



An agency of the Centre Region Council of Governments  
*Serving the Borough of State College and the Townships of College, Ferguson, Harris and Patton*

**Agenda for Special Meeting**  
for Friday, 08 Jan 2016, 12:15 PM  
**at Centre Region COG Building – Forum Room**

Sue Mascolo, Chair, Township of Ferguson Chris M. Hurley, Vice-Chair, Township of Patton Kathy D. Matason, Secretary, Township of College	Diane J. Ishler, Treasurer & Asst. Sec., Twp. of Harris Jim W. Dunn, Ph.D., Borough of State College * Shannon E. Messick, SCASD
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*\*Dr. Dunn is unable to attend this meeting.*

The 2016 Reorganizational Actions are scheduled as part of the Regular Meeting of the Board on Thursday, 21 Jan 2016. The Special Meeting today was scheduled and advertised for the following purposes: *“To (1) consider action to proceed with the renovation of the Centre Region Senior Center at the Nittany Mall and (2) conduct any other business that may come before the Board.”*

**I. CALL TO ORDER**

**II. COMMENTS FROM THE PUBLIC** for any item not on the agenda (up to 3 min./person)

**III. CONFIRMATION OF BOARD RE-APPOINTMENTS**

The following members have been officially reappointed by the respective municipality for 5 years:

- A. Jim W. Dunn, representing State College Borough with a term to expire on 31 Dec 2020
- B. Diane J. Ishler, representing Harris Township with a term to expire on 31 Dec 2020.

Our thanks to each Board member for their continued volunteer service. An updated Board Roster will be distributed once the 2016 Board meeting dates are finalized by Board action on 21 Jan 2016.

**IV. DISCUSSION & ACTION ITEMS**

**A. Senior Center Attendance Report**

The following table will be included as part of the forthcoming Fall 2015 Program Report:

CENTRE REGION SENIOR CENTER	FALL 2014	FALL 2015
Noontime Meals Served (M-F, Sept. – Dec.)	1,098 meals	<b>1,392 meals</b>
Visits to Programs & Special Events (Sept. – Dec.)	5,852 visits	<b>9,147 visits</b>
Program Participants (Individuals)	535 over 4 mo.	<b>693 over 4 mo.</b>
The Senior Center relocated to the Nittany Mall on Sept. 1, 2015.		

**B. Senior Center Renovations**

1. RENOVATIONS TO THE INTERIM SPACE (Action)

As provided in the lease, Nittany Centre Realty LLC (the Nittany Mall) has invoiced the Authority for reimbursement for the contractor’s work (in August) for the approved renovations to the Interim Space at the mall. As we requested, the mall has also submitted proof of their payment to the contractor. Therefore, the following motion is recommended to authorize the reimbursement to the mall:

*“That the Board approve reimbursement to the Nittany Mall for contractor renovations to the Interim Space for the Centre Region Senior Center in the amount of \$25,621.00.”*

2. RENOVATIONS TO THE PERMANENT SPACE

a. CONSULTANT SERVICES (Attachment #1) (Action)

In order to continue progress to meet the project schedule, it was necessary for APArchitects to continue work beyond the “Conceptual Design and Preliminary Costing Study” that was approved in for this project on 17 Sept 2015. As a result of the detailed architectural and engineering work, and based upon the plans that were reviewed by the Board and by Senior Center patrons, the Board is now able to consider the construction quotes for this project (below). Action to approve the APArchitects LLC proposal of 16 Dec 2015 is requested with the following motion:

*“That the Board approve the proposal for professional services from APArchitects LLC with a fee not to exceed \$28,200 plus up to \$150 in reimbursable expenses.”*

b. REVIEW RENOVATION QUOTES (Attachment #2) (Action)

Based upon the detailed plans prepared by APArchitects, the Nittany Mall solicited quotes for the construction project, which are summarized on Attachment #2.

- In order to save funds, the necessary demolition work is well underway by the CRPR staff with outstanding progress.
- To provide a realistic timeframe for these renovations, the Mall has extended by 3 months (until April 30) the date the Senior Center may remain in the Interim Space. Based upon conversations the mall and from an operational perspective, it is not likely that the center can remain in that space beyond that date.
- The Architect is finalizing the plan review process with Centre Region Code Agency.
- The project remains a challenge in terms of both time and funding.
- While the Mall remains open to fully advancing the funds with a multiple-year repayment schedule, it is necessary to have a guarantor before the Authority can authorize the Mall to proceed with the renovations.

Mr. Woodhead will review the various aspects of the project and will seek Board direction / action to proceed.

V. ADJOURNMENT (ACTION)

- Attachments**
- #1. Consultant Agreement
  - #2. Renovation Quotes