

# Brighton Township Indoor Recreation Center Feasibility Study

An Evaluation of the Firemen's Social Hall – 5400 Dutch Ridge Road



Prepared for: Brighton Township  
Board of Supervisors

Prepared by: Brighton Township Study Committee  
Moshier Studio  
Lennon, Smith, Souleret Engineer, Inc.

March 2021

**TOWNSHIP OF BRIGHTON  
BEAVER COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2021-10**

**A RESOLUTION OF THE TOWNSHIP OF BRIGHTON ADOPTING THE  
BRIGHTON TOWNSHIP INDOOR RECREATION FEASIBILITY STUDY**

**WHEREAS**, Brighton Township acquired ownership of the Social Hall at 5400 Dutch Ridge Road from the Brighton Township Volunteer Fire Department in April of 2019; and

**WHEREAS**, the Brighton Township Board of Supervisors appointed a Recreation Center Feasibility Study Committee on July 13, 2020 to develop and create a recreation feasibility study for the Social Hall; and

**WHEREAS**, the Recreation Center Feasibility Study Committee, in addition to other meetings, held public meetings on January 13, 2021 and March 3, 2021 for the purpose of developing and reviewing the Recreation Center Feasibility Study with the public prior to forwarding the plan to the Supervisors of Brighton Township; and

**WHEREAS**, the Recreation Center Feasibility Study Committee and the Supervisors of Brighton Township held a joint public meeting on March 25, 2021 for the purpose of reviewing the proposed Recreation Center Feasibility Study and obtaining public comment.

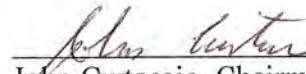
**NOW, THEREFORE, BE IT RESOLVED** by the Supervisors of Brighton Township, Beaver County, Pennsylvania that the Recreation Center Feasibility Study for the Social Hall, including the following provisions, be adopted:

1. Existing Facility Assessment
2. Market Analysis
3. Financial Analysis

4. Financial Costs – Funding
5. Conclusions
6. A copy of the Indoor Recreation Center Feasibility Study is attached hereto.

**BE IT RESOLVED** this 12<sup>th</sup> Day of April, 2021.

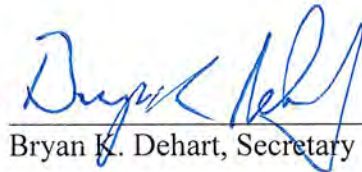
BRIGHTON TOWNSHIP  
BOARD OF SUPERVISORS

  
John Curtaccio, Chairman

  
Mark Piccirilli, Vice-Chairman

\_\_\_\_\_  
James E. Equels, Sr., Supervisor

ATTEST:

  
Bryan K. Dehart, Secretary



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## **Acknowledgements**

This study was initiated and funded by the Brighton Township Board of Supervisors.

### **Study Committee Members**

Mark Piccirilli, Township Supervisor

Karen Green, Planning Commission

Selina Blinn, Parks & Recreation Board

Craig Nunamaker, Brighton Township Volunteer Fire Department

Sean Denny, Cubmaster, Pack 499

Bryan K. Dehart, Township Manager

### **Planning Team**

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## **Purpose and Goals – Project Overview**

The Brighton Township Firemen's Social Hall is located at the intersection of Dutch Ridge Road and Grange Road, two State highways located in Brighton Township. The physical address of the property is 5400 Dutch Ridge Road. Immediately behind the Social Hall is Brighton Township Volunteer Fire Department (BTVFD) Fire Station No. 3, one of three BTVFD fire stations located within the Township. Fire Station No. 3 functions as the primary station of the BTVFD, has the office of the Fire Chief, and has an on duty firefighter 24 hours per day. The Fire Station No. 3 property is owned by Brighton Township.

The Brighton Township Firemen's Social Hall was originally constructed as Brighton Grange #1392. Granges were an important farming support organization for men and women. The Grange held dances, fundraisers, and fairs to display canned goods, farm produce, grain and livestock. The Grange was constructed in 1909 and moved to its present location from another part of the property in 1931. It was also expanded at that time and a full basement was added. With declining membership and diminishing interest, the Grange sold the building to the Brighton Township Volunteer Fire Department in 1969. A history of the Brighton Granges can be found in **Attachment A**.

The BTVFD constructed additions to the Social Hall during two time periods. In 1970 two additions were added. One addition added toilet rooms for men and women, plus a storage area. This addition is located on the west side of the building and included a full basement. This basement area houses the utility rooms. The second addition doubled in size the hall area for seating or other functions, and added a full kitchen. This addition is located on the north side of the building and included a new entrance to the building. In 1975 the BTVFD constructed the final addition that expanded the food preparation and washing stations. There is no basement under the last two additions.

The BTVFD operated the hall for department and social events. The most popular event was their fish fry dinners. The dinners were heavily attended and they were the primary fund raising activity for the department.

Unfortunately, a reduction in the number of BTVFD members and volunteers who worked the fish fries and the increasing costs of fish and supplies resulted in the dinners being discontinued. Thereafter, the building was used on a limited basis. When the BTVFD was no longer able to properly maintain and operate the building and property due to financial constraints, they asked Brighton Township to assume ownership and maintenance responsibilities.

Prior to taking ownership, investigation determined that the deeds include a condition as follows:

“Should the premises described in Parcel No. 1 and Parcel No. 2 herein not be used for the propose of a community center by either the Brighton Township Volunteer Fire Department or Township of Brighton, then and in that event, ownership of the premises described in Parcel No. 2 herein shall revert to the Grantors, their heirs and assigns.”

The Township, being aware of this condition, and having no intentions to use the building and grounds for any other purpose than an indoor community center, agreed to take ownership of the property. No fee or purchase price was paid the BTVFD for the acquisition.

The deed transferring property ownership was recorded on April 5, 2019. During the Township’s ownership the building has had limited use. Two groups still use the building on a monthly basis; Boy Scout Pack 499 for regular meetings, Pinewood Derby, and ceremonies; and the Homemaker’s Club, a women’s group for social meetings. The Social Hall is also a designated polling place for the primary and general elections within Brighton Township. The BTVFD does still use the building as a training location.

The Brighton Township Supervisors consider the Social Hall to be a valuable community asset, and an opportunity to provide a needed indoor recreation facility within which the Parks and Recreation Board can plan for and provide recreation programs for the community. They also recognize that the building is a representation of the past, when the Grange was functional and Brighton Township was largely a rural farming community. Rather than see the building fall in to further disrepair, and to evaluate the best investment of community assets, the Board of Supervisors initiated a Feasibility Study for the Social Hall to:

- Assess the condition of the building to determine the scale and economics of renovations; including an exploration of the building renovations that will increase the long-term viability of an indoor community recreation facility.
- Assess the condition of the existing asphalt paving areas and other site improvements to determine construction costs and site improvements that

will increase the long-term viability of an indoor community recreation facility.

- Assess what amenities and uses would be most logical to provide within a renovated indoor community recreation facility.
- Identify need for an indoor community recreation center.
- Identify the potential supporting population for a rental facility.
- Outline the administration, maintenance and operational costs associated with a renovated Social Hall.
- Evaluate the construction costs for a renovated Social Hall, site construction and other amenities.
- Determine the financial feasibility and funding mechanisms available for the renovations and site construction.

## Study Committee for Feasibility Study

As stated earlier in this report, ownership of the building was transferred from the Brighton Township Volunteer Fire Department to Brighton Township in April 2019. Rather than see the Social Hall continue to sit mostly idle, the Brighton Township Board of Supervisors took decisive action. At their public meeting of July 13, 2020 the Board of Supervisors created and appointed a Recreation Center Feasibility Study Committee to include a representative from the Supervisors, Planning Commission, Recreation Board, Fire Department, Scouts and Township Manager. The Committee was appointed to create and develop a feasibility study to identify potential uses of the Firemen's Social Hall that address identified community needs; and to create a report for the Board's consideration and approval that outlines recommended uses of the building based upon identified community needs, and cost estimates for renovations to implement those uses.

The study process included three (3) meetings of the Study Committee and their professional planning team. Each meeting is summarized below. A full account of each meeting is included as an Attachment to this report. Each Attachment includes meeting minutes and documents related to their discussions and review. However, the variations of the plans as they were discussed and amended through the planning process are not included with the meeting minutes attached to this report. Only the final recommended drawings are included as Attachments. The architectural drawings for the building renovations prepared by Moshier Studio are included as **Attachment H**. The site renovation and improvement drawings prepared by Lennon, Smith, Souleret Engineering, Inc. are included in **Attachments I**.

Study Committee Meeting No. 1: The Study Committee conducted their kick-off meeting on September 9, 2020. The initial meeting was on site at the Social Hall, 5400 Dutch Ridge Road, and included a tour of the building and a walk through of the grounds. Present at the meeting and conducting evaluations were architect Cherie H. Moshier, AIA, NCARB of Mosher Studio and engineer Ned Mitrovich, P.E., Managing Principal of Lennon, Smith, Souleret Engineering, Inc.

The Study Committee identified the most logical and beneficial use of the Social Hall would be to use the large open hall as a rental facility for community use, noting that there is excess demand for use of Shultz Lodge, the Township's indoor rental facility at Two Mile Run Park. The existing kitchen area can be repurposed as a catering kitchen to serve the needs of those renting the facility. However, to increase the scenarios under which the hall could be used, they asked the architect to evaluate the ability to divide the large open area into two distinct areas.

The Study Committee recognized that there is no indoor recreation center or space in Brighton Township and identified the building as a location the Parks & Recreation Board can use as an indoor community recreation center for programs, classes or events.

The Study Committee Meeting No. 1 minutes can be found in **Attachment B** of this report.

Study Committee Meeting No. 2 / Public Meeting No. 1 - The Study Committee conducted their second meeting on January 13, 2021. The meeting was an advertised public meeting. Due to the COVID-19 Pandemic the meeting was conducted remotely through the Zoom Video Communications remote conferencing application. Public participation was made available through an advertised web link and/or phone number(s) that were posted on the Township web site and posted at the Municipal Building, 1300 Brighton Road, Beaver, PA. Notice of this meeting and participation information was duly advertised in the legal notices of the Beaver County Times.

The meeting included a review of updated schematic designs by architect Cherie H. Moshier, AIA, NCARB of Mosher Studio and a site plan presented by engineer Marie S. Hartman, P.E., Senior Project Manager of Lennon, Smith, Souleret Engineering, Inc. The updated plans provided a method of dividing the interior space into two independent areas, both with toilet rooms. Under this scenario each area (or half) can be rented independently or each area can accommodate separate programming or event areas for Parks and Recreation programming. Noting that outdoor space is limited on the site due to parking requirements, a deck was added to the south side of the building.

The Study Committee Meeting No. 2 / Public Meeting No. 1 minutes can be found in **Attachment C** of this report.

Study Committee Meeting No. 3 / Public Meeting No. 2 - The Study Committee conducted their third meeting on March 3, 2021. The meeting was an advertised public meeting. Due to the COVID-19 Pandemic the meeting was conducted remotely through the Zoom Video Communications remote conferencing application. Public participation was made available through an advertised web link and/or phone number(s) that were posted on the Township web site and posted at the Municipal Building, 1300 Brighton Road, Beaver, PA. Notice of this

meeting and participation information was duly advertised in the legal notices of the Beaver County Times.

The meeting included a review of updated schematic designs by architect Cherie H. Moshier, AIA, NCARB of Moshier Studio and a site plan presented by engineer Marie S. Hartman, P.E., Senior Project Manager of Lennon, Smith, Souleret Engineering, Inc. The updated plans provided more detail on the division of the interior space. Storage for tables and chairs is available in both areas. Both halves can operate independently. The site plan was updated to show the location of ADA and van accessible parking locations. Overflow parking on the Fire Station No. 3 lot is shown. A lighting plan is added. Cost estimates are color coded to show expenses related to renovations and improvements for ADA/accessibility and energy efficiency and sustainability.

The Study Committee Meeting No. 3 / Public Meeting No. 2 minutes can be found in **Attachment D** of this report.

Study Committee Meeting No. 4 / Public Meeting No. 3 - The Study Committee conducted their final meeting as a joint meeting with the Brighton Township Board of Supervisors. The meeting was an advertised public meeting and was conducted at the Social Hall, 5400 Dutch Ridge Road. All participants familiarized themselves with the current conditions of the building and grounds. In addition to the Study Committee and Board of Supervisors, present at the meeting to present the recommended renovation plans were architect Cherie H. Moshier, AIA, NCARB of Moshier Studio and engineers Ned Mitrovich, P.E., Managing Principal and Marie S. Hartman, P.E., Senior Project Manager of Lennon, Smith, Souleret Engineering, Inc. The Study Committee had presented the proposed building and site renovations and the draft Indoor Recreation Center Feasibility Study. A full record of this meeting can be found in **Attachment E**.

### Findings

The consensus and the findings of the Study Committee on the use of the Social Hall and property are summarized as follows:

- Brighton Township lacks indoor recreation space. The building will serve as an indoor recreation center for training sessions, special events, classes or programs scheduled or sponsored by the Township, including the Parks and Recreation Board.

- There is a demonstrated need for additional rental space by the public for family, social or other events. Existing rental facility at Two Mile Run Park, Shultz Lodge, does not meet existing demand.
- Renovate the primary space as a large community and event center as a primary use by the Township through the Parks and Recreation Board.
- Renovated interior to be alternately used banquet hall and rental facility, with the goal of financially supporting the day to day operations.
- Renovate existing kitchen area as a catering kitchen.
- Building to remain available for public meeting space when larger meeting area is needed.
- Renovate exterior to improve appearance and make a more desired venue for community uses and marketability as a rental space.
- Renovate interior to improve appearance and make a more desired venue for community uses and rental space.
- Provide for the “splitting” of the large rental space into two smaller venues so two programming areas are available and for rentals to smaller groups of 50 or less so they do not get “lost” in large meeting area.
- Renovate both the interior and exterior to improve energy efficiency and sustainability by reducing the carbon footprint.
- Renovate the toilet rooms to be ADA accessible.
- Install ADA accessible water fountains.
- Provide adequate storage area for tables and chairs.
- Provide accessible toilet rooms for both rental spaces.
- Provide separate ADA access and entry points from the parking areas to both rental spaces.
- Provide ADA and van accessible parking.
- Provide Wi-Fi connections amenities for business space rentals.
- Evaluate creating outdoor space that can be accessed from rental spaces.
- Renovate lower level space to provide meeting area for standing groups to keep primary area available for Park and Recreation Board programming or for rental use.
- Renovate exterior site to improve parking and traffic circulation.
- Maximize parking on-site; evaluate overflow parking on BTVFD Station No. 3 property.
- Improve/add landscaping features, including the planting of native trees or plants, to improve attractiveness of site.
- Improve stormwater management on site through the use of green and sustainable Best Management Practices.

## Community Input

**Township Newsletter** – The Fall 2020 Brighton Township Newsletter included an article announcing the appointment of a Study Committee to prepare a feasibility study for the Social Hall, and requesting community input. The newsletter was mailed to every household and business located within the Township.

**Brighton Township Facebook** – The information on the creation of a Study Committee to prepare a feasibility study for the Social Hall was also shared on the Township's Facebook page, inviting public input. For this post 743 people were reached and there were 81 engagements.

**Social Hall Feasibility Study**

The Township has created a study committee for the purpose of preparing a Feasibility Study for an Indoor Recreation Facility for the Social Hall located on Dutch Ridge Road. The study will be completed in accordance with the scope of work guidelines of the PA Department of Conservation and Natural Resources (DCNR). This study is the first step that must be completed before the Township can file a grant application with the DCNR for funding to renovate the Social Hall. The study committee conducted their first meeting in September and welcomes comments or ideas from the community on how the Social Hall can best be used as a community asset. Please submit your comments or ideas to [brightontwp@brightontwp.org](mailto:brightontwp@brightontwp.org).

**Congratulations!**

**SGT. NICHOLAS BERNARDI** has recently retired from the Brighton Township Police Department. Nick began his employment with the Department in December of 1990 and served in a full time capacity since 1999. Nick served honorably throughout his career and was well liked by all of the officers and Township employees. We all convey our best wishes, joy and health for Nick and his wife Veronica during their retirement years.

**NICK CUSANO** is the newest member of the Brighton Township Police Department. Officer Cusano was hired as a full time police officer in May. We wish him a long and successful career with Brighton Township.

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**Boost Post**

743 People Reached 81 Engagements

Ideas shared through these venues were:

- Start the fish fries back up.
- Rental facility.
- Utilize for Parks and Recreation Board events and programs.
- Indoor recreation facility.

- Bingo.
- A library.

**Township Website** – The Study Committee meeting minutes and notes were posted to the Comprehensive Planning & Updates page of the Brighton Township Website [www.brightontwp.org](http://www.brightontwp.org). The meeting notes include the progression of the building renovation plans and site renovation plans as they progressed.

**Public Meetings** – The January 5, 2021 meeting of the Study Committee was an advertised public meeting. Notice of the meeting was placed in the legal notice section of the Beaver County Times and posted at the Municipal Building. The meeting was conducted remotely through the Zoom Video Communications remote conferencing application due to the COVID-19 Pandemic. Public participation was made available through an advertised web link and/or phone number(s) that were posted on the Township web site and posted at the Municipal Building. A full record of this meeting can be found in **Attachment C**.

The March 3, 2021 meeting of the Study Committee was an advertised public meeting. Notice of the meeting was placed in the legal notice section of the Beaver County Times and posted at the Municipal Building. The meeting was conducted remotely through Zoom Video Communications remote conference application due to the COVID-19 Pandemic. Public participation was made available through an advertised web link and/or phone number(s) posted on the Township web site and posted at the Municipal Building. A full record of this meeting can be found in **Attachment D**.

The March 25, 2021 joint meeting of the Brighton Township Board of Supervisors and Study Committee was an advertised public meeting. Notice of the meeting was placed in the legal notice section of the Beaver County Times and posted at the Municipal Building and Social Hall. The joint meeting was held on site at the Social Hall, 5400 Dutch Ridge Road. All participants familiarized themselves with the current conditions of the building and grounds. In addition to the Study Committee and Board of Supervisors, present at the meeting to present the recommended renovation plans were architect Cherie H. Moshier, AIA, NCARB of Moshier Studio and engineers Ned Mitrovich, P.E., Managing Principal and Marie S. Hartman, P.E., Senior Project Manager of Lennon, Smith, Souleret Engineering, Inc. The Study Committee had presented the proposed building and site renovations and the draft Indoor Recreation Center Feasibility Study. A full record of this meeting can be found in **Attachment E**.

## **Existing Facility Assessment**

The Social Hall property consists of two parcels totaling 1.08 acres based upon the Beaver County Assessment Office records. The adjacent parcels are Tax Parcel No. 55-152-0144.000 consisting of 0.54 acres and having the structure and parking. Tax Parcel No. 55-152-0142.001 consisting of 0.50 acres has parking to the north of the Social Hall.

The Social Hall is located within the R-1 Rural Residential Zoning District. It is bordered by two roads, Dutch Ridge Road and Grange Road, both State highways. To the north is the Brighton Township VFD Fire Station No. 3. To the south the property is bordered by Dutch Ridge Road. Across Dutch Ridge Road is a single-family home and vacant residential lots. To the east the property is bordered by an access driveway to a stable and farm land. To the west the property is bordered by Grange Road. Across Grange Road is a single-family home.

There are two entrances to the property, one on Dutch Ridge Road and one on Grange Road. The access to Dutch Ridge Road is a defined driveway entrance on the east side of the property. The frontage on Grange Road is all open and there is no defined entrance. The parking area is paved to the roadway along the full length of the property. Traffic flow is undefined on the property. Access to the parking areas can be taken from either roadway. An access from the east side of the parking lot also extends into the property of the Brighton Township VFD Fire Station No. 3 located to the north. The fire station has its primary access onto Grange Road. This property is also owned by Brighton Township. A driveway access to the lower level of the Social Hall extends from the intersection of Dutch Ridge Road and Grange Road. The general condition of the existing asphalt paving is poor. Some areas of the concrete paving at entrances and loading area are good.

The combined properties are approximately 90% covered by asphalt parking or building. There is no defined stormwater management or collection on site. There are existing stormwater inlets at the intersection of the two roadways and along Dutch Ridge Road that collect stormwater runoff. They discharge across Dutch Ridge Road into the headwaters of Two Mile Run Creek. There is no available space on the property to increase parking.

There is no landscaping on site around the building. There is limited green space or lawn area between Dutch Ridge Road and the Social Hall and one mature tree. There is a lawn area separating the parking lots of the Social Hall and Fire Station

No. 3. The lawn area includes three trees. Due to the elevation change between the parking areas there is a set of wooden steps that are in poor condition.

Utilities are available to the site:

- Sewage – Brighton Township Sewage Authority
- Water – Brighton Township Municipal Authority
- Electric – Duquesne Light Company
- Gas – People's Gas
- Cable/Internet – Comcast

The utilities to the site are adequate for future needs. The electrical service is 3-phase. This power supply was necessary for the deep fryers operated by the Fire Department for the fish fry dinners operated in the past. The deep fryers have been removed from the Social Hall. Two power supply poles are located on site, one with multiple transformers. It is recommended that the overhead power supply and pole closest to the Social Hall near the loading dock area be removed, and the power supply be placed underground.

Moshier Studio performed a visual review of the building as part of the feasibility study to determine the scope of renovations needed to support continued use of the building. That evaluation included a determination that the existing structure was suitable for, and could accommodate, the scope of renovations needed for its continued use as public building. The letter of determination is included as **Attachment F**.

Following are photographs of the site, exterior views and interior views of the Social Hall building and grounds that provide a more detailed look at existing conditions.

**Existing Site** – Below is a Google Earth view of the site. BTVFD Fire Station No. 3 is located to the top (north). The property is owned by Brighton Township. The Social Hall is located at the bottom (south). The center parcel is part of the Social Hall site.



Following are exterior and interior photos of the Social Hall building.



**North View** – The north side of the building often functioned as the main entrance to the Social Hall since the bulk of the parking is located in close proximity. This entrance provides ADA access to the building. The kitchen entrance is also located on this side of the building.



**North View Entrances** – This close-up view shows the entry door into the main hall on the left and the entry door into the kitchen area to the right. Access to the kitchen area would be controlled and limited to catering services or maintenance personnel.



**East View** – The second entrance to the building is located on the east side. It is not an ADA accessible entrance as steps are required to enter the main hall. The driveway entrance from Dutch Ridge Road passes this side of the building. Parking is also provided.



**Northeast View** – This view shows both building entry points. Two entry points gives the option of spitting the interior space into two smaller areas. This can provide more opportunity for programming or rentals for persons who favor a smaller venue for business meetings or social events.



**South View** – This view is from Dutch Ridge Road. Although the building has frontage on Dutch Ridge Road it does not provide the main entrance. Entry to the lower level is made from this location. Entry can also be made by stairs from the interior of the main hall.



**West View** – This view is from Grange Road. A loading dock access is provided into the kitchen storage area in this location. It is the primary point of entry for utilities and the location of the existing refuse dumpsters. Access is available from Grange Road at this location and additional parking is provided.



**Loading Dock** – This close up view of the loading dock area shows the access into the rear of the kitchen storage area. It also shows the need for renovations and repairs to the area. This access is beneficial for catering operations so they do not need to make entry with the general public or guests.



**Southwest View** – This view from the intersection of Grange Road and Dutch Ridge Road shows the driveway access to the lower level of the building. Access is also available by stairs from the main hall. The existing digital message display sign can also be seen.



**BTVFD Fire Station No. 3** – This is the primary fire station for the BTVFD, housing the fire chief and part time paid firefighter on staff. Overflow parking is available within the parking lot. The property is owned by Brighton Township.



**North Side Entrance** – This interior view shows the entry from the north side of the building. It often functioned as the main entrance to the Social Hall since the bulk of the parking is located in close proximity. This entrance provides ADA access to the building. The column shows the point of separation being considered to create two independent interior areas.



**East Side Entrance** – This interior view shows the entry door from the east side of the building. The renovation project will make this an ADA accessible entry. The central column is again visible to identify the area of separation recommended. The original wooden flooring is also shown.



**Main Hall** – This interior view shows most of the interior of the hall area. Seating of up to 200 persons is possible within the building.



**Exterior Kitchen View –**

This interior view shows the double entrance into the existing kitchen and a service window. This is where the dinners were served from or picked up when the BTVFD operated fish fry dinners within the Social Hall.



**Wooden Floor –**

The wooden floor seen in this view is part of the original Grange construction from 1909. It is the intent to continue to maintain this feature. The unique floor pattern created here is not typical by today's construction practices.



**Kitchen View –**

This view of the kitchen shows the existing conditions. The deep fryers and other kitchen equipment have been removed from the facility since the discontinuance of the fish fry dinners. Some of the stainless steel equipment can be repurposed.



**Basement View** – This view of the basement looks towards the utility room which houses the furnace, water, gas and electrical services. Used for storage, the area can be renovated to an independent area for activities or meetings.



**Basement View** – This view of the basement looks towards the stairwell. Areas of the basement are susceptible to water and will need to be addressed during renovations.



**Upper-Level Restrooms-** These rooms have some accessible features but are not fully compliant with ADA.

**Market Analysis**

Brighton Township is part of the Beaver Area School District (BASD). The BASD consists of four municipalities; Brighton Township, Beaver Borough, Bridgewater Borough and Vanport Township. The BASD is comprised of two elementary schools and a middle/high school campus. Dutch Ridge Elementary School (Grades 3-6) is located within Brighton Township. The Middle School/High School campus is located in Beaver Borough and Vanport Township. Currently there are 2,060 students enrolled in the District. The following information is obtained from the BASD website.

**Pittsburgh Business Times Honor Roll Ranking**

For 15 years, the Pittsburgh Business Times has ranked the region's school districts based on state standardized test score performance, identifying the highest-scoring school districts in the region and the state. In order to determine their Honor Roll ranking, the Business Times uses the PSSA and Keystone test results from the previous three years.



The Business Times recently released their 2019 rankings, and we are proud to report that the Beaver Area School District ranks **#18 in the region** (out of 102 districts) and **#68 in the state** (out of 494 districts).

We are proud of our 2019 ranking and celebrate the improvements in both the regional and state rankings; however, we do so with the caveat that high test scores are only part of Beaver Area School District's **standard of excellence**. We also applaud:

- Our **Advanced Placement Program** whose 5-year AP score trend shows BASD students outperform their peers across the state by more than 15%, and where 55 students who tested in 2018 earned a score accepted as college credit (3+) on at least one of the 13 Advanced Placement subject tests offered at BASD;
- Our **Elementary School Programs** which were recognized as "Distinguished" by the Department of Education and caused the District to receive the **Keystone Award for Academic Excellence**;
- Our **Fine Arts Program** wherein students recently showcased their unique work;
- Our **Music Program** that represented the District at the PMEA District, PMEA Western-Region, PMEA All-State, and PMEA All-East events this year;
- Our **JROTC Program** who won the Western Raider Competition for the third year in a row;

BASD has a distinguished reputation for academic achievement and is a positive force in the continued development and growth of Brighton Township, as many people choose their place of residence based upon the school district their children will attend. This is a positive impact for the Financial Analysis discussed in the next section of this report.

The population within the BASD has been stable over the past decade based upon data from the United States Census Bureau. The population totals for the four municipalities of the BASD is listed in the chart below for the years 2010, 2014 and 2019.

<b>American Community Survey Data - United States Census Bureau</b>						
Beaver Area SD Municipalities	<b>Population</b>			<b>Mean Income</b>		
	<b>2010</b>	<b>2014</b>	<b>2019</b>	<b>2010</b>	<b>2014</b>	<b>2019</b>
Brighton Twp	8,141	8,255	8,287	\$ 73,160	\$ 64,936	\$ 80,360
Beaver Boro	4,556	4,479	4,334	\$ 60,644	\$ 59,598	\$ 66,093
Vanport Twp	1,407	1,430	1,309	\$ 36,237	\$ 42,235	\$ 50,141
Bridgewater Boro	673	690	884	\$ 40,839	\$ 50,313	\$ 58,645
	14,777	14,854	14,814	\$210,880	\$217,082	\$255,239
	<b>United States</b>			\$54,886	\$59,312	\$67,687

There are minor increases or decreases within the four municipalities. But overall, as the data shows, the total population has remained stable. As noted in the Financial Analysis, Shell Corporation is constructing a multi-billion dollar ethane cracker plant on a site that is located across the Ohio River on the Interstate 376 corridor. The plant is expected to bring further economic development to Beaver County in the form of residential and business development.

The above chart also includes the mean income by municipality for the same time periods: 2010; 2014; and 2019. It too shows stable to rising income levels for the BASD population. This is a positive trend for the BASD and municipalities as it demonstrates that they are able to undertake construction or renovation projects with confidence in the financial stability of their communities. For Brighton Township, it means projects, such as the renovation of the Social Hall, can be planned and funding provided for.

As part of this feasibility study an inventory of similar rental facilities was undertaken for comparison. The inventory was limited to other rental facilities owned or operated by government operations or similar organizations. Three facilities were identified: Shultz Lodge owned by Brighton Township; Four Seasons Pavilion owned by Beaver County; and Beaver Station owned by the Beaver Area Heritage Foundation. Comparison data was collected for 2019 rather than 2020 due to the impact COVID-19 had on the number of rentals in 2020.

For the purposes of this analysis the number of rentals by month for each facility was obtained to determine demand. The fees collected were also collected from Brighton Township and Beaver County for their facilities, but a total of fees collected from Beaver Station were not available, but their fee schedule is included within this report. Brighton Township's rental income is low based on the relatively high number of reported rentals. This is for several reasons. Thirty-two (32) rentals were at no charge, 33 rentals were at \$50 and 5 rentals were at half-price of \$62.50. Historically the Board of Supervisors has not set the rental rate at a level to maximize revenues, but at a rate to keep it affordable to the tax payers of the community.

It is recommended that the Board of Supervisors not provide rentals at no charge as is provided for at Shultz Lodge. There are noted exceptions. Boy Scout Pack 499 was chartered by the BTVFD, and for that reason should be able to continue to use the facility at no cost for regularly scheduled meetings and events. The Homemaker's Club, a women's group for social meetings, has limited use and

will be able to continue to do so based upon their long historical use. The BTVFD also requested that the facility be available for training classes or activities requiring a larger space than can be provided for within Fire Station No. 3. The Board of Supervisors also agreed to the following upon taking ownership of the Social Hall:

“Any active member of the Fire Department, in good standing, may reserve use of the Social Hall for one day per year for personal activities. The Fire Chief shall annually provide to the Township a certified list of active volunteer firefighters who have met or surpassed the requirements for a member in good standing.”

The recruitment and retention of volunteers for emergency services is increasingly difficult and is at a crisis level throughout Pennsylvania. It is the opinion of the Board of Supervisors that providing this small incentive is worthy in view of their dedicated volunteer service to the Brighton Township community.

It should be noted that Brighton Township and Beaver County both have other facilities available for rent. However, those facilities were not included in the analysis since they are not similar to the Social Hall property in terms of size/seating capacity or by being a non-enclosed facility, such as a pavilion.

Individual information on each of the three facilities included in this analysis follows. Although they were selected for comparison, there are some distinct differences in the three facilities in terms of conveniences available as part of the rental and fee structure as can be seen in the summaries that follow.

The locations of the three properties that are part of this analysis are identified on the map located in **Attachment G**.

2019 Shultz Lodge Rentals - Brighton Twp Two Mile Run Park							
		Fees Collected					
	No. of	Free	\$50	\$63	\$125	\$150	Total \$
	Rents						
JAN	14	3	3	0	7	1	\$ 1,175
FEB	15	4	4	0	6	1	\$ 1,100
March	21	4	3	2	11	1	\$ 1,800
April	12	2	2	0	8	0	\$ 1,100
May	22	3	3	0	13	3	\$ 2,225
June	24	1	3	0	19	1	\$ 2,675
July	20	2	2	3	13	0	\$ 1,913
AUG	22	2	2	0	17	1	\$ 2,375
SEPT	18	4	3	0	9	2	\$ 1,575
OCT	19	1	3	0	9	6	\$ 2,175
NOV	16	3	3	0	5	5	\$ 1,525
DEC	<u>19</u>	<u>3</u>	<u>2</u>	<u>0</u>	<u>13</u>	<u>1</u>	<u>\$ 1,875</u>
	222	32	33	5	130	22	\$ 21,513



Shultz Lodge is a rental facility located within Brighton Township's Two Mile Run Park, located on Gypsy Glen Road. The Lodge is offered for rental to Brighton Township residents beginning in October for the following calendar year. In December the facility can also be rented by residents from other communities in the Beaver Area School District. Rental rates vary by residency and group. Some groups pay no fee; such as Township functions, athletic clubs, scouting groups, etc. Some groups meet monthly and received a lesser rate.

In addition to the Lodge, there are three (3) shelters available for rental. Amenities in the park include a basketball court, playground, ball field and open space areas.

Renovated during 2017/18, Shultz Lodge has a multi-purpose room of 1,118 SF that includes a wood burning fireplace. There are 12 8-foot tables and 90 chairs. The Lodge includes a kitchen with stove, microwave, and two (2) refrigerators; men's, women's and family bathrooms; storage room for tables and chairs, utility room; and an attached covered patio. A TV is present for use, and the facility is Wi-Fi enabled. Rental includes exclusive use of the facility for the day rented. The user must setup and take down the tables and chairs. The facility is cleaned after each use by a custodian in the employment of Brighton Township. Township employees maintain the facility and grounds.

The Lodge is used by the Parks and Recreation Board but lacks sufficient space to function as an indoor recreation center.

**2019 Beaver County Four Seasons Pavilion****Rental Rate: \$400 Plus damage deposit of \$200**

	<b>Number of Rentals</b>	<b>Fees Collected</b>
January	2	\$ 800
February	0	\$ -
March	3	\$ 1,200
April	3	\$ 1,200
May	7	\$ 2,800
June	17	\$ 6,800
July	14	\$ 5,600
August	15	\$ 6,000
September	12	\$ 4,800
October	11	\$ 4,400
November	4	\$ 1,600
December	<u>0</u>	<u>\$ -</u>
	88	\$ 35,200



The Four Seasons Pavilion is a rental facility located within Beaver County's Brady's Run Park, located on Brady's Run Road in Brighton Township. The pavilion is available for rental through Beaver County's Department of Parks and Recreation. Information from the Beaver County website is as follows:

- Perfect for small and medium size weddings, parties and special occasions
- Capacity 150-170 people
- Twenty-one 5' round tables & 180 chairs
- 6 Ceiling Fans
- Catering Kitchen with refrigerator, freezer, ice maker, stainless steel tables and sink. (No oven or microwave)
- Radiant Floor Heating for year-round use
- Indoor Compostable Restrooms
- Daily rental is from 9:00 A.M. to 11:00 P.M. for that day only. If you need in the day before to decorate it must be reserved and paid for.
- You may rent the facility one year in advance, on the first day of that requested month.

**Note:** \$200 will be returned to the party if the Pavilion is left in good/clean condition and no damage is reported. This inspection and approval will be made by the Department of Public Works following each rental.

2019 Beaver Station Rentals	
Fee schedule varies based on day and size of event.	
	No. of Rentals
January	1
February	1
March	5
April	6
May	10
June	12
July	10
August	8
September	11
October	9
November	5
December	5
	83



Located within Beaver Borough, the Beaver Station Cultural & Event Center provide a variety of rental spaces on their campus of the restored vintage Pittsburgh & Lake Erie Railroad passenger station dating to 1897. Information from the Beaver Area Heritage Foundation website is as follows: Much of its original grandeur is still intact or beautifully restored including an elegant front entrance *porte cochère*, slate roof, stained glass windows, marble mosaic floor, box beam ceiling and shiny brass railings. It also features an outdoor, covered trackside courtyard with lush garden beds and raised planter boxes for all-weather enjoyment. Preserved and operated by the Beaver Area Heritage Foundation, the Station’s beautifully landscaped three-acre campus includes a road side garden maintained by the Penn State Master Gardeners, an event lawn featuring a historic bandstand like “Belvedere” structure, an award-winning local history museum and log house as well as ample free parking.

The Beaver Area Heritage Foundation campus is comprised of several spaces available for rent for a special event. The two areas used for comparison are the 1897 Event Room: The former passenger waiting room is a 2500 square foot space seating approximately 128 guests for dinner, 150 theater style and 150 for a standing reception; and the Trackside Courtyard: The former train platform, is a 1500 square foot space covered by an awning for warmer months and side panels for cooler months, seats approximately 96 guests for dinner and 150 for a standing reception.

A schedule of rental rates is following. Due to the alternatives available for each rental, a total the fees collected was not available.

## Beaver Station Cultural & Events Center

### Rental Rates

Showers | Parties | Corporate Events

#### 1897 Event Room & Trackside Courtyard

Rental rates are based on the size of a function and day of the week



	10-35 guests	36-59 guests	60-79 guests	80-99 guests	100+ guests
Friday	\$1000	\$1000	\$1000	\$1200	\$1500
Saturday	\$2000	\$2000	\$2000	\$2000	\$2000
Sunday	\$500	\$600	\$700	\$900	\$1200

Event Lawn & Belvedere Rental fee is \$400 with Station Rental

Saturday rate applies to holidays.

Appropriate rate category will be charged if attendees exceed booked amount.

#### Rental Includes:

- Tables: 60" round seat 8; 36" round seat 4 or stand 4 at 42" cocktail height; sweetheart table, 4', 6' and 8' rectangular; and stainless-steel bars (linens not included)
- Gold Chiavari chairs
- Sound system, microphones, video screen, in/outdoor speakers
- Courtyard awning with side panels, lights and built in tables
- Full use of catering kitchen for approved caterers
- Partial use of catering kitchen for delivered food
- Equipment set-up according to specifications

#### Additional Fees:

Event Host is required for all events at an additional fee to provide assistance, coordination, room set-up and cleanup. Fee is \$15 per hour, calculated on total hours for: deliveries, decorating, the event and 1 hour following the event.

Busser Staff is required when guest count is over 50 people, not provided by the caterer or food is brought in or delivered. Busser will assist with food set-up, cleanup and clearing dirty dishes. Fee is \$10 per hour, per staff person.

Self-Serve Beverage Station requires a \$75 fee for set-up and replenishing for 60 – 100 guests, \$125 for over 100 guests.

Coat Check is optional during inclement weather. An additional fee of \$10 per hour. Typically two staff people per event.

Courtyard Heaters are optional with cool temperatures. Fee is \$80 each. Includes natural gas.

Income generated helps maintain this nationally recognized Beaver Historic District treasure and supports other educational and cultural activities of the Beaver Area Heritage Foundation and Museum.

Past studies undertaken by Brighton Township identified a community need for additional rental space. One such plan is the Two Mile Run Park Master Plan dated December 2014. As stated previously, the Township owns Shultz Lodge located in Two Mile Run Park. The maximum capacity of 90 persons does not provide enough space for larger events, and the number of bookings, especially in the summer months, shows demand in excess of available rental dates. This is especially true for Fridays, Saturdays and Sundays which are 100% booked through the summer months. The number of rentals at the other comparable facilities also shows higher rental volume during the summer months, even with rental rates much greater than those charged by Brighton Township for Shultz Lodge. This evidences a demand for additional indoor rental space, and the willingness to pay a higher fee than is charged for Shultz Lodge. The financial, construction and census data for Brighton Township identify a growing community; a community that will have increasing demand for public facilities; and a community that has, and will continue to have, the financial stability to support those public facilities.

The Study Committee recognized that the Township's ownership of the Social Hall provides a unique opportunity to meet the community need for additional indoor rental space, and worked with the Planning Team to develop a renovation project that best meets this need. The evaluation included an assessment of the existing conditions of the building and site. This evaluation was used to determine what opportunities the building and site can offer through renovations. Working closely with the Planning Team, the Study Committee has prepared recommendations on the Social Hall's future use(s) within Brighton Township.

Based on the schematic renovation designs, the Social Hall can provide seating for more than double the occupancy of Shultz Lodge, with available occupancy at 201 persons. A full catering kitchen makes the space more attractive as a rental venue for special events.

A recommendation of the Study Committee was to also install an accordion wall system to split the space into two unique areas. There is a natural point of division between the original Grange construction and the 1970 addition. Splitting the space makes it better suited for rentals by smaller groups which may otherwise look out of place in a large rental hall that is half empty. Several renovations have been proposed to make this viable. Toilet facilities and exterior ADA access to both spaces are provided for. Access to each space from the catering kitchen is also provided for. As a result, each space can function independently.

The division of space provides opportunity for increased rentals, making the project more marketable and financially feasible.

Two existing groups use the Social Hall on a regular basis, Boy Scout Pack 499 for regular meetings, Pinewood Derby, and ceremonies; and the Homemaker's Club, a women's group for social meetings. To accommodate these enduring relationships, the Study Committee recommended renovation of the lower level located underneath the original Grange Hall, to include accessible toilet rooms and a storage closet. A new, code-compliant stair leads to the upper level. The space has exterior ingress and egress and has access to all available utilities. The smaller meeting area will be more accommodating to their needs and will maintain the availability of the main hall for rentals and for other community indoor events.

The Committee recognized that due to the age of the building, and that the most current upgrades were decades old, it was an opportunity to significantly improve energy efficiencies and sustainability of the existing building. Energy efficiency lowers energy costs and eliminates energy waste. Ongoing expenses can be reduced by an energy-retrofit of the existing envelope, and the selection of materials requiring less maintenance.

Specific improvement identified by Moshier Studio are having the existing exterior walls on the upper level opened up to add new bat insulation, and continuous exterior insulation added under new cement-board siding and trim. Existing windows will be replaced with thermally-broken double hung units with insulated Low-E glass, styled close to the original look of the Grange Hall. Existing aluminum doors will be replaced with energy-efficient ones, and the attic area insulation checked and increased in thickness. A deck will be constructed along the south side of the upper floor, to allow space users to take advantage of outdoor areas and evening sun. The existing suspended acoustic tile ceiling will be replaced, and new energy-efficient LED lighting fixtures installed. Low-flow plumbing fixtures will be selected. A fire alarm system will be added, and new Energy Star® rated heating and air conditioning units installed.

On the lower level, the existing concrete masonry walls will receive new interior insulation and drywall finish. Interior floor finish in the Social Hall will be LVT, for improved appearance and greater longevity.

The building renovation plans prepared by Moshier Studio, and recommended for implementation by the Study Committee, are included as **Attachment H**. The

cost estimate of \$726,712.70 for the building renovations is included as **Attachment J**. The cost estimate is color coded to highlight the expenditures that are for accessibility and those that are for sustainability.

All improvements will be subject to permitting and review by the Building Code Official for compliance with all Uniform Construction Codes. Currently, the Township contracts with the Middle Department Inspection Agency to perform plan reviews, permitting and inspections.

The site plan renovations proposed by the Study Committee and identified on the site plan prepared by Lennon, Smith, Souleret Engineering, Inc. serve several purposes. It is necessary to maximize on-site parking due to the seating capacity of the Social Hall. As a result, it is necessary to balance this need with a redesign of the parking area to address the following identified deficiencies:

- The asphalt paving is in poor condition and needs replaced;
- There is inadequate circulation of traffic and a lack of traffic control;
- Additional ADA accessible and van accessible parking is needed;
- The site lacks stormwater controls, with runoff directed towards the building in several locations;
- No Best Management Practices have been implemented;
- There is a lack of site lighting necessary for pedestrian/client safety; and
- There is no on-site landscaping.

To help meet the need for additional parking, overflow parking is available in the parking area of Fire Station No. 3, also owned by Brighton Township. Access will be by new concrete steps.

The site plan and cost estimate propose the replacement of the asphalt paving. A defined entrance onto Grange Road is created to eliminate the open flow of traffic from all points along Grange Road. Traffic markings on the asphalt will direct traffic flow. Required ADA and van accessible parking spaces are placed appropriately near the building entry to the north. The slope of the existing parking lot prohibits placing ADA parking at the east entry. ADA accessible parking is added at the lower entry point. Sidewalks with concrete curbing around the building are added to control storm water and direct it away from the structure. The parking areas and driveways have asphalt curbing for storm water control.

Storm water improvements are added to collect stormwater on site and the use of green and sustainable Best Management Practices. Landscaping, including the planting of native trees, is added around the building to improve appearance and provide shade and protection around the building. Outside lighting is added in the parking lot to provide safety and security. It will be low level cutoff fixtures to minimize impact to adjacent residential properties.

The site development renovation plans prepared by Lennon, Smith, Souleret Engineering, Inc., and recommended for implementation by the Study Committee, are included as **Attachment I**. The cost estimate of \$678,015 for the site improvements and renovations is included as **Attachment K**.

To determine expected operating costs the Study Committee utilized data from Brighton Township's other indoor rental facility, Shultz Lodge in Two Mile Run Park. A three-year expense record for the period 2017, 2018 and 2019 was developed from the Township's financial records. 2020 was excluded due to lower use due to the COVID-19 Pandemic. An operating budget projection for the Social Hall was then developed. The Social Hall is twice as large as Shultz Lodge and the budget numbers were adjusted accordingly. Current utility expenses for the Social Hall were not utilized since the building is mostly idle. The renovations will include energy efficient retrofits. The below table summarizes this evaluation:

<b>Expense Category</b>	<b>Two Mile Run Park Lodge Expenses</b>				<b>Social Hall Budget Est.</b>
	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>AVG</b>	
Custodian	\$ 2,801	\$ 3,992	\$ 4,473	\$ 3,755	\$11,000
Seasonal Labor Est.	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Propane/Heat - GAS	\$ 1,702	\$ 2,180	\$ 1,090	\$ 1,658	\$ 5,000
Electric DLC	\$ 2,565	\$ 3,196	\$ 2,783	\$ 2,848	\$ 7,500
Cable TV / Internet	\$ 126	\$ 1,262	\$ 1,146	\$ 845	\$ 1,800
Telephone	\$ 1,215	\$ 1,112	\$ 1,087	\$ 1,138	\$ 1,200
Security Monitoring Exp	\$ 243	\$ 695	\$ 730	\$ 556	\$ 800
Pest Control	\$ 420	\$ 420	\$ 420	\$ 420	\$ 700
Repair/Maint Supply Est.	\$ 1,009	\$ 1,193	\$ 1,308	\$ 1,170	\$ 3,000
Repair/Maint Exp. Est.	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Minor Equipment	\$ -	\$ 478	\$ 821	\$ 433	\$ 1,000
Contracted Services	\$ 3,477	\$ 463	\$ 3,323	\$ 2,421	\$ 3,750
Contracted Lawn Service	<u>\$ 3,500</u>	<u>\$ 4,600</u>	<u>\$ 3,120</u>	<u>\$ 3,740</u>	<u>\$ -</u>
<b>Totals</b>	<b>\$24,559</b>	<b>\$27,090</b>	<b>\$27,800</b>	<b>\$26,483</b>	<b>\$43,250</b>

The cost for a custodian has been increased the most as it is anticipated that the duties of the custodian will be increased for a facility this size. At Shultz Lodge

the renter is responsible for setting up the tables and chairs for their event, and returning them to the storage room thereafter. For the Social Hall it is anticipated that the renter will specify needed seating and it will be setup by the staff, then cleaned and returned to storage, if necessary, thereafter. Rather than one person filling this position it is expected that multiple persons will be needed, and the position(s) will extend beyond that of custodial services. An item that will be taken into consideration at the time the facility is available after renovations, is the requirement of a cleaning deposit, much like that charged by Beaver County for use of the Four Seasons Pavilion.

Many banquet facilities of this size utilize an event manager to oversee facility rentals and use, and often to be present on site during an event. It is also typical for a facility that does so to provide other amenities as part of rental packages that are reviewed and booked with an event manager. These may include table and/or chair covering, center pieces, setup, audio-visual equipment, etc. These types of facilities have higher rental fees as a result. At this time it is not the intent of the Township to manage the site in this manner. However, future circumstances may dictate a change in practices or pricing to operate in such a manner. As stated previously, it is expected that the cost of custodial services will include setup and removal of tables, and that multiple persons will be needed to fill this role. For this reason that line item in the project budget has been increased over what that expense is for Shultz Lodge.

**Social Hall Rentals - Budget Estimate**

	<b>Number of Rentals</b>	<b>Free</b>	<b>\$250</b>	<b>Fees</b>	<b>\$600</b>	<b>Fees</b>	<b>Total \$</b>
January	7	2	4	\$ 1,000	1	\$ 600	\$ 1,600
February	7	2	4	\$ 1,000	1	\$ 600	\$ 1,600
March	10	2	6	\$ 1,500	2	\$ 1,200	\$ 2,700
April	12	2	6	\$ 1,500	4	\$ 2,400	\$ 3,900
May	14	2	7	\$ 1,750	5	\$ 3,000	\$ 4,750
June	15	2	7	\$ 1,750	6	\$ 3,600	\$ 5,350
July	15	2	7	\$ 1,750	6	\$ 3,600	\$ 5,350
August	13	2	6	\$ 1,500	5	\$ 3,000	\$ 4,500
September	12	2	5	\$ 1,250	5	\$ 3,000	\$ 4,250
October	10	2	5	\$ 1,250	3	\$ 1,800	\$ 3,050
November	9	2	5	\$ 1,250	2	\$ 1,200	\$ 2,450
December	10	2	6	\$ 1,500	2	\$ 1,200	\$ 2,700
	134	24	68	\$ 17,000	42	\$ 25,200	\$ 42,200

Rental fee estimates are based on the demand at Shultz Lodge and the rentals per month trend on the same basis. Revenues are expected to substantially cover operating expenses. Budget expenses and rental rates should be monitored closely and adjusted to make the facility self-sustaining. This may require modifications during the initial operational period. If managed correctly, additional revenues can be generated that are set aside in a separate account for the Social Hall to cover future extra-ordinary expenses that may occur over time.

The Township will need to increase its annual operational budget to include additional funding for recreation programming within this new indoor recreation facility. The programming can be one-time special classes or events covered by registration fees or longer term classes for multiple weeks.

The aim is to renovate the Social Hall as an indoor recreation center/rental facility whose operations and maintenance have a minimal impact on the Township's tax base, and whose fee structure is self-sustaining from a long-term operations and maintenance perspective. This is independent of construction costs. These projections show that this is possible. However, it is recognized that adjustments based on actual data after operations begin will likely be required.

**Financial Analysis**

The first step taken in the financial analysis of the Social Hall renovation project was to determine the current and future financial stability of the Township. Brighton Township has a stable and growing tax base as evidenced by the history of assessed taxable values in Brighton Township:

2021 Assessed Taxable Value:	\$137,153,682
2020 Assessed Taxable Value:	\$136,245,737
2019 Assessed Taxable Value:	\$136,150,912
2018 Assessed Taxable Value:	\$133,677,837
2017 Assessed Taxable Value:	\$132,843,487

As assessed values continue to increase the Township will collect more revenue through the real estate tax levy. As of 2021 the Township also had \$41,201,510 in non-taxable real estate value.

The growth in assessed taxable value is expected to continue since the Township is one of the few municipalities within Beaver County to experience a growth in population during the past several US Census data collection events. Many of the growth communities, like Brighton Township, are located on the Interstate 376 corridor. This pattern is expected to continue for Brighton Township over the next decade based upon home construction permits in developments with available building lots and applications pending for new residential developments. In addition, a permit has recently been issued for a 116 unit senior housing complex.

Shell Corporation is continuing construction on its multi-billion dollar ethane cracker plant located in close proximity to Brighton Township on the Interstate 376 corridor. The plant is predicted to bring further economic development to Beaver County in the form of residential and business development, which is expected to impact the Township.

See the chart of building permits issued later in this section for details on the number of residential units being constructed in Brighton Township. The Township also has had some non-residential construction, but the Township remains predominately residential in nature.

As stated, the increases in assessed taxable value have resulted in increasing revenues through the real estate tax levy, currently at 12.0 mills. The current tax levy is below the tax levy permitted under the Second Class Township Code for general purposes, and the Township has not implemented any of the permitted special purpose tax levies authorized by Code. These include taxes for fire, debt or recreation. The increase in residential units naturally brings more families and

increasing revenues through the earned income tax. As can be seen on the chart of building permits issued, most of the units being constructed are single-family homes. These homes are typically constructed by persons who are younger and in the work force.

### History of construction permits for new housing over the past two decades

#### Brighton Township

#### Building Permits for Housing Units

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
	# of	# of	# of	# of	# of	# of	# of	# of	# of	# of
	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
Single Family	22	17	17	13	44	17	25	22	6	15
Duplex*	0	0	12	0	6	2	0	0	0	0
Quad*	0	0	12	4	4	4	4	16	4	0
Mobile Home	0	1	0	0	0	0	0	0	0	0
Demolitions	0	0	0	0	0	0	0	0	0	0
	22	18	41	17	54	23	29	38	10	15

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
	# of	# of	# of	# of	# of	# of	# of	# of	# of	# of
	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
Single Family	9	12	36	36	17	23	21	30	21	23
Duplex*	0	0	0	0	0	0	0	0	2	0
Quad*	4	4	20	4	0	0	0	0	0	0
Mobile Home	1	0	0	0	0	0	0	0	0	0
Demolitions	0	-1	-2	-1	-1	-2	-1	-1	-5	-3
	14	15	54	39	16	21	20	29	18	20

Total Housing Units 20 Years: 513                      Average Per Year: 25.65

\*Duplexes and Quads reported as number of units - not number of structures.

Below is a table of taxes collected over the past five-year period showing a stable to growing tax base. Please note that this analysis is restricted to tax revenues and does not include revenues from other sources such as fines, permits, fees, service contracts or grants. Only the General Fund is reflected.

The Township has no debt. The borrowing capacity of Brighton Township under Pennsylvania's Local Government Unit Debt Act exceeds the total cost of this project. This statement is made for evaluation purposes. The Board of Supervisors has not expressed a desire or need to borrow funds to finance this project.

Brighton Township has an unrestricted net position of \$2,901,874 in 2019 – an increase from \$2,142,369 in 2018. The financial statements for 2020 have not been completed as of this writing.

**Tax Revenues over last five-year period**

	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>ACTUAL</b>
<b>Real Estate Taxes</b>	12.0 Mills	12.0 Mills	12.0 Mills	11.0 Mills	11.0 Mills
RE Tax Current	\$1,575,262	\$ 1,575,147	\$1,543,187	\$1,419,098	\$1,399,615
RE Tax Prior	\$ 19,076	\$ -	\$ -	\$ -	\$ (1,644)
RE Tax Del	\$ 34,599	\$ 41,564	\$ 28,734	\$ 37,490	\$ 35,704
	<u>\$1,628,937</u>	<u>\$ 1,616,711</u>	<u>\$1,571,921</u>	<u>\$1,456,588</u>	<u>\$1,433,674</u>
<b>Local Enabling Taxes</b>					
PC Tax - current	\$ 21,973	\$ 21,053	\$ 19,955	\$ 18,255	\$ 18,659
PC Tax - Prior	\$ 1,192	\$ 2,107	\$ 1,470	\$ 965	\$ 3,521
PC Tax - delinquent	\$ 4,072	\$ 6,218	\$ 4,620	\$ 5,958	\$ 4,994
RE Transfer tax	\$ 209,344	\$ 218,081	\$ 281,928	\$ 171,152	\$ 172,658
EIT - Current	\$ 929,059	\$ 963,833	\$ 896,804	\$ 861,270	\$ 845,046
EIT - Non resident	\$ 284,360	\$ 244,373	\$ 152,840	\$ 142,433	\$ 140,519
EIT - Prior/Del	\$ 455,353	\$ 429,754	\$ 408,164	\$ 390,612	\$ 406,066
LST - Current	\$ 110,486	\$ 107,553	\$ 97,194	\$ 100,174	\$ 100,707
LST - Prior	<u>\$ 40,158</u>	<u>\$ 39,221</u>	<u>\$ 36,570</u>	<u>\$ 37,463</u>	<u>\$ 39,227</u>
	<u>\$2,055,997</u>	<u>\$ 2,032,193</u>	<u>\$1,899,545</u>	<u>\$1,728,281</u>	<u>\$1,731,397</u>
<b>Total Tax Revenues</b>	\$3,684,934	\$ 3,648,904	\$3,471,466	\$3,184,869	\$3,165,071

Based upon demographic indicators presented at the January 2021 Study Committee meeting, the Median Household Income (in 2019 dollars) for Brighton Township was \$75,956. That is much higher than reported for Beaver County as a whole (\$57,807) or Pennsylvania (\$61,744). See the Market Analysis for more detailed information on this subject. This is another indicator of the financial stability of Brighton Township, and supports their ability to undertake the Brighton Grange renovation project.

## **Financial Costs – Funding**

The estimated construction cost to renovate the Social Hall is \$726,713 according to the estimate prepared by Moshier Studio (**Attachment J**). This cost estimate is inclusive of estimates for contractor overhead, profit, insurance and sales tax; as well as design and contract management. The cost estimate is color coded to highlight the expenditures that are for accessibility and those that are for sustainability.

Based upon the cost estimate, this represents a cost of \$103.34 per square foot for building renovation. Moshier Studio also evaluated other comparable State or municipal projects they were involved in and estimated the cost of new construction for a similar sized facility with basement at \$300 per square foot. In other words, the construction cost of a replacement building on the site of similar size and capacity, with associated kitchen and restroom facilities, could cost as much as \$2.1 million. Therefore, the renovation of the existing Social Hall is very favorable financially when compared to the cost of new construction. This is especially true when taking into consideration that there were no acquisition costs associated with the Township taking ownership of the facility.

The estimated construction costs for the site work is \$678,015 according to the estimate prepared by Lennon, Smith, Souleret Engineering, Inc. (**Attachment K**). This cost estimate includes a twenty-five percent (25%) line item for contingency and engineering. The cost estimate is color coded to highlight the expenditures that are for accessibility and those that are for sustainability.

It is worthy to note that of the total project costs \$259,611 or 18.5% of the estimated costs will be expended for accessibility improvements. And, \$249,944 or 17.8% of the estimated costs will be expended for sustainability improvements. The total investment in accessibility and sustainability is \$509,555 or 36.3% of all estimated expenditures. This was both necessary and intentional on the part of the Study Committee and the Planning Team. As a result, this renovation project will serve as a model for the renovation of public sites.

To pay for this project it is likely that a combination of several funding sources will be used in order to construct the project in the short term. The following funding scenario includes several funding sources. Brighton Township has implemented the Public Recreation Fee for residential developments in excess of three lots at a rate of \$500 per residential unit. It is proposed that the Township utilize \$50,000 of these accumulated funds for this project.

Brighton Township has implemented a Stormwater Service Fee of \$66 per Equivalent Residential Unit (ERU) to fund stormwater improvements. The project implements stormwater improvements and BMPs within the parking areas to collect and manage stormwater runoff. It is recommended that the Township utilize \$25,000 of these funds for that portion of the project that qualifies and is related to stormwater collection and management.

The Township receives Act 13 Funds. Pennsylvania's Act 13 of 2012 established an impact fee on oil and gas drilling. The Act allocates revenue from the impact fee to state, county and local governments to be used for a variety of purposes. Authorized uses include environmental programs, including trails, parks and recreation, open space, flood plain management, conservation districts and agricultural preservation. The Township primarily used these funds to supplement the road paving program. Due to the importance of this project, and the unique opportunity before the Township, it is recommended that \$25,000 of these funds be used for renovation of the Social Hall.

Act 13 of 2012 establishes the Marcellus Legacy Fund and allocates funds to the Commonwealth Financing Authority (the "Authority") for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects using the Greenways, Trails and Recreation Program (GTRP). It is recommended that the Township apply for the maximum funding available of \$250,000 for the renovation of the Social Hall through this program. A match of 15% is required, which will easily be achieved.

PA Department of Conservation and Natural Resources (DCNR) has various grant programs, including the Park Rehabilitation and Development grant program that funds projects that involve the rehabilitation and development of public indoor and/or outdoor park, recreation and conservation areas and facilities. A local match of a minimum of 50% is generally required. A project of this magnitude would not be expected to receive a full 50% match. The typical grant under this category is \$100,000 to \$250,000. It is recommended that a grant application be submitted to DCNR seeking \$250,000.

The Township is encouraged to apply for these potential grant funding sources, and to seek other opportunities for outside funding.

The balance of the project can be paid for from the Township's Capital Reserve Fund.

The potential funding scenario is as follow:

<b>PROJECT COTS</b>		
Renovation Costs	\$	696,239
Site Construction & Improvements	\$	<u>678,015</u>
<b>TOTAL COSTS</b>	\$	1,374,254
<b>FUNDING</b>		
Township Public Recreation Fee Funds	\$	50,000
Township Stormwater Funds	\$	25,000
PA Act 13 Municipal Allocation Funds	\$	25,000
DCED Marcellus Legacy Grant Funds	\$	250,000
DCNR Park Rehabilitation Grant Funds	\$	250,000
Capital Reserve Funds	\$	<u>774,254</u>
<b>TOTAL FUNDING</b>	\$	1,374,254

## **Conclusions**

Brighton Township has been gifted the Brighton Township Firemen's Social Hall by the Brighton Township Volunteer Fire Department. There is a deed restriction that requires the property to be in use as a community center, or the property reverts back to the original land owner(s). The Township acquired ownership of this building at no cost. This provides a unique opportunity to address urgent community needs that have been identified through this and other Township plans and studies:

### Urgent Community Needs:

- Provide an additional indoor recreation center by renovating the Social Hall for use by the Parks and Recreation Board for programming.
- Provide a second indoor rental facility to meet the excess demand in Brighton Township for this type of space.

The Study Committee identified the need for an indoor recreation facility, something not currently available within the Township. A second indoor rental facility is needed based upon the demand at similarly situated municipal facilities and the stability of the area based upon population and financial Census data. The income from facility rentals will be sufficient to cover annual operating costs to support the indoor recreation center, and potentially establish a fund to reserve additional resources for larger expenses in the future.

### Urgent Action Needed:

- Undertake the renovations to maintain compliance with the deed restriction to keep the building in use as a community center.

### Accessibility:

- The Brighton Grange Renovation Project implements the 2010 ADA Standards and Accessibility Design requirements.

The Brighton Grange #1392 was constructed in 1909 and moved to its present location from another part of the property in 1931. The Brighton Township Volunteer Fire Department added a series of additions in the 1970s. The building is not ADA compliant. The Brighton Grange Renovation Project implements the

2010 ADA Standards and Accessibility Design requirements by removing architectural barriers. As a public facility, it is necessary to make these ADA renovations for accessibility for all. This includes the doorways, toilet rooms, water fountains and all fixtures. In addition the exterior improvements provide ADA and van accessible parking areas.

Financially Favorable:

- The Brighton Grange Renovation costs are estimated to be \$103.34 per SF verses \$300+ per square foot for new construction of a similar facility.

The cost of renovating the existing Social Hall rather than constructing a new indoor rental and recreation facility is financially favorable based upon cost estimates for both from the architect. Likewise, the project is financially feasible based upon Brighton Township's historic and projected financial stability.

The Township can use several income sources to assist in funding this project, and should actively pursue grant funding listing in the Financial Costs – Funding Section of this report.

Energy Savings/Sustainability:

- The Brighton Grange Renovation will implement energy efficiency and sustainable practices.

The Brighton Grange Renovation Project takes place in a building that was built in 1909, with a series of additions added in the 1970s. The recommended renovations will improve the energy efficiencies of the existing building with LED lighting fixtures, Low-E glass, improved/increased insulation, low flow plumbing fixtures and related items. The site improvements will implement green and sustainable BMPs that are currently non-existent on site. This includes increased green areas, plantings and stormwater improvements.

## ATTACHMENT A

## Attachment A – History of Brighton Granges



## HISTORY OF BRIGHTON GRANGES

The very first Brighton Grange was organized at the Kaufman House on Sebring Road. This is also known as the McCain House.

Next, Brighton Grange #372 was organized February 18, 1875. The meetings were held at the Dawson Brick Stage Coach House on Tuscarawas Road.

The current Brighton Grange #1392 was organized by Elijah Garvin, a member of Fairview Grange, in the Barclay School House. There were 23 Charter members on the roll when the Charter was issued December 3, 1908.

The meetings being held at the Barclay School with the first master, A. J. Todd, presiding. The meeting place later moved to the William Holt house. (Sam's father) The reason for the change of location was because members of the township board did not want secret organizations meeting at the school.

Among the first class of candidates taken into membership on March 9, 1909, were Martha Davidson, Maude and Math Banks. Sister Davidson is a current member of Brighton Grange.

In the year 1909, the members built their new Grange hall on one-half acre of land, bought for \$50.00 from Daniel Gibson. The lumber was sawed by George Hogue and came from the woods owned by Sam Nevill. Within less than one month from the start of construction by members, even though the interior was incomplete, the first meeting was held. A loan for \$1500.00 from Philip Miller was used to finance the construction of the hall. Many socials were held to repay this debt. The proceeds from the socials were divided into 75% towards the debt and 25% to build up the treasury.

Brighton Grange has had two famous Grangers among its members. Sister Sara Caven began her Grange career with Brighton Grange on May 3, 1910. She has held Grange offices in Pamona and State. Brother Beatty H. Dimit joined Brighton Grange November 26, 1917, by demit from Slippery Rock Grange #1441. Brother Dimit was Beaver County's first Agricultural Extension Agent. He went on to become a Pennsylvania State Grange Master and a High Priest of Demeter in the National Grange.

Our own, Samuel Holt, started his long Grange career with Brighton Grange #1392 on August 22, 1911. He has been a continuous member of Brighton Grange for 62 years.

The original hall was moved in 1931 to it's present location. There was a basement added and the hall was turned 90° during the move.

The Brighton Grange hall was used by many organizations for their meetings, including everything from school to church.

Brighton Grange was known for their famous money making Round & Square Dances, held the third Friday of every month. Another notable money making project was an auction on May 25, 1967, with the proceed going to fix the Grange Hall roof. Brighton Grange had their own fair till around 1952. They had exhibits of canned goods, produce, needlework, grain, animals, etc.

Brighton Grange sold their property on October 22, 1969, to the Brighton Township Firemen. It was agreed as long as Brighton Grange #1392 existed, they would have a suitable place to meet. The firemen did some extensive remodeling to the old Grange hall and arrived at the building as it stands today. The current building has the original Grange wooded floor as it was in their first hall in 1909.

In 1973, Brighton Grange attended two Bazarra at the Beaver Valley Mall. In the spring their

booth was titled "Ma & Pa Kettle's Country Store" and they sold all types of homebaked goods, candy, and homemade gifts. In the fall, their booth was a German Doughnut hut titled "Der Krapfen Hutte". This time they sold donuts from Mac's Donut Shop in Aliquippa. Both booths were built by the members of the Grange. They made very good money both times.

Brighton Grange #1392 is currently growing in membership. Their current membership is 59 members. Our Junior Grange has been reorganized and is also growing.

\* \* \*

#### NOTES ABOUT THE NATIONAL GRANGE

1. Officers' names are taken from English farm-estates, which were called Granges.
2. The Grange was organized on December 4, 1867.
3. The Grange emblem -- Seven Sides represent the seven degrees and the seven founders. "P of H" stands for Patrons of Husbandry. The sheaf of wheat represents a recognition of the importance of agriculture.

## ATTACHMENT B

## SOCIAL HALL STUDY COMMITTEE

### MEETING NOTES OF SEPTEMBER 9, 2020

The Social Hall Study Committee called their meeting to order at 7:00 P.M. The meeting was located in the Social Hall, 5400 Dutch Ridge Road, Beaver, PA 15009

PRESENT: Mark Piccirilli, Township Supervisor  
Karen Green, Planning Commission  
Selina Blinn, Parks & Recreation Board  
Craig Nunamaker, Brighton Township Volunteer Fire Department  
Bryan K. Dehart, Township Manager

CONSULTANTS: Ned Mitrovich, P.E., Township Engineer  
Lennon, Smith, Souleret Engineering, Inc.

Cherie H. Moshier, AIA, NCARB  
Moshier Studio

Unable to join the meeting was Sean Denny, Cubmaster, Pack 499.

Purpose of Study Committee: Mr. Dehart welcomed everyone and thanked them for their participation as part of the Social Hall Study Committee. Mr. Dehart gave a brief overview of why the Study Committee was created and its purpose. The Brighton Township Volunteer Fire Department (BTVFD) transferred ownership of the Social Hall to the Township when they were no longer able to properly maintain and operate the building. Previously, the primary use of the building was for fish fry dinners as a fund raising event for the BTVFD. A reduction in the number of volunteers and increasing costs resulted in the fish fries being discontinued.

The Brighton Township Supervisors had preliminary drawings and cost estimates prepared by the Township Engineer for site improvements. Ms. Moshier, who prepared the drawings and oversaw the renovations of Shultz Lodge at Two Mile Run Park was also brought in to prepare drawings and cost estimates for the renovation of the Social Hall. The purpose was to apply for grant funding through the PA Department of Conservation and Natural Resources (DCNR). However, the DCNR advised that prior to considering funding a feasibility study for the building was to be prepared. The format of the study is to follow the DCNR Indoor Recreation Facility guidelines. The purpose of the study is to garner community input and support for the use and renovations of the building.

A copy of the DCNR feasibility study guidelines and scope of work elements was provided to each person.

Tour of Building/Grounds: The group toured the building to view the existing conditions and walked the grounds also.

Review of Site Plan by LSSE: Mr. Mitrovich reviewed a preliminary site plan. He noted that the site is surrounded by pavement to provide parking for the facility. The existing paving is substantially deteriorated. He also noted that areas of the paving slope to the building. The repaving of the parking lots will require excavation of the base and regrading to improve the drainage. During the building tour water in the lower level was present. Landscaping areas are proposed to be added to improve the site aesthetics. The site has frontage on Dutch Ridge Road and Grange Road. Both are State roads. The redesign provides a defined access point onto Grange Road.

Review of Building Renovation Proposal by Moshier Studio: Ms. Moshier conducted a power point presentation during which she discussed the physical condition of the structure, noting the shortcomings of the existing HVAC and other operating systems, and the need to provide accessibility upgrades. The building is large in size, has high ceilings, a large kitchen area to accommodate a catering service and other strengths. The lower level is an unfinished area presently but is proposed to be renovated to provide additional usable space.

The history of the Grange organization was reviewed and it was pointed out that the original Social Hall structure was constructed as the Brighton Grange, built in the early 1900s and moved and expanded at its current location in 1931. Subsequent additions were made after the acquisition of the property by the BTVFD in 1969. Part of the renovation plans envision restoring the exterior to an original grange appearance.

The interior space plans, first developed in 2018, were presented and reviewed. The bathrooms are reconstructed to provide ADA compliance. The stairway to the lower level is relocated and enlarged. The main hall is shown as banquet event space with seating for 200. The space has a divider also. The kitchen area is remodeled as a catering kitchen, and the back rooms repurposed for storage of tables and chairs. The lower level remodel maintains the mechanical rooms, provides bathrooms, storage and a 1,400 SF meeting area. There is direct access to the outside from the lower level.

The scope of construction includes exterior siding, gutters and insulation, soffit and fascia, windows, doors and trim. The interior construction includes new stairs to the lower level, partitions, bathrooms, doors, plumbing, flooring, air conditioning, HVAC upgrades for the basement, catering kitchen improvements, lighting, alarms systems, and new fixtures.

Discussion – Ideas and Options: The Committee discussed the building options. The addition of a deck on the Dutch Ridge Road side was proposed to permit some outdoor space. Some outdoor space on the east side of the building was also reviewed. To properly divide the space for a smaller meeting area would require bathroom facilities on both sides. Adequate parking could be an issue for larger events. Use of a part of the upper parking area by the BTVFD Station 3 can be investigated. The use of the space as a rental space and banquet hall appears as the most reasonable option. The Township's other indoor rental facility at Two Mile Run Park is highly used. The building can be used for large public meetings that exceed the capacity of the Municipal Building. The Parks & Recreation Board can also plan events or programs in the building.

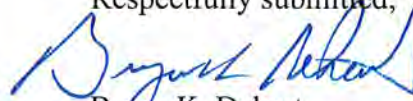
Next Steps: Copies of the drawings will be sent to all members by email. Ms. Moshier will evaluate the deck addition, additional toilet facilities and other items discussed. Mr. Mitrovich will look at adding outside lighting and updated the cost estimate. Mr. Dehart said the study is to include a market analysis by comparing competing facilities. He will contact Beaver County Recreation to discuss the rental facilities, use patterns and costs. Beaver Station is another local rental in Beaver that can be compared. He asked the members to consider the manner of operations. What types of amenities should be provided as part of a rental package? Should an on-site person be required for larger events? An operating budget will need to be prepared as part of the plan. Therefore, rental rates, operating costs, etc. will need to be estimated.

Additional Business: The next meeting will be scheduled after these items are prepared.

Public Comment: There was no public comment.

Adjournment: The meeting was adjourned at 8:10 P.M.

Respectfully submitted,



Bryan K. Dehart  
Township Manager

Attachments: Agenda  
Sign-In Sheet  
Moshier Studio Power Point Presentation

BOARD OF SUPERVISORS

John Curtaccio, *Chairman*

Mark Piccirilli, *Vice Chairman*

James E. Equels, Sr., *Supervisor*



Bryan K. Dehart, *Manager*

Kathryn L. Johnston, Esq.  
Harold F. Reed, Jr., Esq.  
*Solicitors*

Lennon, Smith, Souleret  
Engineering, Inc.,  
*Township Engineer*

TO : Social Hall Study Committee

FROM: Bryan K. Dehart  
Township Manager

A blue ink signature of Bryan K. Dehart.

RE : September 9, 2020 Agenda

DATE : September 1, 2020

1. **Call to Order.**
2. **Purpose of Study Committee:** The Manager will briefly cover the purpose/reason of the Indoor Recreation Facility Feasibility Study. See attached DCNR document on the scope of work guidelines for the study.
3. **Tour of Building/Grounds:** The Committee will tour the building and grounds to familiarize themselves with the current conditions of the property.
4. **Review of Site Plan by LSSE:** The Township Engineer will review a site plan that has been prepared for the property that includes paving and landscaping.
5. **Review of Building Renovation Proposal by Moshier Studio:** Renovations Plans were previously prepared by Moshier Studio. Cherie Moshier will review those plans.
6. **Discussion – Ideas and Options:** After the presentations the Committee can discuss ideas and options for the Social Hall, including intended uses.
7. **Next Steps:** The Committee can discuss next steps including future meeting(s) and public participation necessary for the study.
8. **Additional Business.**
9. **Public Comment.**
10. **Adjournment.**

BRIGHTON TOWNSHIP

Social Hall Study Committee Meeting

Sign-In Sheet

DATE: September 9, 2020

NAME:

ADDRESS:

1. Bryan K Dehart

Brighton Twp Mgr

2. NED MITROVICH

Brighton Twp

3. CRAIG NEWAMAKER

FIRE DEPT

4. CHERIE MOSHIER

MOSHIER STUDIO

5. Karen Green

Planning Comm.

6. Selina Blinn

Parks + Rec.

7. MARIL PICCIRILLI

SUPERVISOR

8. \_\_\_\_\_

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9. \_\_\_\_\_

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MOSHIER STUDIO

ARCHITECTURE • INTERIORS • PLANNING • SUSTAINABLE DESIGN

# BRIGHTON TOWNSHIP

**SOCIAL HALL SCHEMATIC DESIGN**  
**09.09.2020**





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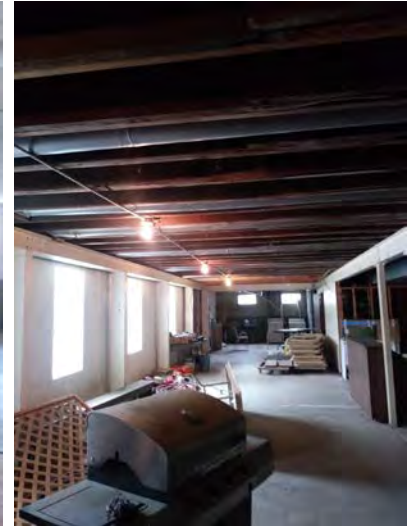
Physical condition, structure and enclosure  
Operating systems  
Accessibility

Existing Conditions



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Strengths  
Challenges  
Opportunities

Existing Conditions



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The Order of Patrons of Husbandry, better known as the Grange, was founded in 1867 as a fraternal organization to represent the interests of American farmers.

The organization was unusual at this time because women and any teen old enough to draw a plow were encouraged to participate. The importance of women was reinforced by requiring that four of the elected positions could be held only by women.



**MOSHIER STUDIO**

ARCHITECTURE • INTERIORS • PLANNING • SUSTAINABLE DESIGN



Started in 1875, constructed this hill in 1910's on Dutch Ridge Road. Moved and expanded here in 1931. Sold to Brighton Township VFD in 1992.

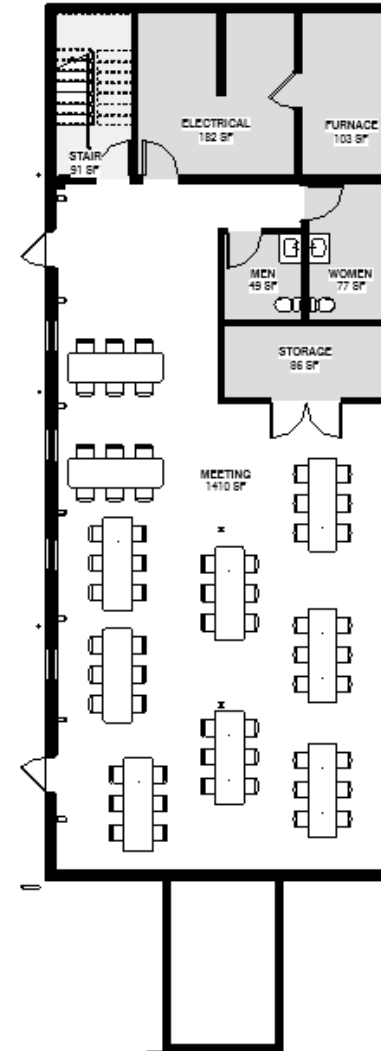
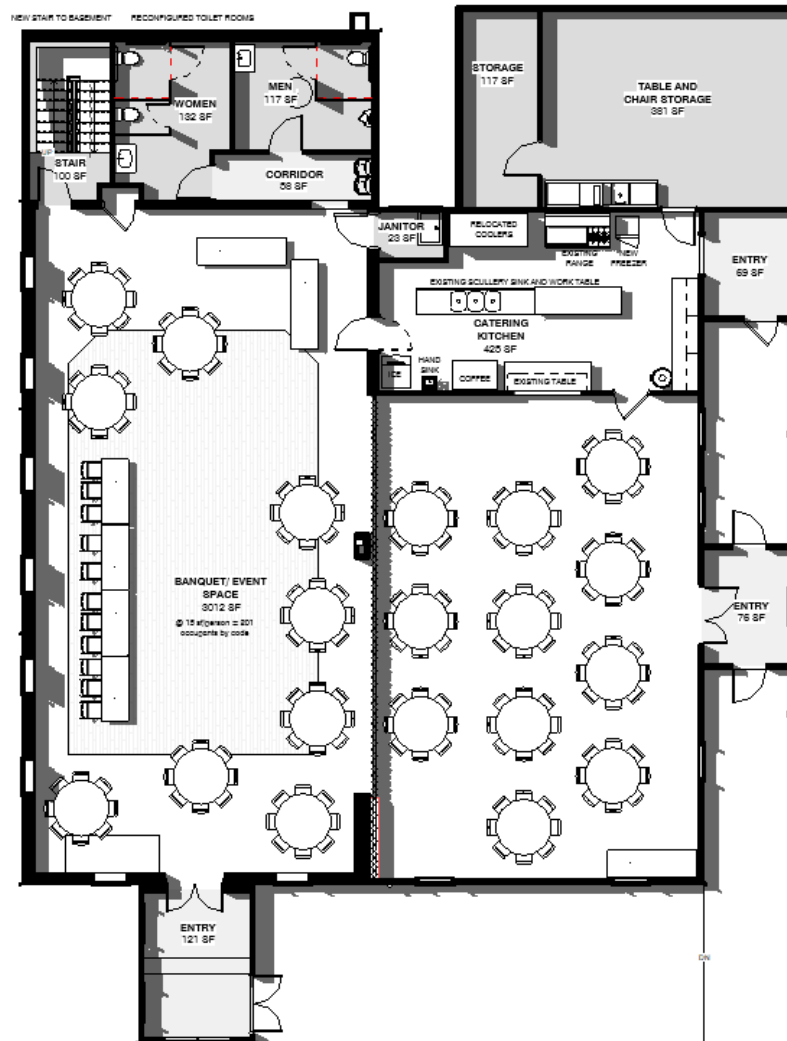


History



# MOSHIER STUDIO

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Space plan

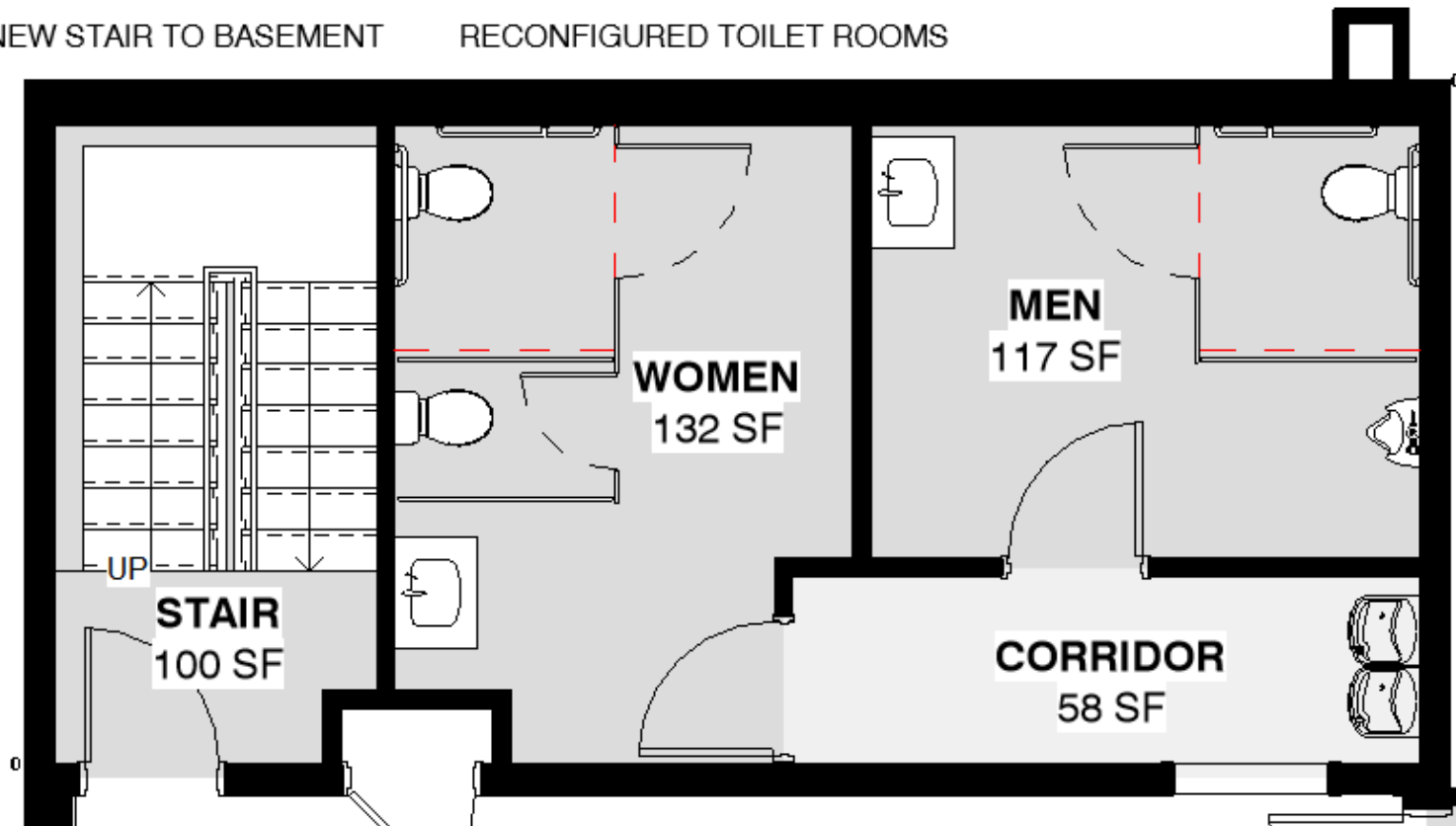


**MOSHIER STUDIO**

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NEW STAIR TO BASEMENT

RECONFIGURED TOILET ROOMS

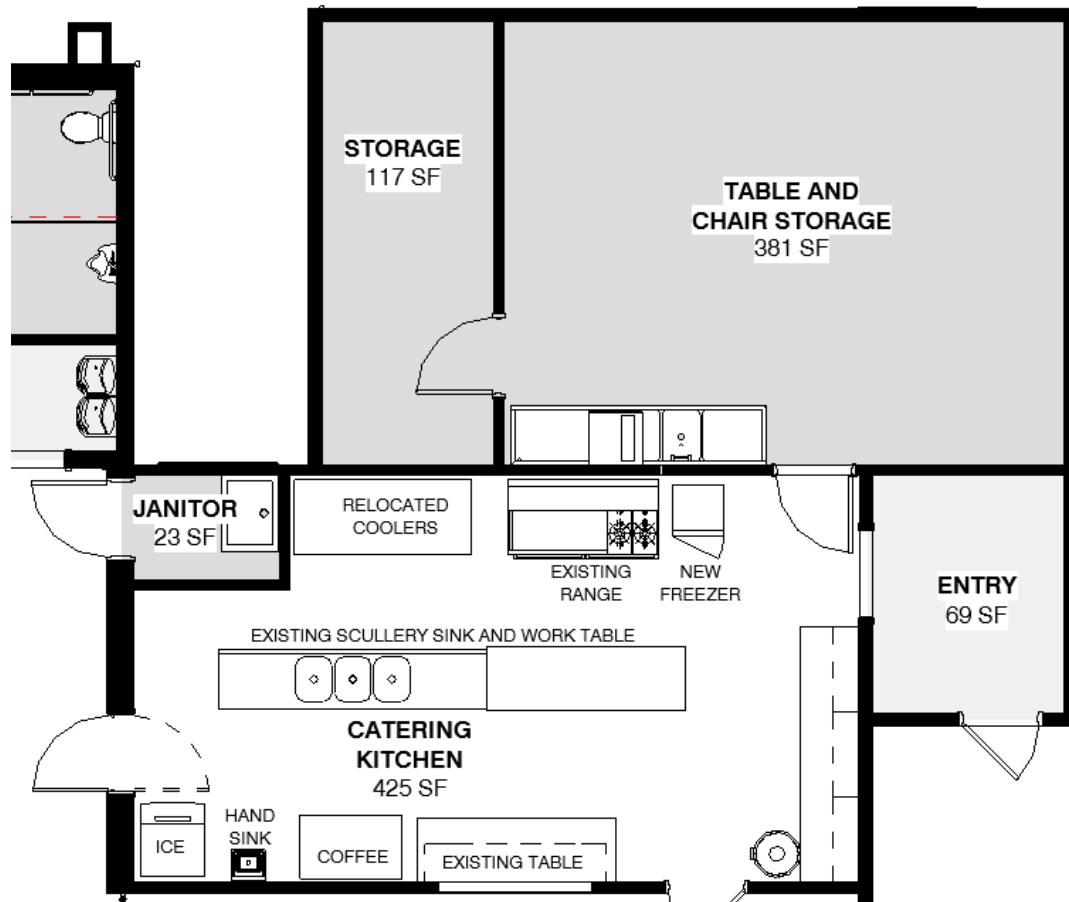


Plan Details



**MOSHIER STUDIO**

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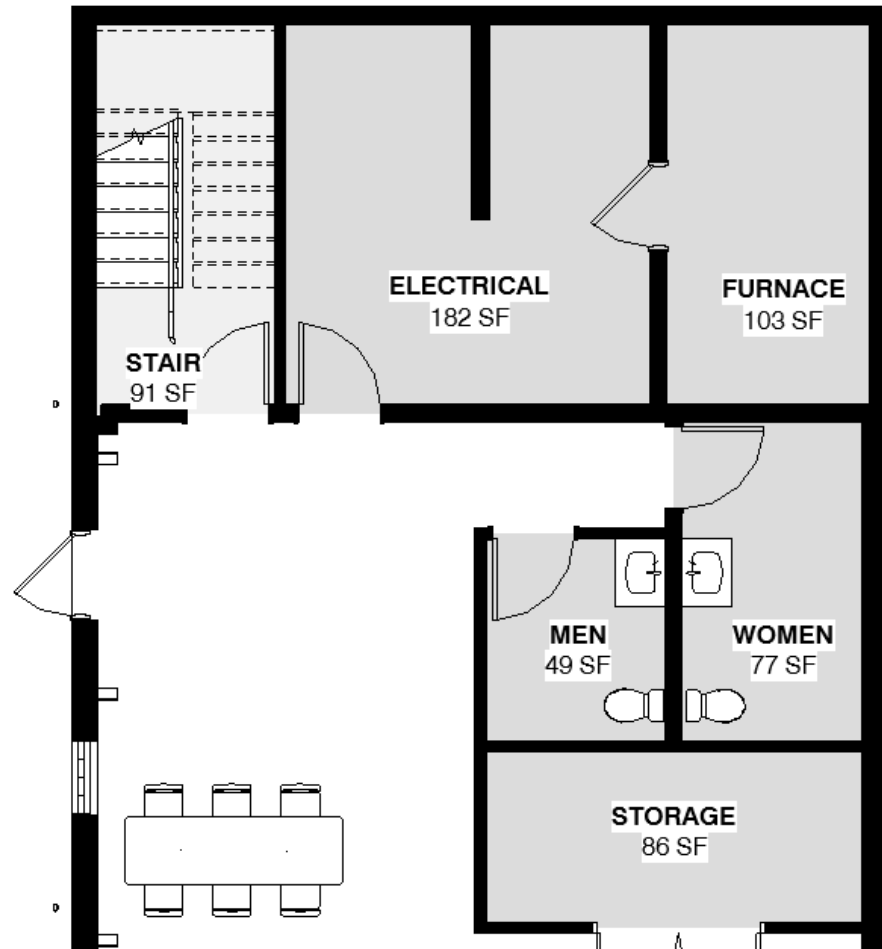


Plan Details



**MOSHIER STUDIO**

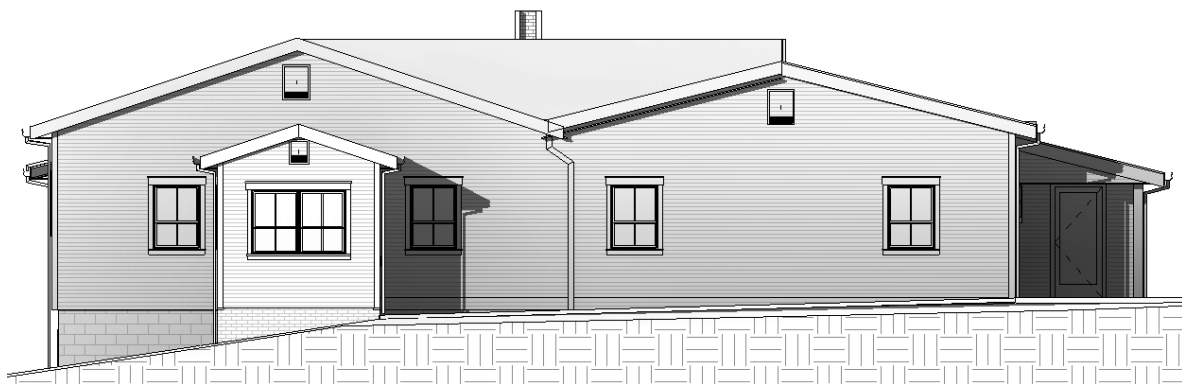
ARCHITECTURE • INTERIORS • PLANNING • SUSTAINABLE DESIGN





**MOSHIER STUDIO**

ARCHITECTURE • INTERIORS • PLANNING • SUSTAINABLE DESIGN



Exterior view



**MOSHIER STUDIO**

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Exterior view



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Interior views



**MOSHIER STUDIO**

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Interior views



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## Scope of construction:

Exterior: Siding, gutters and insulation, soffit and fascia, windows, doors and trim

Interior: Stair to basement, partitions, toilet rooms, doors, accordion wall, ceilings, ceramic tile, paint and LVT

Plumbing fixtures and connections to food service equipment

Air conditioning, HVAC for basement, exhaust hood and make-up air

Electrical service entrance, interior and exterior lighting fixtures, fire alarm system

General conditions, bonds, overhead & profit, contingency and escalation to construction in 2022

\$563,580

Plus furniture, food service equipment, soft costs

## ATTACHMENT C

SOCIAL HALL STUDY COMMITTEE  
MEETING NOTES OF JANUARY 13, 2021

The Social Hall Study Committee called their meeting to order at 7:00 P.M. Due to the COVID-19 Pandemic the meeting was conducted remotely through the Zoom Video Communications remote conferencing application. Public participation was made available through an advertised web link and/or phone number(s) that were posted on the Township web site and posted at the Municipal Building, 1300 Brighton Road, Beaver, PA. Notice of this meeting and participation information was duly advertised in the legal notices of the Beaver County Times. No visitors participated.

PRESENT: Mark Piccirilli, Township Supervisor  
Karen Green, Planning Commission  
Selina Blinn, Parks & Recreation Board  
Craig Nunamaker, Brighton Township Volunteer Fire Department  
Bryan K. Dehart, Township Manager

CONSULTANTS: Marie S. Hartman, P.E., Township Engineer  
Lennon, Smith, Souleret Engineering, Inc.

Cherie H. Moshier, AIA, NCARB  
Moshier Studio

Unable to join the meeting was Sean Denny, Cubmaster, Pack 499.

Mr. Dehart welcomed everyone and thanked them for their continued participation as part of the Social Hall Study Committee. Mr. Dehart confirmed that everyone had received the Meeting Notes and attachments from the September 9, 2020 meeting.

Review of Revised Conceptual Building Plans by Moshier Studio: At the September meeting Renovations Plans prepared by Moshier Studio were reviewed and commented on. Ms. Moshier reviewed an updated the schematic design. The changes were pursuant to comments and recommendation from the September meeting. The plan provides for the ability to split the space into two separate event areas. The revision adds bathrooms for men and women to the area that includes the catering kitchen. The kitchen area is reduced in size to accommodate this change and will require some equipment or coolers to be relocated to the storage area.

Mr. Nunamaker suggested reducing the overall fixture count to code requirements; look for ways to share the toilet rooms between the two sides, and using the additional space for storage.

The second change was to add a deck to the Dutch Ridge Road side. However, according to the site plan prepared by LSSE, the existing building is non-conforming as it does not have the required setback from Dutch Ridge Road. A deck addition would require a variance from the Zoning Hearing Board. A possible concern of neighbors is noise from outside guests. The placement of trees to act as a barrier was discussed.

Another area that could possibly provide some outdoor tables is the area on the east side of the building. Ms. Moshier will evaluate the area. This change would possibly eliminate some parallel parking spaces. It was also noted that the building entry on the east side will need to be renovated to be ADA accessible due to the division of the event space.

Mr. Dehart said some overflow parking could be included in a portion of the lot for the fire station with proper signage and restrictions. This can be included on the site plan.

Review of Site Plan by LSSE: Ms. Hartman showed the site plan to the Committee. As stated previously, the setback lines have been added to the plan. She will work with the architect to evaluate the potential outdoor space on the east side of the building. There are existing recycling dumpsters in the east side of the parking lot; two for cardboard and two for paper. As part of the site plan they will need to be relocated for continued use. Mr. Dehart asked that they not be placed on the east side due to the proximity of residential homes.

Study Requirements: Mr. Dehart reminded everyone that the study is being prepared based upon the DCNR feasibility study guidelines and scope of work elements. A copy these guidelines were provided to each person previously.

Mr. Dehart provided information on some of the required components of the study: Comparisons of rental activity for comparable facilities, operational expenses, and census data. The locations for rental comparisons were Shultz Lodge at Two Mile Run Park, Four Seasons Shelter in Beaver County's Brady's Run Park, and Beaver Station operated by the Beaver Area Heritage Foundation. Data is from 2019 as it was not impacted by COVID-19. Operational expenses were tabulated for Shultz Lodge for the years 2017, 2018 and 2019 and averaged \$21,228 per year. These numbers will be used as a basis for estimated operational costs for the Social Hall. Census data was provided that was collected as part of the Township's development of a new comprehensive plan.

Mr. Dehart said the budget will need to include projected income from rentals and additional expenses that may be incurred from this larger facility for staffing.

Next Steps: Ms. Moshier will evaluate the additional outdoor space area and renovation of the east entrance for ADA accessibility. An updated cost estimate will be developed.

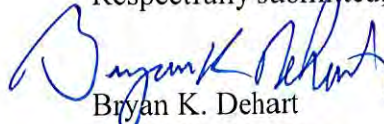
Ms. Hartman will add outside lighting and update the cost estimate. Locating the recycling dumpsters will also be looked at.

Additional Business: The next meeting will be scheduled when the next steps items are prepared.

Public Comment: There was no public comment.

Adjournment: The meeting was adjourned at 7:55 P.M.

Respectfully submitted,



Bryan K. Dehart  
Township Manager

Attachments: Agenda  
Moshier Studio Plans/Views  
LSSE Site Plan  
BKD Handouts

# GateHouse Media Pennsylvania Holdings, Inc.

400 CORPORATION DR, SUITE #2  
ALIQUIPPA, PA 15001  
(724) 775-3200 OR (724) 846-6300

JAN 22 2021

## PUBLIC NOTICE ADVERTISING INVOICE

Account Number: 7247744803  
Invoice Date: 1/13/2021  
Invoice Number: 107375186-01082021  
Balance: \$ 131.90

BRIGHTON TOWNSHIP SUPERVISORS  
1300 BRIGHTON ROAD  
BEAVER, PA 15009

PROOF CHARGE IS \$5.00 FOR AFFIDAVIT, \$13.00 FOR CLERICAL FEE

REMITTANCE - DETACH & RETURN THIS PORTION WITH PAYMENT

ACCOUNT #	INVOICE DATE	DESCRIPTION	LINES	TIMES	PROOF	TOTAL CHARGES
7247744803	1/13/2021	MEETING NOTICE The Brighton Tow	1.00 x 20Lines	1	\$ 18.00	\$ 131.90
1/8/2021		DATES APPEARED				

### PROOF OF PUBLICATION

#### The Beaver County Times, Ellwood City Ledger

a daily newspaper of general circulation, published by GateHouse Media Pennsylvania Holdings, Inc.  
a Pennsylvania corporation, 400 Corporation Drive, Aliquippa, Beaver County, Pennsylvania,  
was established in 1946, and has been issued regularly, except legal holidays since said date.

The attached advertisement, which is exactly as printed and published,  
appeared in the regular issue on  
1/8/2021

BEAVER COUNTY TIMES

By

STATE OF PENNSYLVANIA,  
COUNTY OF BEAVER,

SS:

Before me, a Notary Public in and for such county and state, personally appeared  
MARK ZUCHELLI, who being duly sworn according to law says that he is  
CIRCULATION MANAGER of GateHouse Media Pennsylvania Holdings, Inc.; that  
neither affiant nor said corporation is interested in the subject matter of the attached  
advertisement; and that all of the allegations of the foregoing statement including those as to the  
time, place and character of publication are true.

Sworn to and subscribed before me  
this 13th day of January 2021

The costs of advertising and proof,  
has been paid. \$ 131.90  
GateHouse Media Pennsylvania Holdings, Inc.

Commonwealth of Pennsylvania - Notary Seal  
Debra L. Hays, Notary Public  
Beaver County  
My commission expires June 15, 2022  
Commission number 1068714

By

GateHouse Media Pennsylvania Holdings, Inc.

400 CORPORATION DRIVE, SUITE #2 ALIQUIPPA, PA 15001

### MEETING NOTICE

The Brighton Township Social Hall Study Committee will meet on January 13, 2021 at 7:00 PM. The meeting will be conducted remotely through the Zoom Video Communications remote conferencing application. Public participation is available through the web link or phone number(s) posted on the Township's web site [www.brightontwp.org](http://www.brightontwp.org). Any and all business brought before the Committee will be conducted at the meeting.

Bryan K. Dehart  
Township Secretary

1/8/21

BOARD OF SUPERVISORS

John Curtaccio, *Chairman*

Mark Piccirilli, *Vice Chairman*

James E. Equels, Sr., *Supervisor*



Bryan K. Dehart, *Manager*

Kathryn L. Johnston, Esq.  
Harold F. Reed, Jr., Esq.  
*Solicitors*

Lennon, Smith, Souleret  
Engineering, Inc.,  
*Township Engineer*

TO : Social Hall Study Committee

FROM: Bryan K. Dehart  
Township Manager

A blue ink signature of Bryan K. Dehart.

RE : January 13, 2021 Agenda

DATE : January 5, 2021

1. **Call to Order.**
2. **Review of Revised Conceptual Building Plans by Moshier Studio:** At the September meeting Renovations Plans prepared by Moshier Studio were reviewed and commented on. Ms. Moshier has updated the schematic design based upon that meeting and will review it with the Study Committee.
3. **Review of Updated Site Plan by LSSE:** The Township Engineer will review any updates to the site plan.
4. **Study Requirements:** Enclosed is information on some of the required components of the study: Comparisons of rental activity for comparable facilities, operational expenses, and census data.
5. **Discussion – Ideas and Options:** After the presentations the Committee can discuss ideas and options for the Social Hall, including intended uses and operational guidelines.
6. **Next Steps:** The Committee can discuss next steps including future meeting(s) and public participation necessary for the study.
7. **Additional Business.**
8. **Public Comment.**
9. **Adjournment.**

# Demographic Indicators

## Implementable Comprehensive Plan



Fact	Brighton Township	Beaver County	Pennsylvania	United States
Population estimates 2019	8,267	163,929	12,801,989	328,239,523
Population estimates 2010	8,233	170,531	12,702,868	308,758,105
Population, percent change 2010-2019	0.40%	-3.90%	0.80%	6.30%
Persons under 5 years, percent	4.70%	5.10%	5.50%	6.10%
Persons under 18 years, percent	21.50%	19.40%	20.70%	22.40%
Persons 65 years and over, percent	22.50%	21.50%	18.20%	16.00%
Female persons, percent	51.80%	51.40%	51.00%	50.80%
White alone, percent	95.10%	90.70%	81.80%	76.50%
Owner-occupied housing unit rate, 2014-2018	88.20%	73.30%	69.00%	63.80%
Median value of owner-occupied housing units, 2014-2018	\$191,500	\$133,600	\$174,100	\$204,900
Median selected monthly owner costs with a mortgage, 2014-2018	\$1,541	\$1,233	\$1,474	\$1,558
Median selected monthly owner costs w/out a mortgage, 2014-2018	\$588	\$502	\$531	\$490
Median gross rent, 2014-2018	\$802	\$682	\$915	\$1,023
Households, 2014-2018	3,261	70,817	5,025,132	119,730,128
Persons per household, 2014-2018	2.45	2.32	2.46	2.63
Living in same house 1 year ago, percent of persons age 1 yr+, 2014-2018	90.70%	89.70%	87.70%	85.50%
Language other than English spoken at home, percent of persons age 5 years+, 2014-2018	4.20%	2.90%	11.30%	21.50%
Households with a computer, 2014-2018	90.00%	84.50%	86.50%	88.80%
Households w/ broadband Internet subscription, percent, 2014-2018	85.60%	78.30%	79.20%	80.40%
High school graduate or higher, percent of persons age 25 years+, 2014-2018	94.80%	93.10%	90.20%	87.70%
Bachelor's degree or higher, percent of persons age 25 years+, 2014-2018	39.70%	23.70%	30.80%	31.50%
With a disability, < age 65 years, 2014-2018	6.70%	11.10%	9.80%	8.60%
Persons without health insurance, under age 65 years, percent	2.50%	5.10%	6.70%	10.00%
Mean travel time to work (minutes), workers age 16 years+, 2014-2018	24.5	25.6	26.9	26.6
Median household income (in 2018 dollars), 2014-2018	\$79,981	\$55,828	\$59,445	\$60,293
Persons in poverty, percent	6.40%	11.20%	12.20%	11.80%

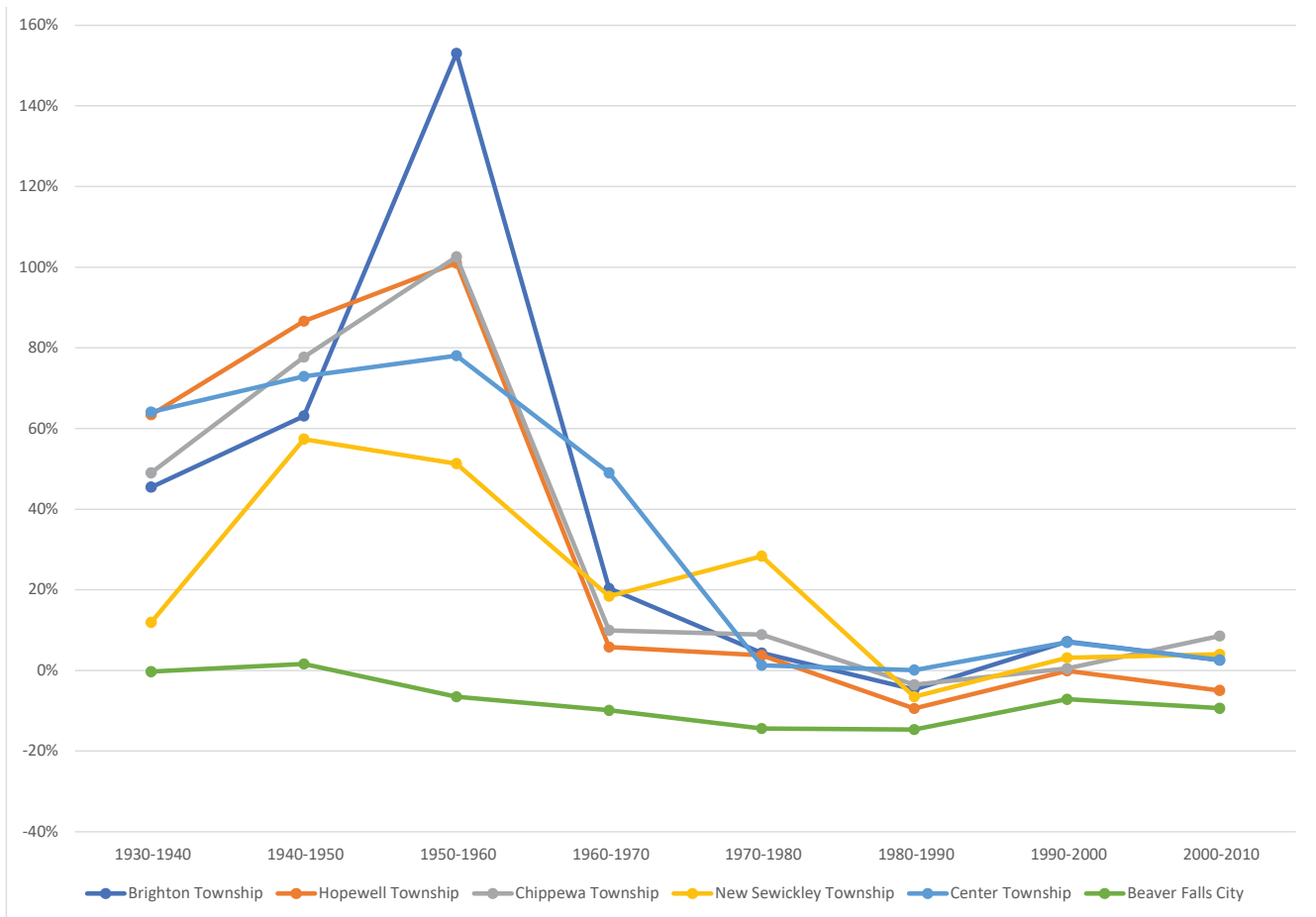
# Demographic Indicators

## Implementable Comprehensive Plan



# POPULATION CHANGE:

## 1930 to 2010



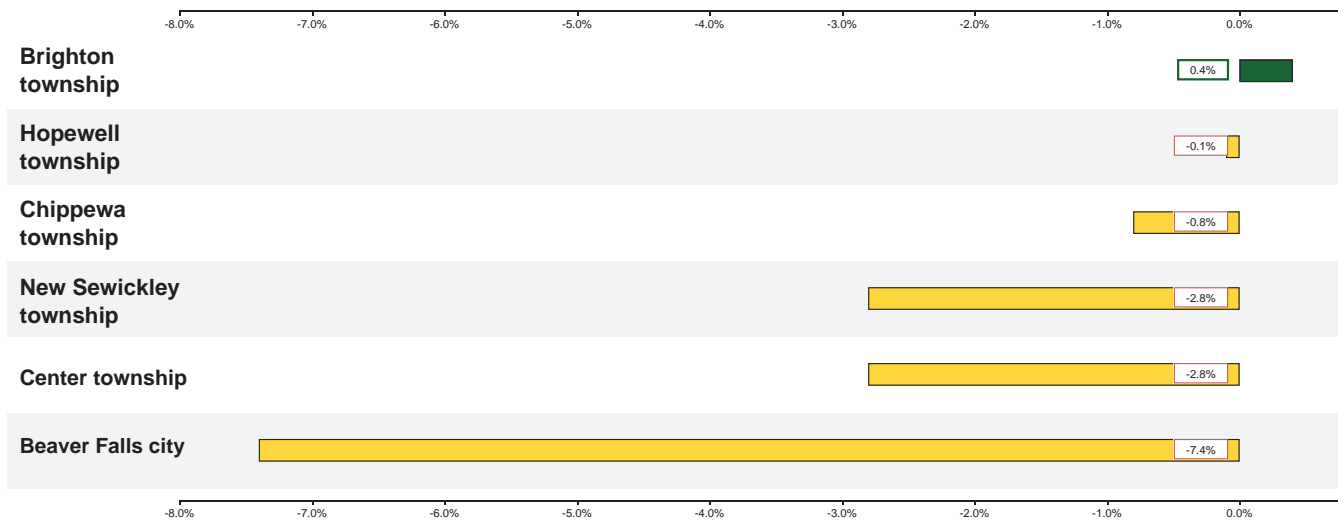
Current Municipal Name	1930-1940	1940-1950	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010
Brighton Township	45.45%	63.09%	153.03%	20.32%	4.33%	-4.70%	7.14%	2.53%
Hopewell Township	63.45%	86.63%	101.07%	5.79%	3.74%	-9.47%	-0.15%	-4.99%
Chippewa Township	49.02%	77.69%	102.58%	9.97%	8.88%	-3.55%	0.47%	8.53%
New Sewickley Twp	11.91%	57.37%	51.30%	18.38%	28.34%	-6.53%	3.13%	4.01%
Center Township	64.06%	72.94%	78.05%	48.99%	1.27%	0.08%	6.98%	2.64%
Beaver Falls City	-0.29%	1.62%	-6.53%	-9.88%	-14.42%	-14.67%	-7.18%	-9.41%

# Demographic Indicators

## Implementable Comprehensive Plan



# POPULATION CHANGE: 2010 to 2019



# PROJECTED GROWTH BRIGHTON TWP: 2015 to 2045

Year	Households	Average household size	Total population	WORKPLACE EMPLOYMENT				
				Retail	Manufacturing	Services	Other	Total
2015	3,132	2.57	8,301	63	0	3,502	68	3,634
2045	4,022	2.52	10,400	71	0	4,372	67	4,510
Percent Change	28.42%	-1.82%	25.29%	12.70%	0%	24.84%	-1.47%	24.11%

Source: SPC

## ATTACHMENT D

## SOCIAL HALL STUDY COMMITTEE

### MEETING NOTES OF MARCH 3, 2021

The Social Hall Study Committee called their meeting to order at 7:00 P.M. Due to the COVID-19 Pandemic the meeting was conducted remotely through the Zoom Video Communications remote conferencing application. Public participation was made available through an advertised web link and/or phone number(s) that were posted on the Township web site and posted at the Municipal Building, 1300 Brighton Road, Beaver, PA. Notice of this meeting and participation information was duly advertised in the legal notices of the Beaver County Times. No visitors participated.

PRESENT: Karen Green, Planning Commission  
Sean Denney, Cubmaster Pack 499  
Bryan K. Dehart, Township Manager

CONSULTANTS: Marie S. Hartman, P.E., Township Engineer  
Lennon, Smith, Souleret Engineering, Inc.

Cherie H. Moshier, AIA, NCARB  
Moshier Studio

Unable to join the meeting were Mark Piccirilli, Township Supervisor, Selina Blinn, Parks & Recreation Board and Craig Nunamaker, Brighton Township Volunteer Fire Department.

Mr. Dehart welcomed everyone and thanked them for their continued participation as part of the Social Hall Study Committee. Mr. Dehart confirmed that everyone had received the Meeting Notes and attachments from the January 13, 2021 meeting.

Review of Revised Conceptual Building Plans by Moshier Studio: Ms. Moshier reviewed an updated the schematic design. She pointed out that the stairs to the outside deck have be relocated to be within the same footprint as the deck so they are no closer to Dutch Ridge Road than the deck is. The toilet rooms in the larger side of the hall area have been redesigned to allow for an independent storage area for tables and chairs. The addition of a second set of toilet rooms on the other half allowed for this change. Each half of the hall can now operate independent of the other. The entrance on the east side of the building has been made ADA accessible. Coordination with the site development will be necessary to achieve the required slopes for accessibility.

Ms. Moshier reviewed the preliminary cost estimate of \$696,239 that has been prepared. It has been color coded to identify the renovations or improvements that are for accessibility compliance and those that are for energy efficiency and sustainability.

Mr. Dehart said some overflow parking could be included in a portion of the lot for the fire station with proper signage and restrictions. This can be included on the site plan.

Review of Site Plan by LSSE: Ms. Hartman showed and updated site plan to the Committee. There are 53 parking spots: 50 standard, 2 ADA and 1 van accessible. They are located at north entrance. The slope of the lot prohibits locating ADA parking near the east entrance. The Committee discussed providing an ADA parking spot near the entry to the lower level. Stormwater collection has been added. There will be underground retainage established on site. There are existing recycling dumpsters in the east side of the parking lot; two for cardboard and two for paper. As part of the site plan the engineer will review accommodating them on site for continued use. Lighting has been added to the site. A cost estimate is being prepared for submission. It will identify the improvements that are for accessibility compliance and those that are for energy efficiency and sustainability.

The removal of the electric pole with transformers located at the west side of the building will be evaluated also.

Study Draft: A first draft of the report of the Study Committee was distributed for review and comment. Mr. Dehart review the layout of the study and areas to be completed in the report. The primary findings to date, based on the prior meetings, are as follows: The community need for an indoor recreation or community center in Brighton Township. Currently there is no such facility available; and the use of the building for rentals will meet the community need for additional indoor rental space to meet excess demand being met by existing park facilities. The rental income will financially support the operating costs of the building.

Next Steps: Mr. Dehart said the next step will be a joint public meeting of the Study Committee and Board of Supervisors where the feasibility study report will be presented. After that meeting the report will be finalized for adoption by the Board. The meeting will be in person on site. Mr. Dehart will schedule that meeting.

Additional Business: Mr. Dehart advised the Study Committee that two grant applications are being prepared for the renovation project. One to PA Department of Conservation and Natural Resources (DCNR) Park Rehabilitation and Development grant program. The second to the Commonwealth Financing Authority Greenways, Trails and Recreation Program (GTRP). The applications will be for \$250,000 each.

Public Comment: There was no public comment.

Adjournment: The meeting was adjourned at 7:50 P.M.

Respectfully submitted,



Bryan K. Dehart

Township Manager

Attachments: Agenda  
Moshier Studio Plans/Views  
Moshier Studio Cost Estimate  
LSSE Site Plans

# GateHouse Media Pennsylvania Holdings, Inc.

400 CORPORATION DR, SUITE #2  
ALIQUIPPA, PA 15001  
(724) 775-3200 OR (724) 846-6300

## PUBLIC NOTICE ADVERTISING INVOICE

Account Number: 7247744803  
Invoice Date: 3/3/2021  
Invoice Number: 107381347-02242021  
Balance: \$ 131.90

BRIGHTON TOWNSHIP SUPERVISORS  
1300 BRIGHTON ROAD  
BEAVER, PA 15009

PROOF CHARGE IS \$5.00 FOR AFFIDAVIT, \$13.00 FOR CLERICAL FEE

REMITTANCE - DETACH & RETURN THIS PORTION WITH PAYMENT

ACCOUNT #	INVOICE DATE	DESCRIPTION	LINES	TIMES	PROOF	TOTAL CHARGES
7247744803	3/3/2021	MEETING NOTICE The Brighton Tow	1.00 x 20Lines	1	\$ 18.00	\$ 131.90
2/24/2021		DATES APPEARED				

### PROOF OF PUBLICATION

#### The Beaver County Times, Ellwood City Ledger

a daily newspaper of general circulation, published by GateHouse Media Pennsylvania Holdings, Inc.  
a Pennsylvania corporation, 400 Corporation Drive, Aliquippa, Beaver County, Pennsylvania,  
was established in 1946, and has been issued regularly, except legal holidays since said date.

The attached advertisement, which is exactly as printed and published,  
appeared in the regular issue on  
2/24/2021

#### BEAVER COUNTY TIMES

By



STATE OF PENNSYLVANIA,  
COUNTY OF BEAVER,

} SS:

**MEETING NOTICE**  
The Brighton Township Social Hall Study Committee will meet on March 3, 2021 at 7:00 PM. The meeting will be conducted remotely through the Zoom Video Communications remote conferencing application. Public participation is available through the web link or phone number(s) posted on the Township's web site www.brightontwp.org. Any and all business brought before the Committee will be conducted at the meeting.

Bryan K. Dehart  
Township Secretary

2/24/21

Before me, a Notary Public in and for such county and state, personally appeared  
MARK ZUCHELLI, who being duly sworn according to law says that he is  
CIRCULATION MANAGER of GateHouse Media Pennsylvania Holdings, Inc.; that  
neither affiant nor said corporation is interested in the subject matter of the attached  
advertisement; and that all of the allegations of the foregoing statement including those as to the  
time, place and character of publication are true.

Sworn to and subscribed before me  
this 3rd day of March 2021

The costs of advertising and proof,  
has been paid. \$ 131.90  
GateHouse Media Pennsylvania Holdings, Inc.

Commonwealth of Pennsylvania - Notary Seal  
Debra L. Hays, Notary Public  
Beaver County  
My commission expires June 15, 2022  
Commission number 1068714

By

GateHouse Media Pennsylvania Holdings, Inc.

400 CORPORATION DRIVE, SUITE #2 ALIQUIPPA, PA 15001

BOARD OF SUPERVISORS

John Curtaccio, *Chairman*

Mark Piccirilli, *Vice Chairman*

James E. Equels, Sr., *Supervisor*



Bryan K. Dehart, *Manager*

Kathryn L. Johnston, Esq.,  
*Solicitor*

Lennon, Smith, Souleret  
Engineering, Inc.,  
*Township Engineer*

TO : Social Hall Study Committee

FROM: Bryan K. Dehart  
Township Manager

A blue ink signature of Bryan K. Dehart, the Township Manager.

RE : March 3, 2021 Agenda

DATE : February 25, 2021

1. **Call to Order.**
2. **Review of Revised Conceptual Building Plans by Moshier Studio:** Updated Renovations Plans have been prepared by Moshier Studio since the prior meeting. The changes will be reviewed with the Study Committee. The cost estimate can also be reviewed.
3. **Review of Updated Site Plan by LSSE:** The Township Engineer will review any updates to the site plan, including an updated cost estimate.
4. **Study Draft:** A link to the draft study report was sent. Any comments or recommendations can be shared at the meeting.
5. **Next Steps:** A joint meeting with the Board of Supervisors will be scheduled on site at the Social Hall where the plans and recommendations can be shared. Subsequently, the Board will need to adopt the study.
6. **Additional Business.**
7. **Public Comment.**
8. **Adjournment.**

## ATTACHMENT E

## MINUTES

### BRIGHTON TOWNSHIP BOARD OF SUPERVISORS

MARCH 25, 2021

The joint meeting of the Brighton Township Board of Supervisors and the Social Hall Study Committee called their meeting to order at 7:00 P.M. The public meeting was located in the Social Hall, 5400 Dutch Ridge Road. There were no visitors in attendance.

PRESENT: John Curtaccio, Chairman  
Mark Piccirilli, Supervisor & Study Committee  
Bryan K. Dehart - Manager/Secretary & Study Committee

STUDY COMMITTEE: Karen Green, Planning Commission  
Selina Blinn, Parks & Recreation Board  
Craig Nunamaker, Brighton Township Volunteer Fire Department.

CONSULTANTS: Ned Mitrovich, P.E. - Township Engineer and  
Marie S. Hartman, P.E., Township Engineer  
Lennon, Smith, Souleret Engineering, Inc.

Cherie H. Moshier, AIA, NCARB  
Moshier Studio

Unable to join the meeting were James E. Equels, Sr., and Sean Denney, Cubmaster Pack  
499

Mr. Dehart welcomed everyone and thanked them for their continued participation as part of the Social Hall Study Committee. Mr. Dehart confirmed that everyone had received the Meeting Notes and attachments from the March 3, 2021 meeting.

Building and Grounds: Everyone familiarized themselves with the current status of the building and grounds prior to review of the proposed plans of renovation.

Presentation of Grange Renovation Plans & Cost Estiamte by Moshier Studio: Ms. Moshier made a Power Point presentation of the renovation plans developed over the course of the meetings by the Study Committee. She reviewed the renovations of the interior space that can be used for recreation activities or rental. At the recommendation of the Committee, a room divider as added to create two (2) independent spaces for use. One side can accommodate 120 seats; the second side can accommodate 80 seats. A second set of toilet rooms was added so each space can function independently. Each set of toilet rooms is fully ADA compliant. Ms. Moshier also noted the other accessibility changes to the building. The kitchen renovations will make it functional as a catering kitchen. The stairs were relocated, and the changes make them safer. Ms. Moshier discussed the energy efficiency improvements through LED lighting, improved

insulation, window replacements, etc. A deck on the Dutch Ridge Road side has been added to provide outdoor space. It was noted that a setback variance will be needed from the Zoning Hearing Board. The downstairs area is remodeled for use as a meeting area. Toilet rooms and storage are provided.

Ms. Moshier reviewed the preliminary cost estimate of \$726,712.70 that has been prepared. It has been color coded to identify the renovations or improvements that are for accessibility compliance and those that are for energy efficiency and sustainability.

Review of Site Plan by LSSE: Ms. Hartman presented the site plan renovations. There are 46 parking spots: 42 standard, 3 ADA and 1 van accessible. They are located at north entrance, with one ADA space at the lower level entrance. There are 14 additional overflow parking spaces located in the parking lot for Fire Station No. 3 that are accessed by new concrete steps. The parking lot is reconstructed, with defined traffic patterns. Stormwater collection and retention has been added for the site. Presently, all stormwater sheet flows towards Dutch Ridge Road. The retention is achieved through the use of oversized stormwater piping. New concrete sidewalks and curbing around the building will assist in stormwater control and keep runoff away from the building structure. Site lighting is added and all electrical services are being placed underground to remove all of the overhead wires. These improvements can be seen on the Utility Plan. The Landscape Plan increases the green space and number of planting significantly over existing conditions.

Ms. Hartman reviewed the preliminary cost estimate of \$678,018.75 that has been prepared. It has been color coded to identify the renovations or improvements that are for accessibility compliance and those that are for sustainability.

Feasibility Study Draft: Mr. Dehart provided an updated copy of the report for the Feasibility Study. All comments from the Study Committee that may have been provided since the prior meeting have been incorporated. Mr. Dehart reviewed the layout of the study. The meeting notes from tonight and the final plans and cost estimates will be added. The findings are as follows: The community need for an indoor recreation or community center in Brighton Township. Currently there is no such facility available; and the use of the building for rentals will meet the community need for additional indoor rental space to meet excess demand being met by existing park facilities. The rental income will financially support the operating costs of the building. Accessibility, energy efficiency and sustainability practices were prioritized items in the renovations.

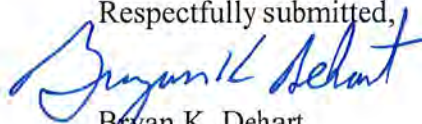
Next Steps: Mr. Dehart said the report will be presented to the Board of Supervisors for their adoption by Resolution at their public meeting of April 12, 2021. Mr. Dehart advised the Study Committee that two grant applications are being prepared for the renovation project. One to PA Department of Conservation and Natural Resources (DCNR) Park Rehabilitation and Development grant program. The second application will be to the Commonwealth Financing Authority Greenways, Trails and Recreation Program (GTRP). The applications will be for \$250,000 each.

Additional Business: Mr. Dehart thanked the members of the Study Committee, Moshier Studio and Lennon, Smith, Souleret Engineering, Inc. for their work on the Indoor Recreation Center Feasibility Study. Mr. Curtaccio also thanked them, and stated that he was very impressed with the proposed renovations.

Public Comment: There was no public comment.

Adjournment: The meeting was adjourned at 7:30 P.M.

Respectfully submitted,

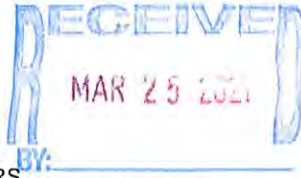


Bryan K. Dehart  
Township Manager

Attachments: Agenda  
Moshier Studio Power Point

# GateHouse Media Pennsylvania Holdings, Inc.

400 CORPORATION DR, SUITE #2  
ALIQUIPPA, PA 15001  
(724) 775-3200 OR (724) 846-6300



BRIGHTON TOWNSHIP SUPERVISORS  
1300 BRIGHTON ROAD  
BEAVER, PA 15009

## PUBLIC NOTICE ADVERTISING INVOICE

Account Number: 7247744803  
Invoice Date: 3/17/2021  
Invoice Number: 107383455-03112021  
Balance: \$ 106.30

PROOF CHARGE IS \$5.00 FOR AFFIDAVIT, \$13.00 FOR CLERICAL FEE

REMITTANCE - DETACH & RETURN THIS PORTION WITH PAYMENT

ACCOUNT #	INVOICE DATE	DESCRIPTION	LINES	TIMES	PROOF	TOTAL CHARGES
7247744803	3/17/2021	PUBLIC MEETING NOTICE The Brigl	1.00 x 15Lines	1	\$ 18.00	\$ 106.30
3/11/2021						
DATES APPEARED						

## PROOF OF PUBLICATION

### The Beaver County Times, Ellwood City Ledger

a daily newspaper of general circulation, published by GateHouse Media Pennsylvania Holdings, Inc.  
a Pennsylvania corporation, 400 Corporation Drive, Aliquippa, Beaver County, Pennsylvania,  
was established in 1946, and has been issued regularly, except legal holidays since said date.

The attached advertisement, which is exactly as printed and published,  
appeared in the regular issue on  
3/11/2021

**PUBLIC MEETING NOTICE**  
The Brighton Township  
Board of Supervisors and So-  
cial Hall Study Committee  
will meet jointly on March 25,  
2021 at 7:00 PM at the Social  
Hall, 5400 Dutch Ridge  
Road, Beaver, PA 15009.  
Any and all business brought  
before the Board and/or  
Committee will be conducted  
at the meeting.  
Bryan K. Dehart  
Township Secretary  
3/11/21

BEAVER COUNTY TIMES

By

STATE OF PENNSYLVANIA,  
COUNTY OF BEAVER,

} SS:

Before me, a Notary Public in and for such county and state, personally appeared  
MARK ZUCHELLI, who being duly sworn according to law says that he is  
CIRCULATION MANAGER of GateHouse Media Pennsylvania Holdings, Inc.; that  
neither affiant nor said corporation is interested in the subject matter of the attached  
advertisement; and that all of the allegations of the foregoing statement including those as to the  
time, place and character of publication are true.

Sworn to and subscribed before me  
this 17th day of March 2021

The costs of advertising and proof,  
has been paid.  
GateHouse Media Pennsylvania Holdings, Inc.

\$ 106.30

Commonwealth of Pennsylvania - Notary Seal  
Debra L. Hays, Notary Public  
Beaver County  
My commission expires June 15, 2022  
Commission number 1068714

By

GateHouse Media Pennsylvania Holdings, Inc.

400 CORPORATION DRIVE, SUITE #2 ALIQUIPPA, PA 15001

BOARD OF SUPERVISORS

John Curtaccio, *Chairman*

Mark Piccirilli, *Vice Chairman*

James E. Equels, Sr., *Supervisor*



Bryan K. Dehart, *Manager*

Kathryn L. Johnston, Esq.  
*Solicitor*

Lennon, Smith, Souleret  
Engineering, Inc.,  
*Township Engineer*

TO : Social Hall Study Committee

FROM: Bryan K. Dehart  
Township Manager

A blue ink signature of Bryan K. Dehart, written over the printed name and title.

RE : March 25, 2021 Agenda

DATE : March 24, 2021

1. **Call to Order.**
2. **Walk-Through of Building & Grounds:** Prior to a presentation of the renovation plans that have been developed through the feasibility study process, a walk-through of the building and grounds will take place to familiarize everyone one with the existing conditions.
3. **Presentation of Grange Renovation Plans & Cost Estimate by Moshier Studio:** Cherie Moshier of Moshier Studio will present the attached Grange Renovation Plans and Cost Estimate prepared as result of the feasibility study process.
4. **Presentation of Site Renovation Plans & Cost Estimate by LSSE:** Marie Harman of Lennon, Smith, Souleret, Inc. will present the Site Renovation Plans and Cost Estimate prepared as a result of the feasibility study process.
5. **Study Draft:** A link to the draft study report was sent. Please advise of any suggested changes. This plan is proposed for recommendation of adoption to the Board of Supervisors.
6. **Additional Business.**
7. **Public Comment.**
8. **Adjournment.**



MOSHIER STUDIO

ARCHITECTURE • INTERIORS • PLANNING • SUSTAINABLE DESIGN

# BRIGHTON TOWNSHIP

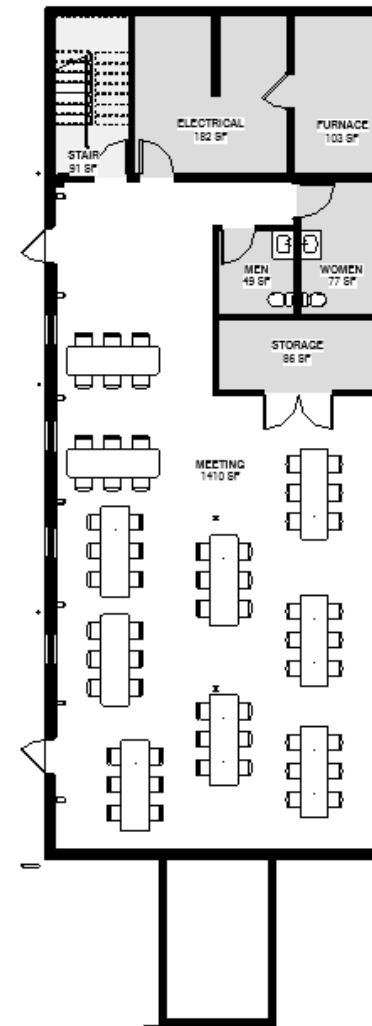
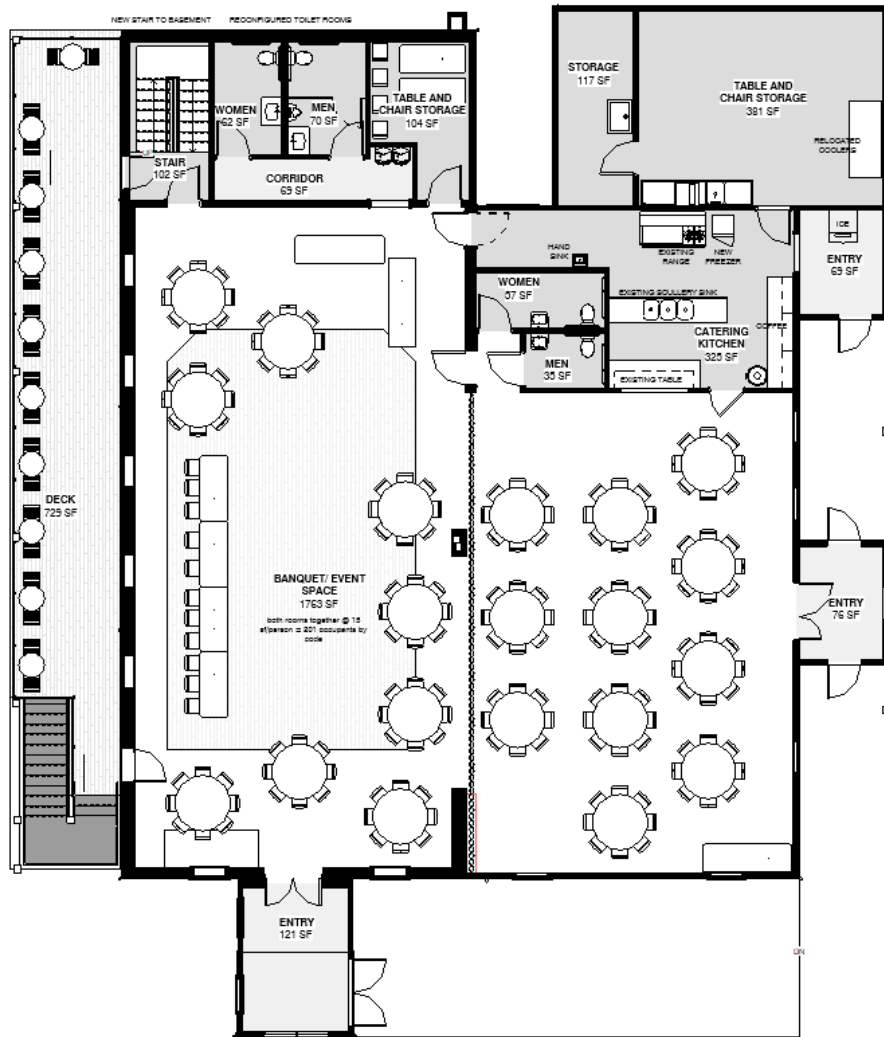
**SOCIAL HALL SCHEMATIC DESIGN**  
**03.25.2021**





# MOSHIER STUDIO

ARCHITECTURE • INTERIORS • PLANNING • SUSTAINABLE DESIGN

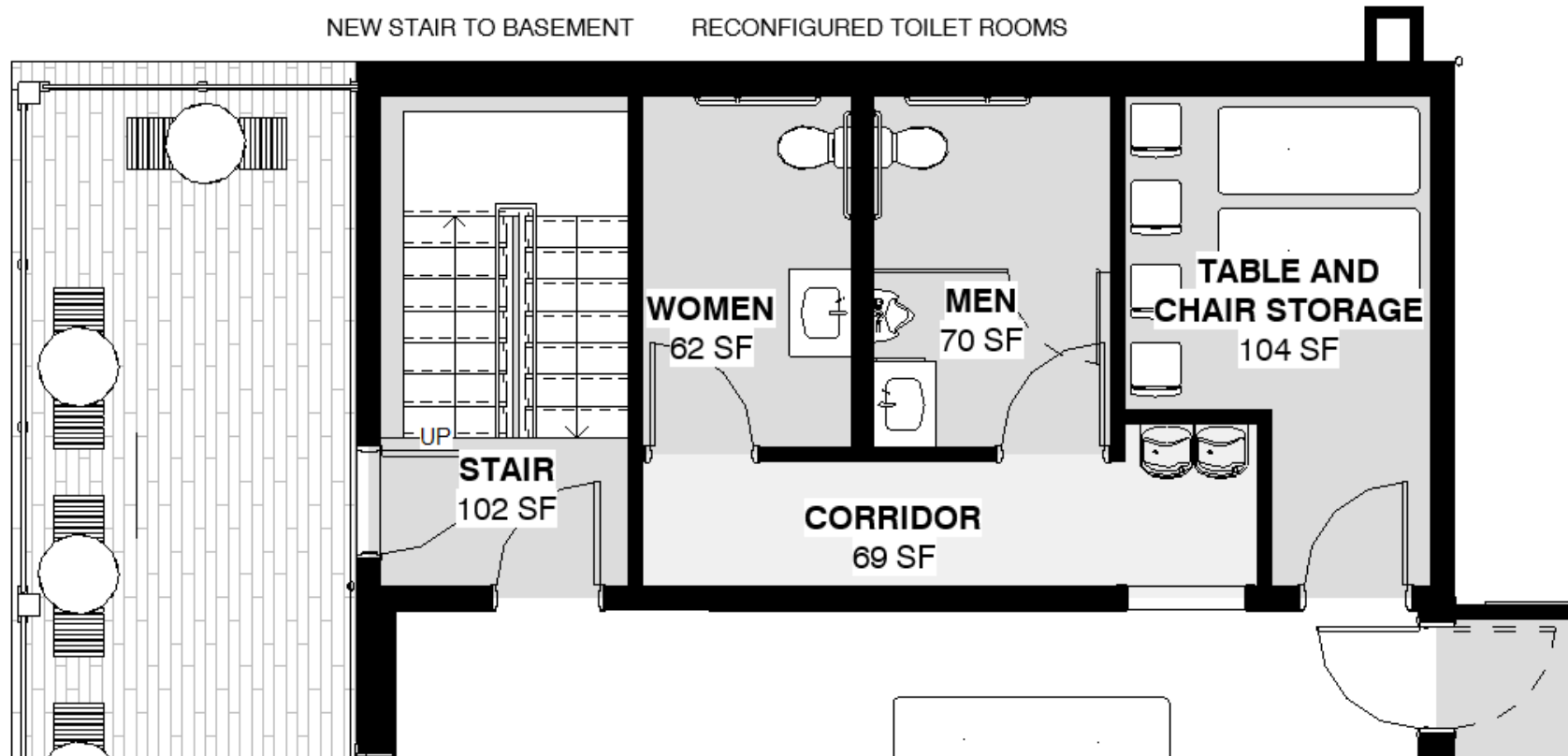


Space plans



**MOSHIER STUDIO**

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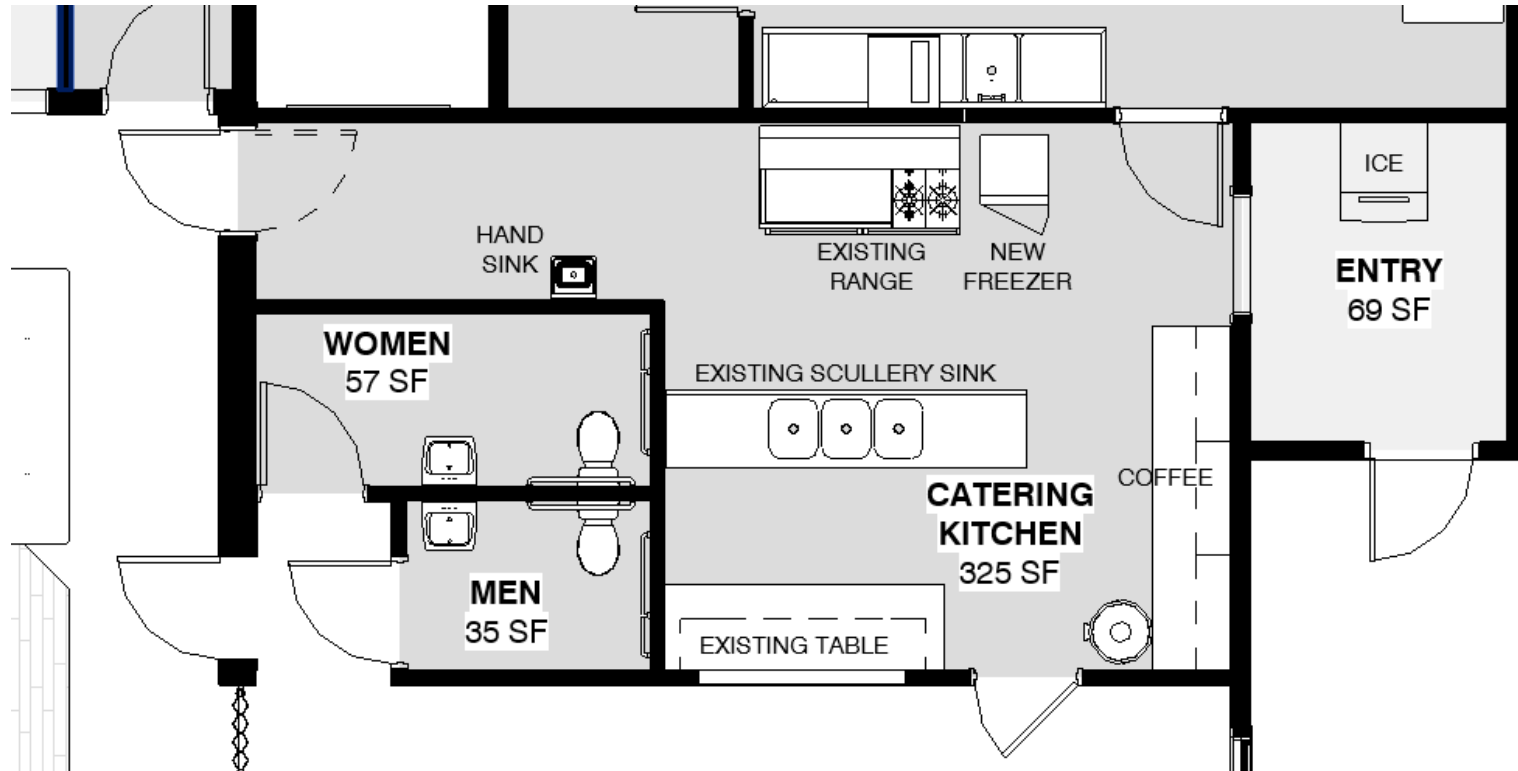


Plan Details



**MOSHIER STUDIO**

ARCHITECTURE • INTERIORS • PLANNING • SUSTAINABLE DESIGN

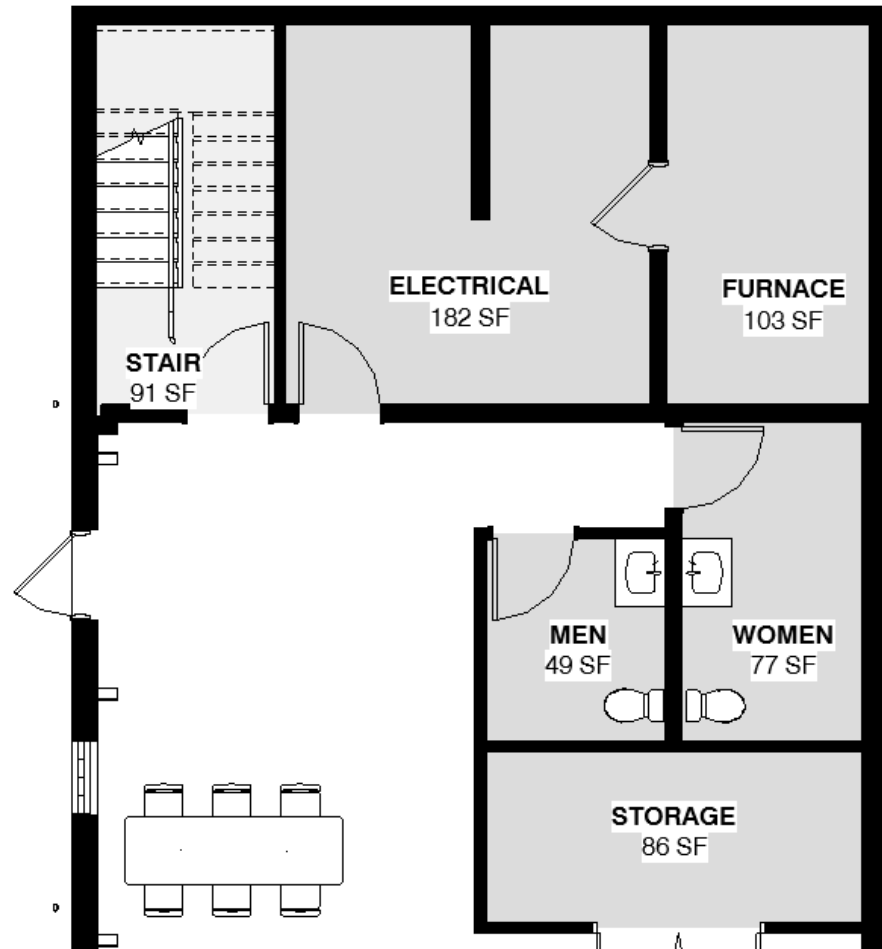


Plan Details



**MOSHIER STUDIO**

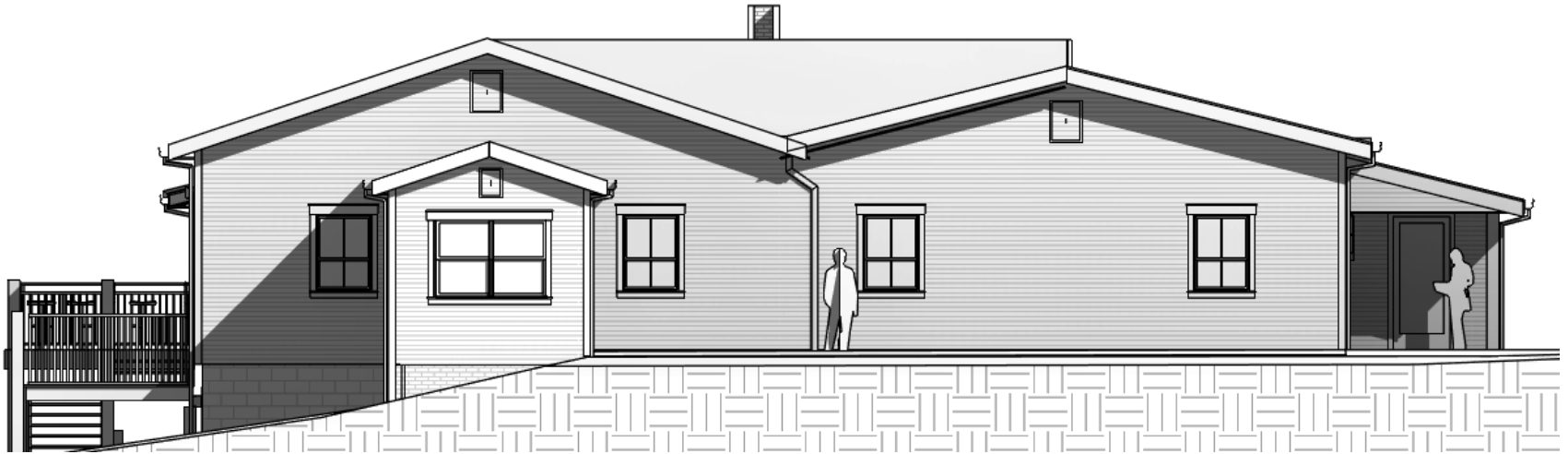
ARCHITECTURE • INTERIORS • PLANNING • SUSTAINABLE DESIGN





MOSHIER STUDIO

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Exterior views



**MOSHIER STUDIO**

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Exterior view



**MOSHIER STUDIO**

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Interior views

## ATTACHMENT F



## MOSHIER STUDIO

ARCHITECTURE • INTERIORS • PLANNING • SUSTAINABLE DESIGN

6 March 2021

Brighton Township Grange Hall Renovation  
Project No.: 201816

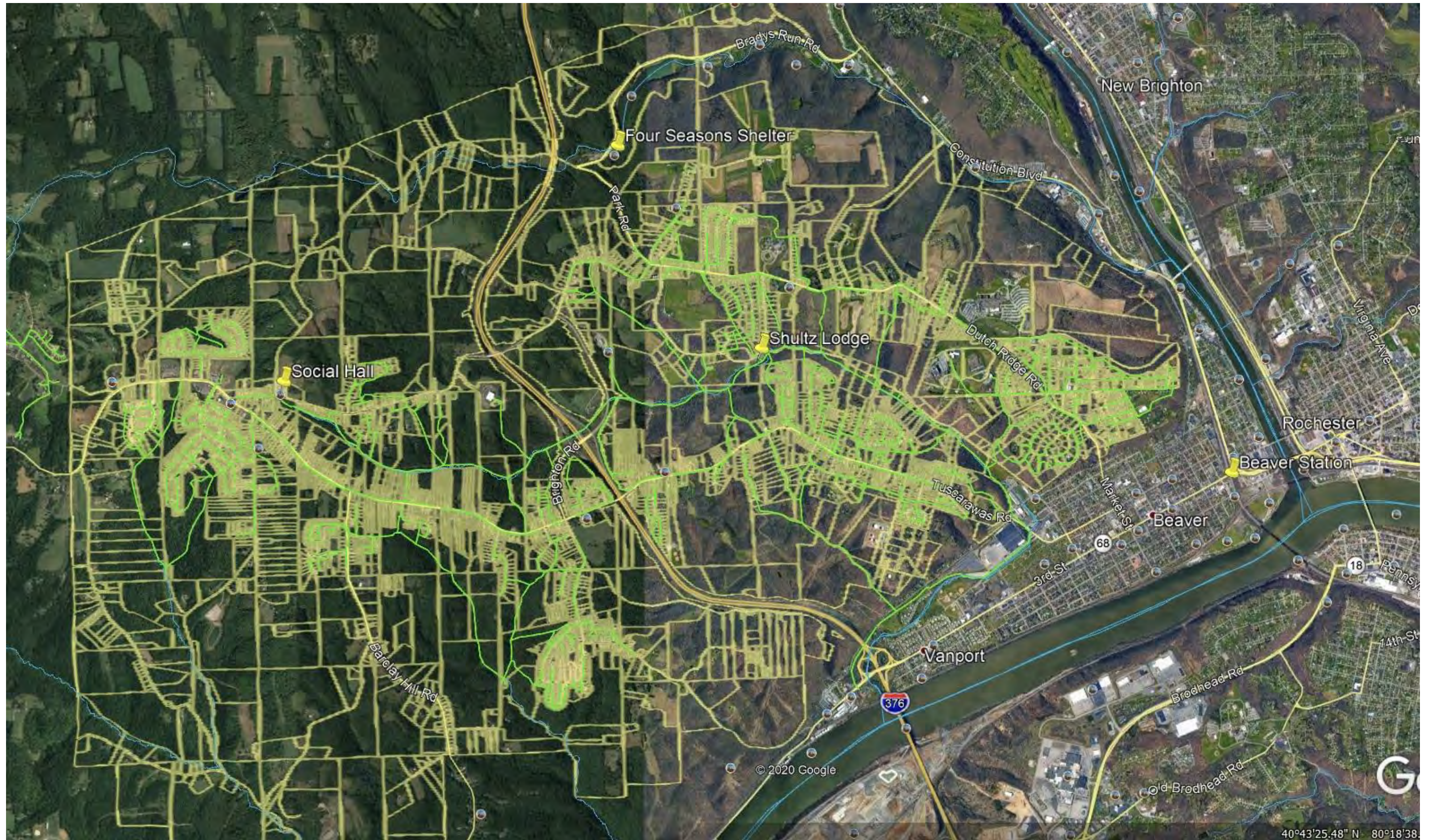
Moshier Studio performed a visual review of the existing building, in September and October 2018 as part of a feasibility study to determine renovations needed to support continued use of the building for social and banquet functions. Deficiencies were noted in accessibility, envelope/enclosure, mechanical cooling, and some water infiltration at the basement level.

The building's history of being relocated to this site in the 1930's results in an unusual basement level, where newer steel beams and columns support the original first-floor framing, which consists of doubled 2 x 8 wood joists on 16" centers, spanning about 14 feet. Under the current building code, this floor would be planned for 100 psf live load, likely above the capacity of the existing floor framing. During the detailed design phase, the live load of this part of the building will be determined by a structural engineer, and additional framing may be considered to reduce the amount of deflection that is the chief concern with the performance of this part of the building. The framing members are larger than current milled sizes and are in good condition, and the building has been used for this occupancy for over 100 years. Other sections of the building have shorter spans and load capacity is probably adequate for the use.

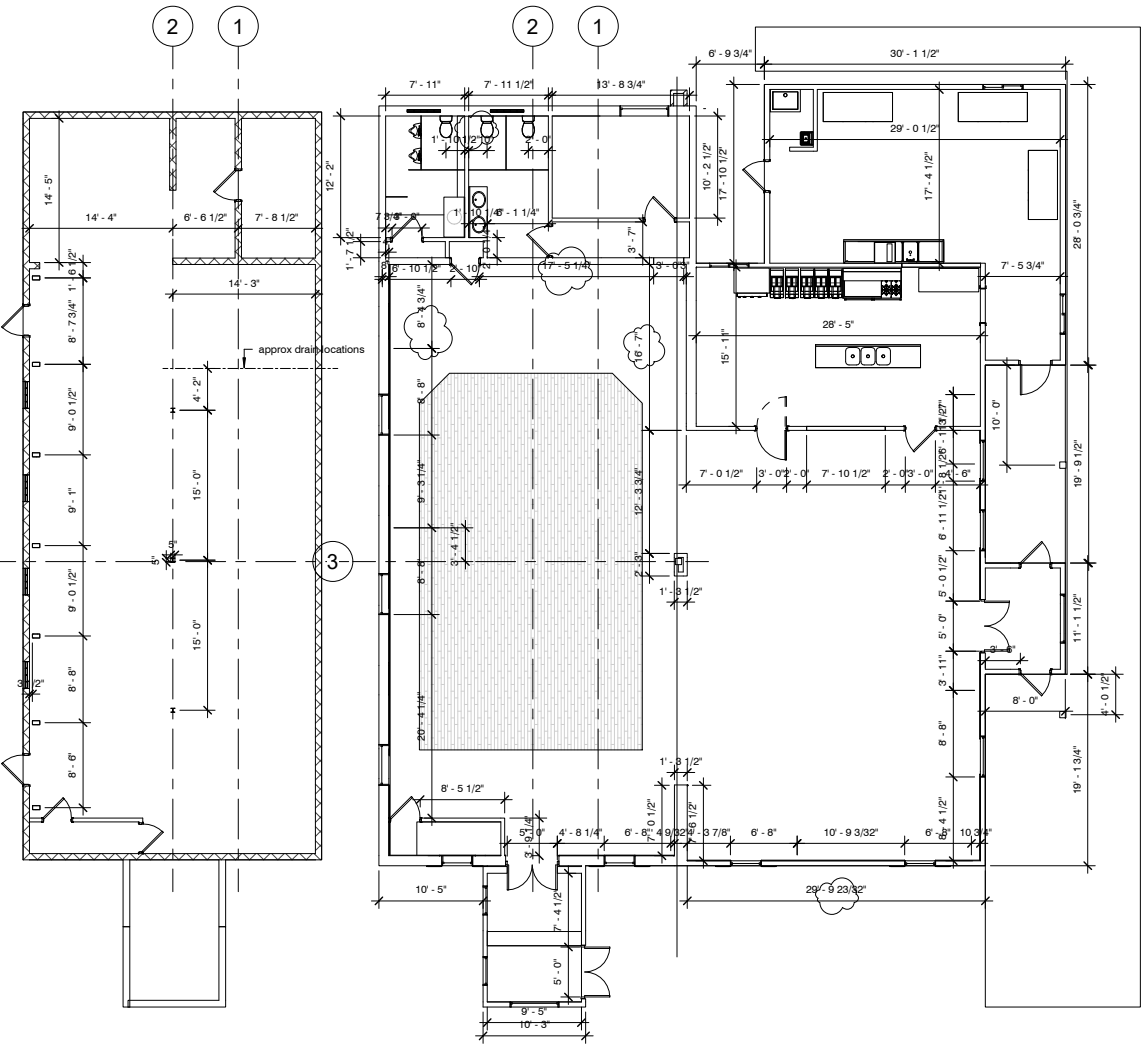
1930's additions for toilet rooms at the back of the original building show some evidence of uneven settlement of the foundation. This area is the location of a new stair, which will be supported from the basement floor and will reduce the loading on this section of the foundation, so after repair it should not continue to crack. The 1970's addition on the side doesn't show any evidence of cracking or settling of the floor structure, and the visible portion of the foundation wall is not cracking. There is water infiltration in the basement under the 1970's addition; regrading of this area will redirect stormwater through the parking lot rather than toward the structure, so the problem should not reoccur after the foundation wall is waterproofed.

## ATTACHMENT G

ATTACHMENT F - Map showing location of Social Hall and three rental facilities used in the Market Analysis for comparison



## ATTACHMENT H



1 EXISTING BASEMENT  
A101  
1/8" = 1'-0"

2 EXISTING FIRST FLOOR  
A101  
1/8" = 1'-0"



SIMILAR GRANGE HALLS



HISTORIC PHOTO OF GRANGE

3 EXISTING NORTH ELEVATION  
A101  
1/8" = 1'-0"

4 EXISTING EAST ELEVATION  
A101  
1/8" = 1'-0"

5 EXISTING SOUTH ELEVATION  
A101  
1/8" = 1'-0"

6 EXISTING WEST ELEVATION  
A101  
1/8" = 1'-0"

CONSULTANTS

ARCHITECT:  
MOSHIER STUDIO  
1501 REEDSDALE STREET, SUITE 301  
PITTSBURGH, PA 15233  
412-361-5302

OWNER:  
**BRIGHTON TOWNSHIP**  
**FIRE HALL/ GRANGE**  
**RENOVATION**

**5400 DUTCH RIDGE ROAD**  
**BEAVER PA 15009**

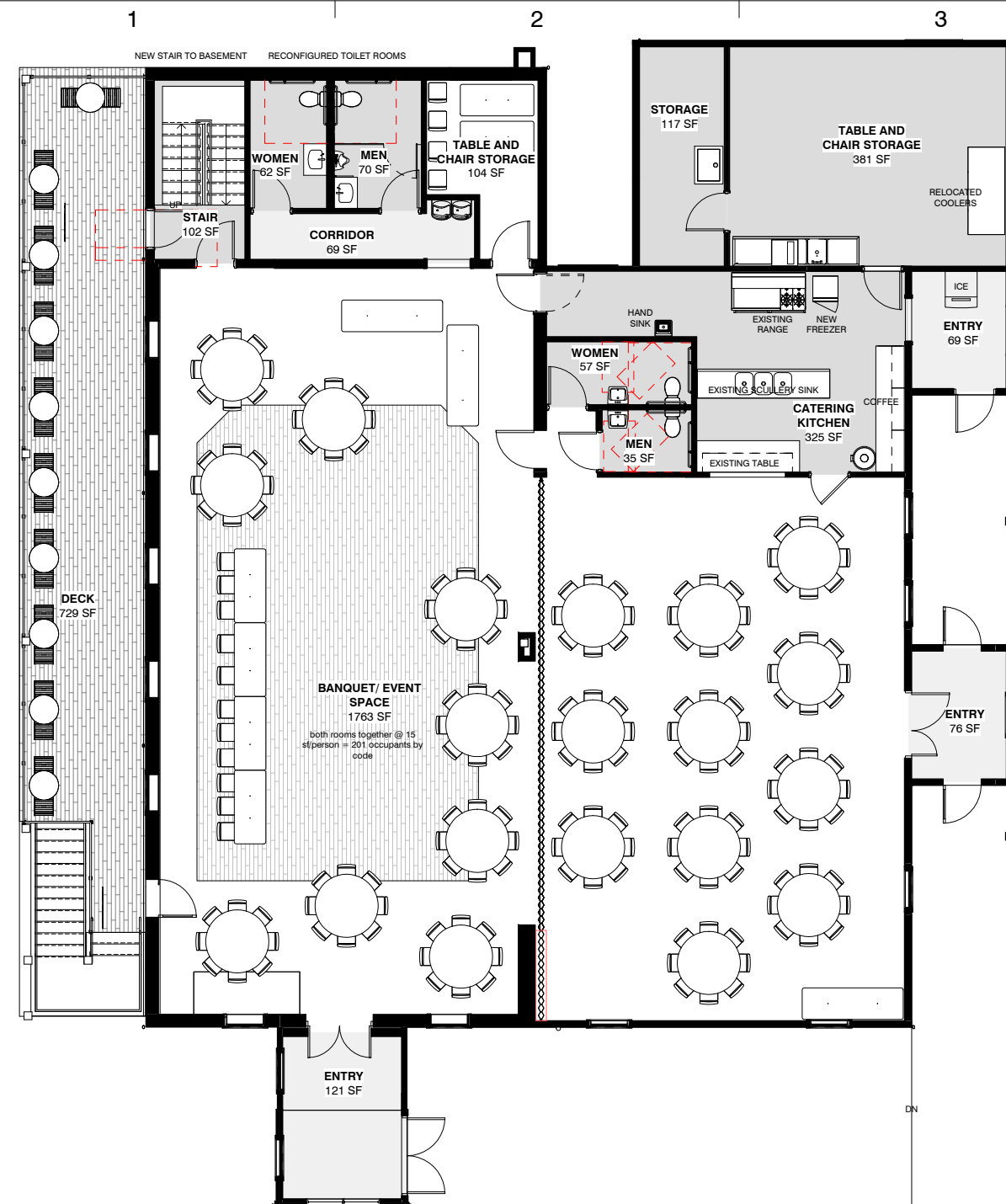
MARK	DATE	DESCRIPTION
A	11/19/2018	FIELD CHECKS

PROJECT NO: 201816  
DATE: 02.17.2021  
CAD DWG FILE:  
DRAWN BY: LFO  
CHKD BY: CHM  
COPYRIGHT: 2018 MOSHIER STUDIO  
SHEET TITLE:

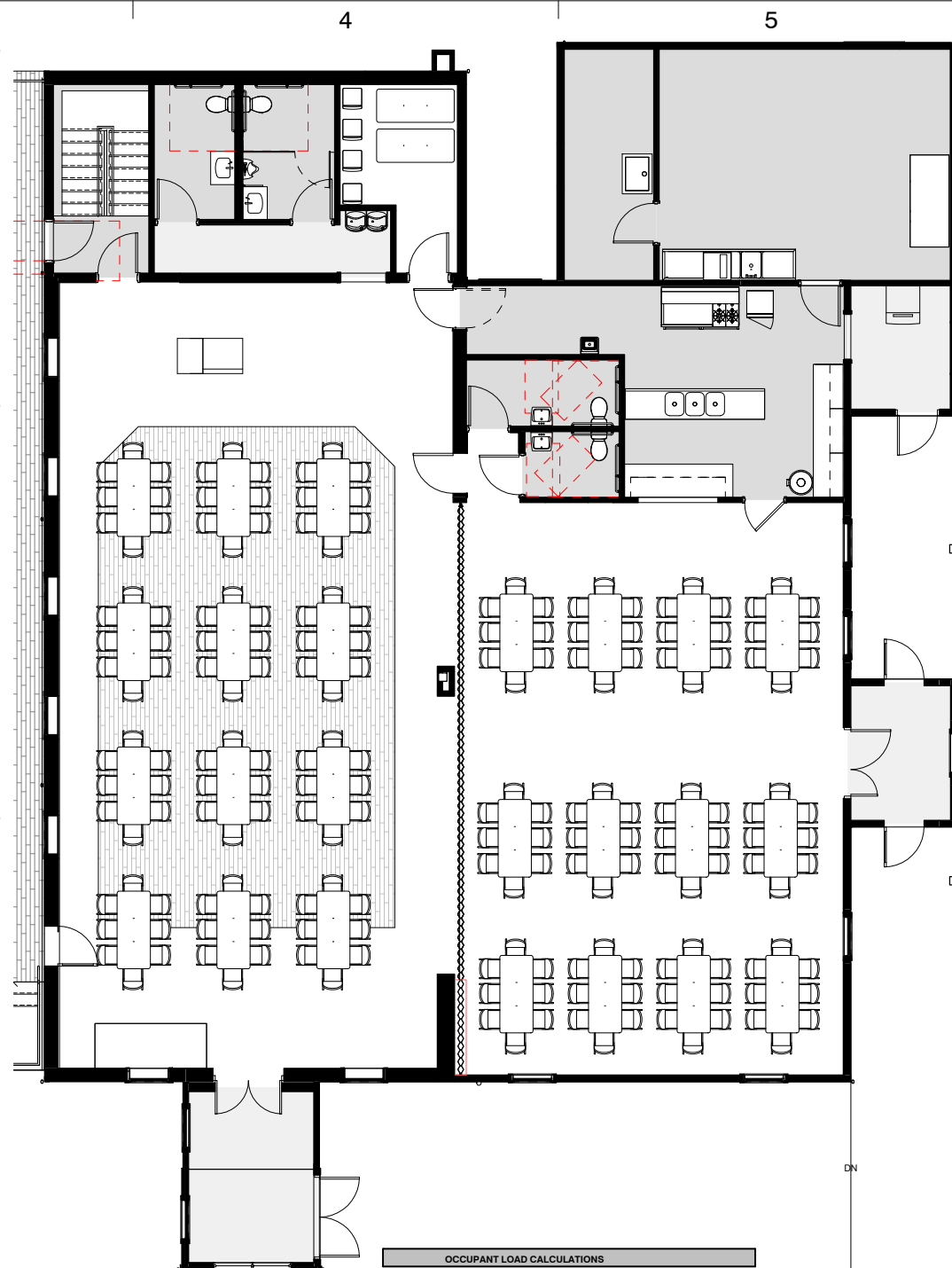
**EXISTING CONDITIONS**

**A101**

SHEET OF



First Floor Space Plan A  
3/16" = 1'-0"



A-2	SMALLER DINING ROOM	SQUARE FOOTAGE: 1245
	FLOOR AREA / OCCUPANT	15 NET
FUNCTION (PER 1004)	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED	1245 SF / 15 NET = 83
		<b>83 OCCUPANTS</b>

PLUMBING FIXTURE REQUIREMENTS										
A-2	BANQUET HALL				OCC. LOAD: 201/2 = 101/ GENDER			BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS (1 REQ.)
	WATER CLOSETS 1/75				LAVATORIES 1/200					
URINALS	UNISEX	MALE	FEMALE	UNISEX	MALE	FEMALE				
1	0	1	2	0	1	1	0		1	

CONSULTANTS
-------------

**ARCHITECT:**  
MOSHIER STUDIO  
1501 REEDSDALE STREET, SUITE 301  
PITTSBURGH, PA 15233  
412-361-5302

OWNER:

**BRIGHTON TOWNSHIP**

**FIRE HALL/ GRANGE**

**RENOVATION**

**5400 DUTCH RIDGE ROAD  
BEAVER PA 15009**

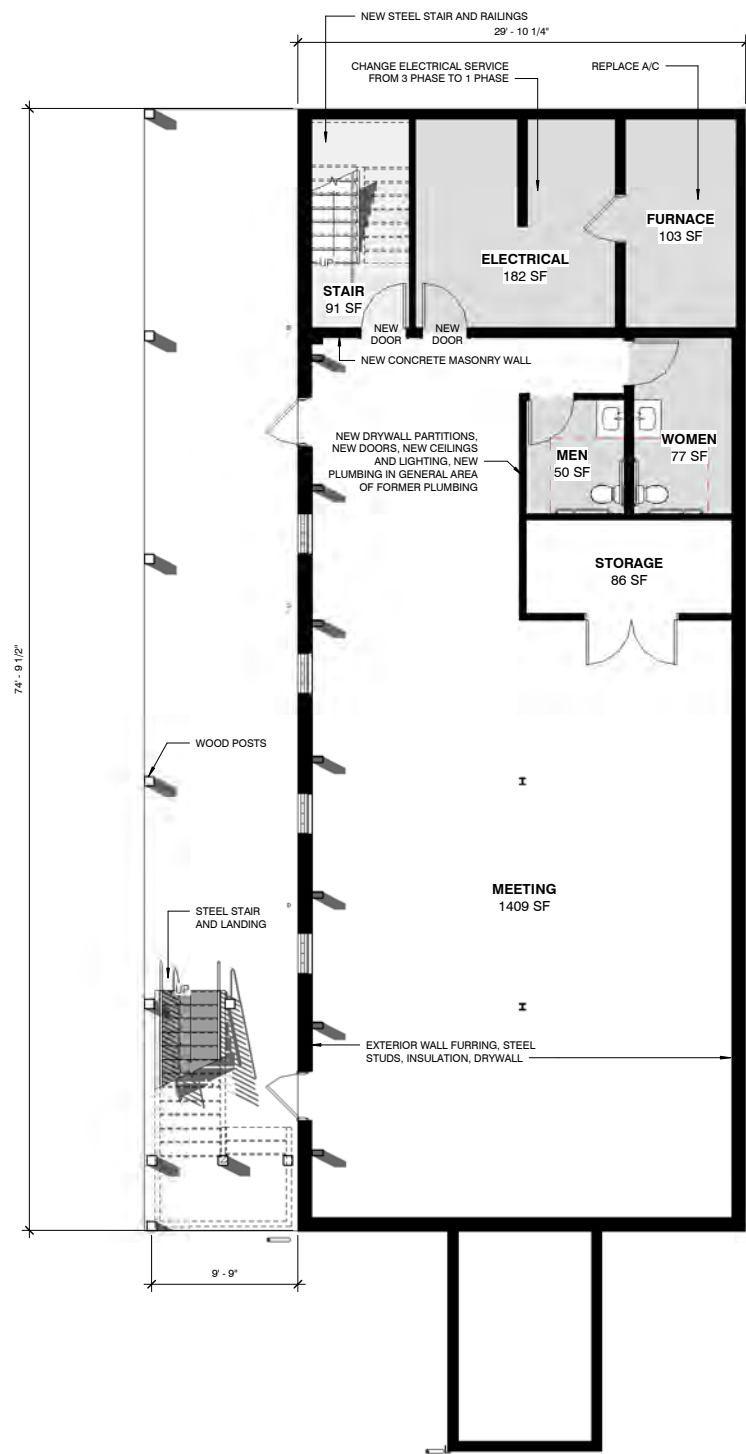
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A

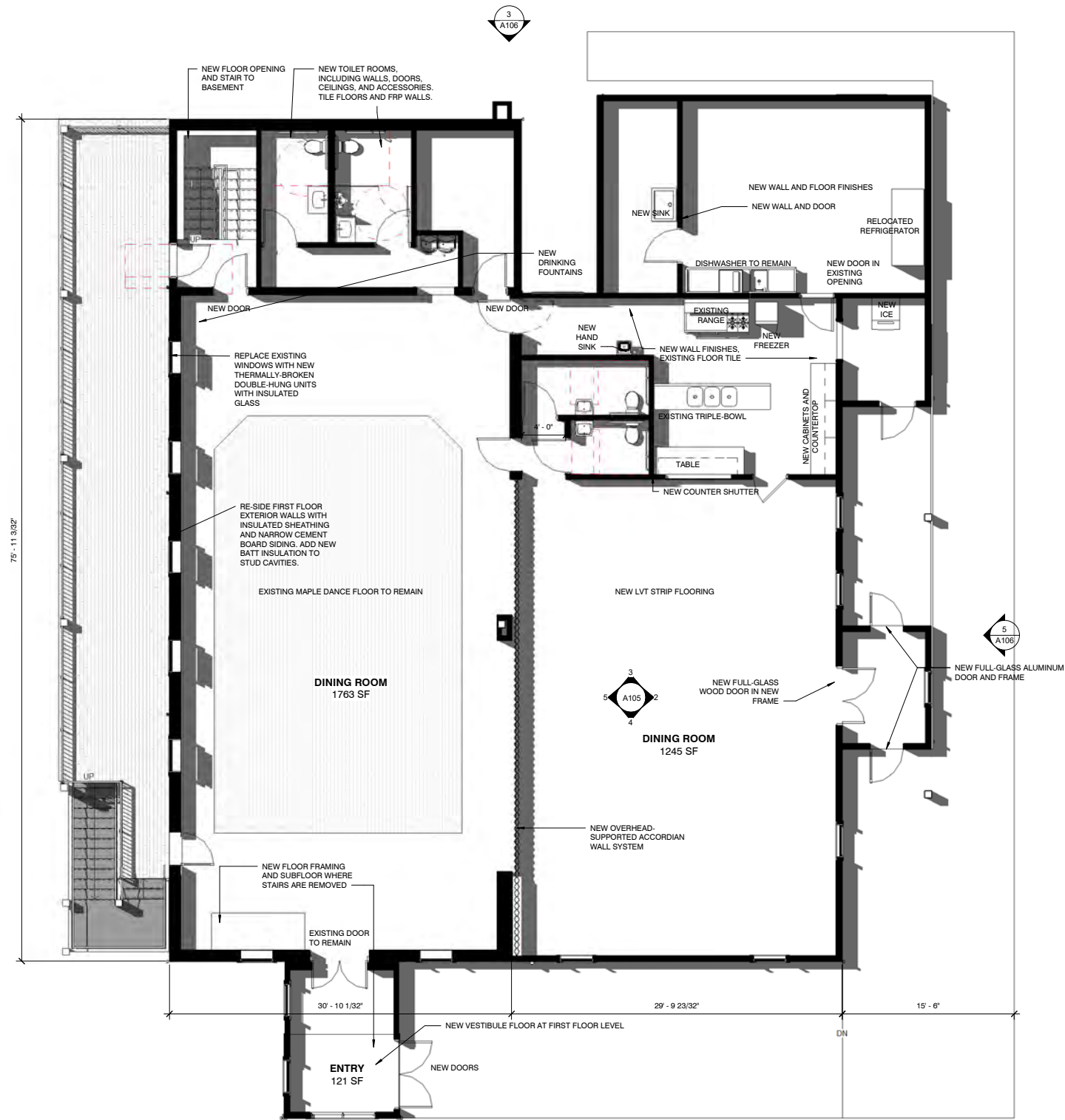
## PROPOSED SPACE PLANS

**A102**

SHEET \_\_\_\_\_ OF \_\_\_\_\_



2 Basement New Construction Plan  
3/16" = 1'-0"



First Floor New Construction Plan  
3/16" = 1'-0"



D

CONSULTANTS

ARCHITECT:  
MOSHIER STUDIO  
1501 REEDSDALE STREET, SUITE 301  
PITTSBURGH, PA 15233  
412-361-5302

C

B

OWNER:  
**BRIGHTON TOWNSHIP**  
**FIRE HALL/ GRANGE**  
**RENOVATION**  
**5400 DUTCH RIDGE ROAD**  
**BEAVER PA 15009**

MARK	DATE	DESCRIPTION

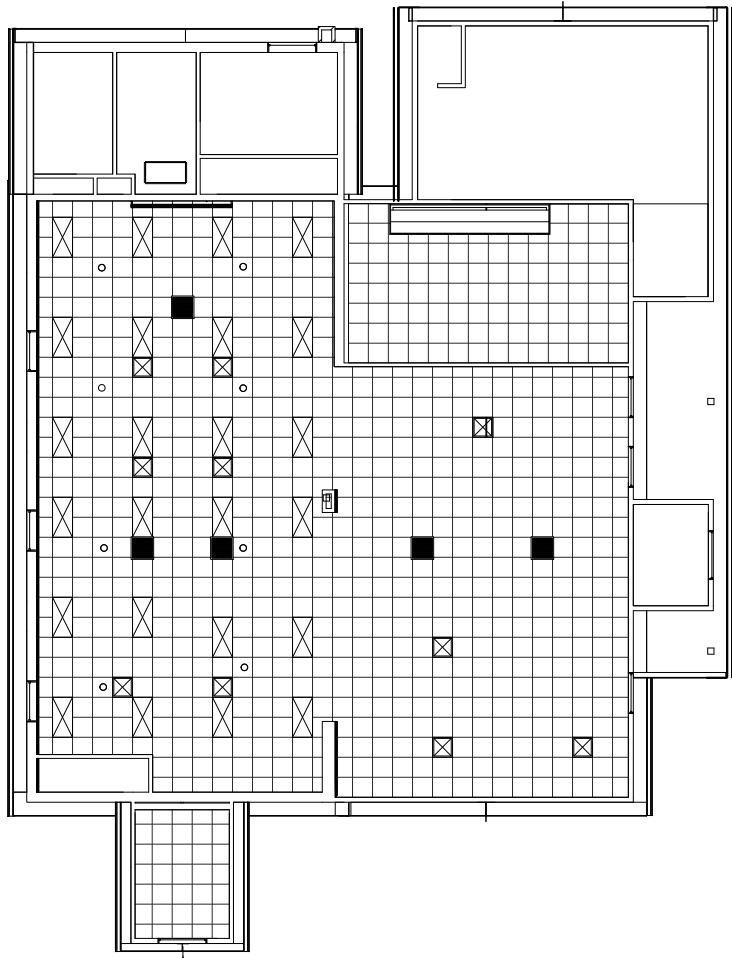
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DRAWN BY: Author  
CHKD BY: Checker  
COPYRIGHT: 2018 MOSHIER STUDIO  
SHEET TITLE:

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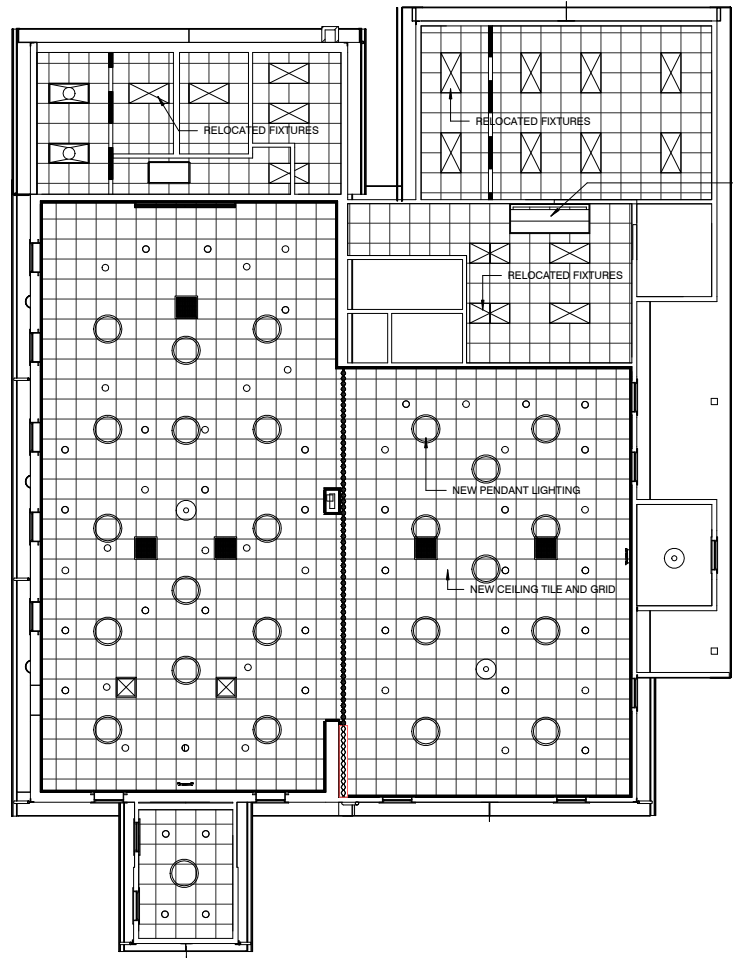
**PROPOSED**  
**CONSTRUCTION SCOPE**

**A103**  
SHEET OF

3/4/2021 9:43:49 AM



1 First Floor Existing Ceiling Plan  
A104 1/8" = 1'-0"



2 First Floor New Ceiling Plan  
A104 1/8" = 1'-0"

SHORTER HOOD, ANSUL  
SYSTEM, NEW EXHAUST  
FAN AND NEW MAKE-UP AIR



D

C

B

A

CONSULTANTS  
  
ARCHITECT:  
MOSHIER STUDIO  
1501 REEDSDALE STREET, SUITE 301  
PITTSBURGH, PA 15233  
412-361-5302

OWNER:  
**BRIGHTON TOWNSHIP**  
**FIRE HALL/ GRANGE**  
**RENOVATION**  
  
**5400 DUTCH RIDGE ROAD**  
**BEAVER PA 15009**

MARK	DATE	DESCRIPTION

PROJECT NO: 201816  
DATE: 02.17.2021  
CAD DWG FILE:  
DRAWN BY: Author  
CHKD BY: Checker  
COPYRIGHT: 2018 MOSHIER STUDIO  
SHEET TITLE:

**CEILING PLANS**

**A104**

SHEET OF

3/4/2021 9:43:55 AM



BANQUET ROOM ELEVATION 2  
1/4" = 1'-0"



BANQUET ROOM ELEVATION 3  
1/4" = 1'-0"



BANQUET ROOM ELEVATION 4  
1/4" = 1'-0"



1

2

3




BANQUET ROOM ELEVATION 1  
1/4" = 1'-0"



4



5



MOSHIER STUDIO  
ARCHITECTURE • INTERIORS • PLANNING • SUSTAINABLE DESIGN

D

C

CONSULTANTS

ARCHITECT:  
MOSHIER STUDIO  
1501 REEDSDALE STREET, SUITE 301  
PITTSBURGH, PA 15233  
412-361-5302

OWNER:

**BRIGHTON TOWNSHIP**

**FIRE HALL/ GRANGE**

**RENOVATION**

**5400 DUTCH RIDGE ROAD**

**BEAVER PA 15009**

MARK	DATE	DESCRIPTION

PROJECT NO: 201816  
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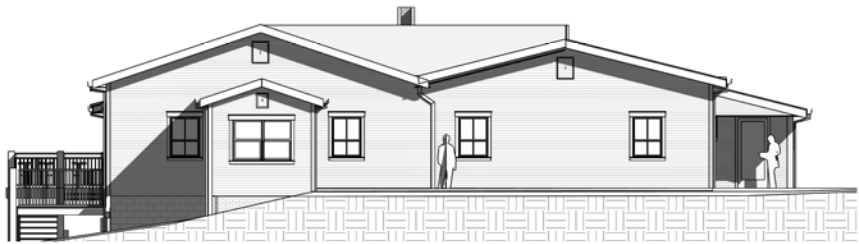
**INTERIOR VIEWS**

**A105**

SHEET OF

A

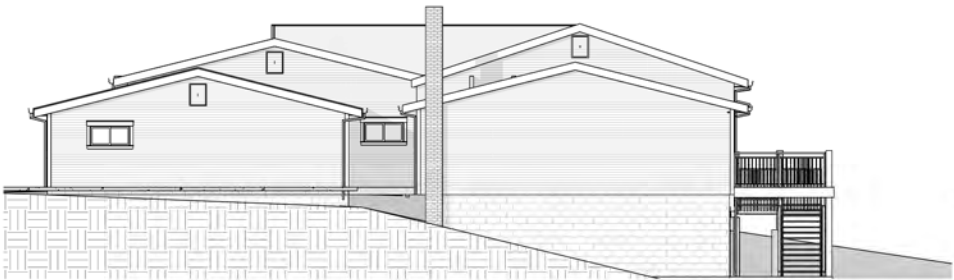
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PROPOSED EAST ELEVATION  
1/8" = 1'-0"



PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"



PROPOSED WEST ELEVATION  
1/8" = 1'-0"



PROPOSED NORTH ELEVATION  
1/8" = 1'-0"



FROM STREET



D

CONSULTANTS

ARCHITECT:  
MOSHIER STUDIO  
1501 REEDSDALE STREET, SUITE 301  
PITTSBURGH, PA 15233  
412-361-5302

OWNER:

**BRIGHTON TOWNSHIP  
FIRE HALL/ GRANGE  
RENOVATION**

**5400 DUTCH RIDGE ROAD  
BEAVER PA 15009**

MARK	DATE	DESCRIPTION

PROJECT NO:	201816
DATE:	02.17.2021
CAD DWG FILE:	
DRAWN BY:	Author
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SHEET TITLE:	

A

**EXTERIOR VIEWS**

**A106**

SHEET

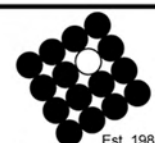
OF

3/4/2021 9:06:46 AM

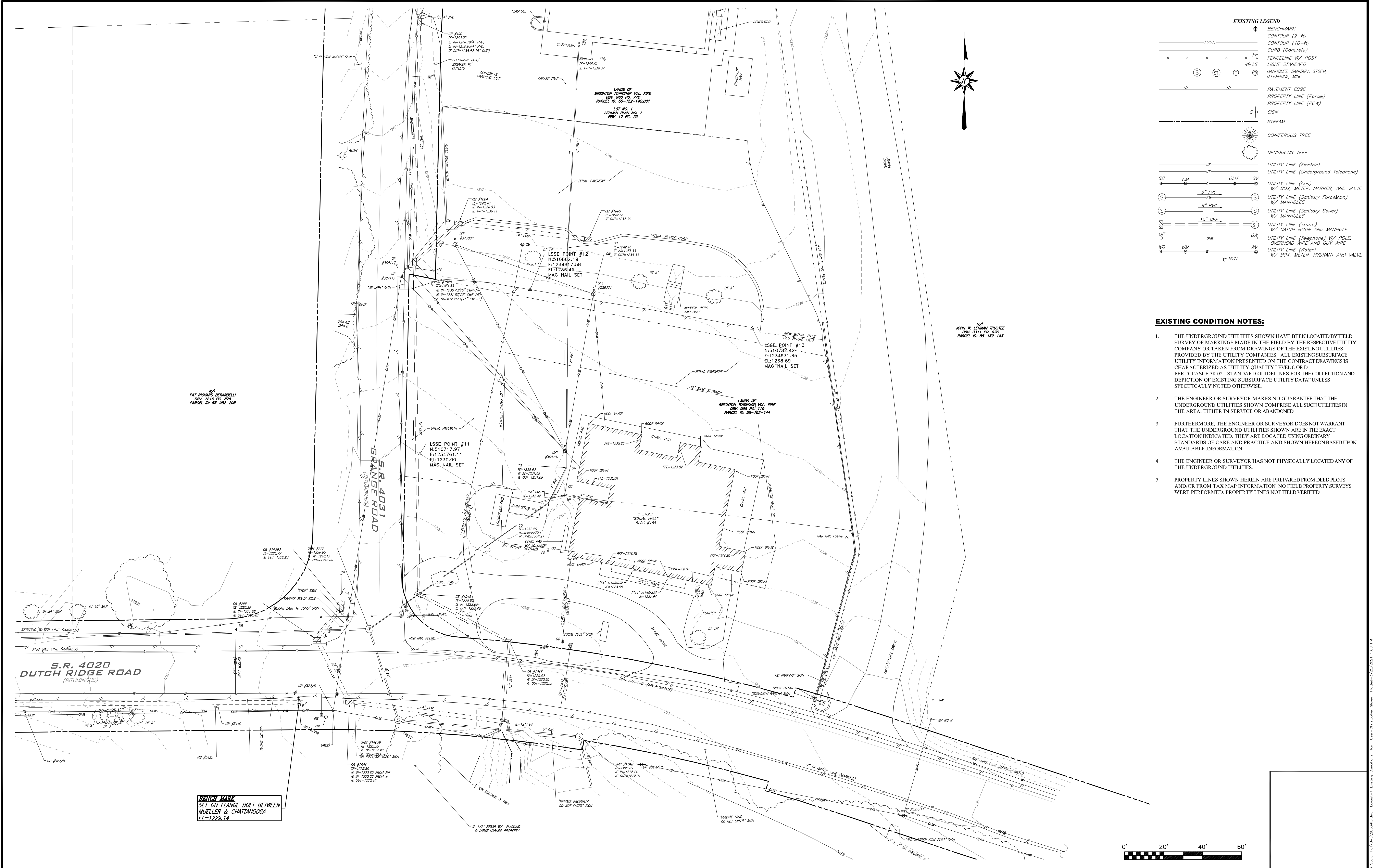
## ATTACHMENT I



# Brighton Township Grange



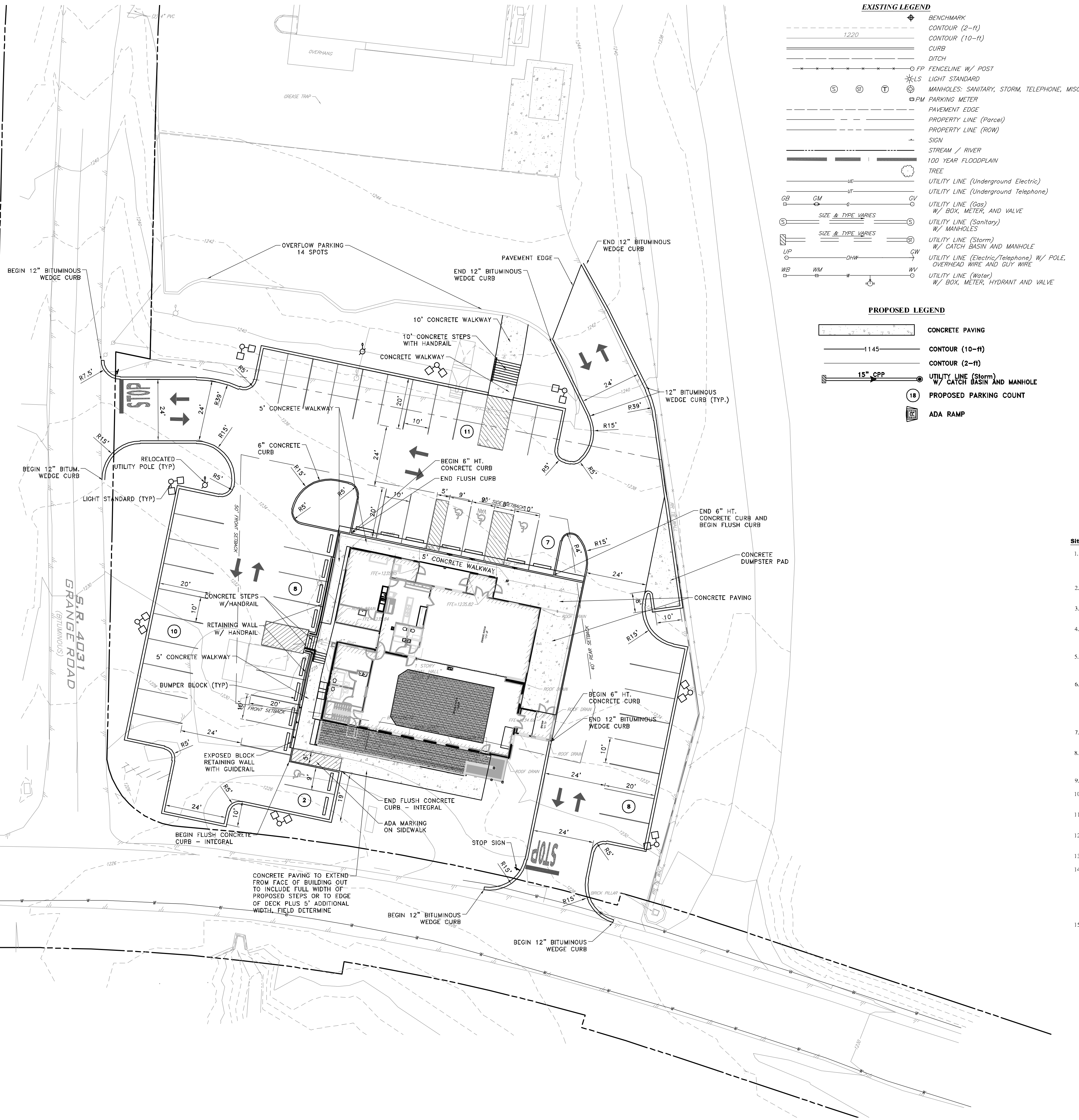
Lennon, Smith, Souleret  
Engineering, Inc.  
Civil Engineers and Surveyors



**EXISTING LEGEND**

- BENCHMARK
- CONTOUR (2'-ft)
- CONTOUR (10'-ft)
- CURB (Concrete)
- FENCELINE W/ POST
- LIGHT STANDARD
- MANHOLES, SANITARY, STORM, TELEPHONE, MSC
- PAVEMENT EDGE
- PROPERTY LINE (Parcel)
- PROPERTY LINE (ROW)
- SIGN
- STREAM
- CONIFEROUS TREE
- DECIDUOUS TREE
- UTILITY LINE (Electric)
- UTILITY LINE (Underground Telephone)
- UTILITY LINE (Gas) W/ BOX, METER, MARKER, AND VALVE
- UTILITY LINE (Sanitary ForceMain) W/ MANHOLES
- UTILITY LINE (Sanitary Sewer) W/ MANHOLES
- UTILITY LINE (Storm) W/ CATCH BASIN AND MANHOLE
- UTILITY LINE (Telephone) W/ POLE, OVERHEAD WIRE AND GUY WIRE
- UTILITY LINE (Water) W/ BOX, METER, HYDRANT AND VALVE

- EXISTING CONDITION NOTES:**
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD SURVEY OF MARKINGS MADE IN THE FIELD BY THE RESPECTIVE UTILITY COMPANY OR TAKEN FROM DRAWINGS OF THE EXISTING UTILITIES PROVIDED BY THE UTILITY COMPANIES. ALL EXISTING SUBSURFACE UTILITY INFORMATION PRESENTED ON THE CONTRACT DRAWINGS IS CHARACTERIZED AS UTILITY QUALITY LEVEL C OR D PER "CI-ASCE 38-02 - STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" UNLESS SPECIFICALLY NOTED OTHERWISE.
  - THE ENGINEER OR SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
  - FURTHERMORE, THE ENGINEER OR SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEY ARE LOCATED USING ORDINARY STANDARDS OF CARE AND PRACTICE AND SHOWN HEREON BASED UPON AVAILABLE INFORMATION.
  - THE ENGINEER OR SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES.
  - PROPERTY LINES SHOWN HEREIN ARE PREPARED FROM DEED PLOTS AND OR FROM TAX MAP INFORMATION. NO FIELD PROPERTY SURVEYS WERE PERFORMED. PROPERTY LINES NOT FIELD VERIFIED.

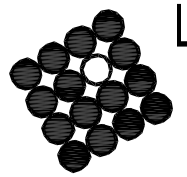


- Notify the Pennsylvania One-Call System at 811 a minimum of (5) days prior to any demolition, excavation, or construction. All existing subsurface utility information presented on the contract drawings is characterized as "As Shown" (AS) or "Per" (P) (N.A.S.H. 38-02 - Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data" unless specifically noted otherwise.
- All work and materials to comply with all specifications provided and to all local, county, state, and federal regulations and codes; and O.S.H.A. Standards.
- Implement and maintain a work zone traffic control plan in accordance with PennDOT Publication 213 ("Work Zone Traffic Control") for work in or adjacent to vehicular travel areas.
- Designate and maintain on-site a trained competent person for local contact work who shall be on call 24-hours-per-day 7-days-per-week in case of emergency. Provide 24-hour contact information for the trained competent person prior to any work.
- Maintain areas outside the work area and traveled ways within the work area in a condition usable by the public. Keep areas clean and free of mud or dust and repair/patch vehicular and pedestrian travel ways as required to maintain access.
- Refer to the architectural plans for exact locations and dimensions of subsides, slope paving, sidewalks, curb, gutters, curbs, precise building dimensions, exact building utility entrance locations, and other building appearances. Verify dimensions and locations shown on the architectural plans and notify the Owner and Engineer of any conflicts or discrepancies prior to construction. Reference building construction plans for exact location of all utility connections to buildings, door/step locations and much well retaining walls and notify the Owner and Engineer of any conflicts or discrepancies prior to construction.
- Obtain all required local, state, or federal permits necessary for construction from governing agencies including submission of applications and payment of associated fees, including permits for borrow or waste sites.
- Install pipe bollards in traffic and loading areas as required to protect proposed improvements, including building corners, receiving areas, hydrants, transformers, meters, generators, switch gears, compactors, steps, and railings necessary as directed by the Owner.
- All islands with curb are to be landscaped unless otherwise noted. All remaining islands are to be striped as shown.
- All dimensions and radii are to the face of curb unless otherwise noted. All curbed and striped radii are 5' unless otherwise noted.
- Provide paving materials in accordance with PennDOT Publication 408 and PennDOT Standard Details (Pak, as amended).
- Remove and dispose of all rubbish, trash, debris, and organic material in a lawful manner. Burning of material on-site is not permitted.
- All signage to be installed in accordance with the Manual on Uniform Traffic Control Devices, latest edition.
- The dimensions for ADA parking spaces as depicted on the plans are based on the minimum requirements as set forth by the Americans with Disabilities Act and the United States Department of Justice in the ADA Standards for Accessible Design, current version and are subject to interpretation. The contractor must confirm the geometry of the ADA parking spaces with local building code officials prior to installation. The contractor shall use proper ADA striping and symbols for local building inspectors' review, prior to painting. Contractor shall furnish asphalt plans to include ADA striping, dimensions, grades and slopes in conformance with the local building code and meeting the minimum federal requirements.
- Refer to architectural plans for site lighting and electrical plans.

BENCH MARK  
SET ON FLANGE BOLT BETWEEN  
MUELLER & CHATTANOOGA  
EL=1229.14



Scale:			No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By
$1'' = 20'$														
Drawn By	Checked By	Approved By												
CCL														



**Lennon, Smith, Souleret**  
Engineering, Inc.  
846 4th Avenue  
Corcoran, Pennsylvania 15108  
Phone: 412-264-4400  
Fax: 412-264-1200  
email: [info@lsse.com](mailto:info@lsse.com)

Filename:	20534sp.dwg
Date:	March 2021

**Township of Brighton**  
1300 Brighton Road  
Beaver, PA 15009

# Brighton Township Grange

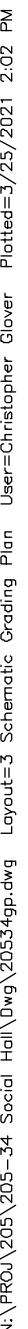
Situate in  
Brighton Township, Beaver County, Pennsylvania

Sheet Title

## Schematic Site Plan

Drawing N

205-34-01	Sheet No.	2 of 5
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- GENERAL UTILITY NOTES:**
1. NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM AT 1-811-242-1776 A MINIMUM OF (5) DAYS PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION. ALL EXISTING SUBSURFACE UTILITY INFORMATION PRESENTED ON THE CONTRACT DRAWINGS IS CHARACTERIZED AS UTILITY QUALITY LEVEL C OR D PER "C" ASCE 902-2 STANDARD GUIDELINES FOR THE COLLECTION AND REPORTING OF EXISTING SUBSURFACE UTILITY DATA UNLESS SPECIFICALLY NOTED OTHERWISE. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY PRIOR TO THE START OF ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION. ACTIVITY. NOTIFY THE UTILITY COMPANIES FOR THE LOCATIONS OF EXISTING UTILITIES. VERIFY EXISTING CONDITIONS. LOCATE ALL UTILITIES BY DIGGING TEST PITS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. NOTIFY THE OWNER IMMEDIATELY OF ANY CONFLICTS WITH EXISTING UTILITIES. IMMEDIATELY AND COMPLETELY REPAIR EXISTING UTILITIES THAT ARE DAMAGED DURING DEMOLITION, EXCAVATION, OR CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
  2. ALL WORK AND MATERIALS TO COMPLY WITH ALL SPECIFICATIONS PROVIDED AND TO ALL LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS AND CODES; AND OSHA STANDARDS.
  3. IMPLEMENT AND MAINTAIN A WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH PENNDOT PUBLICATION 213 ("WORK ZONE TRAFFIC CONTROL") FOR WORK IN OR ADJACENT TO VEHICULAR TRAFFIC AREAS.
  4. DESIGNATE AND MAINTAIN ON-SITE A TRAINED COMPETENT PERSON FOR ALL EXCAVATION WORK. THIS SHALL BE ON CALL 24 HOURS PER DAY 7 DAYS A WEEK FOR EMERGENCY. PROVIDE 24 HOUR CONTACT INFORMATION FOR THE TRAINED COMPETENT PERSON PRIOR TO ANY WORK.
  5. WHEN EXCAVATING A TRENCH FOR PLACEMENT OF PIPE, CONDUIT, INLETS, MANHOLES, OR OTHER FACILITIES ASSOCIATED WITH UTILITY CONSTRUCTION PARALLEL OR IN CLOSE PROXIMITY TO BUILDING FOUNDATIONS AND OTHER UTILITIES TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AND SUPPORT THOSE UTILITIES OR STRUCTURES TO PREVENT MOVEMENT OR DAMAGE AND TO MAINTAIN SERVICE. ADVISE AFFECTED UTILITY COMPANY OF BUILDING FOUNDATION OWNER OF THE PROXIMITY OF THE TRENCH EXCAVATION TO THE UTILITIES OR FOUNDATION.
  6. SEE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
  7. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
  8. NOTIFY THE UTILITY / AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING PIPE.
  9. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 PSI.
  10. COORDINATE ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES OR UTILITY SERVICE COMPANIES PRIOR TO FINAL CONNECTION OF SERVICE. COORDINATE AND CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER.
  11. SUBMIT SHOP DRAWINGS AND OTHER PRODUCT SUBMITTALS TO UTILITY COMPANIES PRIOR TO ORDERING MATERIALS. APPROVAL OF ALL MATERIALS AND EQUIPMENT BY UTILITY COMPANIES IS REQUIRED PRIOR TO ORDERING AND DELIVERY OF MATERIALS TO THE SITE.
  12. FURNISH AS-BUILT DRAWINGS OF THE COMPLETED WORK SEALED BY A REGISTERED SURVEYOR TO THE OWNER AND APPROPRIATE UTILITY COMPANY.
  13. UTILITY WORK TO BE RESTRICTED TO THE HOURS OF 8:00 AM TO 4:30 PM ON WEEKDAYS UNLESS OTHERWISE AUTHORIZED BY THE UTILITY COMPANY.

- ELECTRIC SERVICE NOTES:**
1. FURNISH AND INSTALL ALL EQUIPMENT AND MATERIALS NECESSARY TO COMPLETE THE WORK AND PERFORM THE WORK IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC), APPLICABLE TOWNSHIP AND GOVERNMENTAL CODES, AND DUQUESNE LIGHT REQUIREMENTS. WORK INCLUDES, BUT IS NOT LIMITED TO, TRENCHING, BEDDING AND BACK FILLING, INSTALLATION OF CONDUIT, CONCRETE ENCASEMENT, EARLY WARNING TAPE, PLACEMENT OF PULL WIRES OR PULL ROPE WITHIN CONDUIT, MANHOLE OR VALVE CONSTRUCTION, GROUNDING, AND CONSTRUCTION OF TRANSFORMER PADS.
  2. SUBMIT SHOP DRAWINGS AND OTHER PRODUCT SUBMITTALS TO DUQUESNE LIGHT CO PRIOR TO ORDERING MATERIALS. APPROVAL OF ALL MATERIALS AND EQUIPMENT BY DUQUESNE LIGHT CO IS REQUIRED PRIOR TO ORDERING AND DELIVERY OF MATERIALS TO THE SITE.
  3. REFERENCE BUILDING PLANS FOR THE EXACT LOCATION AND NUMBER OF BUILDING AND SECONDARY SERVICE CONNECTIONS. NOTIFY THE OWNER OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE BUILDING PLANS AND THE LAND DEVELOPMENT PLANS.
  4. FURNISH AND INSTALL FOUR 5-INCH SCH. 40 PVC CONDUITS IN ACCORDANCE WITH DUQUESNE LIGHT REQUIREMENTS FROM THE PROPERTY LINE TO THE TRANSFORMER. INSTALL THE CONDUITS IN A 2X2 CONFIGURATION WITH A 3" CONCRETE ENVELOPE IN PAVED AREAS FOR VEHICULAR USE. PRIOR TO REQUESTING TRANSFORMER INSTALLATION, PROVIDE AN OVERHEAD WIRE AND GUY WIRE. INSTALL THE PULL ROPE IN CONDUITS AND INSTALL THE FACILITIES FROM THE SERVICE CONNECTION POINT TO THE PROPERTY LINE. FURNISH AND INSTALL CONDUITS AND CONDUCTORS FROM TRANSFORMER EQUIPMENT TO THE BUILDING TO COMPLETE CONNECTIONS AS SHOWN ON THE BUILDING PLANS. CAP ALL CONDUITS. INSTALL ALL CONDUIT WITH A MINIMUM OF 10 FEET OF COVER AND INSTALL EARLY WARNING DETECTION TAPE ABOVE ALL CONDUITS. DO NOT BACKFILL CONDUIT INSTALLATIONS UNTIL THE WORK IS INSPECTED AND APPROVED BY DUQUESNE LIGHT CO.
  5. FURNISH AND INSTALL MATERIALS FOR A CAST-IN-PLACE OR PRECAST CONCRETE TRANSFORMER PAD IN ACCORDANCE WITH DUQUESNE LIGHT REQUIREMENTS. PRIOR TO REQUESTING TRANSFORMER INSTALLATION, PROVIDE AN UNOBSTRUCTED ACCESS WAY, CAPABLE OF SUSTAINING H2500-LB (2,500 LBS AXLE) TRUCK LOADING. COORDINATE TRANSFORMER INSTALLATION WITH DUQUESNE LIGHT CO.
  6. REFERENCE DUQUESNE LIGHT STANDARD DETAIL DRAWINGS AND SERVICE INSTALLATION DRAWING IDENTIFYING WORK PERFORMED BY THE CONTRACTOR (CUSTOMER WORK) AND WORK PERFORMED BY DUQUESNE LIGHT CO.
  7. FURNISH AS-BUILT DRAWINGS OF THE COMPLETED WORK SEALED BY A REGISTERED SURVEYOR TO THE OWNER AND DUQUESNE LIGHT CO.
  8. COORDINATE ALL ELECTRIC UTILITY WORK WITH DUQUESNE LIGHT CO. CONTACT JOHN ANDZELIK-JANDZELIK@DUQUESNE.COM

- TELEPHONE SERVICE NOTES:**
1. FURNISH AND INSTALL ALL EQUIPMENT AND MATERIALS NECESSARY TO COMPLETE THE WORK AND PERFORM THE WORK IN ACCORDANCE WITH VERIZON PENNSYLVANIA LLC REQUIREMENTS AND APPLICABLE GOVERNMENTAL CODES. WORK INCLUDES, BUT IS NOT LIMITED TO, TRENCHING, BEDDING AND BACK FILLING, INSTALLATION OF CONDUIT, CONCRETE ENCASEMENT, EARLY WARNING TAPE, PLACEMENT OF PULL WIRES OR PULL ROPE WITHIN CONDUIT, MANHOLE OR VALVE CONSTRUCTION, AND CONSTRUCTION OF PAD MOUNTED TELEPHONE EQUIPMENT REQUIRED.
  2. SUBMIT SHOP DRAWINGS AND OTHER PRODUCT SUBMITTALS TO VERIZON PENNSYLVANIA LLC PRIOR TO ORDERING MATERIALS. APPROVAL OF ALL MATERIALS AND EQUIPMENT BY VERIZON PENNSYLVANIA LLC IS REQUIRED PRIOR TO ORDERING AND DELIVERY OF MATERIALS TO THE SITE.
  3. REFERENCE BUILDING PLANS FOR THE EXACT LOCATION AND NUMBER OF BUILDING SERVICE CONNECTIONS. NOTIFY THE OWNER OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE BUILDING PLANS AND THE LAND DEVELOPMENT PLANS.
  4. FURNISH AND INSTALL TWO 4-INCH SCH. 40 PVC CONDUITS WITH PULL ROPES (1" MINIMUM CORD) IN ACCORDANCE WITH VERIZON REQUIREMENTS FROM THE EXISTING SERVICE STUB TO THE BUILDING ENTRANCE. AT ANY CHANGE IN DIRECTION OF CONDUITS, USE MINIMUM 36" SWEEPS. INSTALL THE CONDUITS WITH A 3" CONCRETE ENVELOPE IN PAVED AREAS FOR VEHICULAR USE. CAP ALL CONDUITS. INSTALL ALL CONDUITS WITH A MINIMUM OF 10 FEET OF COVER AND INSTALL EARLY WARNING DETECTION TAPE ABOVE ALL CONDUITS. DO NOT BACKFILL CONDUIT INSTALLATIONS UNTIL THE WORK IS INSPECTED AND APPROVED BY VERIZON PENNSYLVANIA LLC.
  5. FURNISH AS-BUILT DRAWINGS OF THE COMPLETED WORK SEALED BY A REGISTERED SURVEYOR TO THE OWNER AND VERIZON PENNSYLVANIA LLC.
  6. COORDINATE ALL TELEPHONE UTILITY WORK WITH VERIZON PENNSYLVANIA LLC. CONTACT DEBORAH BARUM-DEBORAH.DELIA@VERIZON.COM

- GAS SERVICE NOTES:**
1. FURNISH AND INSTALL ALL EQUIPMENT AND MATERIALS NECESSARY TO COMPLETE THE WORK AND PERFORM THE WORK IN ACCORDANCE WITH COLUMBIA GAS REQUIREMENTS AND APPLICABLE GOVERNMENTAL CODES. WORK INCLUDES, BUT IS NOT LIMITED TO, TRENCHING, BEDDING AND BACK FILLING, INSTALLATION OF SERVICE LINE, AND INSTALLATION OF EARLY WARNING TAPE.
  2. SUBMIT SHOP DRAWINGS AND OTHER PRODUCT SUBMITTALS TO COLUMBIA GAS PRIOR TO ORDERING MATERIALS. APPROVAL OF ALL MATERIALS AND EQUIPMENT BY COLUMBIA GAS IS REQUIRED PRIOR TO ORDERING AND DELIVERY OF MATERIALS TO THE SITE.
  3. REFERENCE BUILDING PLANS FOR THE EXACT LOCATION AND NUMBER OF BUILDING SERVICE CONNECTIONS. NOTIFY THE OWNER OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE BUILDING PLANS AND THE LAND DEVELOPMENT PLANS.
  4. FURNISH AND INSTALL GAS SERVICE LINE IN ACCORDANCE WITH EQUITABLE GAS REQUIREMENTS FROM THE CURB STOP AT THE PROPERTY LINE TO THE BUILDING ENTRANCE AND METER. EQUITABLE GAS WILL PROVIDE THE TAP TO THE 6-INCH GAS MAIN, THE CURB STOP AT THE PROPERTY LINE, AND THE METER AND REGULATOR. INSTALL SERVICE LINE WITH A MINIMUM OF 10 FEET OF COVER AND INSTALL EARLY WARNING DETECTION TAPE ABOVE ALL LINES. DO NOT BACKFILL SERVICE LINE INSTALLATION UNTIL THE WORK IS INSPECTED AND APPROVED BY COLUMBIA GAS.
  5. FURNISH AS-BUILT DRAWINGS OF THE COMPLETED WORK SEALED BY A REGISTERED SURVEYOR TO THE OWNER AND COLUMBIA GAS.
  6. COORDINATE ALL GAS SERVICE UTILITY WORK WITH COLUMBIA GAS. CONTACT COLUMBIA GAS: SHANNON GRIEST, SGRIEST@SOURCE.COM

- WATER SERVICE NOTES:**
1. FURNISH AND INSTALL ALL EQUIPMENT AND MATERIALS NECESSARY TO COMPLETE THE WORK AND PERFORM THE WORK IN ACCORDANCE WITH BRIGHTON TOWNSHIP MUNICIPAL AUTHORITY REQUIREMENTS AND APPLICABLE GOVERNMENTAL CODES. WORK INCLUDES, BUT IS NOT LIMITED TO, TRENCHING, BEDDING AND BACK FILLING, INSTALLATION OF WATER SERVICE LINES AND APPURTENANCES (VALVES, FITTINGS, THRUST BLOCKING, RESTRAINTS, POLYETHYLENE WRAP, ETC.), TAPPING ASSEMBLIES, HYDRANTS, CONCRETE ENCASEMENT, EARLY WARNING TAPE, TRACER WIRE.
  2. SUBMIT SHOP DRAWINGS AND OTHER PRODUCT SUBMITTALS TO BTMA PRIOR TO ORDERING MATERIALS. APPROVAL OF ALL MATERIALS AND EQUIPMENT BY BTMA IS REQUIRED PRIOR TO ORDERING AND DELIVERY OF MATERIALS TO THE SITE.
  3. REFERENCE BUILDING PLANS FOR THE EXACT LOCATION AND NUMBER BUILDING SERVICE CONNECTIONS. NOTIFY THE OWNER OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE BUILDING PLANS AND THE LAND DEVELOPMENT PLANS.
  4. FURNISH AND INSTALL 4-INCH DIP SERVICE (INCLUDING TAP ASSEMBLY, VALVES, FITTINGS, THRUST BLOCKING, AND RESTRAINTS) FROM TAP IN WEST GENERAL ROBINSON STREET TO BUILDING ENTRANCE. BTMA WILL PROVIDE THE TAP OF THE EXISTING 12" WATERLINE. INSTALL WATER SERVICE LINES WITH A MINIMUM OF 40 FEET OF COVER MEASURED FROM FINISHED GRADE TO TOP OF PIPE AND INSTALL EARLY WARNING DETECTION TAPE ABOVE ALL PIPES. DO NOT BACKFILL WATER SERVICE INSTALLATIONS UNTIL THE WORK IS INSPECTED AND APPROVED BY BTMA.
  5. FURNISH AND INSTALL ANY REQUIRED BENDS OR FITTINGS AS NECESSARY TO PROVIDE THE DESIRED ALIGNMENT INDICATED ON THE PLAN.
  6. INSTALL WATER LINES TO PROVIDE AN 18" VERTICAL SEPARATION WHERE CROSSING SANITARY SEWERS AND PROVIDE A 10" HORIZONTAL SEPARATION WHERE THE WATER LINE PARALLELS THE SANITARY SEWER IN THE EVENT OF A VERTICAL

- CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES, OR OTHER UTILITIES (EXISTING AND PROPOSED). FURNISH AND INSTALL BENDS AND FITTINGS WITH MECHANICAL JOINTS AND APPROPRIATE THRUST BLOCKING AS NECESSARY TO PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN UTILITIES.
- \* FURNISH AND INSTALL WATER LINE PIPE AND APPURTENANCES MATERIALS AS FOLLOWS: REVISE THE FOLLOWING PER AUTHORITY REQUIREMENTS
- a. PUSH-ON JOINT DUCTILE IRON PIPE WITH MECHANICAL JOINT DUCTILE IRON FITTINGS. DEFLECTION PER JOINT NOT TO EXCEED 85% OF MAXIMUM PERMISSIBLE.
  - b. CENTRIFUGALLY CAST DUCTILE IRON PIPE: AWWA ANSI C151 A21.51
  - c. CEMENT MORTAR LINING FOR DUCTILE IRON PIPE AND FITTINGS FOR WATER: AWWA ANSI C104 A21.4
  - d. MECHANICAL JOINT DUCTILE IRON FITTINGS: PROVIDE MECHANICAL JOINTS AT ALL PIPES, VALVES, AND FITTINGS PER AWWA ANSI C104 A21.10
  - e. RUBBER GASKET JOINTS FOR DUCTILE IRON PRESSURE PIPE AND FITTINGS: AWWA ANSI C111 A21.11
  - f. THICKNESS DESIGN FOR DUCTILE IRON PIPE: AWWA ANSI C130 A21.30 (CLASS 52)
  - g. DUCTILE IRON TRANSITION COUPLINGS
  - h. CENTER RING: DUCTILE CAST IRON MEETING OR EXCEEDING ASTM A436
  - i. GASKETS: NATURAL OR SYNTHETIC RUBBER COMPOUNDED FOR POTABLE WATER SERVICE
  - j. END RINGS: DUCTILE CAST IRON MEETING OR EXCEEDING ASTM A436
  - k. BOLTS AND NUTS: HIGH STRENGTH STEEL, TRUCK HEAD, NATURAL COARSE ROLL THREADED WITH HEAVY HEX NUTS ELECTRO-GALVANIZED WITH DICROMATE STEEL
  - l. GLANDS FOR ASSEMBLING MECHANICAL JOINT FITTINGS - PROVIDE RESTRAINING GLANDS ON ALL BENDS GREATER THAN 10 DEGREES; RESTRAINING GLANDS, CONSISTING OF MULTIPLE GRIPPING WEDGES INCORPORATED INTO A FOLLOWER GLAND MEETING APPLICABLE REQUIREMENTS OF AWWA ANSI C111 A21.10. WORKING PRESSURE RATING OF 300 PSI FOR 1.6 INCH FITTINGS. RATINGS ARE FOR WATER PRESSURE AND MUST INCLUDE A MINIMUM SAFETY FACTOR OF 2 TO 1. GLAND BODY, WEDGES, AND WEDGE ACTUATING COMPONENTS: CAST FROM GRADE 65-45-12 DUCTILE IRON MATERIAL IN ACCORDANCE WITH ASTM A336. DUCTILE IRON GRIPPING WEDGES HEAT TREATED WITHIN A RANGE OF 370 TO 470 BHN. MECHANICAL JOINT RESTRAINT FOR DUCTILE IRON PIPE: REGALIZ; SERIES 1100 AS MANUFACTURED BY EDAA IRON, INC. OR APPROVED EQUIVALENT.
  - m. POLYETHYLENE WRAP: MIN. 4 MILS NOMINAL THICKNESS, VIRGIN POLYETHYLENE MATERIAL CONFORMING TO ASTM D1681
  - n. CURB BOXES: M.E.G. TYPE, CONSTRUCTED OF CAST IRON. STANDARD GATE BOX LID WITH TWO NOTCH OPENING AND THE WORD "WATER" STAMPED INTO IT.
  - o. THRUST BLOCKING: CLASS "B" CEMENT CONCRETE PER CITY OF PITTSBURGH SPECIFICATIONS. PLACE THRUST BLOCKING CONCRETE AT ALL FITTINGS IN ACCORDANCE WITH MTMA STANDARDS AND CONSTRUCTION DETAILS.
  - p. IDENTIFICATION MARKERS: ELECTRONICALLY LOCATABLE BRIGHTLY COLORED PLASTIC TAPE DISPLAYING THE PRINTED NOTATION "WATER"
  - q. FIELD-LOC GASKETS ARE REQUIRED ON ALL WATERLINE INSTALLED IN FILL AREAS.

8. INSTALL LOCATABLE EARLY WARNING TAPE BETWEEN BACKFILLING LIFTS OVER THE PIPE, NOT LESS THAN TWO FEET ABOVE THE PIPE, NOT LESS THAN TWO FEET BELOW FINISHED GRADE, AND NOT MORE THAN FOUR FEET BELOW FINISHED GRADE.
9. FIRE HYDRANT ASSEMBLIES INCLUDE HYDRANT, 6" GATE VALVE, AND 6" WATER LINE TO MAIN. FURNISH AND INSTALL MATERIALS FOR FIRE HYDRANT ASSEMBLIES IN ACCORDANCE WITH BTMA SPECIFICATIONS.
10. CONSTRUCT ALL WATERLINE PIPING WITH A MINIMUM OF 6" BEDDING AND 12" COVER OF AASHTO NO. 57 BEDDING MATERIALS.
11. FURNISH AS-BUILT DRAWINGS OF THE COMPLETED WORK SEALED BY A REGISTERED SURVEYOR TO THE OWNER AND BTMA.

12. COORDINATE ALL WATER SERVICE UTILITY WORK WITH BTMA. COORDINATE, SCHEDULE, AND PAY ALL FEES ASSOCIATED WITH INSPECTION AND TESTING OF WATER LINES WITH BTMA. COORDINATE ANY REQUIRED PRODUCT SUBMITTALS WITH BTMA. CONTACT BRYAN DEHART (724) 774-4805.

- SANITARY SEWER SERVICE NOTES:**
1. FURNISH AND INSTALL ALL EQUIPMENT AND MATERIALS NECESSARY TO COMPLETE THE WORK AND PERFORM THE WORK IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC), APPLICABLE TOWNSHIP AND GOVERNMENTAL CODES. WORK INCLUDES, BUT IS NOT LIMITED TO, TRENCHING, BEDDING AND BACK FILLING, INSTALLATION OF SANITARY SEWER SERVICE LINES AND APPURTENANCES, MANHOLES, CONNECTION TO EXISTING FACILITIES, EARLY WARNING TAPE.
  2. SUBMIT SHOP DRAWINGS AND OTHER PRODUCT SUBMITTALS TO BTMA PRIOR TO ORDERING MATERIALS. APPROVAL OF ALL MATERIALS AND EQUIPMENT BY BTMA IS REQUIRED PRIOR TO ORDERING AND DELIVERY OF MATERIALS TO THE SITE.
  3. REFERENCE BUILDING PLANS FOR THE EXACT LOCATION AND NUMBER BUILDING SERVICE CONNECTIONS. NOTIFY THE OWNER OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE BUILDING PLANS AND THE LAND DEVELOPMENT PLANS.
  4. FURNISH AND INSTALL 6-INCH SANITARY SEWER SERVICE LATERAL FROM CONNECTION POINT AT SEWER MAIN TO BUILDING ENTRANCE. DO NOT BACKFILL SEWER SERVICE INSTALLATIONS UNTIL THE WORK IS INSPECTED AND APPROVED AS REQUIRED BY BTMA.
  5. FURNISH AND INSTALL SEWER LINE PIPE AND APPURTENANCES MATERIALS AS FOLLOWS: REVISE THE FOLLOWING PER AUTHORITY REQUIREMENTS
  - a. SEWER PIPE 15" DIAMETER AND SMALLER: POLYVINYL CHLORIDE (PVC), ASTM 3034, SDR-26 OR MTMA APPROVED EQUIVALENT
  - b. PIPE AND FITTINGS: INTEGRAL WALL BELL AND SPIGOT JOINTS WITH RUBBER JOINTS.
  - c. PIPE STIFFNESS: ASTM D2412
  - d. FLEXIBLE ELASTOMERIC SEALS: ASTM D212
  - e. SEAL MATERIAL: ASTM F47
  - f. IDENTIFICATION MARKERS: ELECTRONICALLY LOCATABLE BRIGHTLY COLORED PLASTIC TAPE DISPLAYING THE PRINTED NOTATION "SEWER"
  - g. MANHOLES: PRECAST CONCRETE PER ASTM C918 WITH POLURED IN-PLACE CONCRETE BASES
  - h. MANHOLE EXTERIOR COATING: EMULSIFIED BITUMINOUS COATING PER ASTM D1225 OR APPROVED EQUIVALENT
  - i. MANHOLE CASTINGS: FRAME NO. 26, COVER NO. 25V PER MTMA REQUIREMENTS
  - j. MANHOLES SHALL BE 4 FT. DIAMETER REINFORCED CONCRETE WITH STEPS AT 12" CENTERS UNLESS OTHERWISE SPECIFIED.
  6. CONSTRUCT ALL SANITARY SEWER PIPING WITH A MINIMUM OF 6" BEDDING AND 12" COVER OF AASHTO NO. 57 BEDDING MATERIALS.
  7. INSTALL LOCATABLE EARLY WARNING TAPE BETWEEN BACKFILLING LIFTS OVER THE PIPE, NOT LESS THAN TWO FEET ABOVE THE PIPE, NOT LESS THAN TWO FEET BELOW FINISHED GRADE, AND NOT MORE THAN FOUR FEET BELOW FINISHED GRADE.
  8. PLACE NON-SHRINKING GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES OR OTHER CONNECTIONS TO PROVIDE A WATER-TIGHT CONNECTION.
  9. FURNISH AS-BUILT DRAWINGS OF THE COMPLETED WORK SEALED BY A REGISTERED SURVEYOR TO THE OWNER AND BTMA.
  10. OBTAIN REQUIRED SANITARY SEWER CONNECTION PERMIT AND PAY ALL CONNECTION AND TAPPING FEES BEFORE CONNECTING ANY NEW SEWER LINE OR SERVICE TO EXISTING BTMA FACILITIES.
  11. COORDINATE ALL SANITARY SERVICE UTILITY WORK WITH BTMA. COORDINATE, SCHEDULE, AND PAY ALL FEES ASSOCIATED WITH INSPECTION AND TESTING OF SANITARY SEWERS WITH BTMA. CLEAN AND TELEVISION COMPLETED SANITARY SEWERS IN ACCORDANCE WITH BTMA REQUIREMENTS. COORDINATE ANY REQUIRED PRODUCT SUBMITTALS WITH BTMA. CONTACT BRYAN DEHART (724) 774-4805.

COORDINATE SERVICE CONNECTION WITH DUQUESNE LIGHT ELECTRIC COMPANY. (CONTRACT NO. 21-GC4)

COORDINATE SERVICE CONNECTION WITH VERIZON PENNSYLVANIA LLC FOR PHONE AND INTERNET.

COORDINATE SANITARY SERVICE CONNECTION WITH BRIGHTON TOWNSHIP MUNICIPAL

CONTRACTORS TO MAKE COMPLETE CONNECTION TO PROPOSED SANITARY, WATER, AND ELECTRIC SERVICES. REFER TO ARCHITECTURAL PLANS

COORDINATE WATER SERVICE CONNECTION WITH BRIGHTON TOWNSHIP MUNICIPAL AUTHORITY

- EXISTING LEGEND**
- BENCHMARK
  - CONTOUR (2'-ft)
  - CONTOUR (10'-ft)
  - CURB (Concrete)
  - FENCELINE W/ POST
  - GUIDE RAIL
  - LIGHT STANDARD
  - MANHOLES: SANITARY, STORM, TELEPHONE, MISC
  - PAVEMENT EDGE
  - PROPERTY LINE (Parcel)
  - PROPERTY LINE (ROW)
  - SIGN
  - STREAM
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - UTILITY LINE (Electric)
  - UTILITY LINE (Underground Telephone)
  - UTILITY LINE (Gas)
  - UTILITY LINE (Sanitary Sewer) W/ MANHOLES
  - UTILITY LINE (Storm) W/ CATCH BASIN AND MANHOLE
  - UTILITY LINE (Telephone) W/ POLE, OVERHEAD WIRE AND GUY WIRE
  - UTILITY LINE (Water) W/ BOX, METER, HYDRANT AND VALVE
  - 100 YEAR FLOOD PLAIN
  - 100 YEAR FLOOD WAY

- PROPOSED LEGEND**
- BITUMINOUS WALKING TRIAL
  - BITUMINOUS WEDGE CURB
  - CONCRETE CURB
  - FENCE
  - RETAINING WALL
  - GRAVEL DRAIN
  - PROPOSED PARKING COUNT
  - DETECTABLE WARNING STRIP
  - CURB STOP
  - CROSS WALK
  - CONTOUR (2'-ft)
  - CONTOUR (10'-ft)
  - UTILITY LINE (Storm) W/ CATCH BASIN AND MANHOLE
  - ROOF DRAIN W/ CLEAN OUT
  - UNDERDRAIN
  - RIPRAP
  - SPOT SHOT
  - UTILITY LINE (Underground Electric) W/ ELECTRIC BOX, TRANSFORMER, AND SWITCH
  - UTILITY LINE (Underground Communication) W/ PULL BOX
  - UTILITY LINE (Gas) W/ BOX, METER, AND VALVE
  - UTILITY LINE (Sanitary) W/ MANHOLES
  - UTILITY LINE (Sanitary Lateral)
  - UTILITY LINE (Water) W/ VALVE, METER, AND HYDRANT

0' 20' 40' 60'

Scale:	No.	Date	Description	By	No.	Date	Description	By
1" = 20'								
Drawn By: COL	Checked By:	Approved By:						

Lennon, Smith, Souleret  
Engineering, Inc.  
846 4th Avenue  
Coraopolis, Pennsylvania 15108  
Phone: 412-264-4400  
Fax: 412-264-1200  
email: info@lsse.com

Filename: 20534up.dwg  
Date: February 2021

Township of Brighton  
1300 Brighton Road  
Beaver, PA 15009

Brighton Township Grange  
Concept Plan And Study  
Shade In Brighton Township, Beaver County, Pennsylvania

Sheet Title	Drawing No.	Sheet No.
Utility Plan	205-34-01	4 of 5



## ATTACHMENT J



## MOSHIER STUDIO

ARCHITECTURE • INTERIORS • PLANNING • SUSTAINABLE DESIGN

### Brighton Township Grange Hall Renovation

Estimated construction costs

4-Mar-21

General Construction Item	2022 Escalated	
Demolition- ceiling tiles	\$3,927.85	
Demolition- walls	\$3,196.64	
Demolition- doors	\$1,304.80	
Demolition- windows	\$412.14	
Demolition- ext siding	\$3,303.63	
Demolition- fascia and gutters	\$566.16	
Demolition and framing- vestibule	\$563.02	
Excavation for waterproofing	\$1,959.95	
Backfill	\$12,173.58	
Concrete footings	\$4,700.22	
Walls- CMU	\$2,417.91	
Rebuild walls- CMU	\$12,815.77	
Steel stairs and railings	\$29,363.48	Partial
Steel stair landings	\$2,925.14	
Steel deck railings	\$17,347.35	
Wood deck posts	\$8,858.11	
Wood deck floor framing	\$5,843.32	
Decking	\$7,715.01	
Wood floor infill	\$1,106.35	
Wood partitions- B	\$5,240.92	
Steel furring and insulation- B	\$10,469.63	
Wood partitions- 1	\$11,289.15	Partial
Wood crown molding	\$1,941.16	
Rubber base- B	\$903.37	
Plam cabinets	\$4,348.82	
Plam countertop	\$974.85	
Waterproofing	\$3,524.25	
Batt insulation- roof	\$4,795.81	
Batt insulation- walls	\$3,929.57	
Zip panels	\$9,894.09	
New siding	\$20,840.74	
New fascia	\$11,088.25	
New soffit	\$9,591.89	

New downspouts	\$1,515.34	
New gutter	\$9,256.57	
Exterior door and window molding	\$5,077.35	
Exterior corner trim	\$3,472.94	
Windows	\$15,941.30	
Joint sealants	\$2,050.52	
Entrance door, alum	\$22,273.80	
Entrance door, steel	\$10,649.45	
Interior wood doors, frames, hdwr	\$63,060.20	Partial
Interior counter shutter	\$5,314.27	
Ceiling- banquet	\$20,761.04	
Ceiling- kitchen and toilet	\$5,536.28	
Ceramic floor tile (toilets)	\$4,978.65	
FRP on walls (toilets and kitchen)	\$4,479.78	
LVT flooring (banquet)	\$44,393.81	
VCT flooring (meeting)	\$5,094.64	
Wall paint- new walls	\$11,697.45	
Wall paint- existing walls	\$7,317.63	
Paint door frames	\$4,137.49	
Trim paint- interior	\$655.14	
Trim paint- exterior	\$277.97	
Toilet accessories- grab bars	\$1,697.83	
Toilet accessories- mirrors	\$1,409.73	
Toilet accessories- TP dispensers	\$424.46	
Toilet accessories- PT dispensers	\$3,895.99	
Accordian partition	\$31,499.14	
Signs	\$954.18	

Plumbing contract		
Fixture demo	\$593.46	
WC	\$15,272.97	
Urinal	\$0.00	
Lav	\$20,183.91	
Floor drain	\$5,020.70	
Service sink	\$4,404.40	
EWC	\$3,849.29	
Test and clean	\$413.32	
FSEC connections	\$7,764.85	

<b>HVAC contract</b>	
New AC	\$16,752.63
Heat for vestibules	\$803.07
HVAC for basement	\$16,752.63
6' exhaust hood, MUA, fan	\$20,276.25
Toilet exhaust fans	\$7,781.73
<b>Electrical contract</b>	
Change service entrance*	\$16,752.63
Lighting fixture demo	\$899.21
Lighting fixture reinstalled	\$2,824.82
New pendant fixtures	\$22,463.41
New downlights	\$16,724.57
Exterior decorative lighting	\$5,866.30
FAS	\$30,040.15
FSEC connections	\$690.21
HVAC connections	\$1,725.52
TV outlet	\$26.41
Receptacles	\$862.59
remove and reinstall speakers	\$811.79
Total	\$726,712.70
Included markup: Each contractor General Conditions at 10%	
Included markup: Each contractor overhead and profit at 10%	
Included Bonds and Insurance at 1.5%	
Included Design/ Estimating Contingency at 10% (Schematic)	
Included Sales Tax at 6%	
Accessibility breakout	\$138,045.72
Sustainability breakout	\$105,393.84
	\$103.34 per sf

\*Allowance- needs to be discussed with electric utility

## ATTACHMENT K

## Detailed Budget - Site Development

Note: Below Line Items Highlighted Yellow = Accessibility Improvements.

Note: Below Line Items Highlighted Green = Sustainability Improvements.

Item #	Work Item Description	#	Units	Unit Cost	Total Cost
<b>A.</b>	<b>Earthwork</b>				
1	Mobilization / General Conditions	1	LS	\$20,000.00	\$20,000.00
2	Erosion and Sedimentation Control	1	LS	\$7,500.00	\$7,500.00
3	Earthwork and Grading	1	LS	\$45,000.00	\$45,000.00
<b>Earthwork Contract Items - Subtotal</b>					<b>\$72,500.00</b>
<b>B.</b>	<b>Paving</b>				
1	Concrete Walkways	3,570	SF	\$12.00	\$42,840.00
2	Concrete Steps (3 Sets of Steps / Handrails)	3	EA	\$14,250.00	\$42,750.00
3	Concrete Curb	300	LF	\$45.00	\$13,500.00
4	1.5" Superpave WMA Wearing Course, 9.5mm, 0 to 0.3 Million Design ESALs PG 64-22, SRL-H	2,745	SY	\$15.00	\$41,175.00
5	2.5" Superpave WMA Binder Course, 25mm, 0 to 0.3 Million Design ESALs PG 64-22	300	TN	\$100.00	\$30,000.00
6	6" Compacted Aggregate Subbase, PennDOT 2a W/ Class 4 Geotextile	2,745	SY	\$25.00	\$68,625.00
7	Concrete Curb Stops	17	EA	\$150.00	\$2,550.00
8	Bituminous Wedge Curb	1,005	LF	\$5.00	\$5,025.00
9	Exposed Block Retaining Wall with Guide Rail	20	LF	\$200.00	\$4,000.00
10	Exposed Block Retaining Wall with Safety Handrail	60	LF	\$200.00	\$12,000.00
11	Pavement Markings/Signage	1	LS	\$5,000.00	\$5,000.00
<b>Paving Contract Items - Subtotal</b>					<b>\$267,465.00</b>
<b>C.</b>	<b>Stormwater</b>				
1	15" CPP Storm Sewers	150	LF	\$60.00	\$9,000.00
2	36" CPP Storm Sewers	180	LF	\$100.00	\$18,000.00
3	Inlets	8	EA	\$5,000.00	\$40,000.00
4	6" Roof Drains	370	LF	\$40.00	\$14,800.00
<b>Stormwater Contract Items - Subtotal</b>					<b>\$81,800.00</b>
<b>D.</b>	<b>Utilities</b>				
1	Waterline Service	65	LF	\$100.00	\$6,500.00
2	Sanitary Sewer Service	70	LF	\$100.00	\$7,000.00
3	Relocated Utility Pole	2	EA	\$5,000.00	\$10,000.00
4	Overhead Electric/Communication	445	LF	\$80.00	\$35,600.00
5	Underground Electric	630	LF	\$30.00	\$18,900.00
6	Light Standard	8	EA	\$4,000.00	\$32,000.00
<b>Landscaping Contract Items - Subtotal</b>					<b>\$110,000.00</b>
<b>E.</b>	<b>Landscaping</b>				
1	Trees	10	EA	\$300.00	\$3,000.00
2	Shrubs	50	EA	\$100.00	\$5,000.00
3	Seeding and Mulching	0.5	AC	\$4,500.00	\$2,250.00
<b>Paving Contract Items - Subtotal</b>					<b>\$10,250.00</b>
<b>F.</b>	<b>DCNR Funding Acknowledgement Sign</b>				
1	DCNR Funding Acknowledgement Sign	1	EA	\$500.00	\$500.00
<b>G.</b>	<b>Professional Services</b>				
1	Contingency and Engineering Site Development (25%)	1	LS	\$135,500.00	\$135,500.00
<b>Total Site Development Cost:</b>					<b>\$678,015.00</b>

Note: Site Development Accessibility Improvements. \$121,565

Note: Site Development Sustainability Improvements. \$144,550