point on the southerly line of North Gill Street, a 50’ right-of-way; thence along the southerly line of North Gill Street N52° 45’ 40”W a distance of 50’ to a point on the westerly line of North Gill Street, a 50’ right-of-way; thence along the westerly line of North Gill Street N45° 20’ 30”E a distance of 50.5’ to a point on the northerly line of North Gill Street, a 50’ right-of-way; thence along the northerly line of North Gill Street N52° 45’ 40”E a distance of 50’ to the place of beginning. Containing 2500 sq.ft. or 0.06 acres more or less, as depicted on Exhibit B, attached hereto and made part of this Ordinance.

SECTION 2. The within Ordinance shall take effect 30 days following enactment or the _____ of 2020.

ENACTED AND ORDAINED as an Ordinance by the Council of the Borough of State College on this ______ day of ____________ 2020.

Attest: BOROUGH OF STATE COLLEGE

_____________________________________________  ____________________________
Sharon K. Ergler By: Jesse L. Barlow
Assistant Borough Secretary President of Council

EXAMINED AND APPROVED as an Ordinance this _____ day of ____________, 2020.

_____________________________________________
Ronald L. Filippelli
Mayor
Borough Council's Regular Meeting Agenda Packet
June 15, 2020
Page 16

EXHIBIT 'B'

1" = 20'

N/F
GS PS VENTURES LP
140 WOOD ALLEY
C/O 3515 LASHAN DRIVE
MURRYSVILLE PA 15668
TAX PARCEL ID 36-011-,021-,0000-
DB-PG 2117-0524

N/F
CHERYL A CAMPBELL FAMILY TRUST ET AL
148 N GILL ST
C/O T/A 601 ENTERPRISES
601 W COLLEGE AVE
STATE COLLEGE PA 16801
TAX PARCEL ID 36-011-,014-,0000-
DB-PG 2155-0675

N/F
PSU EXEMPT
C/O FACILITIES AND REAL ESTATE
107 PARK AVENUE BUILDING
UNIVERSITY PARK PA 16802
TAX PARCEL ID 36-006-,008A-,0000-
DB-PG NONE

N/F
WEST SIDE MANOR 1 LP
145 N GILL ST
C/O 623 W COLLEGE AVE R#8
STATE COLLEGE PA 16801
TAX PARCEL ID 36-011-,020-,0000-
DB-PG 2210-0034

RIGHT-OF-WAY TO BE VACATED
TOTAL AREA = 2500 SF

N. GILL STREET 50' R/W

RAILROAD AVENUE 30' R/W
June 5, 2020

Mr. Gregory J. Garthe, AICP
Senior Planner
Borough of State College
243 South Allen Street
State College, PA 16801

Re: The HERE Student Apartment Building

Dear Greg:

I am writing to summarize the LEED process for the above project. I was hired by the Borough of State College to review the documentation provided by the developer as it pertains to a 'LEED' project and the required bonding that accompanies it.

I was provided paperwork by the LEED consultant (Goby), Owner and General Contractor for review. The proposed green initiative positively affects water consumption, energy consumption, recycling and product reuse in the proposed building.

The design team has done a good job providing me with appropriate information and continues finalizing design information as the project progresses as required by the LEED process.

It appears the project is on track to get enough LEED points to be 'Certified' which matches your ordinance.

Finally, I have reviewed the developers proposed bond amount of $132,560 (with the Borough standard 20% contingency makes the number $159,072) and agree that it is satisfactory.

Respectfully,

Adam R. Fernsler, PE, LEED AP
Vice-President
### LEED v4 for BD+C: New Construction and Major Renovation

**Project Checklist**

**Project Name:** PSU Friedman  
**Date:** December 12, 2018

### Location and Transportation

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**Possible Points:** 110

Certified: 40 to 49 points,  Silver: 50 to 59 points,  Gold: 60 to 79 points,  Platinum: 80 to 110
<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Estimated Cost</th>
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<tbody>
<tr>
<td>Location and Transportation</td>
<td>Sensitive Land Protection</td>
<td>No construction costs</td>
</tr>
<tr>
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<td>No construction costs</td>
<td>$ -</td>
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<tr>
<td></td>
<td>Surrounding Density and Diverse Uses</td>
<td>No construction costs</td>
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<td></td>
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<td>$ -</td>
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<tr>
<td></td>
<td>Access to Quality Transit</td>
<td>No construction costs</td>
</tr>
<tr>
<td></td>
<td>No construction costs</td>
<td>$ -</td>
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<tr>
<td>Sustainable Sites</td>
<td>Construction Activity Pollution Prevention</td>
<td>Standard construction procedures</td>
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<tr>
<td></td>
<td>Heat Island Reduction</td>
<td>No construction costs</td>
</tr>
<tr>
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<td>No construction costs</td>
<td>$ -</td>
</tr>
<tr>
<td>Water Efficiency</td>
<td>Outdoor Water Use Reduction</td>
<td>Plant species selection</td>
</tr>
<tr>
<td></td>
<td>$ 10,000.00</td>
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<tr>
<td></td>
<td>Indoor Water Use Reduction</td>
<td>Fixtures and appliances meet requirements as baseline</td>
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<td></td>
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<tr>
<td></td>
<td>Building Level Water Metering</td>
<td>Water usage metered through Water Authority meters</td>
</tr>
<tr>
<td></td>
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<tr>
<td></td>
<td>Water Metering</td>
<td>Added water submeters</td>
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<tr>
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<td>$ 15,000.00</td>
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<tr>
<td>Energy and Atmosphere</td>
<td>Fundamental and Enhanced Commissioning and Verification</td>
<td>Added DDG commissioning agent</td>
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<tr>
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<tr>
<td></td>
<td>Minimum and Optimize Energy Performance</td>
<td>Building designed to meet requirements through Design/Build process</td>
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<tr>
<td></td>
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<td></td>
<td>Building-Level Energy Metering</td>
<td>Energy metered via West Penn Power meter</td>
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<td></td>
<td>$ -</td>
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<td></td>
<td>Fundamental and Enhanced Refrigerant Management</td>
<td>Using commercial heat pumps with refrigerants that do not use CFCs</td>
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<tr>
<td>Materials and Resources</td>
<td>Storage and Collection of Recyclables</td>
<td>Include recycling and battery cans</td>
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<td></td>
<td>$ 11,000.00</td>
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<td></td>
<td>Construction and Demolition Waste Management Planning</td>
<td>Using LEED sorted construction dumpsters in lieu of standard waste</td>
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<td>$ 24,480.00</td>
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<td>Building Product Disclosure and Optimization, Environmental Product Declarations</td>
<td>No construction costs</td>
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<td>$ -</td>
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<td></td>
<td>Building Product Disclosure and Optimization, Materials Ingredients</td>
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<td></td>
<td>$ -</td>
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<tr>
<td>Indoor Environmental Quality</td>
<td>Minimum Indoor Air Quality Performance</td>
<td>Building designed to meet requirements through Design/Build process</td>
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<tr>
<td></td>
<td>$ -</td>
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<tr>
<td></td>
<td>Environmental Tobacco Smoke Control</td>
<td>Added signage</td>
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<tr>
<td></td>
<td>$ 1,500.00</td>
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<tr>
<td></td>
<td>Enhanced Indoor Air Quality Strategies</td>
<td>Add MERV 13 filters and walk off mats</td>
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<tr>
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<td>$ 9,580.00</td>
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<td>Low-Emitting Materials</td>
<td>No construction costs, standard materials</td>
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<td></td>
<td>Construction Indoor Air Quality Management Plan</td>
<td>Add MERV 8 construction filters</td>
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<td>Thermal Comfort</td>
<td>Building designed to meet requirements through Design/Build process</td>
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<td>Daylight</td>
<td>Building designed to meet requirements through Design/Build process</td>
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<td>$ -</td>
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<tr>
<td></td>
<td>Quality Views</td>
<td>No construction costs</td>
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<tr>
<td></td>
<td>$ -</td>
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<tr>
<td>Innovation</td>
<td>Green Building Education</td>
<td>Signage and program information developed</td>
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<td></td>
<td>$ 10,000.00</td>
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<tr>
<td></td>
<td>Purchasing, Lamps</td>
<td>Building designed to meet requirements through Design/Build process</td>
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<td></td>
<td>$ -</td>
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<tr>
<td></td>
<td>Green Cleaning Plan</td>
<td>No construction costs, plan development</td>
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<td></td>
<td>$ 1,500.00</td>
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<td></td>
<td>Community Outreach and Involvement</td>
<td>No construction costs, plan development</td>
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<td></td>
<td>$ 1,500.00</td>
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<td></td>
<td>Exemplary Performance, Heat Island Reduction</td>
<td>No construction costs</td>
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<td></td>
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<tr>
<td></td>
<td>LEED Accredited Professional</td>
<td>GOBY retained as LEED professional</td>
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<td>$ 5,000.00</td>
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<td>Total</td>
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RESOLUTION ______

A RESOLUTION APPROVING A PERFORMANCE BOND AMOUNT FOR USE OF THE GREEN CERTIFIED INCENTIVE FOR HERE STATE COLLEGE, LOCATED AT 131 HIESTER STREET (TAX PARCEL ID 36-013-,088-,0000-)

WHEREAS, the Zoning Code of the Borough of State College allows developers to utilize the Green Certified incentive to gain additional building height or a reduction in required minimum parking, and;

WHEREAS, developers using the incentive are required to post a performance bond with the Borough of State College to guarantee that the minimum level of certification is achieved, and;

WHEREAS, the State College Borough Council shall establish the amount of the performance bond by Resolution, and;

WHEREAS, the project developer, CA Student Living, LLC has used the Green Certified incentive to obtain a parking reduction as part of the “HERE State College” project, and;

WHEREAS, the construction costs required to obtain the minimum certification level for this project are $132,560, and;

AND WHEREAS, based on the construction cost plus a 20% contingency, the required amount of the performance bond that meets the requirements of the ordinance is determined to be $159,072.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of State College to approve a performance bond amount of $159,072 for use of the Green Certified incentive for the “HERE State College” development project, located at 131 Hiester Street.

Resolved this 15th day of June, 2020.

ATTEST: BOROUGH OF STATE COLLEGE

Sharon K. Ergler Jesse L. Barlow
Assistant Borough Secretary President of Council
VIA ELECTRONIC AND OVERNIGHT MAIL  
State College Borough  
243 S. Allen St.  
State College, PA  16801  
Attention: Aaron Jolin, Borough Engineer (ajolin@statecollegepa.us)

RE: Request for Temporary Extension of Working Hours and Pedestrian Walkway Closure

Mr. Jolin:

I am writing you to request a temporary waiver of the time restrictions set forth in the Borough Ordinance 1460, Unlawful Noise Prohibited, as it relates to Construction Noise between the hours of 7pm to 7am on weekdays and Saturdays, as well as an extension of the temporary sidewalk closure along the southern side of College Ave. between Borrowes St. and Atherton St.

Landmark Construction is overseeing construction of The Standard at State College, located at 330 W. College Ave. As the building progresses to the 3rd floor, the structure will transition from cast-in-place concrete to structural precast panels. This is currently scheduled to start in early-July and conclude in late-February, 2021. As we have discussed, we are requesting a waiver to allow us to work from 7am to 9pm, Monday through Saturday, for the duration of the precast erection.

In previous correspondence, I described in detail our reasoning behind this request, so I am not going to repeat them all here. That said, if you have any questions at all, please let me know. In that same previous correspondence, I failed to address the sidewalk that runs along the northern side of our site. This was a complete oversight on my part, and I sincerely apologize for it.

As part of the initial Borough approval process at the onset of the project, we are required to provide a lighted, barricaded walkway for the length of our project where it borders College Ave. We are allowed to close this walkway during the workday, but must reopen it by 7pm each night. As part of the request to erect precast until 9pm, we are also requesting that we be allowed to keep this walkway closed until 9pm.

The primary reason is for the safety of the pedestrians in the area. As part of our precast operation, trucks enter our site from the left travel lane of College Ave. into the northeast corner of our site, then they exit at the northwest corner back onto College Ave. Between the hours of 7pm – 9pm, I estimate that we’d typically see 0-4 trucks per night, with an average of 1-2. Opening the walkway at 7pm would leave a two-hour window where the trucks must cross the pedestrian path in order to enter and exit the site. Allowing us to keep the walkway closed would help reduce the chances of an accident at those crossings.

If the request to extend the sidewalk closure is not granted, we can mitigate the risks with flaggers as the trucks enter and exit the sites. However, we have concerns that pedestrians could disregard direction from our personnel, which could potentially lead to an increased risk on incident. I will note that, as soon as the last truck enters the site each night, we would reopen the walkway in order to open it as early as possible.

While we feel that extending the working and walkway closure hours would allow us to most effectively accelerate the project, we understand the Borough’s many other considerations and are open to finding alternatives to this approach. If preferable, we are available to discuss other options or ideas that may better suit all parties.
Our timeframe for starting precast is early July, and we would request the waiver to take effect 1-2 weeks after that work begins. If granted approval of this waiver, we feel that can reduce the schedule by as many as two months.

If you have any question at all, please don’t hesitate to contact me.

Thank You,

Tom Brasher
Project Manager
(814) 574-6793
tom.brasher@landmarkproperties.com

CC: John Keeler, Engineering Technician
Tony Bryant, Senior Project Manager
Mike Bogdash, General Superintendent
Laura Oddie, Assistant Project Manager