

## COUNCIL MEETING AGENDA

**Monday, July 24, 2023 – 7:00PM**

- I. Call to Order
- II. Reflection and Pledge of Allegiance
- III. Roll Call: M. Heckmann, J. Maloney, R. Astor, N. Kovach, W. Oates, M. Randazzo, D. Swisher, D. Baumgarten, E. O'Malley, D. Biondo, K. Truver, P. Vietmeier.
- IV. Approval of Minutes – **July 10, 2023**
- V. Public Comments Agenda Items Only
- VI. Bid Openings –
  - A. Motion to Approve generator for Public Works Garage – Quotes from McGervey Electric; Fallon Electric; R.G. Behers Electrical Service.**
  - B. Garbage Contract Vendor Presentation – Waste Management.**
  - C. Garbage Contract Vendor Presentation – Westmoreland Landfill.**
- VII. Public Hearings
- VIII. Civil Service Commission
- IX. Real Estate Tax Collector
- X. Council Committee Reports
  - A. Public Relations/Communications
  - B. Buildings & Grounds/Public Works
  - C. Public Safety/Fire – **June Fines and Fees Report; June Animal Control Analysis**
  - D. Finance
  - E. Community Activities/Planning & Codes – **June Permit Report; Violations Report**
  - F. Library
  - G. MRTSA
  - H. Associations
    - i. South Hills Area Council of Governments (SHACOG)
    - ii. Allegheny County Borough's Association/Allegheny League of Municipalities (ACBA/ALOM)
  - I. Police Pension
  - J. Non-Uniformed Pension
- XI. Manager's Report –
  - A. Motion to Approve purchase of Library sign and installation from Costars.**
  - B. Solar Feasibility Study Presentation – PA Solar and CONNECT.**
  - C. Engineer's Report on Open Projects – July WIP.**
  - D. Upper Hamilton and Connector to Mindful Brewing Projection/WIP.**
  - E. Lower Hamilton Wall Design.**
- XII. MS4
- XIII. Mayor's Report
- XIV. Planning Commission
- XV. Solicitor's Report
- XVI. Keystone Oaks
- XVII. Public Comment Period – Any Open Items
- XVIII. Other Business
- XIX. Adjournment

**CASTLE SHANNON BOROUGH  
MINUTES OF REGULAR MEETING**

July 10, 2023

The following elected officials were present: M. Heckmann, J. Maloney; R. Astor; N. Kovach; B. Oates; M. Randazzo; D. Swisher; D. Baumgarten. Tax Collector E. O'Malley was absent. The following appointed officials were present: J. Trant, Interim Manager; K. Truver, Police Chief; P. Vietmeier, Codes Official; D. Biondo, Solicitor.

**Minutes:** The minutes of the June 26, 2023 council meeting were presented. Ms. Randazzo motioned to approve the minutes. Mr. Swisher seconded; all in favor; motion carried.

**Public Comment – Agenda Items:** Mr. Heckmann opened the public comment section on agenda items. Being none, the public comment section was closed.

**Council Committee Reports**

**Public Relations/Communications** – Council is in agreement for the job listing and specifics for the new borough manager position. Information will be posted on the borough website and social media page along with various sites, i.e., Local Government Academy, Pennsylvania State Association of Boroughs, Pennsylvania Municipal League, ICMA, and Allegheny League of Municipalities. Interested candidates are encouraged to apply.

**Building & Grounds/Public Works** – Mr. Maloney reported that Duquesne Light has finally disconnected the electricity from Hamilton Park to allow the contractors to start construction.

The pavilion at Prospect Park will be installed this week.

The contractor will be replacing the cracked concrete pad at Myrtle Parklet at no cost to the borough.

A storm sewer issue has been identified at the intersection of Willow Avenue and Vermont Avenue.

**Public Safety/Fire:** Mr. Astor reported that the Castle Shannon Volunteer Fire Department is gearing up for their mini carnival from July 26<sup>th</sup> to July 29<sup>th</sup>. Raffle tickets are available to purchase. The fire department is seeking volunteers to help with this event.

CSVFD training continues for the firemen.

Chief Truver reported that a utility pole at Castle Shannon Boulevard and Route 88 is leaning out at a 45-degree angle over the road, and it does not fit aesthetically with the new downtown sidewalk. On July 13<sup>th</sup> starting at 10 pm, Castle Shannon Boulevard will be one lane towards Route 88 to get services changed to the new poles.

Gavin Rebholz will be starting his employment with the Castle Shannon Police Department on July 17<sup>th</sup>. A ceremonial swearing in will occur August 14<sup>th</sup>.

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Representatives from the Pennsylvania Law Enforcement Accreditation will attend on August 14th to present a plaque for this prestigious achievement.

**Finance:** Mr. Swisher reviewed two check registers for June 30<sup>th</sup> and July 7<sup>th</sup>. Mr. Swisher noted six refund checks to individuals. Ms. Miller explained the checks were refunds for park rentals. Mr. Swisher also identified an expenditure for vest replacements. Chief Truver explained the expenditure was for bulletproof replacements vests for each officer in his department. Vests are replaced every five years. Chief Truver added that his department has applied for grant funding from the Department of Justice Bulletproof Vest Program that will cover approximately half of the cost.

**Library** – Ms. Randazzo reported that the library is very busy with the summer reading programs.

Ms. Randazzo encouraged the community to check out the many programs available on the library's website for the young and young at heart. Some programs available are Allegheny Parks Program, Junior Green Thumbs, Senior Coffee with cookies and relaxing activities, Story Time, Open Play, Evening Writer's Café, Gaming Tournaments for Students, Adult Bingo, Lego Club, etc.

**SHACOG** – Mr. Oates reported that the July meeting will be the annual SHACOG Golf Outing held July 20<sup>th</sup> at Lindenwood Golf Club.

**Manager:** Mr. Trant presented a Request for Proposal to solicit bids for a planning process for redevelopment of the Vitte's property site. Once the RFP bids are received, the borough's intent is to apply for a Construction Design Planning Grant with the Department of Community and Economic Development Keystone Communities Program to fund 50% of the process. This evening's action is to approve issuance of the RFPs.

Mr. Heckmann recognized Main Street Manager Krista Mosher and thanked her for her work on the project. Mr. Heckmann added that when Vitte's was purchased, council agreed that the purchase was made with the intent to create a truly public forum and process by which to evaluate the next development opportunity for this central anchor site for the downtown area. Consultants will gauge the appropriateness of a transit-oriented development (due to the proximity of the PRT station); continued engagement of community placemaking, marketing and engagement; zoning, density and land use; creating a list of goals and costs for the site; and holding and hosting public meetings. Mr. Astor noted that at this point in time, the borough is not committing any funds and is simply putting out an RFP to gain interest from consultants. Mr. Heckmann added that any cost incurred to the borough from a successful application would happen in fiscal year 2024.

Mr. Biondo advised that the template Agreement for Professional Services which is included in the proposed RFP should be removed from the RFP, and the RFP should instead state that the successful vendor will enter into an agreement that is acceptable to the borough. Mr. Astor motioned to authorize the Request for Proposals from consultants for Vitte's property with the stipulations made by the solicitor noting that an application for a DCED Construction Design

Planning Grant would be made to support the cost of a consultant. Mr. Swisher seconded; all in favor; motion carried.

Mr. Trant presented revised specifications for rebidding the Vitte's parking lot paving as prepared by the borough engineers. Mr. Heckmann noted that the prior bid received was in excess of \$130,000. The revised specifications list three tables of preliminary opinion of probable cost for the parking lot improvements. A lengthy discussion continued on the different areas of the parking lot; however, it was determined that each option included all three areas of the parking lot. Mr. Maloney motioned to approve the revised construction specifications provided by the borough engineer and authorization to rebid the Vitte's parking lot paving project with the three proposed tables identified in the borough engineer's letter being the options for which bids will be received and allowing for bidders to submit bids for any or all of the options such that the borough may select one of the three options after the bids are received. Mr. Astor seconded; all in favor; motion carried.

**Public Comment:**

Rich Goff, Killarney Drive – questioned why trash could not be put curbside until 6 pm the day prior to collection. Mr. Goff stated that an elderly, disabled neighbor has his son take out the trash earlier during the day and received a letter from the codes office. Mr. Heckmann noted that the utility of having the ordinance is that there is an enforceable mechanism for trash being out too long. For example, people putting their trash out on the wrong day due to a holiday. There are instances where it looks like blight, and the trash attracts animals. Mr. Vietmeier confirmed that the ordinance prohibits trash being curbside before 6 pm the day prior to collection and added that many people do not use trash cans, the borough receives many rodent complaints, and the bagged trash ends up all over the street. Mr. Vietmeier added that his office noted 10 residents on one street had put their trash out before noon. Mr. Heckmann noted that when the borough switches to the new waste contract, all trash must be in garbage cans.

Jerry Coombs, Belleville Street – would also like to see the time changed to noon for putting trash out.

Mr. Coombs asked when the sidewalk would be fixed on Castle Shannon Boulevard. Chief Truver and the borough manager have a contact number, and PennDOT is working on it. Mr. Coombs noted cones covering 8" holes in the sidewalk on Castle Shannon Boulevard and would like to see the holes filled or a heavier covering on the holes as people are moving the cones.

Mr. Coombs noted trash between Vitte's and Lawrence Music for two months. Mr. Heckmann stated that the owner of Lawrence Music is renovating the building. Installation of a dumpster on the street would eliminate parking spaces. Chief Truver is working with the owner on logistics for a dumpster.

Mr. Coombs asked if the Vitte's building would be demolished. Mr. Heckmann answered that the building is staying until either a developer has a plan and implementation for removing it, or the borough receives grant funding for demolition in anticipation of developer wanting to develop the site. There is no plan to demolish the building prior to the public process that was outlined today.

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Mr. Coombs questioned whether public parking at the Vitte's site would be free or paid parking. Mr. Heckmann stated the parking will be free, most likely with a two-hour limit to prevent long term daily parking.

Mr. Coombs asked what day and location are planned for fireworks for the CSVFD carnival. Mr. Heckmann answered that fireworks will be set off at dusk on Saturday, July 29<sup>th</sup> from O'Brien Field.

David Seiler, Arch Avenue – noted that the original six parks plan had five shade sails for the library and stated that only three have been installed. Mr. Seiler asked if more are planned. Mr. Heckmann answered that the borough engineers are reviewing the specifications.

Bryan Gigliotti, Poplar Avenue – noted that the summer recreation program is going well. A huge donation of hot dog and hamburger buns were received. Giant Eagle has donated gift cards for cookouts. CSYA made donations for both pizza day and Kona Ice. The Community Library of Castle Shannon donated for a Kona Ice Day, and Main Street will be donating for a pizza day this week. The parents have also been donating snacks. This is a great community, and the children are having a great time.

CSYA hosted two tournaments so far. The signage, police presence and venue are very appreciated. A few more weeks of tournament play is planned.

Mr. Heckmann closed the public comment section.

**Other Business:** Nothing to report.

Ms. Randazzo motioned to adjourn. Ms. Kovach seconded; all in favor; motion carried.

Approved as presented this 24th of July 2023.

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John K. Trant Jr.  
Interim Manager

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Mark J. Heckmann  
Council President

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# McGervey Electric, Inc.

3571 Valley Drive, Pittsburgh, PA 15234  
WWW.MCGERVEYELECTRIC.COM

Phone: (412) 854-4436

FAX: (412) 854-4439

email: chuck@mcgerveyelectric.com

TO: CASTLE SHANNON BOROUGH  
3310 MC ROBERTS RD.  
PITTSBURGH, PA 15234

Attn: Bob Ausman

Date: June 28, 2023  
Job Name: Emergency Backup Generator Set  
Location: Public Works Building  
Phone: 412-720-5048  
Email: Hossman1219@gmail.com

## BUDGET PROPOSAL

We hereby submit specifications and estimates to Furnish and install a 20-kw natural gas fired emergency backup generator and automatic transfer switch. The generator will be set near the electric-gas service and the transfer switch will be installed near the electric service panel that will control the normal/emergency loads. We will re-circuit the garage doors, interior lighting, cameras, Fire Alarm, etc., to the reworked service panel in the garage to the emergency power feed.

The generator includes the following:

**KOHLER MODEL 20RCA, EPA CERTIFIED NATURAL GAS/LP GAS OUTDOOR GENERATOR SET, 120/240 VOLT, SINGLE PHASE, INCLUDES ON CUE PLUS 47"L X 26.2"W X 32.2" H 555 LBS**

CONTROLLER: RDC2

LCD Display  
Exercise Modes  
Built in 2.5 Amp Battery Charger

COOLING:

Air Cooled

GENERATOR ACCESSORIES (Electrical):

Battery, Lead/Acid Line Circuit Breaker 100 Amps  
Heater  
Flexible Fuel Line

ENGINE ELECTRICAL ACCESSORIES:

Battery Cables  
Starting  
Carburetor

ENCLOSURE:

Kohler Sound Enclosure  
Factory Test Corrosion-proof ALUMINUM  
Manual  
69dBA Sound Level  
Internal Muffler

ADDITIONAL ACCESSORIES:

Oil  
Certified  
Operation  
Warranty - 5 Year Limited  
Initial start up of system

**KOHLER AUTOMATIC TRANSFER SWITCH 100 AMPERES, 120/240 VOLTS Indoor**

Integrated Controller  
Fixed Time Delays  
Silver Alloy Main Contacts  
Contactor Electrically & Mechanically Interlocked  
Warranty- 5 year limited

The cost for the generator, enclosure, transfer switch, concrete pad, sales tax, 5 yr factory warranty, wiring and factory start up is:

\*The size of the gas line needed for the 20kw is for 281,000 Btu/hr.

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**Exclusions: Gas service to the generator, any bollards or fencing around the unit, engineered drawings or permit fees.**

*We Propose ... hereby to furnish material and labor complete in accordance with these specifications, for the sum of:*

**Thirteen Thousand Two Hundred Forty Dollars (\$13,240.00)**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. This proposal may be withdrawn by us if not accepted within 30 days.

Authorized Signature:

*Charles P. McGervey, Jr.*

Charles P. McGervey, Jr.  
President

### Acceptance of Proposal

**Payments will be made as follows:** We will invoice you when we complete the project (or every two weeks for longer projects) and expect payment within 10 days following receipt of our invoice. Invoices unpaid after 30 days are subject to an interest charge of one and one half (1 ½ %) percent per month (18% per year). If your account has to be turned over to an outside collection agency or to our attorney for collection, then we are entitled to recover reasonable attorneys fees and any other costs incurred in recovering any amounts due.

**If the price, specifications, and conditions for the work is satisfactory and the terms are acceptable, please sign and date the bottom of this page authorizing us to proceed with the project.**

Signature \_\_\_\_\_

Date \_\_\_\_\_

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### The Kohler® Advantage

- **High Quality Power**  
Kohler home generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.
- **Extraordinary Reliability**  
Kohler is known for extraordinary reliability and performance and backs that up with a premium 5-year or 2000 hour limited warranty.
- **Powerful Performance**  
Exclusive Powerboost™ technology provides excellent starting power. §
- **Aluminum Enclosure**
  - Attractive aluminum enclosure allows installation as close as 18 inches from your home or small business. †
  - Enclosure panels can be removed without tools to allow easy access for maintenance and service.

### Standard Features

- **RDC2 Controller**
  - One digital controller manages both the generator set and transfer switch functions (with optional Model RXT).
  - Electronic speed control responds quickly to varying demand.
  - OnCue® Plus Generator Management System for remote monitoring is included with the generator.
- **Kohler Command PRO Engine Features**
  - Kohler Command PRO® OHV engine with hydraulic valve lifters for reliable performance without routine valve adjustment or lengthy break-in requirements.
- **Designed for Easy Installation**
  - Sturdy aluminum base can be mounted on gravel or a concrete mounting pad.
  - Fuel and electrical connections through the enclosure wall eliminate the need for stub-ups through the base.
  - Customer connection terminal block located near the controller allows easy access for field wiring.
  - Designed for outdoor installation only.
- **Certifications**
  - Meets emission regulations for U.S. Environmental Protection Agency (EPA) with both natural gas and LPG.
  - UL 2200/cUL listed (60 Hz model).
  - CSA certification available (60 Hz model).
  - Accepted by the Massachusetts Board of Registration of Plumbers and Gas Fitters.
  - Meets 181 mph wind rating.
- Approved for stationary standby applications in locations served by a reliable utility source.
- 20RCAL models packaged with a Model RXT automatic transfer switch are available. See page 4 and the Model RXT ATS specification sheet.
- **Warranty**
  - 5-year/2000 hour limited warranty for on-grid (standby) applications in locations served by a reliable utility source.

### Generator Ratings

Alternator	Voltage	Phase	Hz	Standby Ratings				Line Circuit Breaker	
				Natural Gas		LPG		Amps	Poles
				kW/kVA	Amps	kW/kVA	Amps		
2F7	120/240	1	60	18/18	75	20/20	83	100	2
	120/208	3	60	17/21	58	17/21	58	70	3
2G7	120/240	3	60	17/21	51	17/21	51	60	3
	277/480	3	60	17/21	26	17/21	26	30	3

**Note:** The line circuit breaker is automatically selected based on the generator set model and voltage configuration.

RATINGS: Standby ratings apply to installations served by a reliable utility source. All single-phase units are rated at 1.0 power factor. The standby rating is applicable to variable loads with an average load factor of 80% for the duration of the power outage. No overload capacity is specified at this rating. Ratings are in accordance with ISO-3046/1, BS5514, AS2789, and DIN 6271. GENERAL GUIDELINES FOR DERATING: *ALTITUDE*: Derate 4% per 305 m (1000 ft.) elevation above 153 m (500 ft.). *TEMPERATURE*: Derate 2% per 5.5°C (10°F) temperature increase above 16°C (60°F). Availability is subject to change without notice. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever. Contact your local Kohler Co. generator distributor for availability.

§ Check the appliance manufacturer's specifications for actual power requirements. Consult a Kohler® Power Systems professional to calculate your exact residential power system requirements.  
† Meets NFPA guidelines for 18 inch clearance to combustible materials. Check state and local codes for minimum distance required from a structure.



# Alternator Specifications

## Alternator Specifications

Specifications	Alternator
Manufacturer	Kohler
Type	2-Pole, Rotating Field
Leads, quantity	
2F7	4
2G7	12
Voltage regulator	Digital
Insulation:	NEMA MG1-1.66
Material	Class H
Temperature rise	130°C Standby
Bearing: quantity, type	1, Sealed
Coupling	Direct
Amortisseur windings	Full
Voltage regulation, no-load to full-load RMS	± 1.0%
One-step load acceptance	100% of Rating
Peak motor starting kVA: (35% dip for voltages below)	
240 V, 1 ph	2F7 (4 lead)    41 (60 Hz)
240 or 480 V, 3 ph	2G7 (12 lead)   69 (60 Hz)

## Alternator Features

- Compliance with NEMA, IEEE, and ANSI standards for temperature rise.
- Self-ventilated and dripproof construction.
- Windings are vacuum-impregnated with epoxy varnish for dependability and long life.
- Superior voltage waveform and minimum harmonic distortion from skewed alternator construction.
- Digital voltage regulator with ±1.0% no-load to full-load RMS regulation.
- Rotating-field alternator with static exciter for excellent load response.
- Total harmonic distortion (THD) from no load to full load with a linear load is less than 5%.

## Application Data

### Engine

Engine Specifications	
Manufacturer	Kohler
Engine: model, type	CH1000 4-Cycle
Cylinder arrangement	V-2
Displacement, cm <sup>3</sup> (cu. in.)	999 (61)
Bore and stroke, mm (in.)	90 x 78.5 (3.54 x 3.1)
Compression ratio	8.8:1
Main bearings: quantity, type	2, Parent Material
Rated RPM	
60 Hz	3600
Max. engine power at rated rpm, kW (HP)	
LPG, 60 Hz	23.0 (30.9)
Natural gas, 60 Hz	20.2 (27.1)
Cylinder head material	Aluminum
Valve material	Steel/Stellite®
Piston type and material	Aluminum Alloy
Crankshaft material	Heat Treated, Ductile Iron
Governor: type	Electronic
Frequency regulation, no load to full load	Isochronous
Frequency regulation, steady state	±0.5%
Air cleaner type	Dry

### Engine Electrical

Engine Electrical System	
Ignition system	Electronic, Capacitive Discharge
Starter motor rated voltage (DC)	12
Battery (purchased separately):	
Ground	Negative
Volts (DC)	12
Battery quantity	1
Recommended cold cranking amps: (CCA) rating for - 18°C (0°F)	500
Group size	51

### Exhaust

Exhaust System	
Exhaust temperature exiting the enclosure at rated kW, dry, °C (°F)	260 (500)

### Lubrication

Lubricating System	
Type	Full Pressure
Oil capacity (with filter), L (qt.)	1.9 (2.0)
Oil filter: quantity, type	1, Cartridge
Oil cooler	Integral
Kohler recommends the use of Kohler Genuine oil and filters.	

### Fuel Pipe Size

Pipe Length, m (ft.)	Minimum Gas Pipe Size Recommendation, in. NPT	
	Natural Gas 281,000 Btu/hr.	LPG 340,000 Btu/hr.
8 (25)	1	3/4
15 (50)	1	1
30 (100)	1 1/4	1
46 (150)	1 1/4	1 1/4
61 (200)	1 1/4	1 1/4

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## Fuel Requirements

Fuel System	
Fuel types	Natural Gas or LPG
Fuel supply inlet	1/2 NPT
Fuel supply pressure, kPa (in. H <sub>2</sub> O):	
Natural gas	0.9- 2.7 (3.5-11)
LP	1.7- 2.7 (7-11)

Fuel Composition Limits *	Nat. Gas	LPG
Methane, % by volume (minimum)	90 min.	—
Ethane, % by volume (maximum)	4.0 max.	—
Propane, % by volume	1.0 max.	85 min.
Propene, % by volume (maximum)	0.1 max.	5.0 max.
C <sub>4</sub> and higher, % by volume	0.3 max.	2.5 max.
Sulfur, ppm mass (maximum)	25 max.	
Lower heating value, MJ/m <sup>3</sup> (Btu/ft <sup>3</sup> ), (minimum)	33.2 (890)	84.2 (2260)

\* Contact your local distributor for suitability and rating derates based on fuel compositions outside these limits.

## Operation Requirements

Fuel Consumption, m <sup>3</sup> /hr. (cfh) @ 60Hz				
% Load	Natural Gas		LPG	
100	8.0	(281)	3.9	(136)
75	6.9	(243)	3.1	(109)
50	4.6	(161)	2.3	(82)
25	3.6	(127)	1.7	(59)
Exercise	2.0	(71)	1.0	(35)

Nominal fuel rating: Natural gas: 37 MJ/m<sup>3</sup> (1000 Btu/ft.<sup>3</sup>)  
LPG: 93 MJ/m<sup>3</sup> (2500 Btu/ft.<sup>3</sup>)

LPG conversion factors: 8.58 ft.<sup>3</sup> = 1 lb.  
0.535 m<sup>3</sup> = 1 kg  
36.39 ft.<sup>3</sup> = 1 gal.

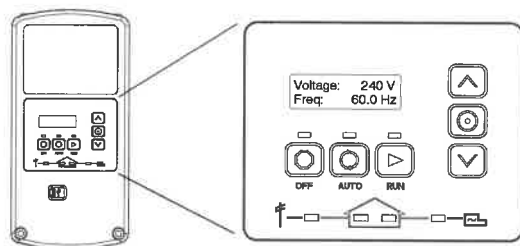
## Generator Set Sound Data

Model 20RCA 8 point logarithmic average sound levels are 64 dB(A) during weekly engine exercise and 69 dB(A) during full-speed generator diagnostics and normal operation.\*

All sound levels are measured at 7 meters with no load.

\* Lowest of 8 points measured around the generator. Sound levels at other points around generator may vary depending on installation parameters.

## RDC2 Controller



The RDC2 controller provides integrated control for the generator set, Kohler® Model RXT transfer switch, programmable interface module (PIM), and load shed kit.

### RDC2 Controller Features

- Membrane keypad:
  - OFF, AUTO, and RUN pushbuttons
  - Select and arrow buttons for access to system configuration and adjustment menus
- LED indicators for OFF, AUTO, and RUN modes

- LED indicators for utility power and generator set source availability and ATS position (Model RXT transfer switch required)
- LCD display:
  - Two lines x 16 characters per line
  - Backlit display with adjustable contrast for excellent visibility in all lighting conditions
- Scrolling system status display:
  - Generator set status
  - Voltage and frequency
  - Engine temperature
  - Oil pressure
  - Battery voltage
  - Engine runtime hours
- Date and time displays
- Smart engine cooldown senses engine temperature
- Digital isochronous governor maintains steady-state speed at all loads
- Digital voltage regulation: ± 1.0% RMS no-load to full-load
- Automatic start with programmed cranking cycle
- Programmable exerciser can be set to start automatically on any future day and time, and run every week or every two weeks
- Exercise modes:
  - Unloaded weekly exercise with complete system diagnostics
  - Unloaded full-speed exercise
  - Loaded full-speed exercise (Model RXT ATS required)
- Front-access mini USB connector for SiteTech™ or USB Utility connection
- Integral Ethernet connector for Kohler® OnCue® Plus
- Built-in 2.5 amp battery charger
- Remote two-wire start/stop capability for optional connection of a Model RDT transfer switch
- Diagnostic messages: Displays diagnostic messages for the engine, generator, Model RXT transfer switch, programmable interface module (PIM), and load management device.
- Maintenance reminders
- System settings:
  - System voltage, frequency, and phase
  - Voltage adjustment
  - Measurement system, English or metric
- ATS status (Model RXT ATS required):
  - Source availability
  - ATS position (normal/utility or emergency/generator)
  - Source voltage and frequency
- ATS control (Model RXT ATS required):
  - Source voltage and frequency settings
  - Engine start time delay
  - Transfer time delays
  - Voltage calibration
  - Fixed pickup and dropout settings
- Programmable Interface Module (PIM) status displays:
  - Input status (active/inactive)
  - Output status (active/inactive)
- Load control menus:
  - Load status
  - Test function

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## Generator Set Standard Features

- Battery cables
- EPA certified fuel system
- Aluminum sound enclosure
- Critical silencer
- Field-connection terminal block
- Fuel solenoid valve and secondary regulator
- Line circuit breaker
- Multi-fuel system, LPG/natural gas, field-convertible
- Oil drain extension with shutoff valve
- OnCue® Plus Generator Management System
- Premium 5-year limited warranty
- RDC2 generator set/ATS controller
- Rodent-resistant construction
- Sound-deadening, flame-retardant foam per UL 94, class HF-1

## Available Options

### Approvals and Listings

- CSA approval

### Communication Accessories

- OnCue® Plus Wireless Generator Management System

### Concrete Mounting Pads

- Concrete mounting pad, 3 in. thick
- Concrete mounting pad, 4 in. thick (recommended for storm-prone areas)

### Electrical Accessories

- Battery
- Battery heater, 120VAC
- Battery heater, 240VAC
- Cold weather package, 120VAC
- Cold weather package, 240VAC
- Emergency stop kit
- PowerSync® Automatic Paralleling Module (APM) (single phase only; parallel two 20kW residential generator sets with the RDC2 controller)
- Programmable interface module (PIM) (provides 2 digital inputs and 6 relay outputs)

### Fuel System Accessories

- Flexible fuel line (included on QS models)
  - Carburetor heater, 120 VAC
  - Carburetor heater, 240 VAC
- Carburetor heater is recommended for reliable starting at temperatures below 0°C (32°F)

### Literature

- General maintenance literature kit
- Overhaul literature kit
- Production literature kit

### Maintenance

- Maintenance kit (includes air filter, oil, oil filter, and spark plugs)

## Automatic Transfer Switches and Accessories

- Model RDT ATS
- Model RXT ATS
- Model RXT ATS with combined interface/load management board
- Load shed kit for RXT or RDT
- Power relay modules (use up to 4 relay modules for each load management device)
- Other Kohler® ATS

## 20RCAL Model Packages

- 20RCAL with 100 amp RXT with 16-space load center and NEMA 1 steel enclosure for indoor installation
- 20RCAL with 200 amp service entrance-rated Model RXT with combined interface/load management board and corrosion-resistant NEMA 3R aluminum enclosure

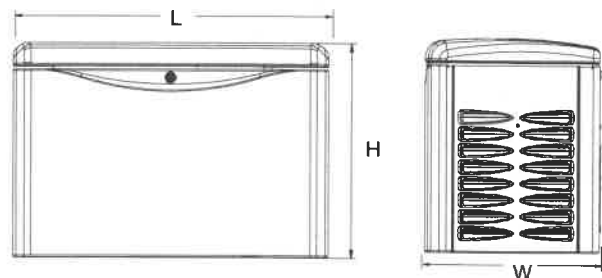
## Warranty

- 5- Year Comprehensive Limited Warranty
- 10- Year Comprehensive Limited Warranty

## Generator Set Dimensions and Weights

Generator Set Size, L x W x H: 1193 x 666 x 817 mm  
(47 x 26.2 x 32.2 in.)

Shipping Weights:	
20RCA Generator Set:	252 kg (555 lb.)
20RCAL with 100 A RXT ATS w/LC	277 kg (611 lbs.)
20RCAL with 200 A RXT SE ATS:	272 kg (600 lb.)



NOTE: Dimensions are provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

## DISTRIBUTED BY:

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B06



ELECTRICAL CONTRACTOR

July 10, 2023

Castle Shannon Borough  
Public Works

Re: Generator Install @ Public Works Garage

To whom it may concern,

Fallon Electric Co., Inc. proposes to furnish all necessary labor and material for the following:

**Scope of work:** Supply and install a 14kw Generac generator  
Supply and install an automatic transfer switch  
Supply and install gas line  
Wire in a new panel to control the following  
    (2) garage doors  
    (2) Gas unit heater  
    (2) circuits for lighting  
Concrete pad for generator by others

**Price for this work is:** **\$17,500.00**

This proposal may be withdrawn after thirty days if not accepted. Please feel free to contact me if you have any questions.

Sincerely,

*Matthew Fallon*

Matthew Fallon  
Vice President

BOF



# Bob Hossman Proposal

Prepared on: 07/19/2023

Prepared by: Sean Bioni

pgh72@comcast.net

Phone: (412) 915-3484

Bob Hossman  
3310 MCROBERTS RD  
PITTSBURGH, PA, 15234  
Phone: (412) 720-5048  
hossman1219@gmail.com

R.G. BEHERS ELECTRICAL  
1121 Boyce Rd  
Suite 2050  
Pittsburgh , PA, 15241  
+1 (412) 915-3484  
Pgh72@comcast.net

**Claim your special offer:**  
Generac.com/Specialoffer  
Promotion Code: 0032920515

BO8

# About Us

## Biography

### A Message from R.G. Behers

In 1975 R.G. Behers Electrical Service began as a sole proprietorship serving the residential and commercial electrical needs in the South Hills and other areas surrounding Pittsburgh. The Company was incorporated in the State of Pennsylvania By Robert G. Behers in 1997. In 2000 the Company became an exclusive Generac dealer and quickly established itself as the regional leader in home standby generator sales, Generac certified installation, and warranty approved service.

R.G. Behers Electrical Service is a local family owned and operated company. 'Bob,' as he is affectionately known by his friends and long-time business associates, built the company with his own two hands...before modern cordless power tools existed! Every employee at R.G. Behers brings a sincere interest to the role the company plays in meeting the electrical contracting needs of our customers. Many of our local partner vendors have been maintained since the beginning of the Company's history. We are immeasurably grateful for our customers who directly support the local economy and trades in choosing R.G. Behers Electrical Services.

Since incorporating, R.G. Behers Electrical Service has installed over 3,500 Generac generators in residential, commercial, and telecom applications. We maintain a trusting relationship with nearly all of our loyal customers. We make it our business to provide our customers with the highest quality generator installation, maintenance service, and emergency services response in the area. We appreciate your business, thank you very much!

BO 9

QTY	Generac items
-----	---------------

14kW Air-Cooled Standby Generator, Alum Enclosure, 16 Circuit LC

Generac's Guardian Series generators provide the automatic backup power you need to protect your home and family during a power outage. Connected to your existing LP or natural gas fuel supply, it kicks in within seconds of sensing power loss— automatically—and runs for as long as necessary until utility power returns.

Now coming with FREE Mobile Link, allowing you to monitor the status of your generator on a phone, tablet or computer from anywhere in the world. Giving you the ability to connect your account to your authorized service dealer for fast, friendly and convenient assistance.

1 \$4,850.00

- Mobile Link™ Remote Monitoring.
- 5-Year Limited Warranty
- True Power™ Technology delivers best-in-class power
- Generac generators and engines are Engineered and Built in the USA\*
- Generac's G-Force Engines are capable of handling the rigors of generator use
- 24/7/365 Customer Support Team
- Tough, Durable All-Aluminum Enclosures
- Smart, User-Friendly Controls
- \*Built in the USA using domestic and foreign parts

Battery, Group 26R, Wet Service

26R Wet Cell Battery

Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product and liquid-cooled standby product 60 kW and below, excluding the 48 kW.

1 \$120.00

GenPad 3"

GenPad 3"

The GenPad™ series from DiversiTech® is a professional looking pad that will provide a lifetime base for a Generac® residential standby generator. Each GenPad is made from a composite of high strength fibers and cement and is warranted for the life of the generator. These pads provide a sturdy, permanent base for the generator that won't shift, crack or degrade over time. GenPads are much lighter weight than a poured concrete pad and take less time and effort to install. GenPads are available for all Generac Guardian Series air-cooled generators.

1

Surge Protection Device (SPD) 120/240 VAC Single Split Phase

Generac's whole-house Surge Protection Device (SPD) is NEC 2020 compliant and protect sensitive electronics and smart appliances from voltage spikes caused by lightning strikes, downed power lines, and routine utility switching activity.

1 \$260.00

7-Year Extended Limited Warranty – Air-cooled - Evolution Controller

9-26kW Air Cooled Oil Heater Kit

The oil warmer slips directly over the oil filter. NOTE: Only compatible on units manufactured 2008 to present.

1 \$140.00

When installing any cold weather kit item, it is required that the oil be replaced with 5W-30 synthetic. If replacing old cold weather kit components, remove the old component before installing the new. All products come with a one year limited warranty.

QTY	Gas Pipe - Black
-----	------------------

1 1" Gas Pipe \$8.01

QTY	Gas Materials
-----	---------------

BO 10

1	1" Gas Shutoff Valve	\$32.50
	1" Gas Shutoff Valve	
<b>QTY</b>	<b>Gas Materials</b>	
4	Gas Fitting	\$75.00
	Gas Fitting	
<b>QTY</b>	<b>Standard Installations</b>	
	Standard Air Cooled Select Circuit Installation	
	Includes:	
	Delivery	
	Placement on Pea Gravel Base	
1	10 feet of electrical	\$4,000.00
	10 feet of Gas Line	
	All connections to Generator	
	Start up	
	Commissioning	
	Warranty Registration	
	Customer Orientation	
<b>QTY</b>	<b>Wire</b>	
40	Generac Cable	\$296.00
	Generac Cable 100 Amp cable	
<b>QTY</b>	<b>Wire</b>	
2	Gen Connector	\$130.00
	1-1/4 Gen Connector	
<b>QTY</b>	<b>Shop Materials</b>	
1	General Materials Adder	\$500.00
	General Materials Adder	
<b>QTY</b>	<b>Permits</b>	
1	Typical Permit cost including Electrical Inspection	\$300.30
	Typical cost for a Local Permit with 3rd Party Electrical Inspection	
<b>QTY</b>	<b>Wire</b>	
125	10/2 MC	\$350.00
	MC Cable	
<b>QTY</b>	<b>Wire</b>	
250	12/2 MC	\$375.00
	MC Cable	
<b>QTY</b>	<b>Electrical</b>	



18	Junior Electrician		
	Junior Electrician		\$1,170.00
<b>QTY</b>	<b>Electrical</b>		
10	Master Electrician		
	Master Electrician		\$1,250.00

Sub-Total:	\$14,096.81
Discount:	\$0.00
No Charge:	(\$635.68)
Sales Tax:	\$0.00
Total:	\$14,096.81
Down Payment:	(\$4,500.00)
Balance Due:	\$9,596.81

3012

## Customer CheckList

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### Administration Preparation

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- Homeowner      Site Survey
- Dealer            Building Permit
- Dealer            Electrical Permit
- Dealer            Plumbing Permit

### Installation Preparation

---

- Dealer            Call Electric Company

### Installation

---

- Dealer            Install Base
- Dealer            Mount Transfer Switch
- Dealer            Install Fuel Line
- Homeowner      Landscaping

### Post Install / Activation / Followup

---

- Dealer            Activation
- Dealer            Demo a Simulated Outage
- Dealer            Fuel Pressure Check
- Dealer            Final Inspection

B013



R.G. BEHERS ELECTRICAL  
 1121 Boyce Rd  
 Suite 2050  
 Pittsburgh , PA, 15241  
 +1 (412) 915-3484

## Sizing Report

Sizing Information for:  
 Bob Hossman  
 3310 MCROBERTS RD  
 PITTSBURGH, PA, 15234

Rated Nominal Voltage                    120 / 240 Single Phase  
 Generator Fuel Choice                    Natural Gas  
 Sizing Method (NEC 220)                Part IV

General Lighting & Receptacles		Load (kW)
Square Footage Being Covered (ft <sup>2</sup> )	3500	10.50
Small Appliance Circuits (20 amps)		
Kitchen Circuits	2.00	3.00
Laundry Circuits	0.00	0.00

Fixed-In-Place Appliances & Motors	Managed Loads	Estimated (kW)	Nameplate (amps)	240 V	Load (kW)
Furnace (Forced Air)		0.70	5.83		0.70
Furnace (Forced Air)		0.70	5.83		0.70
Garage Door Opener		0.60	5.00		0.60
Garage Door Opener		0.60	5.00		0.60
Microwave		1.25	10.42		1.25
Refrigerator		0.80	6.67		0.80

Air Conditioning & Cooling	Managed Loads	Estimated (kW)	Nameplate (amps)	240 V	Load (kW)

Heating & Heat Pumps	Managed Loads	Estimated (kW)	Nameplate (amps)	240 V	Load (kW)

Transient Requirement	Estimated (LRA)	Actual (LRA)	Utilized (LRA)
Largest Motor's Starting Amps (LRA)	17.3	0.00	17.3

Summary NEC Load	Load (kW)	NEC Required
General Lighting & Receptacles	13.50	
Fixed-in-Place Appliances & Motors	4.65	
Sum of all General Loads	18.15	13.260
Cooling	0	0
Heating (w/demand factors)	0	0
Larger of Heating & Cooling	0	0
Sizing based on requirements of NEC Article 220: Part IV		13.260
Elevation		0
Minimum size generator for motor starting requirements		7
BTU load required		256000

**14 kW Generac Model Generator Recommended**

*BO14*

Notice of Cancellation

Date of Purchase: \_\_\_\_\_

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when you received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to R.G. BEHERS ELECTRICAL, at 1121 BOYCE RD SUITE 2050, PITTSBURGH, PA, 15241 NOT LATER THAN MIDNIGHT OF

\_\_\_\_\_  
I HEREBY CANCEL THIS TRANSACTION.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

Bo 15

Generac is the #1 standby generator on the market today. R.G. BEHERS ELECTRICAL is a factory-authorized and certified dealer, trained in the proper application, installation, and service of all Generac automatic standby generators, assuring you the highest quality service and support for your generator.

Thank you for the opportunity to offer a Generac automatic standby generator to protect your home and family during a power outage. We will contact you to answer any additional questions and finalize the details of the installation of your automatic standby generator. Please feel free to contact us at +1 (412) 915-3484 at any time.

All quotes are valid for 30 days.

Sincerely,

Sean Bioni

I accept this proposal and wish to proceed with the purchase and installation of my Generac automatic standby generator. Depending on the payment method, purchase is subject to additional terms & conditions, including credit approval.

\_\_\_\_\_  
Customer Name/Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dealer Name/Signature

\_\_\_\_\_  
Date

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of signing this proposal. See the attached notice of cancellation form for an explanation of this right.

**Additional Notes**

Will need 3/4.

BO 16



1

B017



BO 18

## Breaker Panel

200 AMP  
100 AMP sub panel  
60 AMP sub panel





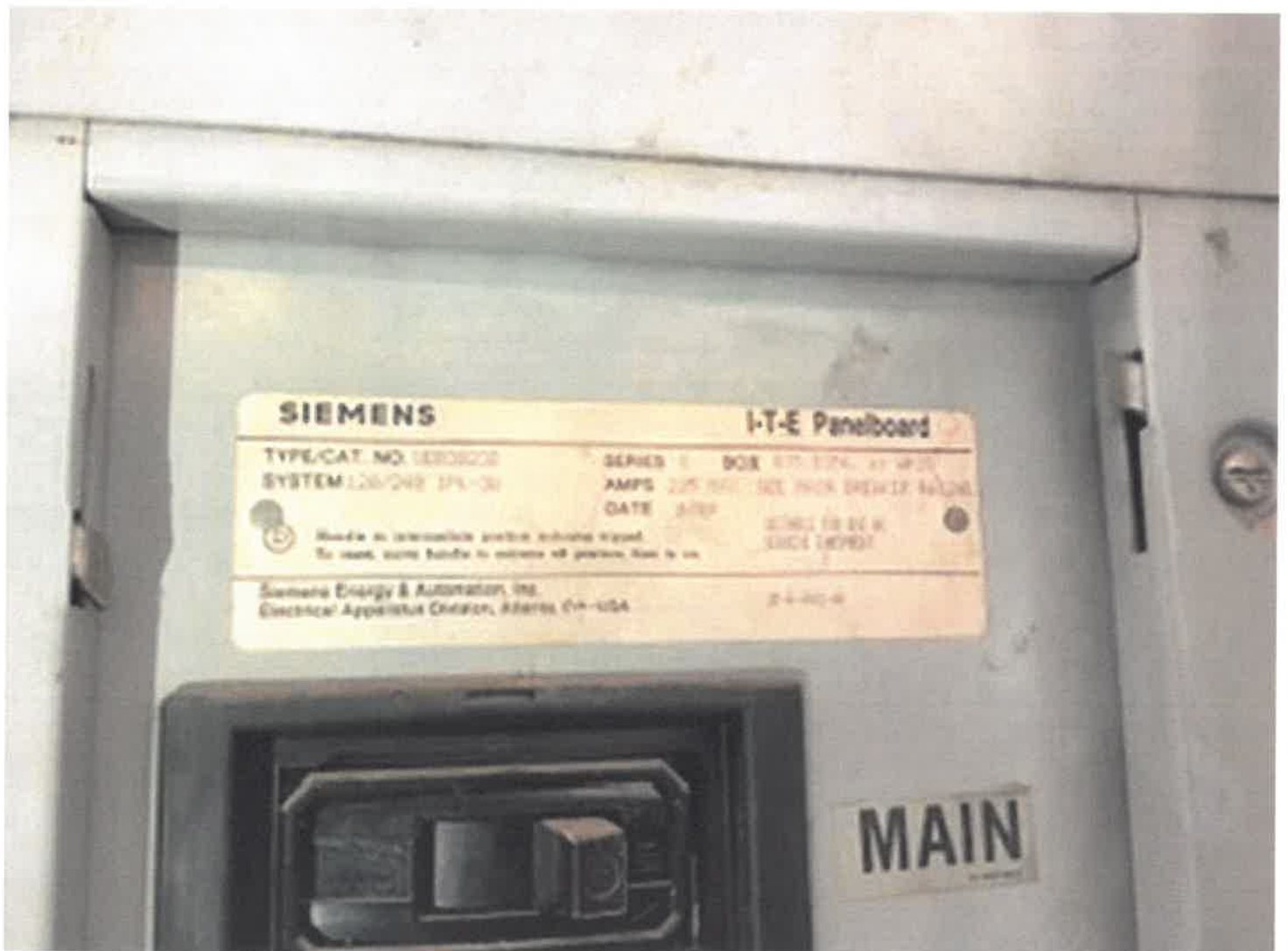
**Breaker Panel**

200 AMP  
 100 AMP sub panel  
 60 AMP sub panel



## Breaker Panel

200 AMP  
100 AMP sub panel  
60 AMP sub panel



**Breaker Panel**

200 AMP  
100 AMP sub panel  
60 AMP sub panel



BO 22

## Breaker Panel

200 AMP  
100 AMP sub panel  
60 AMP sub panel



**Breaker Panel**

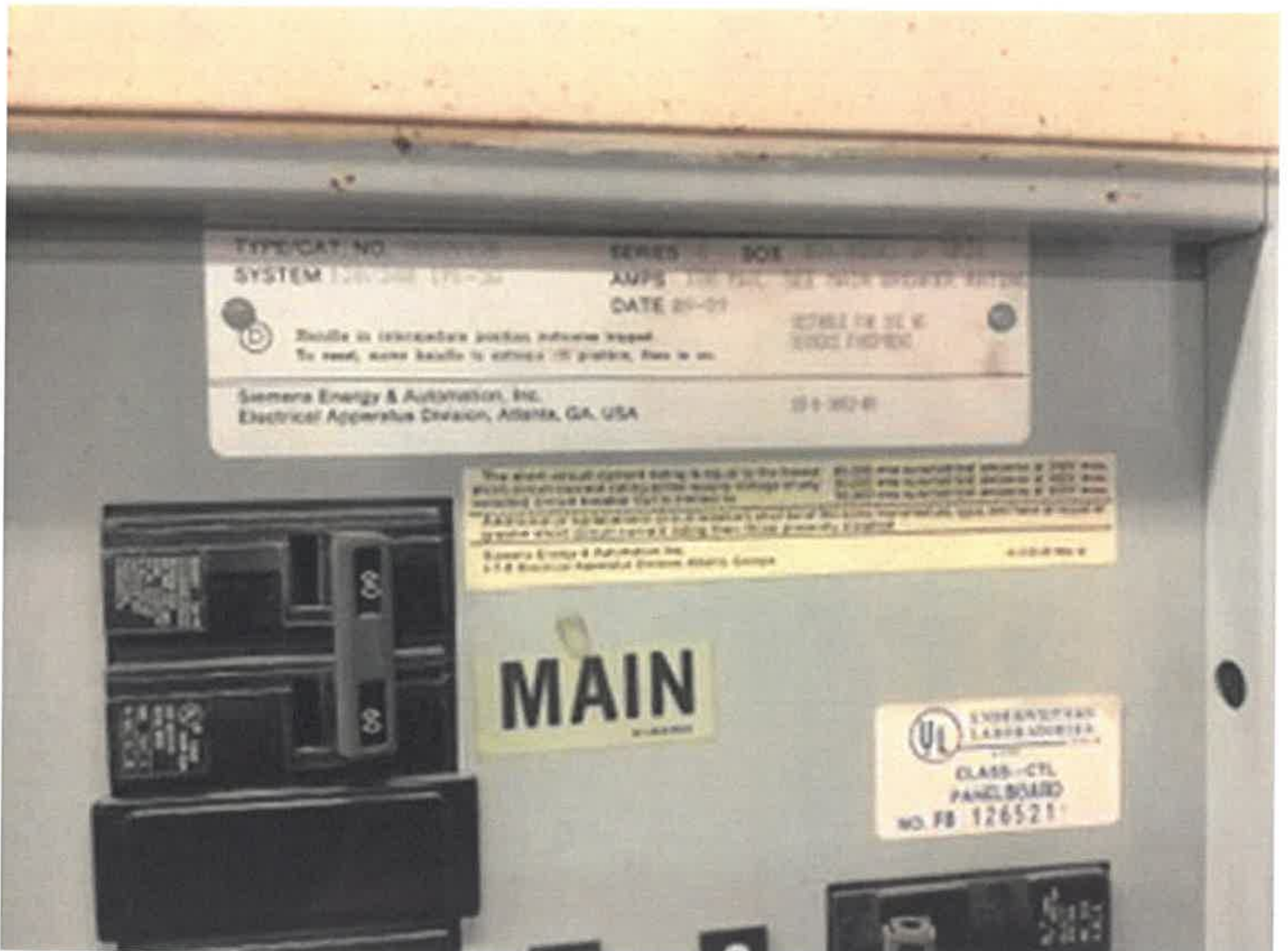
200 AMP  
100 AMP sub panel  
60 AMP sub panel



B0 24

# Breaker Panel

200 AMP  
100 AMP sub panel  
60 AMP sub panel



0025

## Breaker Panel

200 AMP  
100 AMP sub panel  
60 AMP sub panel



BO 26

## Breaker Panel

200 AMP  
100 AMP sub panel  
60 AMP sub panel





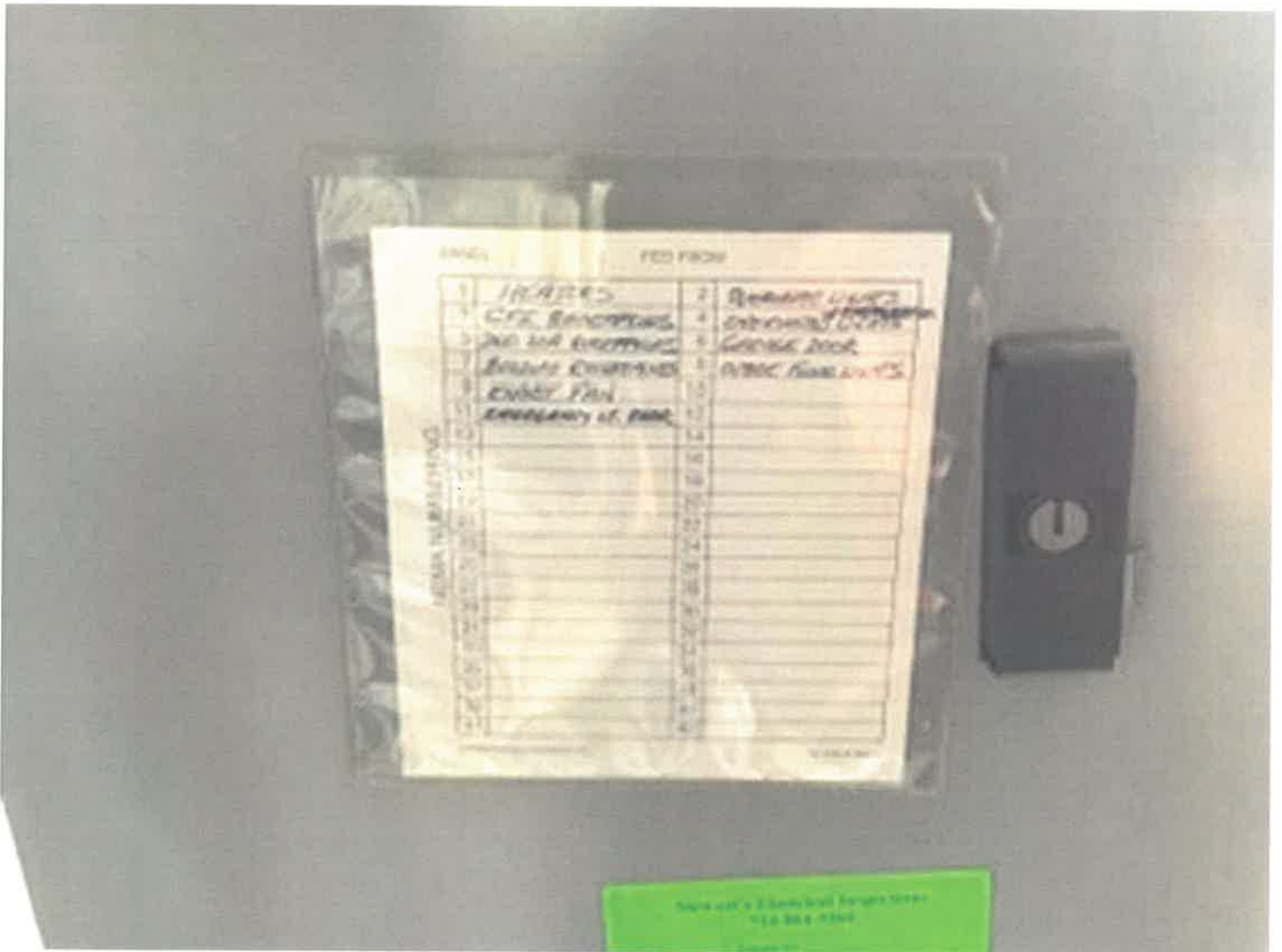
## Breaker Panel

200 AMP  
100 AMP sub panel  
60 AMP sub panel



## Breaker Panel

200 AMP  
100 AMP sub panel  
60 AMP sub panel



**Breaker Panel**

200 AMP  
100 AMP sub panel  
60 AMP sub panel



*BO 30*

Breaker Panel

200 AMP  
100 AMP sub panel  
60 AMP sub panel



BO 31



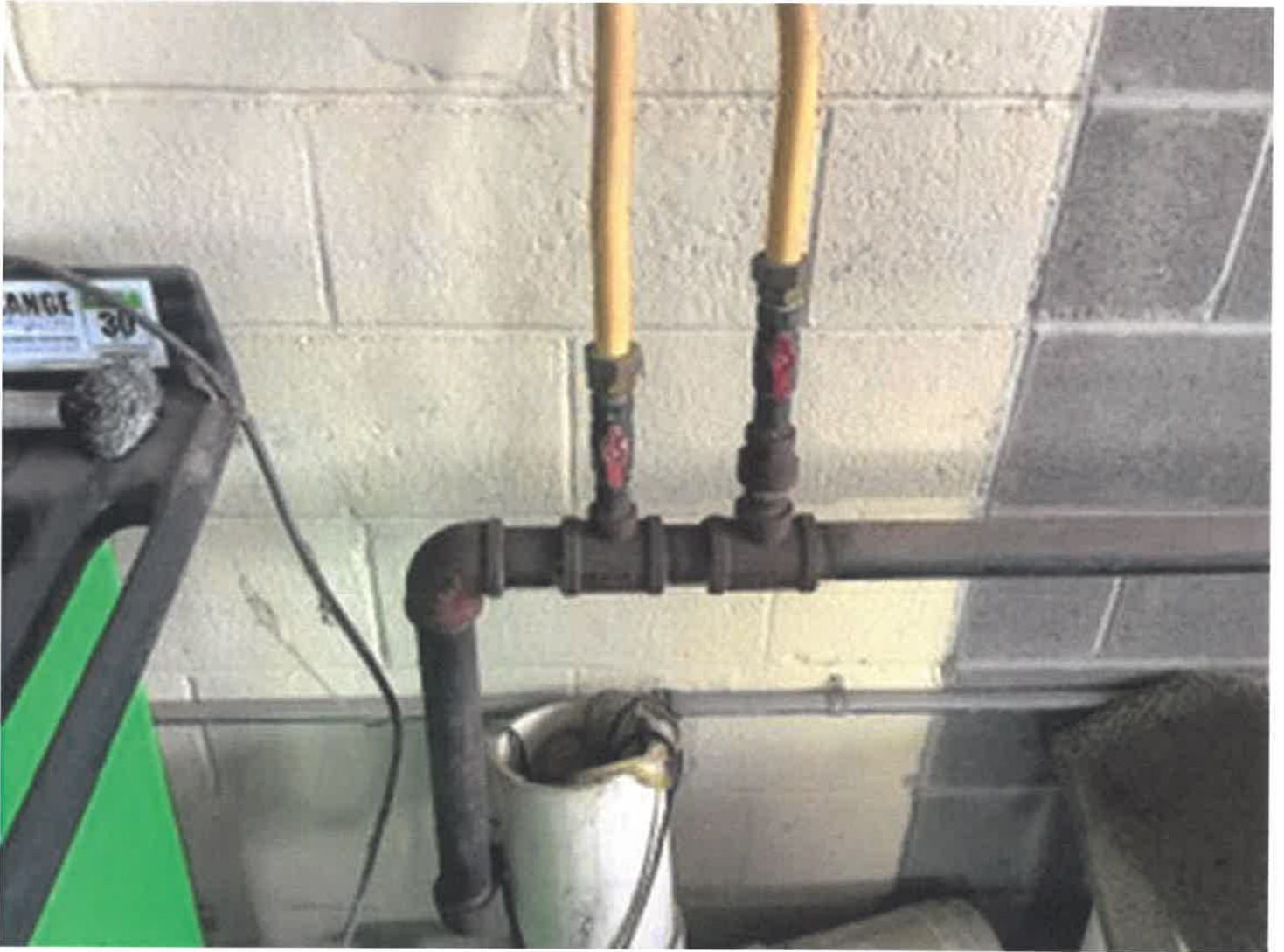
Bo 32



B0 33



Bo 34



BO 35





BO 36



Bo 37



BO 38



BO 39



BO 40



BO 41

Generator.png

May need to exhaust towards the driveway



Bo 42



Bo 43





BO 44

# GENERAC®

## GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

10/14/18 kW

1 of 6

# 10/14/18 kW

### INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- Two transfer switch options available:  
100 amp 16 circuit switch or  
200 amp service rated smart switch
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure.\*

\*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.

[https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973\\_DoC\\_204\\_13204-01-01\\_Rev9.pdf](https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf)

### Standby Power Rating

G007171-0, G007172-0 (Aluminum - Bisque) – 10 kW 60 Hz  
 G007223-0, G007224-0, G007225-0 (Aluminum - Bisque) – 14 kW 60 Hz  
 G007226-0, G007228-0 (Aluminum - Bisque) – 18 kW 60 Hz



## QUIET-TEST™



Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

## FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when you need it the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ **PROTOTYPE TESTED**
  - ✓ **SYSTEM TORSIONAL TESTED**
  - ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® WI-FI CONNECTIVITY:** FREE with select Guardian Series home standby generators, Mobile Link Wi-Fi allows users to monitor the status of the generator from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

BO 45

THE GENERAC PROMISE



**Features and Benefits****10/14/18 kW****Engine**

- Generac G-Force design
- "Spiny-lok" cast iron cylinder walls
- Electronic ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- High temperature shutdown

Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Prevents damage due to overheating.

**Generator**

- Revolving field
- Skewed stator
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Produces a smooth output waveform for compatibility with electronic equipment.

Maximizes motor starting capability.

Regulating output voltage to  $\pm 1\%$  prevents damaging voltage spikes.

For your safety.

**Transfer Switch (if applicable)**

- Fully automatic
- NEMA 3R
- Remote mounting

Transfers vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Mounts near an existing distribution panel for simple, low-cost installation.

**Evolution™ Controls**

- AUTO/MANUAL/OFF illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Select the operating mode and provide easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to verify the cleanest power is delivered to the home.

Prevents nuisance startups of the engine, adjustable 2–1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load. Setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown. Setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Offers a selectable setting for weekly or monthly operation, providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

**Unit**

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

BD 46

**10/14/18 kW****Installation System**

- 14 in (35.6 cm) flexible fuel line connector  
Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.
- Integral sediment trap  
Meets IFGC and NFPA 54 installation requirements.

**Connectivity**

- Ability to view generator status  
Monitor your generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.
- Ability to view generator Exercise/Run and Total Hours  
Review the generator's complete protection profile for exercise hours and total hours.
- Ability to view generator maintenance information  
Provides maintenance information for your specific model generator when scheduled maintenance is due.
- Monthly report with previous month's activity  
Detailed monthly reports provide historical generator information.
- Ability to view generator battery information  
Built in battery diagnostics displaying current state of the battery.
- Weather information  
Provides detailed local ambient weather conditions for generator location.

B047

# 10/14/18 kW

## Specifications

### Generator

Model	G007171-0, G007172-0 (10 kW)	G007223-0, G007224-0, G007225-0 (14 kW)	G007226-0, G007228-0 (18 kW)
Rated maximum continuous power capacity (LP)	10,000 Watts*	14,000 Watts*	18,000 Watts*
Rated maximum continuous power capacity (NG)	9,000 Watts*	14,000 Watts*	17,000 Watts*
Rated voltage	240		
Rated maximum continuous load current – 240 volts (LP/NG)	41.7 / 37.5	58.3 / 58.3	75.0 / 70.8
Total Harmonic Distortion	Less than 5%		
Main line circuit breaker	45 Amp	60 Amp	80 Amp
Phase	1		
Number of rotor poles	2		
Rated AC frequency	60 Hz		
Power factor	1.0		
Battery requirement (not included)	12 Volts, Group 26R 540 CCA Minimum or Group 35AGM 650 CCA Minimum		
Unit weight (lb/kg)	338/153	385/175	420/191
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7		
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	61	65	65
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	57	55	55
Exercise duration	5 min		

### Engine

Engine type	GENERAC G-Force 400 Series		GENERAC G-Force 800 Series
Number of cylinders	1		2
Displacement	460 cc		816 cc
Cylinder block	Aluminum w/ cast iron sleeve		
Valve arrangement	Overhead valve		
Lifter type	Solid	Hydraulic	
Ignition system	Solid-state w/ magneto		
Governor system	Electronic		
Compression ratio	9.5:1		
Starter	12 VDC		
Oil capacity including filter	Approx. 1.1 qt / 1.0 L		Approx. 2.2 qt / 2.1 L
Operating rpm	3,600		
Fuel consumption			
Natural Gas	ft <sup>3</sup> /hr (m <sup>3</sup> /hr)		
	1/2 Load	101 (2.86)	195 (5.52)
	Full Load	127 (3.60)	256 (7.25)
Liquid Propane	ft <sup>3</sup> /hr (gal/hr) [L/hr]		
	1/2 Load	36 (0.97) [3.66]	65 (1.81) [6.87]
	Full Load	54 (1.48) [5.62]	112 (3.07) [11.61]
			62 (1.70) [6.45]
			110 (3.02) [11.44]

Note: Fuel pipe must be sized for full load. Required fuel pressure to generator fuel inlet at all load ranges - 3.5–7.0 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft<sup>3</sup>/hr x 2,500 (LP) or ft<sup>3</sup>/hr x 1,000 (NG). For Megajoule content, multiply m<sup>3</sup>/hr x 93.15 (LP) or m<sup>3</sup>/hr x 37.26 (NG).

### Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-Weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility voltage loss/Return to utility adjustable (brownout setting)	From 140-171 V / 190-216 V
Future set capable exerciser/Exercise set error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 sec rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC Warning	Standard
Low Battery/Battery Problem Protection and Battery Condition Indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring Protection	Standard
Common External Fault Capability	Standard
Field Upgradable Firmware	Standard

Rating definitions – Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, UL2200, and DIN6271).

\* Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/Megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level and approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C). \*\*Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.

BO 48

## Switch Options

### 10/14/18 kW

#### Limited Circuits Switch Features

- 16 space, 24 circuit. Breakers not included.
- Electrically operated, mechanically-held contacts for fast, positive connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- 30 millisecond transfer time.
- Dual coil design.
- Rated for both copper and aluminum conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.
- Multi listed for use with 1 in standard, tandem, GFCI, and AFCI breakers from Siemens, Murray, Eaton, and Square D for the most flexible and cost effective install.

#### Dimensions

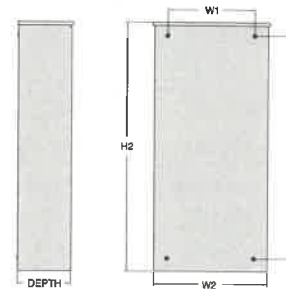
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.91
cm	67.94	76.43	26.67	34.18	17.54

#### Wire Ranges

Conductor Lug	Neutral Lug	Ground Lug
2/0 - #14	2/0 - #14	2/0 - #14

Model	G007172-0 (10 kW)	G007224-0 (14 kW)
No. of poles	2	
Current rating (amps)	100	
Voltage rating (VAC)	120 / 240, 1Ø	
Utility voltage monitor (fixed)*		
-Pick-up	80%	
-Dropout	65%	
Return to utility*	Approx. 15 sec	
Exercises bi-weekly for 5 minutes*	Standard	
ETL or UL Listed	Standard	
Total circuits available	24	
Tandem breaker capabilities	8 tandems	
Circuit breaker protected		
Available RMS Symmetrical Fault Current @ 250 Volts	10,000	

\*Function of Evolution controller  
Exercise can be set to weekly or monthly



#### Service Rated Smart Switch Features

- Includes Smart A/C Management (SACM) module standard.
- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight large (240 VAC) loads can be managed with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

#### Dimensions

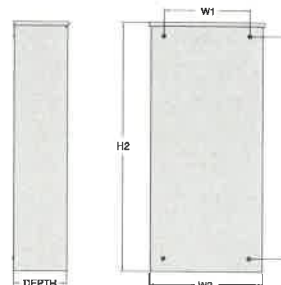
	200 Amps 120/240, 1Ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.3
cm	67.94	76.45	26.67	34.3	16.01

#### Wire Ranges

Conductor Lug	Neutral Lug	Ground Lug
400 MCM - #4	350 MCM - #6	2/0 - #14

Model	G007225-0 (14 kW)	G007228-0 (18 kW)
No. of poles	2	
Current rating (amps)	200	
Voltage rating (VAC)	120/240, 1Ø	
Utility voltage monitor (fixed)*		
-Pick-up	80%	
-Dropout	65%	
Return to utility*	15 sec	
Exercises bi-weekly for 5 minutes*	Standard	
ETL or UL Listed	Standard	
Enclosure type	NEMA/UL 3R	
Circuit breaker protected	22,000	
Lug range	250 MCM - #6	

\*Function of Evolution Controller  
Exercise can be set to weekly or monthly



BO 49

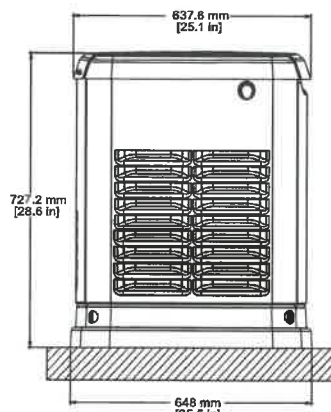
**10/14/18 kW**

**Available Accessories**

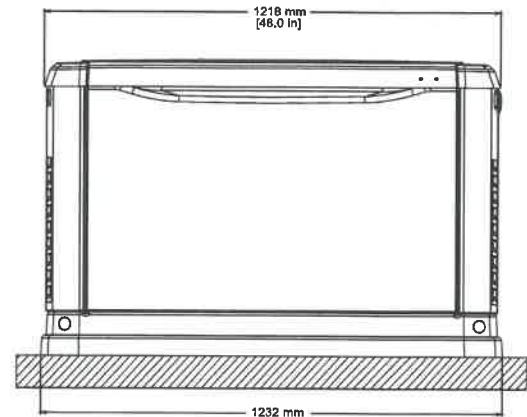
Model #	Product	Description
G005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product (excluding PowerPact®).
G007101-0	Battery Pad Warmer	The pad warmer rests under the battery. Recommended for use if the temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if the temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	The breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load you may not need. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006482-0 – 10 kW G007216-0 – 14 / 18 kW	Scheduled Maintenance Kit	Generac's scheduled maintenance kits provide all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Fuel Level Monitor	The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amps) G007006-0 (100 amps)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 (4G LTE) G007170-0 (Wi-Fi/Ethernet)	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor the status of the generator from anywhere in the world, using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.

**Dimensions & UPCs**

Model	UPC
G007171-0	696471074680
G007172-0	696471074673
G007223-0	696471082548
G007224-0	696471082555
G007225-0	696471082562
G007226-0	696471082579
G007228-0	696471082586



LEFT SIDE VIEW



FRONT VIEW

Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

Bo 50

# GENERAC®

## GENERAC® ACCESSORIES

# 26R Battery

Model 005819-0



## DESCRIPTION

Every standby generator requires a battery to start the system. In efforts to achieve the easiest generator installation, Generac offers the recommended 26R, wet cell battery applicable for all air-cooled standby generators.

## SPECIFICATIONS

Dimensions (L x W x H)

Battery .....	8.7" x 6.8" x 7.6"
Shipping Dimensions .....	9" x 7.3" x 8.7"
Weight .....	30 pounds
Cold Cranking Amps .....	525
Warranty .....	1 year from shipment
Brand .....	Exide

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# GENERAC®




Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com  
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# Cold Weather Kits

# GENERAC® GENERAC® ACCESSORIES

Battery Pad Warmer Model G0071010  
 Oil Warmer Model G0071020  
 Breather Warmer Model G0071031

	Battery Pad Warmer	Oil Warmer	Breather Warmer
			
<b>Model</b>	G0071010	G0071020	G0071031
<b>Description</b>	The pad warmer rests under the battery (not necessary for use with AGM-style batteries). <b>NOTE:</b> Only compatible on units manufactured 2008 to present.	The oil warmer slips directly over the oil filter. <b>NOTE:</b> Only compatible on units manufactured 2008 to present.	The breather warmer is only for use in extreme cold weather applications. <b>NOTE:</b> Only compatible on units manufactured 2013 to present.
<b>Voltage</b>	240	240	120
<b>Wattage</b>	40	50	10
<b>Amps</b>	0.17	0.21	0.083
<b>Recommended Climate</b>	0°F (-17°C)	0°F (-17°C)	Extreme climates where heavy icing occurs.
<b>Turns on/off</b>	40° F (4° C) / 55° F (13° C)	40° F (4° C) / 55° F (13° C)	40° F (4° C) / 55° F (13° C)
<b>Hertz</b>	60/50	60/50	60
<b>Connection in Generator</b>	N1 and N2	N1 and N2	T1 and Neutral

**NOTE:** When installing any cold weather item, it is required that the oil be replaced with 5W-30 synthetic. If replacing old cold weather kit components, remove the old component before installing the new. All products come with a one year limited warranty.

BO 52



**CASTLE SHANNON POLICE DEPARTMENT**  
**FINES AND FEES REPORT**

MONTH OF June 2023

District Court Fines \$ 3,755.40

District Attorney Fines \$ 488.72

Parking Citations \$ 470.00

Report Fees \$ 210.00

Solicitor Permits \$ 00.00

Animal Control Fines \$ 00.00

Pawn Broker's License \$ 00.00

Pawn Outstanding \$ 00.00


Alarm Fines Received \$ 100.00

Alarms Billed \$ 300.00  
Mr. Magic Car Wash \$300.00

Alarms Outstanding \$ 00.00

Special Services \_\_\_\_\_

From:

  
\_\_\_\_\_  
Chief Kenneth Truver

PSF 1



### Castle Shannon Police 2023 DJ Fines

DATE	State	Alleg. Co DA (DUI)	DJ -05-2-17
JAN		\$523.61	\$4,072.55
FEB		\$1,055.12	\$3,296.19
MAR		\$993.95	\$5,714.28
APR		\$1,178.51	\$3,022.81
MAY		\$989.56	\$3,380.61
JUN	1391.8	\$488.72	\$3,755.40
JUL			
AUG			
SEPT			
OCT			
NOV			
DEC			
	<b>\$1,391.80</b>	<b>\$5,229.47</b>	<b>\$23,241.84</b>

Kenneth M. Truver, Chief of Police

PSF 2



**Castle Shannon Police Department Vehicle Maintenance Report  
June 2023**

Car	Year	Make/Model	Type/Use	VIN / PLATE	Mileage Start	Mileage End	Total Miles	Gals Fuel	Fuel Cost	CPG	MPG	Individual Maint.	Notes	Total Main. per Car
70	2022	Ford	SUV	1FM5K8AB0NGA27076	13221	14556	1335	151.395	\$560.94	\$3.71	8.82			
		Interceptor	Marked Patrol	MG9551M										
71	2023	Ford	SUV	1FM5K8AB4PGA81502	1695	2000	305	45.081	\$159.01	\$3.53	6.77			
		Explorer	Unmarked	MG6616N										
73	2021	Ford	SUV	1FMJU1GT7MEA59453	9426	10378	952	187.521	\$689.47	\$3.68	5.08			
		Expedition	Marked MCSAP	MG7645M										
75	2020	Ford	SUV	1FM5K8AB1LGA84027	39395	40932	1537	159.249	\$590.00	\$3.70	9.65	70.00	repair spotlight	70.00
		Explorer	Ghost Marked	MG2600L										
76	2019	Ford	SUV	1FM5K8ARXXGA62233	71816	71884	68	33.339	\$123.32	\$3.70	2.04			
		Explorer	Marked Patrol	MG9428K										
77	2020	Ford	SUV	1FM5K8ABXLGA20133	47698	48564	866	103.029	\$381.99	\$3.71	8.41			
		Explorer	Marked Patrol	MG2661L										
78	2020	Ford	SUV	1FM5K8AW0LGC48712	34463	36516	2053	43.644	\$161.80	\$3.71	47.04			
		Explorer	Unmarked Admin	LJP9595										
79	2020	Ford	SUV	1FM5K8AB0LGA84021	50130	51140	1010	103.927	\$385.99	\$3.71	9.72	158.99	mount tires & oil	158.99
		Explorer	K9	MG2613L										
								<b>Total Fuel</b>	<b>\$3,052.52</b>			<b>228.99</b>	<b>Total Maintenance</b>	<b>228.99</b>

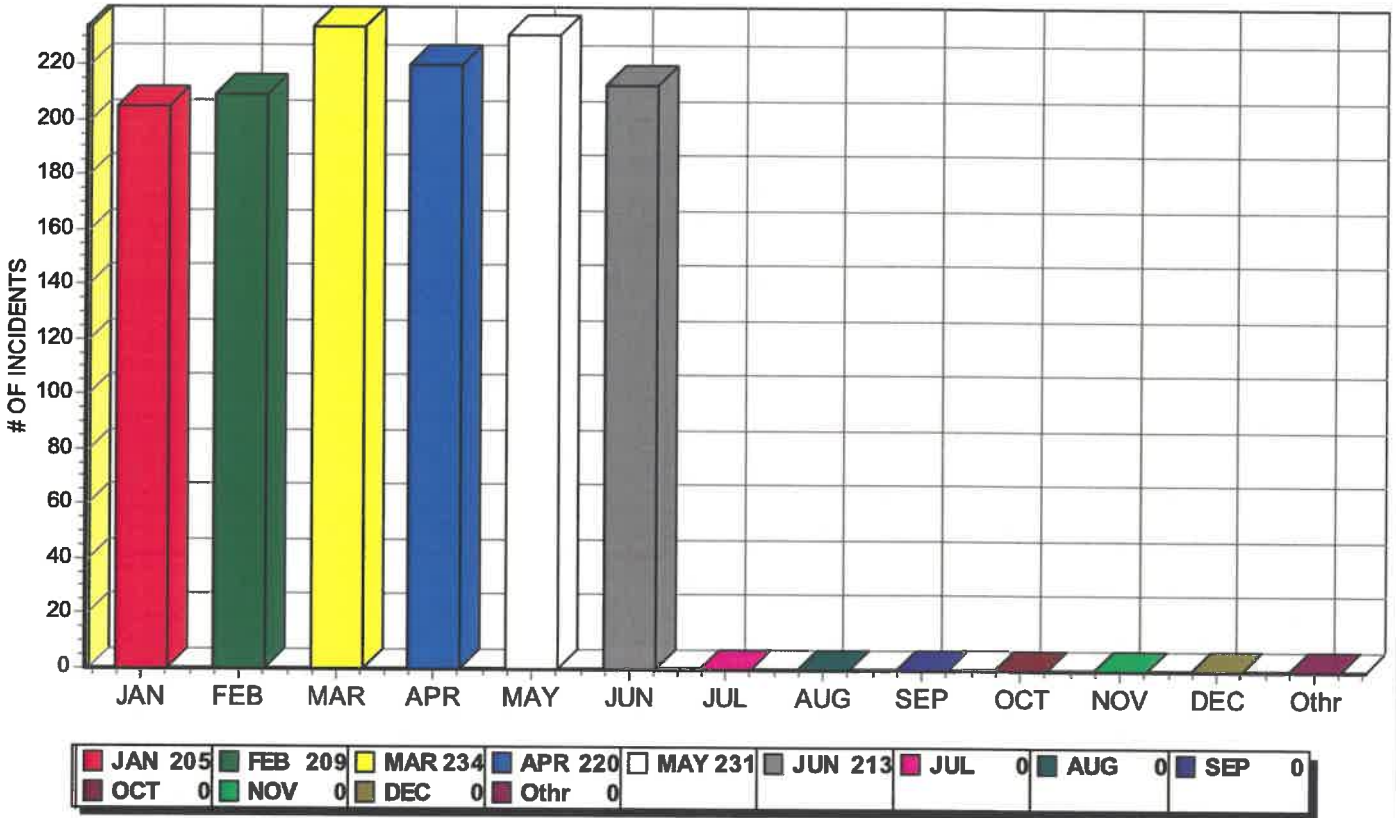
**YTD FUEL COST \$20,863.23**

**\$ 3,012.78 YTD MAINTENANCE COST**

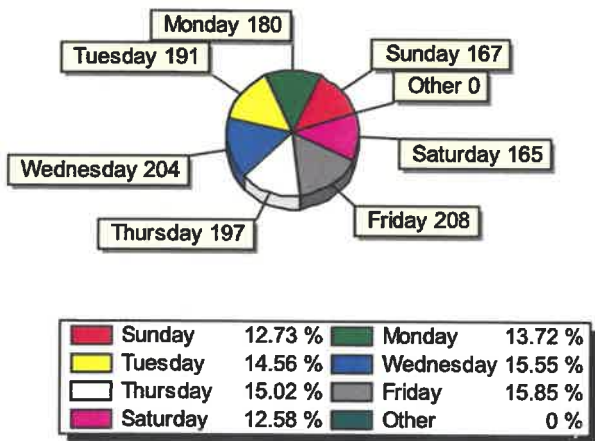
Kenneth M. Truver, Chief of Police

PSF3

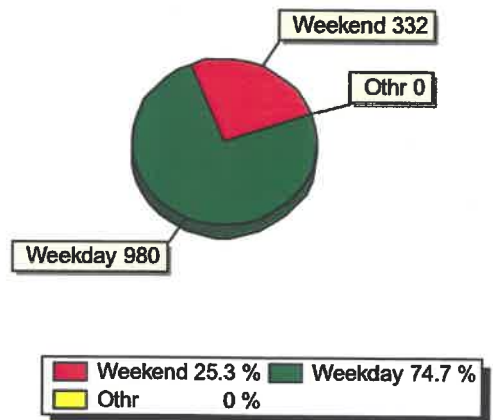
Incident Frequency by Month (Using DATE RECD)



By Day of Week



Weekday vs Weekend



Search Criteria: (DATE\_RECD >= TO\_DATE('1/1/2023','MM/DD/YYYY'))  
 (DATE\_RECD <= TO\_DATE('6/30/2023','MM/DD/YYYY'))

PSF 4



# ANIMAL CONTROL ANALYSIS

JUNE 2023

COMMUNITY	# OF CALLS	%
MT.LEBANON	276	32.36%
UPPER ST. CLAIR	87	10.20%
DORMONT	20	2.34%
SCOTT	84	9.85%
GREEN TREE	19	2.23%
WHITEHALL	59	6.92%
CASTLE SHANNON	29	3.40%
HEIDELBERG	3	0.35%
CARNEGIE	4	0.47%
ROSSLYN FARMS	0	0.00%
BALDWIN TWP	7	0.82%
BETHEL PARK	199	23.33%
BALDWIN BORO	66	7.74%
<b>TOTALS:</b>	<b>853</b>	<b>100.00%</b>

PSFL6

**ANIMAL CONTROL MONTHLY REPORT**

FOR: JUNE 2023

	MT LEBANON		USC		DORMONT		SCOTT		GREEN TREE		WHITEHALL	
	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD
<b>Picked Up Alive</b>												
Dogs	5	19	1	10	3	6	4	11	0	1	0	9
Cats	0	4	2	3	0	1	0	1	0	0	0	3
<b>Returned to Owner</b>												
Dogs	5	17	1	10	2	5	4	11	0	1	0	9
Cats	0	1	0	1	0	1	0	1	0	0	0	0
<b>Housed in Kennel</b>												
Dogs	3	8	1	9	3	5	2	4	0	1	0	4
Cats	0	3	1	2	0	0	0	0	0	0	0	3
<b>Relocated</b>												
Dogs	0	1	0	1	0	0	0	0	0	0	0	0
Cats	0	1	0	0	0	0	0	0	0	0	0	2
<b>Disposals (Strays)</b>												
Dogs	0	0	0	0	0	0	0	0	0	0	0	0
Cats	0	0	1	1	0	0	0	0	0	0	0	0
<b>Inquiries/Complaints</b>												
Dogs	18	101	4	41	6	29	12	46	1	12	7	49
Cats	16	53	5	10	2	14	1	12	1	3	1	12
<b>Quarantines Issued</b>												
Dogs	2	5	0	6	0	1	1	2	0	0	2	5
Cats	0	1	0	0	0	0	0	0	0	0	0	0
<b>Picked Up Dead</b>												
Dogs	0	0	0	0	0	0	0	0	0	0	0	0
Cats	2	9	1	1	0	4	0	3	0	0	0	0
Deer	11	39	8	34	0	1	9	16	2	12	11	44
Other	52	144	8	26	2	10	17	49	1	7	1	7
<b>Wild Animal Complaints</b>												
In House	6	28	1	8	0	4	2	8	0	0	3	7
Outdoors	236	519	77	204	12	37	69	159	17	59	51	156
Box Traps Set	28	48	7	22	3	5	5	9	1	3	5	15
Animals in Trap	27	36	4	7	1	2	2	6	7	9	4	19
Picked Up Alive	6	33	5	17	0	1	4	14	1	1	2	5

JURISDICTION	ENFORCEMENT								2023 TOTAL # COMPLAINTS	
	WARNINGS		FINES		CITATIONS		TOTALS			
	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD
MT. LEBANON	8	24	2	6	3	12	13	42	276	697
UPPER ST. CLAIR	0	14	0	0	1	1	1	15	87	261
DORMONT	2	8	1	1	0	2	3	11	20	83
SCOTT TOWNSHIP	0	10	0	3	0	6	0	19	84	224
GREEN TREE	0	1	0	2	0	0	0	3	19	74
WHITEHALL	4	14	0	3	2	9	6	26	59	218
CASTLE SHANNON	4	12	0	1	0	3	4	16	29	90
HEIDELBERG	1	5	0	0	0	0	1	5	3	12
CARNEGIE	0	2	0	0	0	0	0	2	4	16
ROSSLYN FARMS	0	0	0	0	0	0	0	0	0	3
BALDWIN TWP	1	3	3	3	0	0	4	6	7	16
BETHEL PARK	5	27	1	5	9	14	15	46	199	590
BALDWIN BORO	4	6	3	3	0	0	7	9	66	171
<b>TOTALS</b>	29	126	10	27	15	47	54	200	853	2455

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**ANIMAL CONTROL MONTHLY REPORT**

**FOR: JUNE 2023**

	CASTLE SHANNON		HEIDELBERG		CARNEGIE		ROSSLYN FARMS		BALDWIN TWP		BETHEL PARK		BALDWIN BORO	
	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD
<b>Picked Up Alive</b>														
Dogs	1	8	0	3	1	3	0	0	3	4	5	21	1	9
Cats	0	0	0	0	0	0	0	0	0	0	1	5	0	3
<b>Returned to Owner</b>														
Dogs	2	8	0	3	0	2	0	0	3	4	3	16	1	6
Cats	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Housed in Kennel</b>														
Dogs	0	3	0	2	1	3	0	0	3	3	5	17	1	8
Cats	0	0	0	0	0	0	0	0	0	0	1	5	0	3
<b>Relocated</b>														
Dogs	0	1	0	0	0	0	0	0	0	0	1	7	1	5
Cats	0	0	0	0	0	0	0	0	0	0	1	4	0	3
<b>Disposals (Strays)</b>														
Dogs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cats	0	0	0	0	0	0	0	0	0	0	0	1	0	0
<b>Inquiries/Complaints</b>														
Dogs	8	28	2	8	2	7	0	0	1	3	17	88	8	38
Cats	2	6	0	1	0	1	0	0	0	0	6	30	3	17
<b>Quarantines Issued</b>														
Dogs	0	1	0	0	0	0	0	0	0	0	0	7	0	2
Cats	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Picked Up Dead</b>														
Dogs	0	0	0	1	0	0	0	0	0	0	0	1	0	2
Cats	0	0	0	1	0	0	0	0	0	0	1	6	1	5
Deer	1	3	0	1	0	2	0	0	3	5	13	75	3	13
Other	1	7	0	0	0	1	0	0	0	1	47	134	7	17
<b>Wild Animal Complaints</b>														
In House	0	1	0	0	0	0	0	0	0	2	2	10	2	6
Outdoors	19	55	1	3	2	8	0	3	6	11	174	462	53	110
Box Traps Set	4	6	0	0	0	0	0	0	0	0	10	18	2	5
Animals in Trap	3	8	0	0	2	2	0	0	3	3	27	43	8	13
Picked Up Alive	1	7	0	0	0	0	0	0	0	0	5	31	4	5

JURISDICTION	ENFORCEMENT								2023 TOTAL # COMPLAINTS	
	WARNINGS		FINES		CITATIONS		TOTALS		MONTH	YTD
	MONTH	YTD	MONTH	YTD	MONTH	YTD	MONTH	YTD		
MT. LEBANON	8	24	2	6	3	12	13	42	276	697
UPPER ST. CLAIR	0	14	0	0	1	1	1	15	87	261
DORMONT	2	8	1	1	0	2	3	11	20	83
SCOTT TOWNSHIP	0	10	0	3	0	6	0	19	84	224
GREEN TREE	0	1	0	2	0	0	0	3	19	74
WHITEHALL	4	14	0	3	2	9	6	26	59	218
CASTLE SHANNON	4	12	0	1	0	3	4	16	29	90
HEIDELBERG	1	5	0	0	0	0	1	5	3	12
CARNEGIE	0	2	0	0	0	0	0	2	4	16
ROSSLYN FARMS	0	0	0	0	0	0	0	0	0	3
BALDWIN TWP	1	3	3	3	0	0	4	6	7	16
BETHEL PARK	5	27	1	5	9	14	15	46	199	590
BALDWIN BORO	4	6	3	3	0	0	7	9	66	171
<b>TOTALS</b>	<b>29</b>	<b>126</b>	<b>10</b>	<b>27</b>	<b>15</b>	<b>47</b>	<b>54</b>	<b>200</b>	<b>853</b>	<b>2455</b>

*PSF 8*

# PERMITS

Castle Shannon Borough  
 3310 McRoberts Road  
 Castle Shannon, PA 15234  
 412.885.9200 Ext 105



From: 6/1/2023 To: 6/30/2023

No.	BIU	Date	Applicant	Address	Owner	Permit Type	Description	Const. Cost	Fee	Lot Block
15593	<input type="checkbox"/>	6/1/2023	JOSHUA ARFORD	1610 BLOSSOM HILL RD	MARIA LOUISE SERAFINI	OCC - RES			\$50.00	250-K-168
15594	<input checked="" type="checkbox"/>	6/1/2023	EVAN CARR	1610 MCCULLY RD	EVAN M CARR	BUILDING	ADDITION	\$120,000.00	\$385.42	250-P-8
15595	<input type="checkbox"/>	6/2/2023	KIERA B TURMAN	1309 MCCULLY RD	BARBARA M DUNN	OCC - RES			\$50.00	250-F-144
15596	<input type="checkbox"/>	6/5/2023	JOSEPH DEFAZIO	3518 ELM AVE	NICHOLAS J DEFAZIO	OCC - RES			\$50.00	191-M-222
15597	<input type="checkbox"/>	6/5/2023	REBECCA FIELD	500 HOODRIDGE DR #508	LOBOS MANAGEMENT	OCC - RES			\$50.00	191-J-280
15598	<input type="checkbox"/>	6/6/2023	POUDEL SHAIRJANA	1324 MCCULLY RD	JUSTIN M & CHRISTINE E GRANGER	OCC - RES			\$50.00	250-K-122
15599	<input type="checkbox"/>	6/6/2023	JAMES VAN NEWKIRK	3625 POPLAR AVE	JAMES VANNEWKIRK	ZONING	SWIMMING POOL	\$1,000.00	\$35.00	191-S-18
15600	<input type="checkbox"/>	6/6/2023	STEPHANIE MORGAN	969 VALLEVISTA AVE	STEPHANIE ELIZABETH & JUSTIN J MORGAN	ZONING	FENCE	\$8,400.00	\$35.00	250-E-140
15601	<input type="checkbox"/>	6/6/2023	LAUREN KANDRACK	3751 GRANT ST SALE CANCELLED	MICHAEL & DENISE NOTARANGELO	OCC - RES			\$50.00	250-G-26
15602	<input type="checkbox"/>	6/8/2023	HOWARD ALVAREZ	3545 LIBRARY RD	JOSEPH COLEMAN	OCC - RES			\$50.00	190-N-206
15603	<input type="checkbox"/>	6/8/2023	RACHEL REED	3541 ROSALIA AVE	BRANDON DUNBAR	OCC - RES			\$50.00	249-A-274
15604	<input checked="" type="checkbox"/>	6/8/2023	BLAIR RILEY	210 CASTLE RD	BLAIR L & SHANNON R (W) RILEY	BUILDING	SOLAR PANELS	\$11,340.00	\$314.50	249-A-182
15605	<input type="checkbox"/>	6/12/2023	ANGELA INGALISE	446 HOODRIDGE DR UNIT 204	PANAGIOTIS BITAXIS	OCC - RES			\$50.00	192-S-45-204
15606	<input type="checkbox"/>	6/12/2023	ANGELA INGALISE	446 HOODRIDGE DR UNIT 16	PANAGIOTIS BITAXIS	OCC - RES			\$50.00	192-S-45-16
15607	<input type="checkbox"/>	6/12/2023	DIJANA ROVCANIN	3349 MCROBERTS RD	JOHN H & AUDREY MILLER	OCC - RES			\$50.00	190-P-65
15608	<input type="checkbox"/>	6/13/2023	CENTER INDEPENDENT OIL STORES	3739 LIBRARY RD	THREE CTR. INDEPENDENT OIL	AMUSEMENT	AMUSEMENT		\$1,800.00	250-C-120
15609	<input type="checkbox"/>	6/14/2023	WILLIAM LAGINESS	800 KILLARNEY DR	FRANK L DAUBE	OCC - RES			\$50.00	139-N-24
15610	<input type="checkbox"/>	6/15/2023	ROBERT & PATRICIA FRITSCH	1059 THORNWOOD DR	ROBERT L JR FRITSCH	ZONING	SWIMMING POOL	\$200.00	\$35.00	251-M-40
15611	<input type="checkbox"/>	6/16/2023	MARIA SASINOSKI	916 ROLLING ROCK RD	MARIA L SASINOSKI	ZONING	SHED	\$13,000.00	\$25.00	190-E-15
15612	<input type="checkbox"/>	6/16/2023	DUSTIN HANSON	411 HOODRIDGE DR C6	F E MCGILLICK COMPANY	OCC - RES			\$50.00	192-S-20
15613	<input type="checkbox"/>	6/16/2023	ERIC RENZIEHAUSEN	417 HOODRIDGE DR #28	F E MCGILLICK COMPANY	OCC - RES			\$50.00	192-M-184
15614	<input type="checkbox"/>	6/19/2023	STACY HEFFERIN	1349 CLARA AVE	EDWARD D & STACY L (W) HEFFERIN	ZONING	FENCE	\$490.00	\$35.00	250-K-150
15615	<input type="checkbox"/>	6/20/2023	TRUITT MILLER	1116 CASTLE SHANNON BLVD	RAYMOND LACKNER	OCC - COM			\$100.00	250-B-96
15616	<input type="checkbox"/>	6/20/2023	TRUITT MILLER	1116 CASTLE SHANNON BLVD	RAYMOND LACKNER	ZONING	PORTABLE SIGN		\$50.00	250-B-96
15617	<input type="checkbox"/>	6/21/2023	SAMANTHA BAJKOWSKI	1297 MCCULLY RD APT. 2A	JOHN WELCH	OCC - RES			\$50.00	250-F-164

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<u>No.</u>	<u>BIU</u>	<u>Date</u>	<u>Applicant</u>	<u>Address</u>	<u>Owner</u>	<u>Permit Type</u>	<u>Description</u>	<u>Const. Cost</u>	<u>Fee</u>	<u>Lot Block</u>
15618	<input type="checkbox"/>	6/21/2023	RETRED, LLC	3138 HOME AVE	JAGPINDER SINGH	OCC - RES			\$50.00	190-G-35
15619	<input type="checkbox"/>	6/21/2023	STANLEY PIOTROWSKI	1439 ORR DR	STANLEY J & SUZANNE M PIOTROWSKI	ZONING	SWIMMING POOL	\$2,000.00	\$70.00	250-H-152
15620	<input checked="" type="checkbox"/>	6/23/2023	FRANCIS IKHALEA	3207 MAY ST	FRANCIS IKHALEA	BUILDING	SOLAR PANELS	\$8,100.00	\$314.50	190-G-354
15621	<input checked="" type="checkbox"/>	6/23/2023	DANE MARSHALL	1230 GROVE RD	BOB'S DINER ENTERPRISES INC	BUILDING	ALTERATION	\$40,000.00	\$604.50	190-N-150
15622	<input type="checkbox"/>	6/26/2023	CESAR VELASCO	938 PINE AVE	PETER MICHAEL HERBERT	OCC - COND			\$50.00	191-R-68
15623	<input checked="" type="checkbox"/>	6/26/2023	GREGORY KIELAROWSKI	3705 LYNDELL ST	GREGORY KIELAROWSKI	BUILDING	DRIVEWAY AND WALL	\$30,000.00	\$454.50	250-G-218
15624	<input type="checkbox"/>	6/27/2023	JENNIFER SCHALL	3730 LYNDELL ST	CHRISTINE-LYNNE BROOKLINE LLC	OCC - COND			\$50.00	250-G-138
15625	<input type="checkbox"/>	6/27/2023	KORY & NICOLE BRANNON	3023 MAY STREET EXT	KORY E & NICOLE L (W) BRANNON	ZONING	SWIMMING POOL	\$2,000.00	\$35.00	190-H-300
15626	<input type="checkbox"/>	6/28/2023	ANNETTE NORMILE	500 HOODRIDGE DR A6	LOBOS MANAGEMENT	OCC - RES			\$50.00	191-J-280
15627	<input type="checkbox"/>	6/28/2023	HAITHAM ALRIKABY	925 SLEEPY HOLLOW RD	911 SLEEPY HOLLOW LLC	OCC - RES			\$50.00	191-H-68
15628	<input type="checkbox"/>	6/28/2023	DUSTIN WILLIAMS	3500 WILLOW AVE #302	LOBOS MANAGEMENT	OCC - RES			\$50.00	190-N-290
15629	<input type="checkbox"/>	6/28/2023	CATHERINE M SMITH	3110 HOME AVE	HARRY C & MARY C MEY	OCC - RES			\$50.00	190-C-200
15630	<input type="checkbox"/>	6/28/2023	CARSON FRANCE	850 BALDWIN ST #325	VERN RIDGE LP	OCC - RES			\$50.00	250-A-72
15631	<input type="checkbox"/>	6/28/2023	KAYLA & CASEY KALCHTHALER	850 BALDWIN ST #425	VERN RIDGE LP	OCC - RES			\$50.00	250-A-72
15632	<input type="checkbox"/>	6/28/2023	COURTNEY BROOKS	4156 LIBRARY RD BUILDING 3 SUITE 4	PAUL/KATHY HESS	OCC - COM			\$100.00	250-N-14
15633	<input checked="" type="checkbox"/>	6/29/2023	STOEHR DEVELOPMENT, INC.	3695 LIBRARY RD	STOEHR DEVELOPMENT INC	BUILDING	ALTERATION	\$25,000.00	\$879.50	250-D-125
15634	<input checked="" type="checkbox"/>	6/29/2023	MARK WETMILLER	904 OAKDALE AVE	MARK A WETMILLER	BUILDING	ADDITION	\$43,000.00	\$754.50	139-P-60
15635	<input type="checkbox"/>	6/29/2023	NAVOSHA MEANS	3555 MIDDLEBORO RD	GEORGE L & JOAN SCHONBAK	OCC - RES			\$50.00	250-H-54
15636	<input type="checkbox"/>	6/30/2023	ELENA KIKRIEVA	802 KILLARNEY DR	ELENA V KIKRIEVA	ZONING	ALTERATION		\$56.50	139-N-22
15637	<input type="checkbox"/>	6/30/2023	ANNA ZAK	850 BALDWIN ST #417	VERN RIDGE LP	OCC - RES			\$50.00	250-A-72
15638	<input type="checkbox"/>	6/30/2023	LORRIE OBER	1003 CASTLE SHANNON BLVD	GMP TERRA LLC	OCC - COM			\$100.00	191-P-226
15639	<input type="checkbox"/>	6/30/2023	LORRIE OBER	1003 CASTLE SHANNON BLVD	GMP TERRA LLC	ZONING	PORTABLE SIGN		\$50.00	191-P-226
								<b>\$304,530.00</b>	<b>\$7,533.92</b>	

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Street	No	Name	Violation- 2014	Date	Date to Correct	Corrected Date
259 McCully Road	1402	Wayne Less	did not comply with occupancy violations & parking on Grass	10/1/14	11/1/14	Regular & Certified
Street	No	Name	Violation- 2016	Date	Date to Correct	Corrected Date
284 Library Road	3301	Budget Transmission	remove banner, and clean-up debris in parking lot	12/29/16	1/5/17	
Street	No	Name	Violation- 2017	Date	Date to Correct	Corrected Date
226 Rolling Rock	914	Floyd Arbogast	Camper in the driveway	6/6/18	6/11/18	
Street	No	Name	Violation- 2019	Date	Date to Correct	Corrected Date
105 McRoberts Road	3141	Thomas A Moses	UCC hearing on the lack of progress to take out of Condemn	4/17/19	4/29/19	Regular & Certified
336 Rolling Rock Road	914	Floyd L Arbogast	Unsanitary Conditions: Trailer, outside storage, Junk Vehicle	7/10/19	7/20/19	Regular & Certified
587 Oakdale Ave	910	Frank R Menardi	2nd notice for Rental Unit Registration	12/20/19	12/31/19	
Street	No	Name	Violation- 2020	Date	Date to Correct	Corrected Date
100 McCully Road	1402	Wayne A Less	Junk Vehicles in the back yard	2/20/20	4/5/20	Regular and Certified
106 Library Road	3840	Anthony Fazio	Land use violations	2/26/20	4/30/20	
123 Library Road	3301-3307	James Busch	storage of Junk Cars	3/11/20	5/30/20	Regular and Certified
569 Lindenwood Drive	808	Ronald C & Janet R Sabatasso	no Occupancy Registration	9/29/20	10/4/20	
Street	No	Name	Violation- 2021	Date	Date to Correct	Corrected Date
129 Grove Road	1301 apt 2	Robert Nagy	2nd notice for feeding the animals & \$25.00 ticket fine	2/23/21	2/24/21	Regular & Certified
213 Belleville Street	2909	Zachary Myles Diberadin	2 nd Garbage and cans at the curb, and storage of pallets in	4/9/21	4/14/21	Regular and Certified
314 Glen Shannon Dr	567	Kopila Thapa	Building a Roof over a deck with no permit	5/17/21	5/22/21	
344 Grove Road	1301	Robert Nagy	2nd time submitting citations feeding animals & infestation	5/27/21		waiting for hearings
387 Grove Road	1301	Robert Nagy	another 2 citations for feeding Animals & Birds	6/10/21		waiting for hearings
531 Library Road	3603	Original Gyro	Sanitation issue in the back, blocking clear site exiting the lot	8/5/21	8/10/21	
549 Grove Road	1301	Robert Nagy	2 citations feeding animals, Infestation of rodents	8/13/21		Waiting for hearing date
704 Grove Road	1301	Robert Nagy	3 more citations feeding animals, uninhabitable, infestation	12/17/21		3 more citation
705 Sleepy Hollow Road	900	Daharmishtha Lodaliya	operating a Mini Mart/Convenience store in a R-2 District	12/27/21	1/7/22	Regular & Certified
Street	No	Name	Violation- 2022	Date	Date to Correct	Corrected Date
144 Library Road	3421	Jason Alan Roberts	Roof leaking inside Apt 2, No Sign permit, or unit registration	3/7/22	3/18/22	Regular and Certified
148 Grove Road	1301 apt 2	Robert Nagy	another 2 citations for feeding animals and birds, rodents	3/10/22		
163 Belleville Street	2909	Christopher Schmitt	2011 Carry-on Trailer and ATV in the front of the house	3/28/22	3/30/22	Regular and Certified was received 6/11/22
164 Grove Road	1301	Robert Nagy	2 more citations	3/30/22		
168 Library Road	3757	Pele Castle Shannon LLC Dustin Jor	Landslide between 3755&3757 along Fountain Road	4/1/22	4/11/22	regular and certified
178 Prospect Ave	1220	Retred LLC	Installed gravel and no permit for a parking pad	4/12/22	4/17/22	issued 2 more waiting for a hearing date
197 Sleepy Hollow Road	921	Lobos Management	no Occupancy for new tenants, unit registration, on grass	5/5/22	5/15/22	Regular and Certified
273 Prospect Ave	1220	Retred LLC Ashish Shah	2nd Notice gravel on street, no pad permit & Occ+Unit Reg.	5/24/22	6/3/22	issued 2 more waiting for a hearing date
322 Belleville Street	2909	Christopher Schmitt	2nd notice for trailer, 311 app High Grass	6/9/22	6/14/22	Regular and Certified was received 6/11/22
327 Willow Ave	3762	William D Nedzesky	High Grass and no Unit Registration	6/10/22	6/15/22	just the grass was cut 7/11/2022
340 Cooke Drive	781 Apt1	Stevenson Williams Management Dc	Uninhabitable; contains filth and contamination, mold Lack M&	6/13/22	7/28/22	Regular and Certified
343 Cooke Drive	786 A	Schnabletler LLC	Garbage out , no Unit registration	6/15/22	6/22/22	
349 Myrtle Ave.	3750	Pittsburgh Myanmar Christian Fellow	Needs a Grading Permit for the retaining wall for parking	6/15/22	6/25/22	
397 Killarney Drive	811	Jodi L Doyle	no Occupancy or Unit Registration	7/8/22	7/15/22	
424 Riehl Drive	740	Sarah Rappaport	Installed a fence with no permit	7/25/22	8/4/22	
430 Rosalia Ave	3521	Linda Ann Daube	High Grass and weeds, house needs repairs	7/27/22	10/25/22	
446 Library Road	3301 & 3307	James Busch Jr.	Banner Sign and abandoned Castrol sign, High Grass	7/28/22	8/2/22	

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456 Prospect Ave	1220	Asif Shah	4 Citation parking pad, Rental Unit Reg, Occupancy, Gravel	7/29/22		issued 2 more waiting for a hearing date
470 Library Road	3421	Jason Alan Roberts	2nd notice on violations from 3/7/22, weeds, no occupancy	8/3/22	8/10/22	Regular and Certified
473 Rosalia Ave	3521	Linda Daube	2nd notice for High Grass and Weeds	8/3/22	8/8/22	Regular and Certified
481 Lyndell Street	3707	Catherine & Clair Smith Brothers	Tarp in yard, no electric, chimney, porch foundation, vacant	8/4/22	9/4/22	Regular and Certified
535 Saint Anne Street	938	Marshall Gregory	Dog Feces disposal of rubbish, sanitation and means of egress	8/17/22	8/22/22	waiting for hearing date
546 Library Road	3505	Realty Income Trust 6	\$25.00 Ticket for high grass	8/19/22	8/24/22	Regular and Certified
597 Saint Anne Street	938	Marshall Gregory	2nd Notice for dog Feces disposal of rubbish, sanitation	8/31/22	9/5/22	waiting for hearing date
664 Prospect Ave	1220	Asif Retred LLC	Another 4 Citations submitted	9/15/22		issued 2 more Waiting for the hearing date
665 Saint Anne Street	938	Marshall Gregory	3 citations submitted	9/15/22		Waiting for the hearing date
677 Green Ct.	222	Andrew Sweiter	Re-occurrence of sanitation conditions & Rodents	9/20/22	9/21/22	
708 Park Avenue	918	H&P Partners LLC	Doing work without a permit and conditional occ. ran out	9/27/22	10/12/22	Regular and Certified
774 Middleboro Road	3564	Caley P Mangan	No gutter for proper drainage	10/18/22	10/28/22	
817 Broadway Ave	3215	Milton E & Dorothy Hamel Jr.	Tree causing damage porch roof	10/27/22	11/4/22	
837 Rosalia Ave	3521	Linda Ann Daube	2nd notice for repairs not being completed on the property	11/1/22	11/30/22	Regular and Certified
865 Saint Anne Street	938	Marshall Gregory	4 more citation	11/7/22		waiting for hearings
869 Cooke Drive	797 B	Joann Groman	No Occupancy and no Unit Registration	11/8/22	11/15/22	Regular and Certified
884 Broadway Ave	3215	Milton E & Dorothy Hamel Jr.	2nd notice for Rotted roof and tree causing damage	11/9/22	11/18/22	
902 Murrays Ln	289	Linnea Rae Ondick	2003 toyota with expired plate & Stickers	11/18/22	11/28/22	
909 Pine Avenue	958 Apt 2	Marco A & Martha Honores	Recycling out too early, no Occupancyfor tenants, no Unit	11/21/22	11/26/22	Regular and Certified
915 Sleepy Hollow Road	967	Adam & Samantha Elliott	no Occupancy for the tenants	11/21/22	11/28/22	Unauthorized Busness Regular and Certified
941 Highland Villa Drive	1412	John Jay Thigpen II	Unsafe side Deck with no floorboards and railings	11/28/22	12/8/22	
942 Broadway Ave	3215	Milton E & Dorothy Hamel Jr.	3rd notice Rotted roof, broken gutter and tree causing damage	11/28/22	12/8/22	Regular and Certified
954 Murrays Ln	289	Linnea Rae Ondick	2nd Notice 2003 Toyota and 2007 Ford with expired plates and	11/29/22	12/9/22	Ford gone on 2/7/23
978 Middleboro Road	3564	Caley P Mangan	Junk Ford F-150 expired stickers	12/6/22	12/16/22	
1022 Lyndell Street	3800	Tania Wang	No Unit Registered	12/14/22	12/15/22	
<b>Street</b>	<b>No</b>	<b>Name</b>	<b>Violation- 2023</b>	<b>Date</b>	<b>Date to Correct</b>	<b>Corrected Date</b>
115 Castle Shannon Blvd	1106	Josephine McGonigle	Garbage out before 6:00 Pm, No Occ, & No Unit Registration	1/25/23	1/30/23	
194 Prospect Ave	1220	Ashesh Shan	Gravel and mud into the street a MS4 issue parked on Grass	2/10/23	2/14/23	issued 2 more citations waiting for the hearing
195 Sleepy Hollow Road	967	Samantha and Adam Elliott	Unauthorized Home Base Busniess	2/10/23	2/20/23	Regular and Certified
203 Saint Anne Street	917-919	Barry T Langan	Trash left at the curb, no rental Unit and No Occupancy	2/14/23	2/19/23	
219 Newport Drive	930	Frederick C & Carol H Boden	2006 Mitsubishi with an expired plate and inoperable	2/21/23	3/3/23	7/10/23
230 Willow Avenue	3827	Debbie Schweiger	No Occupancy for Polished Nails Studio & Spa	2/23/23	2/28/23	Regular & Certified
234 Hamilton Road	1349	Joshua Bush	Dead trees out front that pose a threat to the road & Public	2/23/23	3/9/23	
242 Library Road	3611	Original Gyro	Unsafe equipment	3/3/23	4/3/23	
265 Steiger Street	4102	Matthew Stonebraker	Did not complete violations for Occupancy and rental	3/9/23	3/16/23	
317 Willow Avenue	3926	Barry T Langan	Garbage out before 6:00 Pm & no Occupancy & unit Registra	3/30/23	4/6/23	
323 Willow Avenue	3855	John French	Feeding birds causing rodent problems and close to the creek	3/31/23	4/2/23	submit citation on 5/17/23
327 Saint Anne Street	911	Richard P Fest	2nd Notice Grading/excavating in vacant lot with no permit	4/4/23	4/11/23	Regular and Certified
341 Castle Shannon Blvd	1116	Raymond Lackner	Parapet, lintels, Windows Collapsing on the Southwestern side	4/14/23	Immediate	Regular & Certified 30 days just to get permits
347 Sleepy Hollow Road	964	9624 Sleepy Hollow LLC	records show as vacant, no unit registration	4/17/23	4/18/23	
371 Willow Avenue	3855	John French	2nd Notice for feeding the birds causing rodent problems	4/19/23	4/21/23	submit citation on 5/17/23
372 Pine Avenue	905	Skylar Stewart PGH Property Group	No Occupancy, no unit registration parking on the grass	4/19/23	5/3/23	
373 Library Road	3547	Skylar Stewart PGH Property Group	No Occupancy, no unit registration	4/19/23	5/3/23	Regular and Certified

391	Connor Rd	1061	Matthew Templeton	Trailers parked in front of house	4/25/23	5/5/23	
396	Prospect Ave	1220	Ashesh Shah	2 citation for gravel in the street and and no parking pad	4/26/23		wait for a Hearing Date
401	Oak Drive	1431	Gary S & Barbara A Hudzik	Wooden Fence Leaning and ready to fall into the neighbors	5/1/23	6/1/23	7/12/23
402	Grove Road	1264	Steven A Rohall	Bamboo growing on the backyard hillside	5/1/23	6/6/23	7/13/23
410	Connor Road	1013	John McGhee	2nd notice trailer in front of house, and building and scrape	5/2/23	5/12/23	
476	Library Road	3563	OAP Ventures LLC James Brocato	Condemned for faulty construction & Unsafe Structure	5/9/23	11/9/23	Regular and Certified
479	Home Ave	3105	Matthew Simmons Aux Funding LLC	No Occ, No Unit Reg, High Grass	5/10/23	5/20/23	
488	Home Ave	3138	Jagpinder Singh	High Grass and no Unit Registration	5/10/23	5/15/23	
533	Poplar Avenue	3734	Steve R & melia A Dean	High Grass	5/12/23	5/17/23	7/10/23
539	Broadway Ave	3254	Rashid H Boumasoud	3 citations submitted, High Grass, Storage, Junk Vehicles	5/15/23		waiting for hearing date
547	Baldwin Street	921	CKZ Properties LLC	No Occupancy for tenant, no unit registration, high grass	5/16/23	5/26/23	
554	Library Road	3301	James & Michele Busch Jr	3rd Notice for signage, no unit registration, and High Grass	5/16/23	5/31/23	
557	Willow Avenue	3855	John French	Citation for Feeding the birds	5/17/23		Waiting for hearing
563	Prospect Ave	1244	Timothy P & Nancy M Geyer	2nd Notice for High Grass also tarps, broken, fence, debris	5/17/23	5/22/23	grass 6/12/23
564	McCully Road	1404	Michael A Kalanish	No Occupancy, Violation since 11/9/20, and High Grass	5/17/23	5/27/23	
567	Londonderry Drive	809	RP2ALL LLC Maurice Makay	2nd Notice for High Grass, and No Unit Reg. include 3017 Be	5/18/23	5/28/23	just the grass on 5/24/23
629	Library Road	4156	Paul & Kathy Hess	No Occ for new tenant, no unit reg, banner and no sign permit	5/26/23	6/2/23	Regular and Certified
630	Castle Shannon Blvd	1116	Truitt Miller Miller Mulligans	No Occ and no portable sign permit	5/26/23	6/5/23	6/20/23
631	Redwood Drive	985	Donald & Amy Krtanjek	No reinspection and piling brush under pine trees in backyard	5/30/23	6/14/23	
633	Grove Road	1461	Milan Zaharcev	High Grass in the back yard causing rodent issues	5/31/23	6/5/23	7/12/23
638	Castle Road	153	Mary E Munnell	Wall is crumbling and falling down causing a safety hazard	6/6/23	7/6/23	extention till August 6th
649	Poplar Avenue	3734	Steve R & Amelia A Dean	2nd Notice for high Grass and weeds, and no house numbers	6/7/23	6/12/23	7/10/23
656	Oak Drive	1431	Gary S & Barbara A Hudzik	2nd notice Fence falling into neighbors yard & Siding falling	6/7/23	6/17/23	7/12/23
662	Poplar Avenue	3538	Stephen Nickles & Kristy Heslet	High Grass in the back yard	6/12/23	6/17/23	
663	Broadway Ave	3254	Rashid H Boumasoud	3 Citation Storage, High Grass, Inoperative vehicles	6/8/23		Waiting for the hearing date
665	Home Ave	3006	Christine E Tatka	High Grass in the backyard	6/13/23	6/18/23	
666	Broadway Avenue	3254	Rashid H Boumasoud	3 more citations Grass, Storage, Junk cars & Trailer	6/13/23		Waiting for the hearing date
671	Broadway Ave	3254	Rashid H Boumasoud	3 more citations Grass, Storage, Junk cars & Trailer	6/14/23		Waiting for the hearing date
672	Willow Ave	3855	John French	Citation for feeding the wildlife	6/14/23		Waiting for the hearing date
673	Library Road	3547	Skylar Stewart PGH Property Group	Citation for no occupancy	6/14/23		Waiting for the hearing date
674	Pine Avenue	905	Skylar Stewart PGH Property Group	Citation for no occupancy	6/14/23		Waiting for the hearing date
675	Broadway Ave	3141	Craig D & Karen Lachappell	Front porch crumbling and in need of repairs	6/14/23	8/14/23	
688	Thornwood Drive	1058	Michael Barron	2nd Notice Silver Nissan parking on the grass	6/14/23	6/15/23	Regular and Certified
690	Pine Avenue	974	Thomas Owen & Mary Margaret Em	High Grass around the parking area	6/15/23	6/20/23	
691	Poplar Avenue	3725	Coccaro & Associates Bob Coccaro	No Occupancy and Ford Van with expired stickers	6/15/23	6/25/23	exten till 7/8/23
692	Poplar Avenue	3730	Stepen Poremski	GreenVan in the parking lot with expired stickers	6/15/23	6/25/23	
721	Broadway Ave	3254	Rashid H Boumasoud	3 more citations Grass, Storage, Junk car	6/19/23		Waiting for the hearing date
722	Broadway Ave	3254	Rashid H Boumasoud	3 more citations Grass, Storage, Junk car	6/20/23		Waiting for the hearing date
723	Newport Drive	930	Frederick C & Carol H Boden	2nd Notice for silver Mitsubishi with expired plate	6/20/23	6/30/23	7/10/23
725	Poplar Avenue	3538	Stephen Nickles	2nd notice for high grass in the backyard	6/20/23	6/25/23	
726	Poplar Avenue	3734	Steve R & Amelia A Dean	Third notice High Weeds around property driveway	6/20/23	6/25/23	7/10/23
727	Prospect Ave	1210	Albert Byers	Weeds along the street are High	6/20/23	6/25/23	
732	Highland Villa Drive	1412	John Jay Thigpen II	2nd Notice for side porch and steps	6/20/23	7/20/23	

733	Middleboro Road	3564	Caley P Mangan	3rd Notice missing gutter, uninspected ford pickup	6/20/23	7/1/23	
735	Library Road	3470	James Brocato	Condemn the structure, with a 240 day as is	6/20/23	2/15/24	
737	Connor Road	1013	John McGhee	Garbage out before 6:00 Pm, tractor & 3rd for trailer in driveway	6/21/23	7/1/23	Trash only 6/26/23
741	Baldwin Street	921	Andy Bekich	High Grass and weeds in the backyard, along with brush pile	6/21/23	6/26/23	grass only 6/26/23
742	Baldwin Street	919	Charles F Eberenz	High Grass & Weeds, with a brush pile in backyard	6/21/23	6/26/23	
743	Pine Avenue	974	Thomas Owen & Mary Margaret Em	2nd Notice for high grass around the vehicle	6/21/23	6/26/23	
752	Killarney Drive	844	Patricia M Semple	High Grass	6/21/23	6/26/23	7/10/23
753	Grove Road	1373	Kira Shelton & James Olsen	Grass in the backyard is high	6/21/23	6/26/23	7/12/23
754	Broadway Ave	3254	Rashid H Boumasoud	3 more citations Grass, Storage, Junk car	6/22/23		Waiting for the hearing date
755	Broadway Ave	3254	Rashid H Boumasoud	3 more citations Grass, Storage, Junk car	6/23/23		Waiting for the hearing date
761	Middle Road	889	David Goudy	Silver Mercury parking on the grass	6/27/23	7/2/23	7/10/23
762	Clara Ave	1333	Anthony Pellarin	Honda in driveway expired inspection, Outdoor Storage	6/27/23	7/2/23	
763	Maple Hill Avenue	3916	Patricia A Bosko	Wall on the side is deteriorating and falling in neighbors prop	6/27/23	7/2/23	
766	Poplar Avenue	3538	Stephen Nickles	3rd notice High Grass and now mishandling of garbage	6/27/23	7/2/23	7/12/23
767	Elm Avenue	3628	Regis & Helene McQuaide	Pallets laying against the house on side & back, high grass	6/27/23	7/2/23	only the grass 6/30/23
779	Saint Anne Street	915	Robert E & Valerie Mally	Weeds are high around the motorcycles	6/28/23	7/3/23	
783	Oak Drive	1431	Gary S & Barbara A Hudzik	3rd notice for the wooden fence falling into neighbor's	6/29/23	7/9/23	7/12/23
785	Edgewood Avenue	918	Brent Useton	Fence along the road is old and falling down, Hazard to Public	6/29/23	7/29/23	
788	Sleepy Hollow Road	821 Apt N	Justin Welsh	2002 Mustang with flat tire and expired plate	6/29/23	7/9/23	7/12/23
790	Middle Road	889	David Goudy	2nd notice for a Silver Mercury Parked on the front lawn	7/3/23	7/4/23	7/10/23
791	Newport Drive	930	Frederick C & Carol H Boden	High Grass, Silver Mitsubishi stickers expired since 4-19	7/3/23	7/13/23	car only 7/10/23
792	Library Road	3107	WETGO Portfoliio III LLC	High Grass, Festoons/penants, & no permit for portable sign	7/3/23	7/8/23	grass only 7/10/23
793	Highland Villa	1444	Dana Ellison Shaffer	High Grass and weeds in the front and backyard	7/5/23	7/10/23	7/10-23
795	Killarney Drive	844	Patricia M Semple	2nd notice High Weeds throughout the property	7/5/23	7/10/23	7/10/23
796	Killarney Drive	839	Stephanie Stotka	High Grass and weeds in the front and backyard	7/5/23	7/10/23	7/10/23
797	Mathilda Street	4149	Erica A Olson	High Grass and weeds in the front and backyard	7/5/23	7/10/23	7/10/23
802	Hastie Road	1043	Khang Nguyen	High Grass & weeds in the front and side. Shutter hanging	7/10/23	7/15/23	
803	Thornwood Drive	1006	Alexei Vankirk	High Weeds in the front And Driveway. Hedges out of cont	7/10/23	7/15/23	
804	Willow Ave	3918	Jason & Kayla Bailey	High Grass and weeds around the property	7/10/23	7/15/23	
805	Saint Anne Street	915	Robert E & Valerie Malley	2nd Notice for high grass in front & around the motorcycles	7/10/23	7/15/23	
806	Frank Street	3800	Jennifer Daube	High Grass and weeds in the front and backyard	7/10/23	7/15/23	
807	Killarney Drive	847	Daniel Mark Kohr	High Grass and weeds all around the property	7/11/23	7/16/23	
808	Kerry Hill Drive	826	Emily M Olah	High Grass and weeds throughout the property	7/11/23	7/16/23	warning
809	Mount Lebanon Blvd	325	Supercuts	Banner Hangign on the front of the building	7/11/23	7/18/23	
810	Oakland Ave	930	Edward L III Ewing	Railing required on front steps, outdoor storage of building ma	7/11/23	7/21/23	
811	Oakdale Ave	946	Ron Opatchen	High Grass and weeds throughout the property	7/11/23	7/16/23	
812	Middle Road	889	David Goudy	2nd notice Inspection is expired on the Silver Mercury Mounta	7/11/23	7/21/23	Regular and Certified
813	Pine Avenue	974	Thomas Owen & Mary Margaret Em	3rd notice High Grass and around the vehicle	7/11/23	7/16/23	
814	Francis Road	1036	Shawn Guy	Dumpster bag and materials in driveway over thirty days	7/11/23	7/16/23	
815	Willow Avenue	3829 Rear202	Christine Kuntch	2nd notice Red Cherokee jeep expired on High Grass	7/11/23	7/21/23	Regular & Certified
816	Belleville Street	3017	Ryan Miller	High Grass and weeds on side hill and backyard	7/11/23	7/16/23	
817	Home Ave	3105	Charles Tipton	High Grass and weeds	7/11/23	7/16/23	
818	Home Ave	3013	Maceo L & Debra L Fulmore	Rotted backyard wall that's unstable and a hazard	7/11/23	8/11/23	

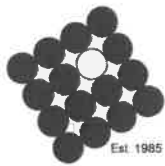
PJC 6

819	Sleepy Hollow Road	971	Ryan Henderson	High Grass and Weeds around the property	7/12/23	7/17/23	
820	Arch Ave	921	Caleb K Paparella	Empty garbage can left at curb for a week	7/12/23	7/13/23	7/14/23
821	Poplar Avenue	3730	Stephen Poremski	Weeds blocking the entrance and around the property	7/12/23	7/17/23	7/14/23
822	Mount Lebanon Blvd	437	Luxury Property Group Aspen	High grass & Weeds along Castle Shannon Blvd	7/12/23	7/17/23	
823	Willow Avenue	3768	Gracious living Dev. LLC	Chair placed out for garbage way too early	7/12/23	7/13/23	
824	Prospect Ave	1244	Timothy P & Nancy M Geyer	High Grass and weeds and across the street, still a tarp	7/12/23	7/17/23	
825	Castle Road	271	Olivia Rae Pishioneri	White Nissan Parked on the front lawn/grass	7/12/23	7/13/23	
826	Belleville Street	2909	Christopher Scmitt	Trailer and ATV in front of the house, next will be a citation	7/12/23	7/17/23	Regular and Certified
827	Killarney Drive	837	Mark F Lepore	Garbage out before 6:00 Pm	7/13/23	7/14/23	7/14/23
828	Wabash Ave	3180	Jonathan F & Tammie M Mussitech	Garbage out before 6:00 Pm	7/13/23	7/14/23	7/14/23
829	Wabash Ave	3186	Edward J & Elaine Conroy	Garbage out before 6:00 Pm	7/13/23	7/14/23	7/14/23
830	Hiwood Drive	3369	Justin Singer	Garbage out before 6:00 Pm	7/13/23	7/14/23	removed 7/14/23 warning
831	Poplar Avenue	3640	Patrick T McCoy	Garbage out before 6:00 Pm	7/13/23	7/14/23	removed 7/14/23 warning
832	Cooke Drive	799 B	Dahlia Minott	Garbage out before 6:00 Pm	7/13/23	7/14/23	removed 7/14/23 warning
833	Cooke Drive	795 B	Amanda Behr	Garbage out before 6:00 Pm	7/13/23	7/14/23	7/14/23
834	Bockstoce Ave	846	Marisol Alpizar Flores	Garbage out before 6:00 Pm	7/13/23	7/14/23	removed 7/14/23 warning
835	Bockstoce Ave	849	William Wilson	Garbage out before 6:00 Pm	7/13/23	7/14/23	removed 7/14/23 warning
836	Bockstoce Ave	921	Peggy R Bilski	Garbage out before 6:00 Pm	7/13/23	7/14/23	removed 7/14/23 warning
837	Bockstoce Ave	931	Judith L Greathouse	Garbage out before 6:00 Pm	7/13/23	7/14/23	removed 7/14/23 warning
838	Greenridge Road	4231	Thomas E & Nancy A Wetzel	Garbage out before 6:00 Pm	7/13/23	7/14/23	removed 7/14/23 warning
839	Edgewood Avenue	951	Frank L Daube	Garbage out before 6:00 Pm	7/13/23	7/14/23	7/14/23
840	Hampton Avenue	3173	Shawn Supowitz	2017 Ford SUV parked on the grass	7/13/23	7/14/23	7/14/23
841	McRoberts Road	3441	Elaine Turner	Kia sorrento parking on the grass	7/13/23	7/14/23	7/14/23
842	Sleepy Hollow Road	815	Adnan Jakupi	2008 Honda parking on the grass	7/13/23	7/14/23	
843	Sleepy Hollow Road	862	Kristopher Penner	2020 Volvo parked on the grass behind Cochran	7/13/23	7/14/23	7/14/23
844	Columbia Drive	3386	Dorian P Vesely	Cars parking on the grass behind 862 Sleepy Hollow Cochran	7/13/23	7/14/23	7/14/23
845	Hamilton Road	1400	John Mansour	2011 Toyota parking on the grass	7/13/23	7/14/23	7/14/23
846	May Street	3109	Cheyenne Swearingen	High Grass and weeds in the backyard	7/14/23	7/20/23	
847	St. Anne Street	940	Natalie Friedrich	Garbage cans left at curb after pick-up	7/17/23	7/18/23	
848	Elm Avenue	3630	Regis & Helene McQuaide	2nd notice for building materials stored outside	7/17/23	7/23/23	
849	Hastie Road	1006	Samijoe Jeniquea Latham	Silver Honda parked on the grass	7/17/23	7/18/23	
850	Frank Street	3800	Jennifer Daube	2nd notice for high grass and weeds.	7/18/23	7/23/23	
851	Home Ave	3130	Daniel Alejandro Figuero Romero	High grass and weeds are high all around the property	7/18/23	7/23/23	
852	Elm Avenue	3616	Victoria Ruth	Vehicles parked in the grass/mud.	7/18/23	7/19/23	
853	Baldwin Street	923	Rachel Seiler Sandberg	High Grass and weeds in the front and backyard	7/18/23	7/23/23	
854	Saint Anne Street	915	Robert, Jr. & Valerie Malley	3rd notice for weeds around motorcycles.	7/18/23	7/23/23	
855	Middleboro Road	3572	Karen Sloss	Garbage cans left at curb after pick-up, front hedges need cu	7/18/23	7/19/23	warning
856	Willow Avenue	4124	John & Barbara Fabus	Washer (garbage) placed out too early.	7/18/23	7/19/23	
857	Hastie Road	1006	Widad Salim Lako	Silver 2017 Honda parked on grass (let Samijo Latham know)	7/18/23	7/19/23	
858	Rebecca Street	3711	Three B Dev/Aaron Buechel	High grass and weeds (sent to 901 Killarney owner)	7/18/23	7/23/23	
859	Saint Anne Street	938	Marshall Gregory	High grass and weeds.	7/18/23	7/23/23	
860	Canal Street	3998 #2	Lisa Yarber	Inoperable Ford F-150 on jack stand and parked in front of #2	7/18/23	7/28/23	
861	Middleboro Road	3564	Caley Mangan	Last notification for lack of gutters/downspouts. Weeds	7/19/23	9/19/23	Regular & Certified



862	Connor Road	1023	Desiree Saunders	Recycle container left out at the curb for more than a week.	7/19/23	7/20/23	
863	McCully Road	1405	Michael Kalanish	2nd notice for the weeds, brush pile, pallets, broken fence	7/19/23	7/29/23	
864	McCully Road	1405	Michael Kalanish(sent to 4209 Willow)	2nd notice for the weeds, brush pile, pallets, broken fence	7/19/23	7/29/23	
865	Greenridge Road	4225	Jill & Brian Vogel	High grass, weeds and shrubs, #'s not visible, hedges high	7/19/23	7/29/23	
866	Baldwin Street	859	Laura Scheibel	Hedges out of control and encroaching walkway	7/19/23	7/29/23	
867	Baldwin Street	901	Jenny Moore	Hedges out of control and encroaching walkway	7/19/23	7/29/23	
868	Baldwin Street	914	Carl Marbello	Garbage out before designated time. Multiple times	7/19/23	7/20/23	
869	Hastie Road	1046	Daniel & Michele Haney	Chair placed out for garbage way too early	7/19/23	7/20/23	
870	Mt. Lebanon Blvd	400	Lebanon Shops Properties	Area has high weeds and fence around dumpster is damaged	7/19/23	8/19/23	warning
871	Baldwin Street	922	Howard & Cheryl Lynn Gothe	Garbage out before designated time.	7/19/23	7/21/23	
872	Baldwin Street	921	Andy Bekich	Garbage out before designated time. Not the first time for this	7/19/23	7/21/23	warning
873	Lindenwood Drive	924	Regis & Elizabeth Ahearn	Garbage out before designated time.	7/19/23	7/21/23	
874	Lindenwood Drive	823	Meredith Ann Hoppe	Garbage out before designated time.	7/19/23	7/21/23	
875	Lindenwood Drive	915	Mark & Amy Geller	High grass and weeds. Hedges/bushes are a little out of cont	7/19/23	7/21/23	
876	Sleepy Hollow Road	919	Dawn Karger	Garbage out before designated time.	7/19/23	7/21/23	
877	Maple Hill Avenue	912	Marissa McGill	Garbage out before designated time.	7/19/23	7/21/23	
878	Ulrich Avenue	911	Josh Mey	Garbage out before designated time.	7/19/23	7/21/23	warning
879	Glen Shannon Dr	536	Donald & Cheryl Seese	Garbage out before designated time.	7/19/23	7/21/23	warning
880	Thornwood Drive	1016	Lynne McAllister	Garbage out before designated time.	7/19/23	7/21/23	warning
881	Thornwood Drive	1023	Christine Tate	Garbage out before designated time.	7/19/23	7/21/23	warning
882	Hastie Road	1038	Matthew Miller	Garbage out before designated time. Isn't the first time. Next	7/19/23	7/21/23	warning
883	Willow	3919 #2	Aidon Quatana	Garbage out before designated time.	7/19/23	7/21/23	
884	Willow	3920 #1	Carly Beck	Garbage out before designated time.	7/19/23	7/21/23	warning
885	Willow	3921 #3	Nicholas Morris	Garbage out before designated time.	7/19/23	7/21/23	warning

P+C 8



# LSSE

Civil Engineers and Surveyors

HEADQUARTERS IN CORAOPOLIS, PENNSYLVANIA

**MANAGING PRINCIPALS**

Kevin A. Brett, P.E.  
Ned Mitrovich, P.E.  
Jason E. Stanton, P.E.

July 18, 2023

S. O. No. 0253-109

**VIA EMAIL ONLY**  
**(lmiller@csboro.org)**

Ms. Loretta Miller, Assistant Borough Manager  
Borough of Castle Shannon  
3310 McRoberts Road  
Castle Shannon, Pennsylvania 15234

**Subject: Request for COSTARS Proposal**  
**Contract No. 23-WF1**  
**Wayfinding Signs, Phase 2**  
**Castle Shannon Library**

Dear Ms. Miller:

LSSE has completed a review of the proposal (attached) dated July 14, 2023 received from Visual Information Systems, Inc. for the supply and installation of the electronic message / identification sign for the Castle Shannon Library. The work proposed is eligible through procurement via COSTARS Vendor Contract No. 032-E22-049.

Two options were provided in the quote and are generally summarized below:

Option 1 - \$33,775.00

- Double-Faced identification sign with only "LIBRARY" internally illuminated.
- Custom perforated metal and reveals.

Option 2 - \$32,843.00

- Double-Faced identification sign with internal illumination for the entire sign. Refer to the attached renderings for "day" and "night" depictions showing difference between illumination for just the "LIBRARY" vs. entire sign.
- High impact polycarbonate faces and digitally printed graphics in lieu of custom perforated metal.

**OFFICES IN:** Allegheny, Beaver, Erie and Westmoreland Counties Pennsylvania; Franklin County, Ohio

846 Fourth Avenue Coraopolis, PA 15108 (412) 264-4400 Fax: (412) 264-1200	150 Pleasant Drive, Suite 204 Aliquippa, PA 15001 (412) 264-4400 Fax: (412) 264-1200	10560 Walnut Street Albion, PA 16401 (814) 756-4384 Fax: (814) 756-5638	4534 Route 136, Suite 9 Greensburg, PA 15601 (724) 837-1057 Fax: (412) 264-1200	5980 Wilcox Place, Suite J Dublin, OH 43016 (614) 395-1661
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*MGR 1*

Ms. Loretta Miller, Assistant Borough Manager  
Borough of Castle Shannon  
July 18, 2023  
Page 2

LSSE suggests award of the COSTARS proposal to Visual Information Systems, Inc. Award to either option is dependent to the Borough's budget and preferences and subject to Visual Information Systems, Inc obtaining required insurance certificates, and review and approval of same by the Borough Solicitor prior to execution of the Agreement by the Borough.

Should you have any questions, please contact Joshua R. Callender, E.I.T. directly (Ext. 284).

Sincerely,



Jason E. Stanton, P.E.

JES/nlk

Attachments

cc/att: John Trant, Interim Manager ([manager@csboro.org](mailto:manager@csboro.org))  
Mark Heckmann, Council President ([mheckmann@csboro.org](mailto:mheckmann@csboro.org))  
Dennis Biondo, Solicitor ([drbiondo@aol.com](mailto:drbiondo@aol.com))

MGR 2

**VIS SIGNS**

Suite 100  
517 Milbeth Drive  
Pittsburgh, PA 15228

**VISUAL INFORMATION SYSTEMS, INC.**

Phone: 412.306.7446 (SIGN)  
Fax: 412.306.7453  
bobbi@vissigns.com  
[www.vissigns.com](http://www.vissigns.com)

**Date:** July 14, 2023  
**To:** Josh Callender  
**Phone:** 412.264.4400 x284  
**Subject:** Sign Quote – Castle Shannon Library

**Total Pages, including cover:** 4  
**Email:** jcallender@lsse.com  
**COSTARS Bid #032-E22-049**

Thank you for the opportunity of quoting to you on the sign work for the two locations. This will confirm our quotation on this work as follows:

**LED Display Specifications:**

- Pitch: 9mm
- Matrix: 64 x 224
- LEDs per pixel point: 1R, 1G, 1B (SMD Design)
- Minimum Brightness: 8000+ NITs
- Cabinet Size: 2' 5"H x 7' 6"W x 3 15/16"D
- RGB - 281 trillion colors
- Viewing Angle: 160° horizontal / 70° vertical
- Estimated LED Lifetime: 100,000 hours
- Brightness/Contrast Enhancement: Individual louvers for each individual LED
- Display Dimming Levels – Automatic, 100 levels
- Front Serviceable
- Low maintenance and electrical consumption
- Frame Rate: 60 fps
- Full matrix display, capable of showing text, picture, animations, video along with time and temperature
- LED display shows up to 8 lines of 2.728" characters with approximately 37 characters per line.
- Communications to be cell modem

**Software Specifications:**

- We will supply onsite training for the Windows based software at the time of installation
- Free unlimited phone and webinar support provided after the installation
- Graphics and video clip library included at no charge
- Software/Firmware updates included at no charge during the 5-year warranty
- Windows based software may be loaded on a shared drive for multiple user access or on a designated PC hard drive. If the LED display is to reside on the network, you will need to designate a static IP address for the LED display. We will assign this to the display on the day of testing and software training.
- Highlights of the software include:
  - Easy to use interface
  - Provides 'real time editing'
  - Unique effects and video movie maker
  - Import the following file formats: BMP, JPEG, GIF, TIF, PNG, AVI, WMV, MPEG
  - Supports all true type fonts
  - Comprehensive speed controls
  - Display time, temperature, and date
  - Comprehensive scheduling by time day, week, month or year

Mgs 3

### **Signage Specifications:**

The top portion to be a double-faced identification sign as per your drawings. The sign portion reading LIBRARY will be internally illuminated using LED lighting. The letters will be fabricated from 1/4" cutout aluminum as specified. All other specifications on your drawing have been matched including the custom aluminum topper, color choices, overall height, and look.

Two items have been modified to comply with our typical specifications with similar projects:

- Custom perforated metal matching the green will be used instead of flat panels on either side for a finished appearance. This allows for better overall ventilation for the LED display.
- There will be no concrete base for the stone veneer to be installed. Instead, we will fabricate an aluminum pole cover for the two pieces of 4" x 4" square steel tubing that will be installed for the steel structure. The faux stone will be installed on the pole cover.

### **Installation Details:**

Detailed revised drawings will be supplied to you for approval prior to fabrication. Faux stone samples will be provided to you for final selection prior to fabrication.

The LED display and signage will be manufactured and installed according to the National Electrical Code. LED display will bear a UL or ETL label.

The signage and LED displays will be installed on a new steel structure provided and installed by us. We will excavate and supply the reinforced concrete foundation and install a new structure for this location. Our quotation assumes normal soil conditions.

We will take care of the clearance from the Pennsylvania One Call System. Customer would be responsible for locating any on site utility lines. We will be as careful as possible; however, we cannot assume any responsibility for any on site utility lines. A site survey will need to be done and the location of the sign marked together prior to the PA One Call.

We will furnish the Cell Modem system for communication for the LED displays. This includes 5 years of cell service that includes a data plan, standard public static IP address, SIM card and monthly fee from cell phone provider. Our quote includes the cell modem, five-year prepaid service, setup, and testing/support.

We will furnish and install the Windows based software on your computer terminal. We will furnish on-site training and support for the software at the time of installation.

Adequate electrical service to the sign area will be supplied by others. Your electrician should also furnish and install one 8' grounding rod buried at least 8' in the ground to be connected to the LED display as required by the National Electrical Code. The ground wire which will go from the grounding rod to the back of the LED display should be 6-gauge solid copper wire (not stranded). VIS will make the final connection to the back of the LED display.

The LED displays will draw a maximum of 8 amps per side @ 110-120 volts. The average energy consumption is considerably less. The LED displays should be on dedicated circuits but since the ID portion has insignificant amps per side, it can be on one of the 2 circuits also. A total of two circuits 20 amps each at 110-120 volts will be required.

Although we have an excellent safety record, we do maintain liability insurance for \$2,000,000 and would be happy to have a copy of our insurance certificate sent to you upon request.

*Mgt 4*

**Permits:**

We will file any standard permits required from the local municipality. Customer would be responsible for any permit fees at cost.

Services beyond the scope of this quotation can be provided for an additional cost to be discussed prior to initiating.

**Pricing: COSTARS Bid #032-E22-049**This is NOT prevailing wage.**Option A:**

1. LED Display pricing as per CoStar's contract: **\$15,243.00**
2. Additional double-faced identification sign with only LIBRARY internally illuminated, custom topper, pole cover with faux stone, custom perforated metal and reveals, cell modem package and installation on a new steel structure: **\$13,807.00**
3. New steel and concrete structure including installation: **\$4,725.00**

**Total: \$33,775.00**

**Option B:** Same as above, except the double-faced identification sign will be fabricated with high impact polycarbonate faces and digitally printed graphics. Internal LED illumination for the entire sign.

**Total: \$15,243.00 + \$12,875.00 + \$4,725.00 = \$32,843.00**

Prices are complete including LED displays (master/slave), software, temperature probe, cell modem with 5-year prepaid plan, double faced identification sign, custom topper, pole cover with faux stone, custom perforated metal and reveals, new steel and concrete structure, installation of all, freight, and onsite software training and communication testing at the time of installation.

Prices do not include permit fees at cost, electrical service to the sign location, engineering drawings if required by local municipality, sales tax if applicable and any additional services out of the scope of this quotation.

Prices subject to acceptance within 30 days.

Special pricing and guarantee have been extended for this job with the understanding that we can use photos of this display for advertising purposes. In addition, we would ask that you give us a testimonial letter concerning this sign.

**TERMS:** 50% with order, balance due on completion

**DELIVERY:** Delivery is approximately 10 – 12 weeks following receipt of all necessary approvals into our office. However, we will do everything possible to expedite the delivery of same.

**GUARANTEE:**

- One-year parts and labor except in the case of vandalism or acts of God.
- Five years on the LED lighting, FOB factory except in the case of vandalism or acts of God.
- The LED display is guaranteed for a period of five years except in the case of vandalism or acts of God by the factory. FOB factory.
- Labor and routine maintenance during the second to fifth year to be paid for by customer.
- After the first-year sign should be cleaned and preventive maintenance performed yearly by a factory trained technician to validate the warranty at this location.

*Mgr 5*

Among our many other customers are First Commonwealth Bank, Riverhounds Highmark Stadium, The Pennsylvania State University, Pine Township, Scott Township, Collier Community Center, and The Byham Theatre – Pittsburgh Cultural Trust.

Sincerely yours,

Bobbi Gerson, President  
VISUAL INFORMATION SYSTEMS, INC.

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ACCEPTANCE

DATE

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*mgs 6*

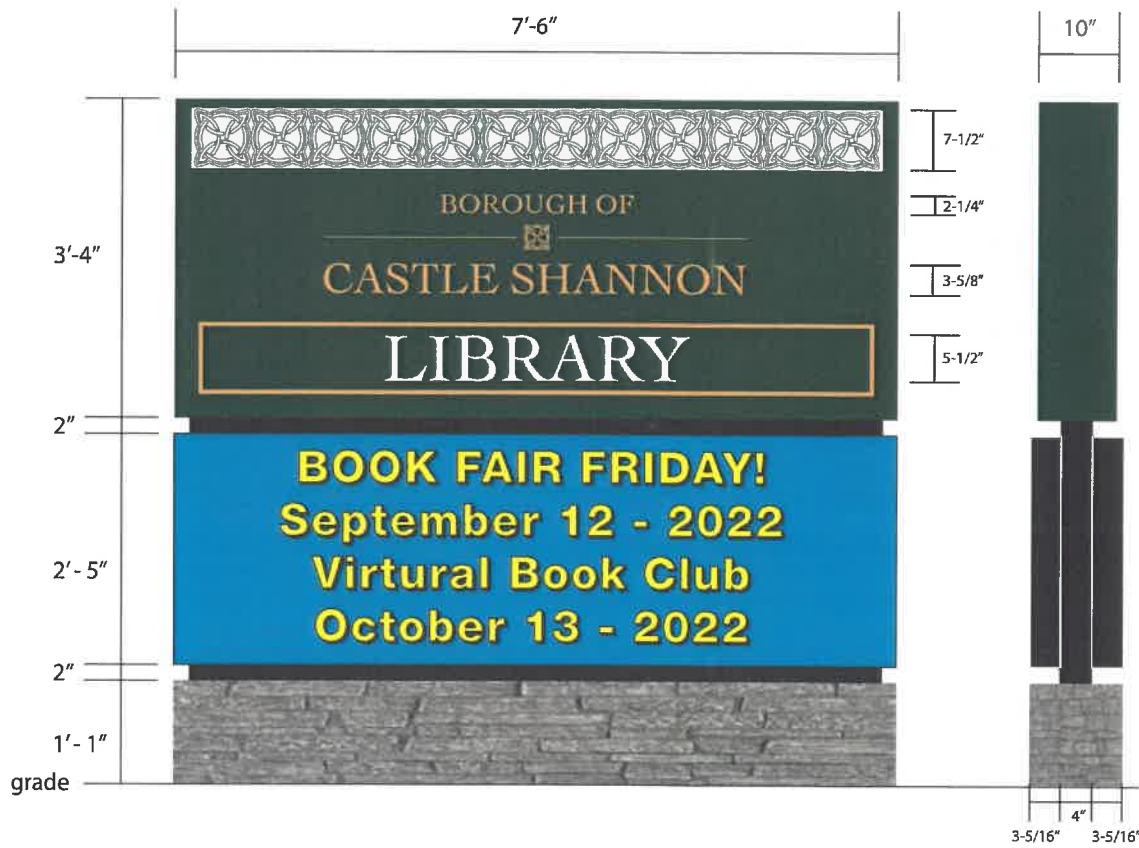


Suite 100  
 517 Milbeth Drive  
 Pittsburgh, PA 15228  
 Phone: (412) 306-7446 (SIGN)  
 Fax: (412) 306-7453  
 Email: bobbl@vissigns.com  
 Website: www.vissigns.com

**Client:** Castle Shannon Library **Phone & Fax:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Drawing #: \_**  
 \_\_\_\_\_ **Date:** 7/14/2  
**File Name:** Castle Shannon Library **Customer A**

VIS Signs will design, manufacture and install a new double sided monument sign at this location. Top cabinet to be stencil cut aluminum with 1/4" thick cut aluminum letters. Bottom portion to be full color LED displays, 9mm with a 64 x 224 matrix. Aluminum pole cover to have faux stone look.

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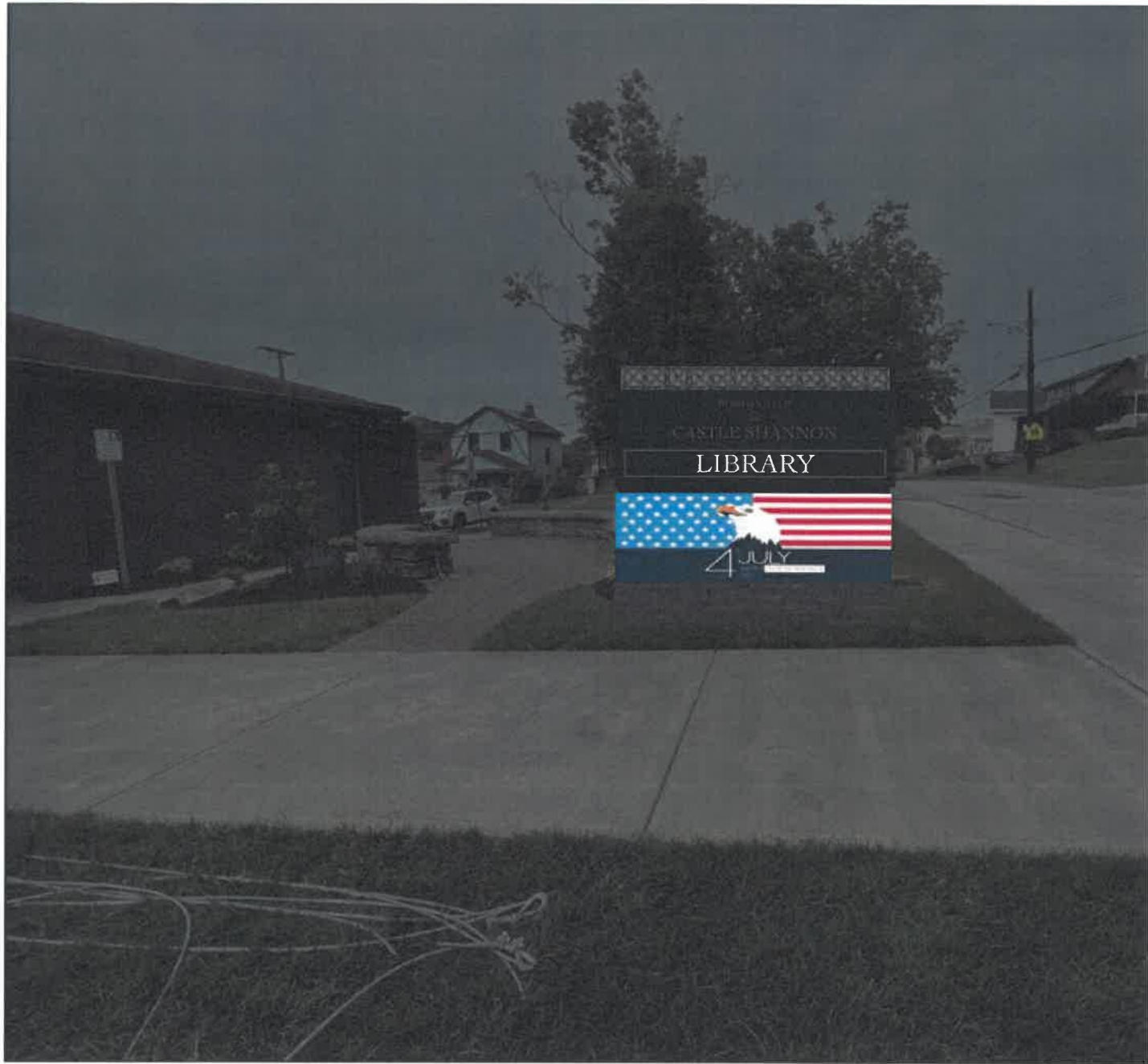


*Mgr 7*





*mjs 8*



myr 9

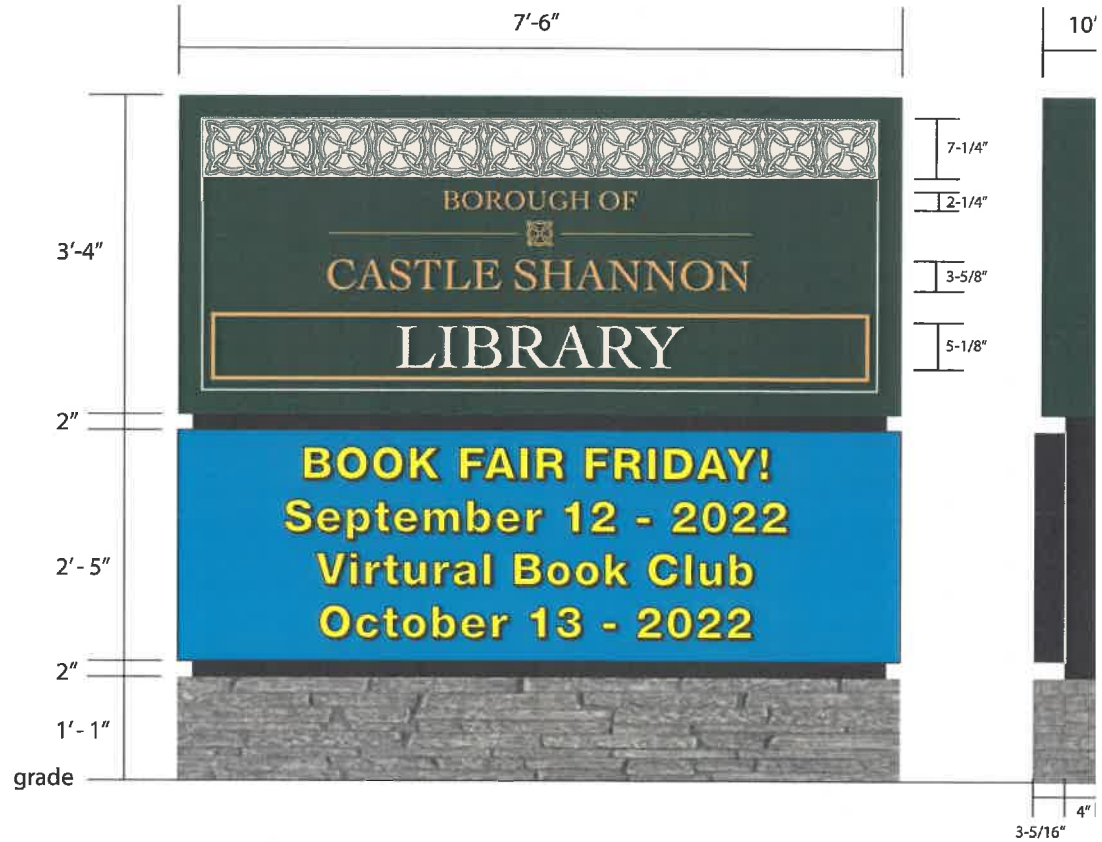


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 Website: www.vissigns.com

**Client:** Castle Shannon Library **Phone & Fa:**  
**Address:** \_\_\_\_\_ **Drawing #:** \_\_\_\_\_  
 \_\_\_\_\_ **Date:** 7/14/2  
**File Name:** Castle Shannon Library **Customer A**

VIS Signs will design, manufacture and install a new double sided monument sign at this location. Top cabinet to be LED illuminated sign cabinet with digitally printed high impact polycarbonate faces. Bottom portion to be full color LED displays, 9mm with a 64 x 224 matrix. Aluminum pole cover to have faux stone look.

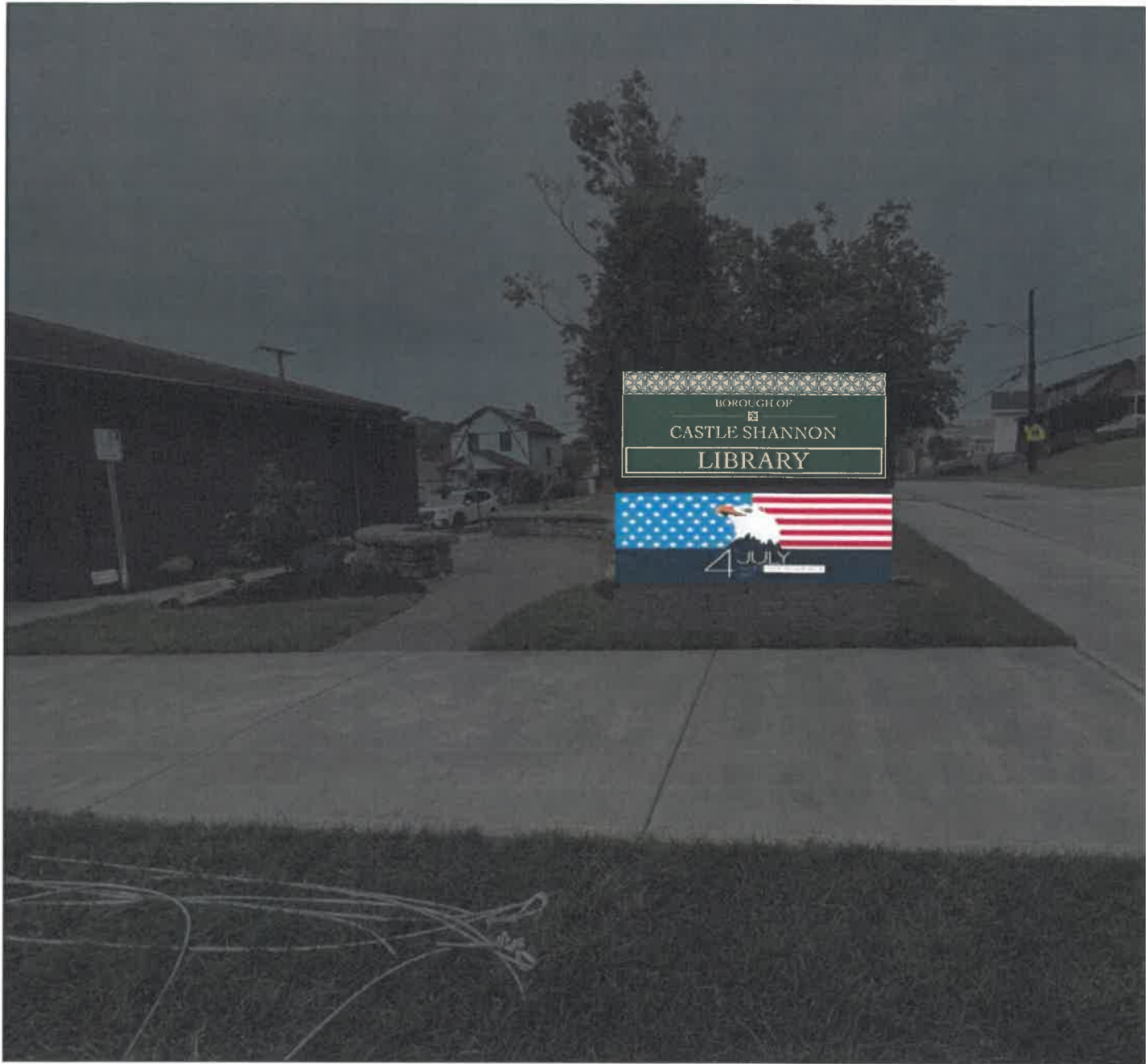
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MGR 10



mgr 11



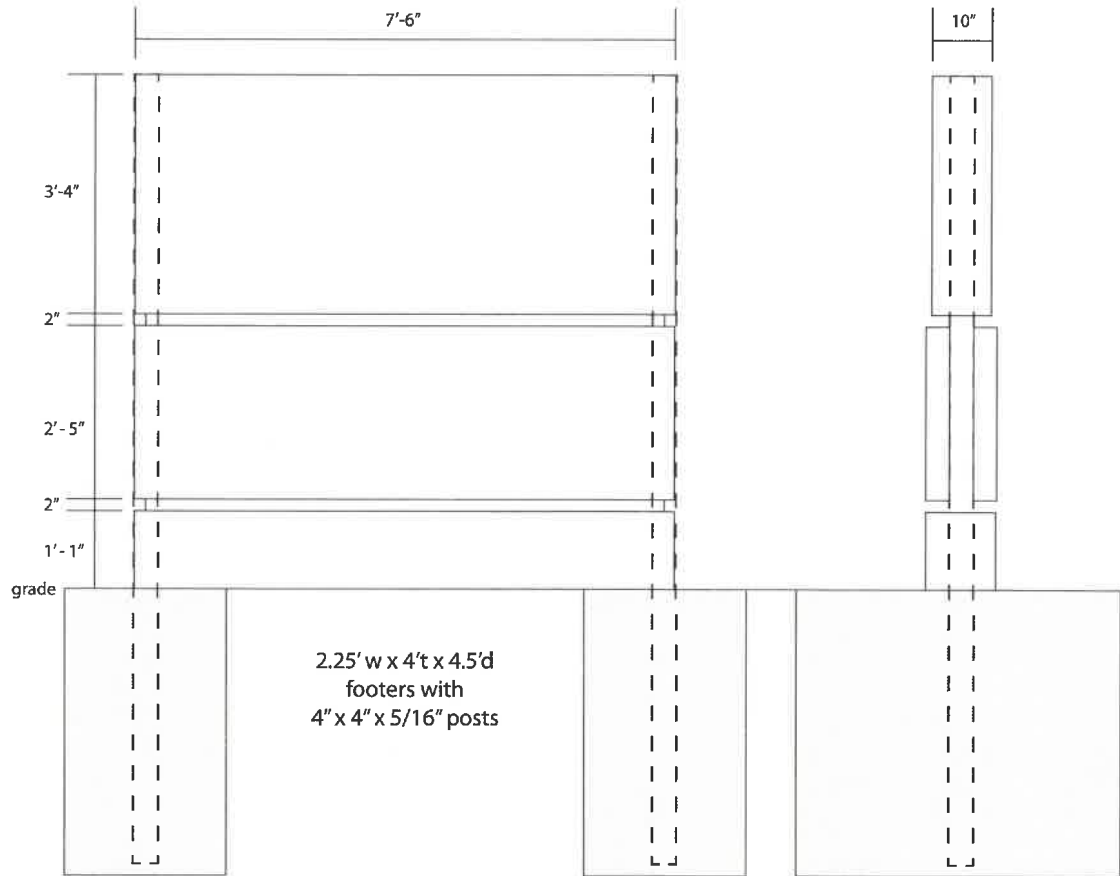
mgr 12



Suite 100  
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Pittsburgh, PA 15228  
Phone: (412) 306-7446 (SIGN)  
Fax: (412) 306-7453  
Email: bobbi@vissigns.com  
Website: www.vissigns.com

Client: Castle Shannon Library Phone & Fax: \_\_\_\_\_  
Address: \_\_\_\_\_ Drawing #: \_\_\_\_\_  
Date: 7/14/2  
File Name: Castle Shannon Library Customer A

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*mgr 13*

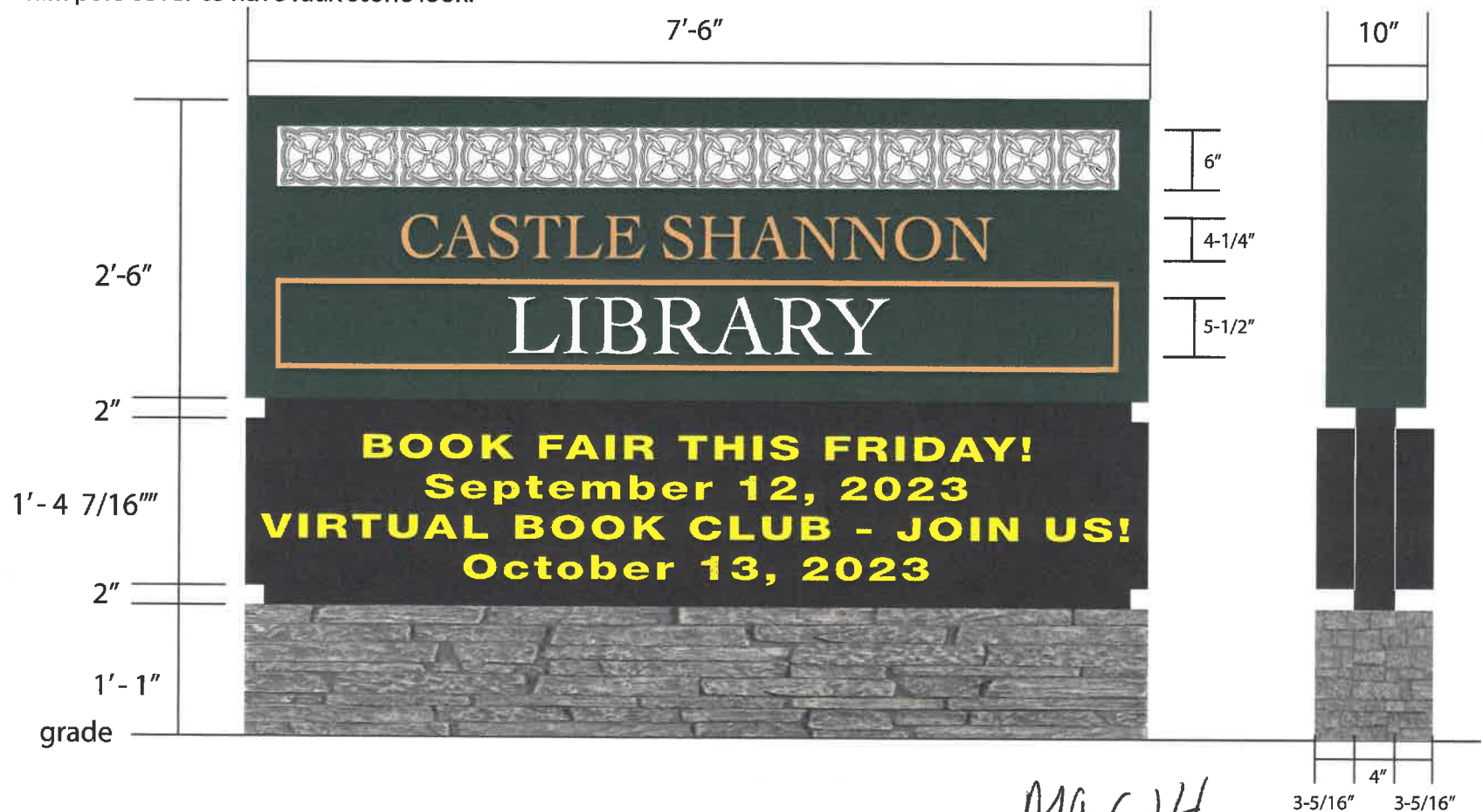


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 Pittsburgh, PA 15228  
 Phone: (412) 306-7446 (SIGN)  
 Fax: (412) 306-7453  
 Email: bobbi@vissigns.com  
 Website: www.vissigns.com

Client: Castle Shannon Library Phone & Fax: \_\_\_\_\_  
 Address: \_\_\_\_\_ Drawing #: 1 of 3  
 \_\_\_\_\_ Date: 7/20/23 Rev. 3  
 File Name: Castle Shannon Library Customer Approval: \_\_\_\_\_

VIS Signs will design, manufacture and install a new double sided monument sign at this location. Top cabinet to be stencil cut aluminum with 1/4" thick cut aluminum letters. The word "LIBRARY" to be the only thing illuminated. Bottom portion to be full color LED displays, 9mm with a 32 x 244 matrix. Aluminum pole cover to have faux stone look.

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*Mgr 14*

Scale: 3/4" = 1'



May 15

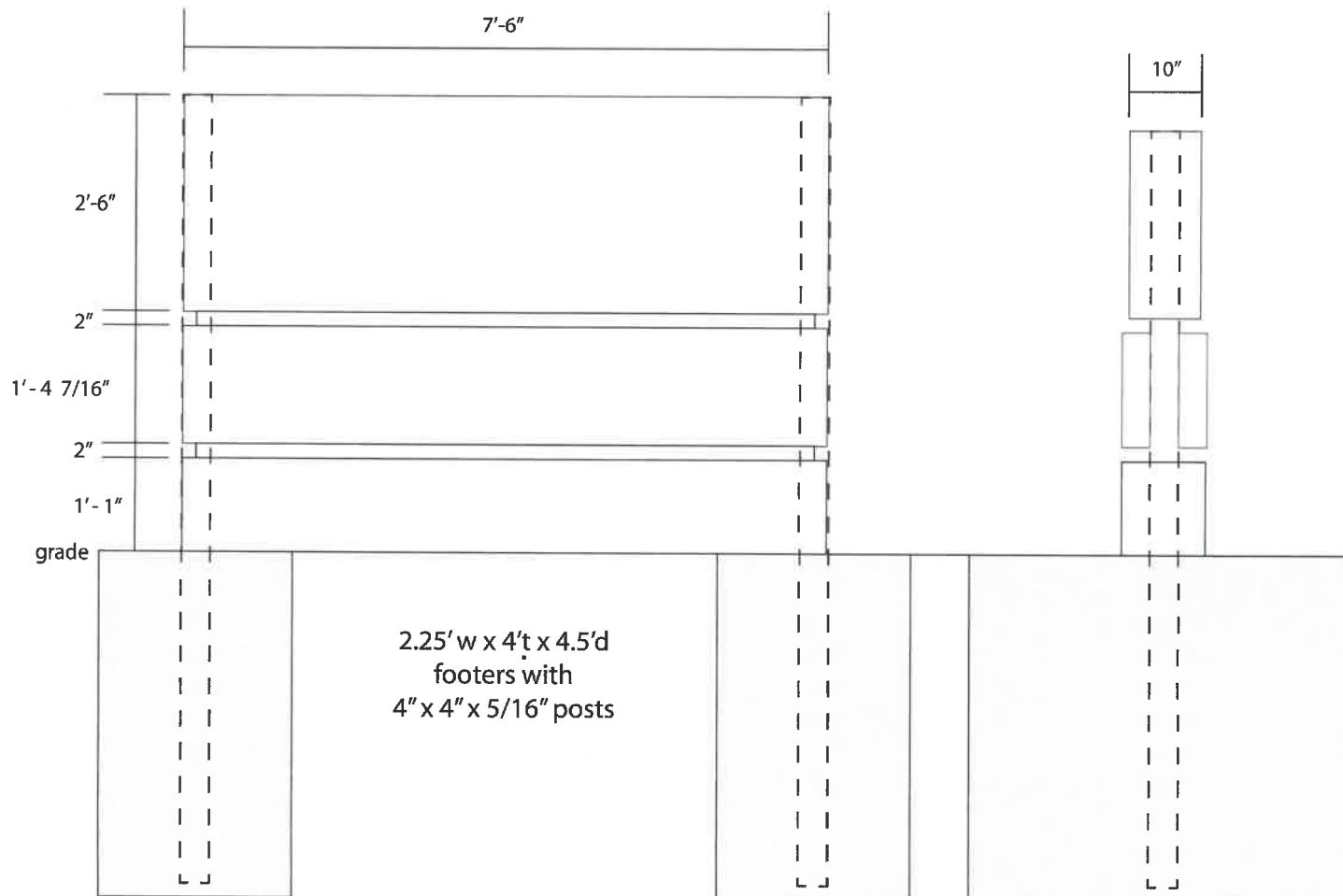




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Phone: (412) 306-7446 (SIGN)  
Fax: (412) 306-7453  
Email: bobbi@vissigns.com  
Website: www.vissigns.com

Client: Castle Shannon Library Phone & Fax: \_\_\_\_\_  
Address: \_\_\_\_\_ Drawing #: 3 of 3  
Date: 7/20/23 Rev. 3  
File Name: Castle Shannon Library Customer Approval: \_\_\_\_\_

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*Meyer 16*

Scale: 1/2" = 1'



# PA SOLAR CENTER

Castle Shannon Borough Solar Assessment

**Castle Shannon Borough**  
*Pennsylvania*

Prepared by

Jon Bunyaratapan  
[jon@pasolarcenter.org](mailto:jon@pasolarcenter.org)  
412-453-6531

migr17

# PA SOLAR CENTER TEAM



**Sharon Pillar**

Founder | Executive Director



**Leo Kowalski**

Director of Programming



**Amelia Eggen**

Program Manager



**Jon Bunyaratapan**

Program Manager



**Matt Mahoney**

Director of Government  
Affairs



**Gretchen Dlugolecki**

Media Consultant

*mgr 18*

# How We Work



**Walking the Walk**  
Technical Assistance to the Commercial Sector



**Outreach, Public Awareness & Resources**  
Statewide Solar Resource Hub & Savvy Communications



**Policy Education & Advocacy**  
Supporting Robust Solar Policies



*MJR 19*



## 3310 MCROBERTS RD ROOFTOP ARRAY

- 56-kilowatt system
- Produces 68,770 kWh of clean energy in Year 1
- Offsets approximately 30% of current annual electric consumption





## FINANCIAL METRICS

- Over \$148,000 total return on investment
- \$6,500+ savings on electricity per year
- Payback in 8-11 years *without* additional grant funding
- Hedges against rising electricity rates in PA

### Pricing

Up Front Cost:	\$131,835
<u>Incentives:</u>	<u>\$56,173</u>
<b>NET SYSTEM COST:</b>	<b>\$75,662</b>

mgr 21

# CASH FLOW ANALYSIS

<u>Year</u> <i>From the first day of solar production</i>	<u>Electricity Demand (kWh)</u> <i>The amount of electricity used at this location</i>	<u>Utility Electricity Price (\$/kWh)</u> <i>We assume a 3% increase annually</i>	<u>Solar Production (kWh)</u> <i>We assume a 1/2% loss of efficiency annually</i>	<u>Solar Energy Savings (\$)</u> <i>Savings from solar through avoided grid cost</i>	<u>S-RECs Generated</u> <i>Solar Renewable Energy Credits generated annually</i>	<u>S-RECs Value (\$)</u> <i>Assumed total value of S-RECs if sold</i>	<u>Depreciation (\$)</u> <i>Bonus Depreciation + 5 Year MACRS Schedule</i>	<u>Cumulative Savings (\$)</u> <i>Solar energy savings + S-RECs sold</i>	<u>Energy Savings (\$)</u> <i>Solar energy savings without S-RECs</i>
0								<b>-\$131,835.00</b>	<b>-\$131,835.00</b>
1	221,251	\$0.0954	68,770	\$6,562.12	69	\$2,750.80	\$0.00	<b>-\$66,349.58</b>	<b>-\$69,100.38</b>
2	221,251	\$0.0983	68,426	\$6,725.19	68	\$2,737.05	\$0.00	<b>-\$56,887.34</b>	<b>-\$62,375.18</b>
3	221,251	\$0.1012	68,084	\$6,892.31	68	\$2,723.36	\$0.00	<b>-\$47,271.66</b>	<b>-\$55,482.87</b>
4	221,251	\$0.1043	67,744	\$7,063.59	68	\$2,709.74	\$0.00	<b>-\$37,498.33</b>	<b>-\$48,419.28</b>
5	221,251	\$0.1074	67,405	\$7,239.12	67	\$2,696.20	\$0.00	<b>-\$27,563.01</b>	<b>-\$41,180.16</b>
6	221,251	\$0.1106	67,068	\$7,419.01	67	\$2,347.37	\$0.00	<b>-\$17,796.63</b>	<b>-\$33,761.15</b>
7	221,251	\$0.1139	66,733	\$7,603.37	67	\$2,335.64	\$0.00	<b>-\$7,857.62</b>	<b>-\$26,157.78</b>
8	221,251	\$0.1174	66,399	\$7,792.32	66	\$2,323.96	\$0.00	<b>\$2,258.66</b>	<b>-\$18,365.46</b>
9	221,251	\$0.1209	66,067	\$7,985.96	66	\$2,312.34	\$0.00	<b>\$12,556.96</b>	<b>-\$10,379.50</b>
10	221,251	\$0.1245	65,737	\$8,184.41	66	\$2,300.78	\$0.00	<b>\$23,042.14</b>	<b>-\$2,195.10</b>
11	221,251	\$0.1282	65,408	\$8,387.79	65	\$1,962.24	\$0.00	<b>\$33,392.17</b>	<b>\$6,192.69</b>
12	221,251	\$0.1321	65,081	\$8,596.23	65	\$1,952.42	\$0.00	<b>\$43,940.82</b>	<b>\$14,788.92</b>
13	221,251	\$0.1360	64,755	\$8,809.84	65	\$1,942.66	\$0.00	<b>\$54,693.32</b>	<b>\$23,598.76</b>
14	221,251	\$0.1401	64,432	\$9,028.77	64	\$1,932.95	\$0.00	<b>\$65,655.04</b>	<b>\$32,627.53</b>
15	221,251	\$0.1443	64,109	\$9,253.13	64	\$1,923.28	\$0.00	<b>\$76,831.45</b>	<b>\$41,880.66</b>
16	221,251	\$0.1487	63,789	\$9,483.07	64	\$1,594.72	\$0.00	<b>\$87,909.25</b>	<b>\$51,363.73</b>
17	221,251	\$0.1531	63,470	\$9,718.73	63	\$1,586.75	\$0.00	<b>\$99,214.72</b>	<b>\$61,082.46</b>
18	221,251	\$0.1577	63,153	\$9,960.24	63	\$1,578.82	\$0.00	<b>\$110,753.78</b>	<b>\$71,042.70</b>
19	221,251	\$0.1624	62,837	\$10,207.75	63	\$1,570.92	\$0.00	<b>\$122,532.45</b>	<b>\$81,250.45</b>
20	221,251	\$0.1673	62,523	\$10,461.41	63	\$1,563.07	\$0.00	<b>\$134,556.93</b>	<b>\$91,711.86</b>
21	221,251	\$0.1723	62,210	\$10,721.38	62	\$1,555.25	\$0.00	<b>\$146,833.55</b>	<b>\$102,433.23</b>
22	221,251	\$0.1775	61,899	\$10,987.80	62	\$1,547.48	\$0.00	<b>\$159,368.83</b>	<b>\$113,421.04</b>
23	221,251	\$0.1828	61,590	\$11,260.85	62	\$1,539.74	\$0.00	<b>\$172,169.42</b>	<b>\$124,681.89</b>
24	221,251	\$0.1883	61,282	\$11,540.68	61	\$1,532.04	\$0.00	<b>\$185,242.14</b>	<b>\$136,222.57</b>
25	221,251	\$0.1940	60,975	\$11,827.47	61	\$1,524.38	\$0.00	<b>\$198,593.99</b>	<b>\$148,050.04</b>

MGR 22



## LIBRARY 3677 MYRTLE AVE ROOFTOP ARRAY

- 50-kilowatt system
- Produces 56,690 kWh of clean energy in Year 1
- Offsets approximately 25% of current annual electric consumption



7

Mgr 23





## FINANCIAL METRICS

- Over \$115,000 total return on investment
- \$5,400+ savings on electricity per year
- Payback in 9-12 years *without* additional grant funding

### Pricing

Up Front Cost: \$118,910

Incentives: \$50,399

**NET SYSTEM COST: \$68,511**

mgr 24

# CASH FLOW ANALYSIS

<u>Year</u> <i>From the first day of solar production</i>	<u>Electricity Demand (kWh)</u> <i>The amount of electricity used at this location</i>	<u>Utility Electricity Price (\$/kWh)</u> <i>We assume a 3% increase annually</i>	<u>Solar Production (kWh)</u> <i>We assume a 1/2% loss of efficiency annually</i>	<u>Solar Energy Savings (\$)</u> <i>Savings from solar through avoided grid cost</i>	<u>S-RECs Generated</u> <i>Solar Renewable Energy Credits generated annually</i>	<u>S-RECs Value (\$)</u> <i>Assumed total value of S-RECs if sold</i>	<u>Depreciation (\$)</u> <i>Bonus Depreciation + 5 Year MACRS Schedule</i>	<u>Cumulative Savings (\$)</u> <i>Solar energy savings + S-RECs sold</i>	<u>Energy Savings (\$)</u> <i>Solar energy savings without S-RECs</i>
0								-\$118,910.00	-\$118,910.00
1	221,251	\$0.0954	56,690	\$5,409.44	57	\$2,267.60	\$0.00	-\$60,834.46	-\$63,102.06
2	221,251	\$0.0983	56,407	\$5,543.86	56	\$2,256.26	\$0.00	-\$53,034.34	-\$57,558.21
3	221,251	\$0.1012	56,125	\$5,681.62	56	\$2,244.98	\$0.00	-\$45,107.74	-\$51,876.58
4	221,251	\$0.1043	55,844	\$5,822.81	56	\$2,233.76	\$0.00	-\$37,051.17	-\$46,053.77
5	221,251	\$0.1074	55,565	\$5,967.51	56	\$2,222.59	\$0.00	-\$28,861.07	-\$40,086.26
6	221,251	\$0.1106	55,287	\$6,115.80	55	\$1,935.04	\$0.00	-\$20,810.23	-\$33,970.46
7	221,251	\$0.1139	55,010	\$6,267.78	55	\$1,925.36	\$0.00	-\$12,617.09	-\$27,702.68
8	221,251	\$0.1174	54,735	\$6,423.53	55	\$1,915.74	\$0.00	-\$4,277.81	-\$21,279.14
9	221,251	\$0.1209	54,462	\$6,583.16	54	\$1,906.16	\$0.00	\$4,211.50	-\$14,695.98
10	221,251	\$0.1245	54,189	\$6,746.75	54	\$1,896.63	\$0.00	\$12,854.88	-\$7,949.23
11	221,251	\$0.1282	53,918	\$6,914.41	54	\$1,617.55	\$0.00	\$21,386.84	-\$1,034.83
12	221,251	\$0.1321	53,649	\$7,086.23	54	\$1,609.47	\$0.00	\$30,082.54	\$6,051.41
13	221,251	\$0.1360	53,381	\$7,262.32	53	\$1,601.42	\$0.00	\$38,946.28	\$13,313.73
14	221,251	\$0.1401	53,114	\$7,442.79	53	\$1,593.41	\$0.00	\$47,982.48	\$20,756.52
15	221,251	\$0.1443	52,848	\$7,627.75	53	\$1,585.44	\$0.00	\$57,195.67	\$28,384.27
16	221,251	\$0.1487	52,584	\$7,817.29	53	\$1,314.60	\$0.00	\$66,327.56	\$36,201.56
17	221,251	\$0.1531	52,321	\$8,011.55	52	\$1,308.02	\$0.00	\$75,647.14	\$44,213.12
18	221,251	\$0.1577	52,059	\$8,210.64	52	\$1,301.48	\$0.00	\$85,159.27	\$52,423.76
19	221,251	\$0.1624	51,799	\$8,414.68	52	\$1,294.98	\$0.00	\$94,868.92	\$60,838.43
20	221,251	\$0.1673	51,540	\$8,623.78	52	\$1,288.50	\$0.00	\$104,781.20	\$69,462.21
21	221,251	\$0.1723	51,282	\$8,838.08	51	\$1,282.06	\$0.00	\$114,901.34	\$78,300.30
22	221,251	\$0.1775	51,026	\$9,057.71	51	\$1,275.65	\$0.00	\$125,234.70	\$87,358.00
23	221,251	\$0.1828	50,771	\$9,282.79	51	\$1,269.27	\$0.00	\$135,786.76	\$96,640.80
24	221,251	\$0.1883	50,517	\$9,513.47	51	\$1,262.92	\$0.00	\$146,563.16	\$106,154.27
25	221,251	\$0.1940	50,264	\$9,749.88	50	\$1,256.61	\$0.00	\$157,569.65	\$115,904.14

mgr 25



## 978 CHESTNUT ST ROOFTOP ARRAY

- 54-kilowatt system
- Produces 67,970 kWh of clean energy in Year 1
- Offsets approximately 30% of current annual electric consumption



my r 26



## FINANCIAL METRICS

- Over \$148,000 total return on investment
- \$6,400+ savings on electricity per year
- Payback in 8-10 years *without* additional grant funding

### Pricing

Up Front Cost:	\$126,665
<u>Incentives:</u>	<u>\$54,065</u>
<b>NET SYSTEM COST:</b>	<b>\$72,600</b>

mgr 27

# CASH FLOW ANALYSIS

<u>Year</u> <i>From the first day of solar production</i>	<u>Electricity Demand (kWh)</u> <i>The amount of electricity used at this location</i>	<u>Utility Electricity Price (\$/kWh)</u> <i>We assume a 3% increase annually</i>	<u>Solar Production (kWh)</u> <i>We assume a 1/2% loss of efficiency annually</i>	<u>Solar Energy Savings (\$)</u> <i>Savings from solar through avoided grid cost</i>	<u>S-RECs Generated</u> <i>Solar Renewable Energy Credits generated annually</i>	<u>S-RECs Value (\$)</u> <i>Assumed total value of S-RECs if sold</i>	<u>Depreciation (\$)</u> <i>Bonus Depreciation + 5 Year MACRS Schedule</i>	<u>Cumulative Savings (\$)</u> <i>Solar energy savings + S-RECs sold</i>	<u>Energy Savings (\$)</u> <i>Solar energy savings without S-RECs</i>
0								<b>-\$126,665.00</b>	<b>-\$126,665.00</b>
1	221,251	\$0.0954	67,970	\$6,485.79	68	\$2,718.80	\$0.00	<b>-\$63,395.91</b>	<b>-\$66,114.71</b>
2	221,251	\$0.0983	67,630	\$6,646.96	68	\$2,705.21	\$0.00	<b>-\$54,043.75</b>	<b>-\$59,467.75</b>
3	221,251	\$0.1012	67,292	\$6,812.14	67	\$2,691.68	\$0.00	<b>-\$44,539.93</b>	<b>-\$52,655.62</b>
4	221,251	\$0.1043	66,956	\$6,981.42	67	\$2,678.22	\$0.00	<b>-\$34,880.29</b>	<b>-\$45,674.20</b>
5	221,251	\$0.1074	66,621	\$7,154.91	67	\$2,664.83	\$0.00	<b>-\$25,060.55</b>	<b>-\$38,519.29</b>
6	221,251	\$0.1106	66,288	\$7,332.71	66	\$2,320.07	\$0.00	<b>-\$15,407.78</b>	<b>-\$31,186.59</b>
7	221,251	\$0.1139	65,956	\$7,514.92	66	\$2,308.47	\$0.00	<b>-\$5,584.39</b>	<b>-\$23,671.66</b>
8	221,251	\$0.1174	65,626	\$7,701.67	66	\$2,296.93	\$0.00	<b>\$4,414.20</b>	<b>-\$15,969.99</b>
9	221,251	\$0.1209	65,298	\$7,893.06	65	\$2,285.44	\$0.00	<b>\$14,592.70</b>	<b>-\$8,076.94</b>
10	221,251	\$0.1245	64,972	\$8,089.20	65	\$2,274.01	\$0.00	<b>\$24,955.91</b>	<b>\$12.26</b>
11	221,251	\$0.1282	64,647	\$8,290.21	65	\$1,939.41	\$0.00	<b>\$35,185.54</b>	<b>\$8,302.47</b>
12	221,251	\$0.1321	64,324	\$8,496.23	64	\$1,929.71	\$0.00	<b>\$45,611.47</b>	<b>\$16,798.70</b>
13	221,251	\$0.1360	64,002	\$8,707.36	64	\$1,920.06	\$0.00	<b>\$56,238.89</b>	<b>\$25,506.06</b>
14	221,251	\$0.1401	63,682	\$8,923.74	64	\$1,910.46	\$0.00	<b>\$67,073.09</b>	<b>\$34,429.79</b>
15	221,251	\$0.1443	63,364	\$9,145.49	63	\$1,900.91	\$0.00	<b>\$78,119.49</b>	<b>\$43,575.28</b>
16	221,251	\$0.1487	63,047	\$9,372.76	63	\$1,576.17	\$0.00	<b>\$89,068.42</b>	<b>\$52,948.04</b>
17	221,251	\$0.1531	62,732	\$9,605.67	63	\$1,568.29	\$0.00	<b>\$100,242.38</b>	<b>\$62,553.71</b>
18	221,251	\$0.1577	62,418	\$9,844.37	62	\$1,560.45	\$0.00	<b>\$111,647.20</b>	<b>\$72,398.08</b>
19	221,251	\$0.1624	62,106	\$10,089.00	62	\$1,552.65	\$0.00	<b>\$123,288.85</b>	<b>\$82,487.08</b>
20	221,251	\$0.1673	61,795	\$10,339.71	62	\$1,544.88	\$0.00	<b>\$135,173.45</b>	<b>\$92,826.79</b>
21	221,251	\$0.1723	61,486	\$10,596.66	61	\$1,537.16	\$0.00	<b>\$147,307.26</b>	<b>\$103,423.45</b>
22	221,251	\$0.1775	61,179	\$10,859.98	61	\$1,529.47	\$0.00	<b>\$159,696.72</b>	<b>\$114,283.43</b>
23	221,251	\$0.1828	60,873	\$11,129.85	61	\$1,521.83	\$0.00	<b>\$172,348.40</b>	<b>\$125,413.29</b>
24	221,251	\$0.1883	60,569	\$11,406.43	61	\$1,514.22	\$0.00	<b>\$185,269.05</b>	<b>\$136,819.72</b>
25	221,251	\$0.1940	60,266	\$11,689.88	60	\$1,506.65	\$0.00	<b>\$198,465.57</b>	<b>\$148,509.60</b>

*mfr 28*



## 981 CASTLE SHANNON BLVD SMALL CARPORT ARRAY

- 62-kilowatt system
- Produces 67,410 kWh of clean energy in Year 1
- Offsets approximately 30% of current annual electric consumption



mgr 29



## FINANCIAL METRICS

- Over \$75,000 total return on investment
- \$6,400+ savings on electricity per year
- Payback in 15-19 years *without* additional grant funding

### Pricing

Up Front Cost: \$246,400

Incentives: \$101,930

**NET SYSTEM COST: \$144,470**

mgr 30

# CASH FLOW ANALYSIS

<u>Year</u> <i>From the first day of solar production</i>	<u>Electricity Demand (kWh)</u> <i>The amount of electricity used at this location</i>	<u>Utility Electricity Price (\$/kWh)</u> <i>We assume a 3% increase annually</i>	<u>Solar Production (kWh)</u> <i>We assume a 1/2% loss of efficiency annually</i>	<u>Solar Energy Savings (\$)</u> <i>Savings from solar through avoided grid cost</i>	<u>S-RECs Generated</u> <i>Solar Renewable Energy Credits generated annually</i>	<u>S-RECs Value (\$)</u> <i>Assumed total value of S-RECs if sold</i>	<u>Depreciation (\$)</u> <i>Bonus Depreciation + 5 Year MACRS Schedule</i>	<u>Cumulative Savings (\$)</u> <i>Solar energy savings + S-RECs sold</i>	<u>Energy Savings (\$)</u> <i>Solar energy savings without S-RECs</i>
0								<b>-\$246,400.00</b>	<b>-\$246,400.00</b>
1	221,251	\$0.0954	67,410	\$6,432.35	67	\$2,696.40	\$0.00	<b>-\$135,340.75</b>	<b>-\$138,037.15</b>
2	221,251	\$0.0983	67,073	\$6,592.20	67	\$2,682.92	\$0.00	<b>-\$126,065.63</b>	<b>-\$131,444.95</b>
3	221,251	\$0.1012	66,738	\$6,756.01	67	\$2,669.50	\$0.00	<b>-\$116,640.12</b>	<b>-\$124,688.94</b>
4	221,251	\$0.1043	66,404	\$6,923.90	66	\$2,656.16	\$0.00	<b>-\$107,060.07</b>	<b>-\$117,765.04</b>
5	221,251	\$0.1074	66,072	\$7,095.96	66	\$2,642.88	\$0.00	<b>-\$97,321.23</b>	<b>-\$110,669.09</b>
6	221,251	\$0.1106	65,742	\$7,272.29	66	\$2,300.95	\$0.00	<b>-\$87,747.99</b>	<b>-\$103,396.79</b>
7	221,251	\$0.1139	65,413	\$7,453.01	65	\$2,289.45	\$0.00	<b>-\$78,005.53</b>	<b>-\$95,943.78</b>
8	221,251	\$0.1174	65,086	\$7,638.22	65	\$2,278.00	\$0.00	<b>-\$68,089.31</b>	<b>-\$88,305.57</b>
9	221,251	\$0.1209	64,760	\$7,828.03	65	\$2,266.61	\$0.00	<b>-\$57,994.68</b>	<b>-\$80,477.54</b>
10	221,251	\$0.1245	64,437	\$8,022.55	64	\$2,255.28	\$0.00	<b>-\$47,716.85</b>	<b>-\$72,454.99</b>
11	221,251	\$0.1282	64,114	\$8,221.91	64	\$1,923.43	\$0.00	<b>-\$37,571.51</b>	<b>-\$64,233.08</b>
12	221,251	\$0.1321	63,794	\$8,426.23	64	\$1,913.81	\$0.00	<b>-\$27,231.47</b>	<b>-\$55,806.85</b>
13	221,251	\$0.1360	63,475	\$8,635.62	63	\$1,904.24	\$0.00	<b>-\$16,691.60</b>	<b>-\$47,171.23</b>
14	221,251	\$0.1401	63,157	\$8,850.21	63	\$1,894.72	\$0.00	<b>-\$5,946.67</b>	<b>-\$38,321.02</b>
15	221,251	\$0.1443	62,842	\$9,070.14	63	\$1,885.25	\$0.00	<b>\$5,008.72</b>	<b>-\$29,250.88</b>
16	221,251	\$0.1487	62,527	\$9,295.53	63	\$1,563.19	\$0.00	<b>\$15,867.44</b>	<b>-\$19,955.35</b>
17	221,251	\$0.1531	62,215	\$9,526.53	62	\$1,555.37	\$0.00	<b>\$26,949.34</b>	<b>-\$10,428.82</b>
18	221,251	\$0.1577	61,904	\$9,763.26	62	\$1,547.59	\$0.00	<b>\$38,260.20</b>	<b>-\$665.55</b>
19	221,251	\$0.1624	61,594	\$10,005.88	62	\$1,539.85	\$0.00	<b>\$49,805.93</b>	<b>\$9,340.33</b>
20	221,251	\$0.1673	61,286	\$10,254.53	61	\$1,532.16	\$0.00	<b>\$61,592.61</b>	<b>\$19,594.85</b>
21	221,251	\$0.1723	60,980	\$10,509.35	61	\$1,524.49	\$0.00	<b>\$73,626.46</b>	<b>\$30,104.20</b>
22	221,251	\$0.1775	60,675	\$10,770.51	61	\$1,516.87	\$0.00	<b>\$85,913.84</b>	<b>\$40,874.71</b>
23	221,251	\$0.1828	60,372	\$11,038.16	60	\$1,509.29	\$0.00	<b>\$98,461.28</b>	<b>\$51,912.87</b>
24	221,251	\$0.1883	60,070	\$11,312.45	60	\$1,501.74	\$0.00	<b>\$111,275.48</b>	<b>\$63,225.32</b>
25	221,251	\$0.1940	59,769	\$11,593.57	60	\$1,494.23	\$0.00	<b>\$124,363.28</b>	<b>\$74,818.89</b>

*mfr 31*





## 3600 LIBRARY RD ROOFTOP ARRAYS

- 130-kilowatt system
- Produces 156,710 kWh of clean energy in Year 1
- Offsets approximately 70% of current annual electric consumption



*mgr 32*



## FINANCIAL METRICS

- Over \$340,000 total return on investment
- \$15,000+ savings on electricity per year
- Payback in 8-10 years *without* additional grant funding

### Pricing

Up Front Cost: \$292,050

Incentives: \$124,655

**NET SYSTEM COST: \$167,395**

# CASH FLOW ANALYSIS

<u>Year</u> <i>From the first day of solar production</i>	<u>Electricity Demand (kWh)</u> <i>The amount of electricity used at this location</i>	<u>Utility Electricity Price (\$/kWh)</u> <i>We assume a 3% increase annually</i>	<u>Solar Production (kWh)</u> <i>We assume a 1/2% loss of efficiency annually</i>	<u>Solar Energy Savings (\$)</u> <i>Savings from solar through avoided grid cost</i>	<u>S-RECs Generated</u> <i>Solar Renewable Energy Credits generated annually</i>	<u>S-RECs Value (\$)</u> <i>Assumed total value of S-RECs if sold</i>	<u>Depreciation (\$)</u> <i>Bonus Depreciation + 5 Year MACRS Schedule</i>	<u>Cumulative Savings (\$)</u> <i>Solar energy savings + S-RECs sold</i>	<u>Energy Savings (\$)</u> <i>Solar energy savings without S-RECs</i>
0								<b>-\$292,050.00</b>	<b>-\$292,050.00</b>
1	221,251	\$0.0954	156,710	\$14,953.48	157	\$6,268.40	\$0.00	<b>-\$146,172.62</b>	<b>-\$152,441.02</b>
2	221,251	\$0.0983	155,926	\$15,325.07	156	\$6,237.06	\$0.00	<b>-\$124,610.50</b>	<b>-\$137,115.95</b>
3	221,251	\$0.1012	155,147	\$15,705.90	155	\$6,205.87	\$0.00	<b>-\$102,698.73</b>	<b>-\$121,410.06</b>
4	221,251	\$0.1043	154,371	\$16,096.19	154	\$6,174.84	\$0.00	<b>-\$80,427.69</b>	<b>-\$105,313.87</b>
5	221,251	\$0.1074	153,599	\$16,496.18	154	\$6,143.97	\$0.00	<b>-\$57,787.54</b>	<b>-\$88,817.69</b>
6	221,251	\$0.1106	152,831	\$16,906.11	153	\$5,349.09	\$0.00	<b>-\$35,532.34</b>	<b>-\$71,911.58</b>
7	221,251	\$0.1139	152,067	\$17,326.23	152	\$5,322.35	\$0.00	<b>-\$12,883.77</b>	<b>-\$54,585.35</b>
8	221,251	\$0.1174	151,307	\$17,756.78	151	\$5,295.74	\$0.00	<b>\$10,168.75</b>	<b>-\$36,828.57</b>
9	221,251	\$0.1209	150,550	\$18,198.04	151	\$5,269.26	\$0.00	<b>\$33,636.05</b>	<b>-\$18,630.53</b>
10	221,251	\$0.1245	149,797	\$18,650.26	150	\$5,242.91	\$0.00	<b>\$57,529.22</b>	<b>\$19.73</b>
11	221,251	\$0.1282	149,048	\$19,113.72	149	\$4,471.45	\$0.00	<b>\$81,114.40</b>	<b>\$19,133.45</b>
12	221,251	\$0.1321	148,303	\$19,588.70	148	\$4,449.10	\$0.00	<b>\$105,152.19</b>	<b>\$38,722.15</b>
13	221,251	\$0.1360	147,562	\$20,075.47	148	\$4,426.85	\$0.00	<b>\$129,654.52</b>	<b>\$58,797.62</b>
14	221,251	\$0.1401	146,824	\$20,574.35	147	\$4,404.72	\$0.00	<b>\$154,633.58</b>	<b>\$79,371.98</b>
15	221,251	\$0.1443	146,090	\$21,085.62	146	\$4,382.69	\$0.00	<b>\$180,101.90</b>	<b>\$100,457.60</b>
16	221,251	\$0.1487	145,359	\$21,609.60	145	\$3,633.98	\$0.00	<b>\$205,345.48</b>	<b>\$122,067.20</b>
17	221,251	\$0.1531	144,633	\$22,146.60	145	\$3,615.81	\$0.00	<b>\$231,107.90</b>	<b>\$144,213.80</b>
18	221,251	\$0.1577	143,909	\$22,696.94	144	\$3,597.73	\$0.00	<b>\$257,402.57</b>	<b>\$166,910.74</b>
19	221,251	\$0.1624	143,190	\$23,260.96	143	\$3,579.75	\$0.00	<b>\$284,243.28</b>	<b>\$190,171.70</b>
20	221,251	\$0.1673	142,474	\$23,839.00	142	\$3,561.85	\$0.00	<b>\$311,644.12</b>	<b>\$214,010.70</b>
21	221,251	\$0.1723	141,762	\$24,431.40	142	\$3,544.04	\$0.00	<b>\$339,619.56</b>	<b>\$238,442.09</b>
22	221,251	\$0.1775	141,053	\$25,038.52	141	\$3,526.32	\$0.00	<b>\$368,184.39</b>	<b>\$263,480.61</b>
23	221,251	\$0.1828	140,347	\$25,660.72	140	\$3,508.69	\$0.00	<b>\$397,353.80</b>	<b>\$289,141.33</b>
24	221,251	\$0.1883	139,646	\$26,298.39	140	\$3,491.14	\$0.00	<b>\$427,143.33</b>	<b>\$315,439.72</b>
25	221,251	\$0.1940	138,947	\$26,951.91	139	\$3,473.69	\$0.00	<b>\$457,568.92</b>	<b>\$342,391.63</b>

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## 3600 LIBRARY RD LARGE CARPORT ARRAY

- 251-kilowatt system
- Produces 284,300 kWh of clean energy in Year 1
- Offsets approximately 130% of current annual electric consumption

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mgr 35



## FINANCIAL METRICS

- Over \$412,000 total return on investment
- \$27,000+ savings on electricity per year
- Payback in 13-16 years *without* additional grant funding

### Pricing

Up Front Cost: \$877,800

Incentives: \$365,335

**NET SYSTEM COST: \$512,465**

# CASH FLOW ANALYSIS

<u>Year</u> <i>From the first day of solar production</i>	<u>Electricity Demand (kWh)</u> <i>The amount of electricity used at this location</i>	<u>Utility Electricity Price (\$/kWh)</u> <i>We assume a 3% increase annually</i>	<u>Solar Production (kWh)</u> <i>We assume a 1/2% loss of efficiency annually</i>	<u>Solar Energy Savings (\$)</u> <i>Savings from solar through avoided grid cost</i>	<u>S-RECs Generated</u> <i>Solar Renewable Energy Credits generated annually</i>	<u>S-RECs Value (\$)</u> <i>Assumed total value of S-RECs if sold</i>	<u>Depreciation (\$)</u> <i>Bonus Depreciation + 5 Year MACRS Schedule</i>	<u>Cumulative Savings (\$)</u> <i>Solar energy savings + S-RECs sold</i>	<u>Energy Savings (\$)</u> <i>Solar energy savings without S-RECs</i>
0								<b>-\$877,800.00</b>	<b>-\$877,800.00</b>
1	221,251	\$0.0954	284,300	\$27,128.28	284	\$11,372.00	\$0.00	<b>-\$473,964.72</b>	<b>-\$485,336.72</b>
2	221,251	\$0.0983	282,879	\$27,802.42	283	\$11,315.14	\$0.00	<b>-\$434,847.16</b>	<b>-\$457,534.30</b>
3	221,251	\$0.1012	281,464	\$28,493.31	281	\$11,258.56	\$0.00	<b>-\$395,095.28</b>	<b>-\$429,040.98</b>
4	221,251	\$0.1043	280,057	\$29,201.37	280	\$11,202.27	\$0.00	<b>-\$354,691.64</b>	<b>-\$399,839.61</b>
5	221,251	\$0.1074	278,657	\$29,927.02	279	\$11,146.26	\$0.00	<b>-\$313,618.35</b>	<b>-\$369,912.59</b>
6	221,251	\$0.1106	277,263	\$30,670.71	277	\$9,704.21	\$0.00	<b>-\$273,243.43</b>	<b>-\$339,241.88</b>
7	221,251	\$0.1139	275,877	\$31,432.88	276	\$9,655.69	\$0.00	<b>-\$232,154.86</b>	<b>-\$307,809.00</b>
8	221,251	\$0.1174	274,498	\$32,213.98	274	\$9,607.41	\$0.00	<b>-\$190,333.46</b>	<b>-\$275,595.02</b>
9	221,251	\$0.1209	273,125	\$33,014.50	273	\$9,559.38	\$0.00	<b>-\$147,759.59</b>	<b>-\$242,580.51</b>
10	221,251	\$0.1245	271,759	\$33,834.91	272	\$9,511.58	\$0.00	<b>-\$104,413.09</b>	<b>-\$208,745.60</b>
11	221,251	\$0.1282	270,401	\$34,675.71	270	\$8,112.02	\$0.00	<b>-\$61,625.36</b>	<b>-\$174,069.89</b>
12	221,251	\$0.1321	269,049	\$35,537.40	269	\$8,071.46	\$0.00	<b>-\$18,016.50</b>	<b>-\$138,532.49</b>
13	221,251	\$0.1360	267,703	\$36,420.51	268	\$8,031.10	\$0.00	<b>\$26,435.10</b>	<b>-\$102,111.98</b>
14	221,251	\$0.1401	266,365	\$37,325.56	266	\$7,990.95	\$0.00	<b>\$71,751.60</b>	<b>-\$64,786.43</b>
15	221,251	\$0.1443	265,033	\$38,253.10	265	\$7,950.99	\$0.00	<b>\$117,955.69</b>	<b>-\$26,533.33</b>
16	221,251	\$0.1487	263,708	\$39,203.69	264	\$6,592.70	\$0.00	<b>\$163,752.07</b>	<b>\$12,670.35</b>
17	221,251	\$0.1531	262,389	\$40,177.90	262	\$6,559.73	\$0.00	<b>\$210,489.70</b>	<b>\$52,848.25</b>
18	221,251	\$0.1577	261,077	\$41,176.32	261	\$6,526.93	\$0.00	<b>\$258,192.95</b>	<b>\$94,024.57</b>
19	221,251	\$0.1624	259,772	\$42,199.55	260	\$6,494.30	\$0.00	<b>\$306,886.80</b>	<b>\$136,224.12</b>
20	221,251	\$0.1673	258,473	\$43,248.21	258	\$6,461.83	\$0.00	<b>\$356,596.84</b>	<b>\$179,472.32</b>
21	221,251	\$0.1723	257,181	\$44,322.93	257	\$6,429.52	\$0.00	<b>\$407,349.28</b>	<b>\$223,795.25</b>
22	221,251	\$0.1775	255,895	\$45,424.35	256	\$6,397.37	\$0.00	<b>\$459,171.00</b>	<b>\$269,219.60</b>
23	221,251	\$0.1828	254,615	\$46,553.15	255	\$6,365.38	\$0.00	<b>\$512,089.53</b>	<b>\$315,772.75</b>
24	221,251	\$0.1883	253,342	\$47,709.99	253	\$6,333.56	\$0.00	<b>\$566,133.08</b>	<b>\$363,482.74</b>
25	221,251	\$0.1940	252,076	\$48,895.58	252	\$6,301.89	\$0.00	<b>\$621,330.56</b>	<b>\$412,378.32</b>

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Solar Energy System Cost and Production		3310 McRoberts Rd	3677 Myrtle Ave	978 Elm	981 Castle Shannon	3600 Library Rd Buildings	3600 Library Rd Carport
<b>Cost of Doing Nothing (No Solar)</b>	Cost of purchasing electricity through utility service over 25 years.	-\$223,712.54	-\$184,415.64	-\$221,110.10	-\$219,288.39	-\$509,786.13	-\$924,843.32
<b>Electricity Bill Savings Year One</b>	This is the value of the electricity produced by your proposed solar installation versus the cost of paying for your electricity.	\$6,562.12	\$5,409.44	\$6,485.79	\$6,432.35	\$14,953.48	\$27,128.28
<b>Estimated 25 Year Savings</b>	Total savings (\$) provided over 25 years factoring in up-front costs.	\$148,050.04	\$115,904.14	\$148,509.60	\$74,818.89	\$342,391.63	\$412,378.32
<b>Full Purchase Price</b>	The full purchase price is the cash value of the system if paid for outright.	\$131,835.00	\$118,910.00	\$126,665.00	\$246,400.00	\$292,050.00	\$877,800.00
<b>IRA Tax Benefits</b>	The cost recovered through the federal solar tax credit and depreciation	\$52,734.00	\$47,564.00	\$50,666.00	\$98,560.00	\$116,820.00	\$351,120.00
<b>Adjusted Net Price</b>	Full purchase price minus estimated cost recovered through direct pay and other funds	\$75,662.50	\$68,511.50	\$72,600.50	\$144,469.50	\$167,394.50	\$512,465.00
<b>System Size</b>	Solar installations are measured by how many kilowatts (kW) of electricity can be produced under perfect conditions.	56.10	50.60	53.90	61.60	129.80	250.80
<b>Electricity Production</b>	The total electricity expected to be produced by this installation in year one expressed in kilowatt hours (kWh).	68,770	56,690	67,970	67,410	156,710	284,300
<b>Price per Watt Installed</b>	Solar installations are commonly measured by the dollar cost (\$) per Watt installed.	\$2.35	\$2.35	\$2.35	\$4.00	\$2.25	\$3.50
<b>Electricity Usage Offset by Solar</b>	The percentage of your current electricity usage offset by the installed solar.	31%	26%	31%	30%	71%	128%
<b>S-RECs Generated Year One</b>	Solar installations produce Solar Renewable Energy Credits (S-RECS) that can sold for additional revenue.	69	57	68	67	157	284
<b>Current Utility Supply Rate</b>	Your current electricity supply rate either through the default utility service or a 3rd-party supplier.	\$0.0954	\$0.0954	\$0.0954	\$0.0954	\$0.0954	\$0.0954
<b>Estimated Value of S-RECS Year One</b>	The total cash value S-REC produced year one based on current market value. Long term value of S-RECS is affected by market forces and state policy.	\$2,750.80	\$2,267.60	\$2,718.80	\$2,696.40	\$6,268.40	\$11,372.00
<b>Total Estimated Savings</b>	Total savings (\$) provided over 25 years factoring in up-front costs and S-REC values	\$198,593.99	\$157,569.65	\$198,465.57	\$124,363.28	\$457,568.92	\$621,330.56

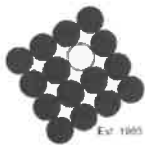
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# FUNDING OPPORTUNITIES

- **Base Investment Tax Credit**
  - 30% of total installation cost
- **Energy Community Bonus Credit**
  - 10% of total installation cost
- **Duquesne Light Solar Rebate**
  - \$0.05 / kWh produced in year 1
- **Energy Efficiency and Conservation Block Program**
  - Over \$3MM allocated to Pennsylvania
  - Additional \$751,000 allocated to Allegheny County
- **Other opportunities available, GET Solar Team can review with your Municipality**

*mgr 39*





**LSSE**  
Civil Engineers and Surveyors

# MEMO

846 Fourth Avenue, Coraopolis, PA 15108  
(412) 264-4400 • (412) 264-1200 Fax

TO: John Trant, Interim Manager                      DATE: July 13, 2023  
COMPANY: Castle Shannon Borough                      S. O. NO.: 0253-01  
FROM: Jason E. Stanton, P.E.                                      cc: L. Miller, Asst. Manager  
SUBJECT: **Work-in-Progress Report**                                      B. Ausman, DPW Foreman  
**July 2023**    J. Bajek, LSSE  
T. Sportelli, LSSE

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*Italicized font represents unchanged status from prior Work-in-Progress.*

1. **Municipal Tasks:**

a. **2023 Road Programs and Parking Lot Paving:**

- Preliminary listing of roads was emailed on March 9, 2023.
- LSSE prepared OPC by letter dated March 22, 2023 for review and to meet and select scope to be bid. OPC includes costs for Lower Hamilton Park and Library (side lot) paving, line striping and color coating.
- Bidding schedule follows:
  - Bid scope determination / confirmation – March 28, 2023
  - Advertisement emailed on April 6, 2023
  - Bid Opening via Quest – May 3, 2023 at 11:00 AM
  - Bid Report – May 4, 2023
  - Award/Action date - May 8 Council meeting
- Scope
  - Capital Fund Contract – 23-R02 (Street Signs on DPW Scope of Work)
    - Maplewood
    - Lindenwood
    - Waverly
  - Liquid Fuels Contract – 23-R01 (Street Signs on DPW Scope of Work)
    - Broadway
    - Highland Villa
    - Magnolia Drive
  - Parking Paving Contract No. 23-PK-6 (Rebid)
    - Library Side Parking Lot
    - Police Station Parking Lot

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- *Lower Hamilton Parking Lot / Access Drive (note trails and courts were removed from scope – refer to LSSE letter dated May 5, 2023 for Bid Report for Contract No. 23-PK-6A (Co Stars Bid)*
  - *Lower Hamilton Park Concrete Sidewalks (around Multi-Purpose Structure)*
  - *Lower Hamilton Court Dumpster Pad*
- **Status:**
    - **Capital Fund Contract – 23-R02** - *Award letter and contract documents dated May 12, 2023 were issued to Mele and Mele and Sons, Inc., in the amount of \$278,436.50. Contract documents were forwarded to the Borough for signature by letter dated May 24, 2023. The Pre-Construction meeting was held on June 12, 2023. The Notice to Proceed was issued on June 16, 2023. The effective date of the Notice to Proceed is July 3, 2023 with a 45-day construction period. A detailed construction schedule from the contractor is pending.*
    - **Liquid Fuels Contract – 23-R01** - *Award letter and contract documents dated May 12, 2023 were issued to Mele and Mele and Sons, Inc., in the amount of \$174,495.00. Contract documents were forwarded to the Borough for signature by letter dated May 24, 2023. The Pre-Construction meeting was held on June 12, 2023. The Notice to Proceed was issued on June 16, 2023. The effective date of the Notice to Proceed is July 3, 2023 with a 45-day construction period. A detailed construction schedule from the contractor is pending.*
    - **Contract No. 23-PK-6 (Rebid)** - *Advertisement emailed on May 22, 2023. Bid Opening via Quest on June 20, 2023 at 11:00 AM. Bid Report issued by LSSE by letter dated June 21, 2023. Council approved Base Bid at June 26, 2023 Council meeting. LSSE issued award letter to Folino Construction by letter dated June 30, 2023.*

**b. 981 Castle Shannon Boulevard Garage Roof Replacement Strategy:**

- *Asbestos survey contract with AGX was approved on May 19, 2023 in the amount of \$1,200. Sampling was completed on June 6, 2023. Asbestos reports were received, LSSE recommended payment by letter dated June 26, 2023.*
- *Proposals received to date include:*
  - *RG Remodeling and Construction, LLC dated May 19, 2023 - \$15,600 – Roofing (Flat Rubber Roofing)*
  - *Robert Siemon dated May 23, 2023 - \$8,000 – Garage Door Replacement*
- *The Borough (Mr. Ausman) is in the process of obtaining additional quotations for metal roofing.*
- **LSSE obtained a quotation from S&N Industries for rubber roof replacement quotation via Costars dated June 27, 2023 in the amount of \$39,890.00.**
- **LSSE met with Mr. Ausman on July 11, 2023, current strategy is to paint the existing structures and install a fence to the rear of the parking spots.**

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- c. **981 Castle Shannon Boulevard Parking Lot Repaving** – Initially parking lot was bid as an Add Alternate in Contract No. 23-PK-6 (Rebid), however was not awarded at the June 26, 2023 Council meeting. As requested LSSE reviewed June 29, 2023 Castle Asphalt scope of work. LSSE issued letter dated July 7, 2023 with three different options. Council requested that LSSE prepare a bid package for three different contracts, A, B and C based on the scope of work identified in the July 7, 2023 letter. Advertisement was emailed on July 12, 2023. LSSE received confirmation that ad will run on July 20 and July 27 with a bid opening date of August 10, 2023 at 11:00 AM via QuestCDN.
- d. **SHACOG – Act 152 Blight Reduction Program:** *As requested on May 16, 2023, LSSE will provide an OPC with respect to demolition of 930 Park Avenue and 3563 Library Road for the borough to file a grant application through SHACOG. LSSE's OPC was forwarded by letter dated May 18, 2023.*
- e. **MS-4 (Storm Sewers):**
- **Permit Status:** *PaDEP issued the NPDES GP-13 Permit on March 15, 2018 (2023 Expiration date). PaDEP announced over the week of September 26, 2022 that all PAG General Permits for the MS4 will be extended until March 2025. Annual tasks during this time will continue (training, BMP reviews, sampling etc.). PRP deadlines have NOT been extended. They are still due March 2023 with reporting date of September 2023. Castle Shannon Borough has an individual permit attributable to the Total Maximum Daily Load (TMDL) issued for Saw Mill Run. The final permit was issued by PaDEP on June 16, 2023. There were no revisions made from the draft permit. In summary, the Borough's current MS-4 Permit is effective on July 1, 2023 and runs through June 30, 2028. One item of note from the previous permit is this permit doesn't reference the Appendices for Impairments (Appendix A, B, C or E). LSSE anticipates this information being issued by PaDEP by the end of the year which will dictate what the Borough will be required to do to address these impairments (e.g., set the scope of the next PRP Project).*
  - **May Street Storm Sewer Extension – Contract No. 20-ST02**
    - *Preliminary design completed. Project will require 4 rights-of-way. Agreements and exhibit drawings were emailed to Borough on October 16, 2020. To date, one ROW has been signed.*
    - *Design drawing for 24" cast iron waterline was received from PAWC. Construction drawings, contract documents and bid opening date will need coordinated in concert with ROW acquisition.*
    - *Design review and ROW coordination held on March 15, 2022.*
    - *Updated OPC for FY 2023 budgeting emailed on August 26, 2022, suggesting to budget \$240k.*
  - **Pollution Reduction Plan (PRP) Implementation**
    - *Scope: Stream restoration project as identified in the September 2017 PRP/TMDL Plan (approximately 255 linear feet) generally between James Street and Canal Street.*

- *Permitting:*
  - *Permits released on September 6, 2022.*
- *Funding:*
  - *PaDEP Growing Greener Grant – applied for in June 2021, \$115k. Received notice on December 29, 2021 that the Borough received \$108,000 in grand funding. In terms of grant documents, Attachments 1A, 1B and 1C were forwarded on January 19, 2022. Quarterly progress report was forwarded on January 16, 2023. LSSE drafted same for the borough’s use in reporting back to PaDEP.*
  - *GEDTF Grant (via Redevelopment Authority of Allegheny County) – Resolutions were issued for action, signature at October 11, 2021 Council meeting. Applying for \$300k. Letter received dated January 28, 2022 indicating grant award of \$150,000 was received.*
- *Tasks/Schedule Tracker:*
  - *ROW Acquisition – ROW acquisition process was completed.*
  - *Final Design*
    - *Utility notifications were issued on December 17, 2021. Working through gas line issue with Columbia Gas. Held coordination meeting with Columbia Gas on 2.28.2022.*
    - *80 psi line located in the stream, Columbia Gas has no record drawings, line was constructed in 1948.*
    - *Columbia requested that 3’ of cover be provided in the event that the gas line is exposed.*
    - *Columbia anticipates abandoning the line in 2023.*
    - *Contract documents to include \$50,000 in the bidding documents as a stated allowance to factor in a temporary gas line relocation that hopefully will not be needed as the bury depth is anticipated to be deeper than the non-native material removal.*
  - *Bidding*
    - *Advertisement forwarded to Borough on February 8, 2023.*
    - *Bids were opened on March 8, 2023 at 11 AM.*
    - *Bid report was issued on March 9, 2023.*
  - **General Project Services**
    - *In accordance with Council action on March 13, 2023, the award letter was issued to the contractor (N&N Landscaping, LLC) on March 16, 2023 in the amount of \$169,258.*
    - *Contracts were forwarded to the Borough on April 3, 2023 for execution.*
    - *Pre-construction meeting notification was issued on April 3, 2023.*
    - *Pre-construction meeting was held on April 13, 2023.*
    - *LSSE issued a recommendation for payment for Partial Payment Request No. 1 by letter dated June 5, 2023.*

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- Construction has been completed. A final walk-through was performed on June 22, 2023, there were no punch list items identified.
  - LSSE issued recommendation for partial payment No. 2 by letter dated June 30, 2023. A retainage of 2.5% is being withheld pending vegetation establishment.
  - LSSE issued final change order (deduct) to contractor on June 30, 2023.
  - LSSE is working on PaDEP Growing Greener close-out reports. They are anticipated to be issued by July 17, 2023. LSSE is also working on grant reimbursement requests.
  - LSSE is working on draft letter for Borough's use to transfer the \$150,000 GEDTF grant to the 2022 GEDTF grant award (Multi-Use Building).
- Annual MS-4 Tasks
    - Annual report was uploaded to PaDEP's website on September 27, 2022.
    - Council's Elected Official Update presentation was presented on April 28, 2022.
    - The annual MS-4 sampling program has been initiated. The sampling program has been completed with only confined space entries that remain. These are scheduled for completion by the end of August.
  - Poplar Avenue Drainage Complaint – As discussed on May 4, 2023, a complaint was received pertaining to the lack of curb line drainage toward the Maple side. LSSE to provide a brief alternative analysis and OPC relative to drainage improvements. LSSE issued a letter dated May 18, 2023 and three OPC's relative to pavement restoration for the Borough's consideration.

**f. Park Grant Funding:**

- 2021 Lower Hamilton Park Trail Improvements - Castle Shannon received a \$50,000 grant from the Commonwealth Finance Authority (CFA) – Greenways, Trails and Recreation program. CFA awarded grant at the April 21, 2021 CFA Board meeting. LSSE sent an email dated June 1, 2021 to DCED requesting a reduction the overall scope of work that should not impact grant value. This scope reduction was requested to coincide with planned improvements associated with Park System Master Planning. LSSE emailed DCED on November 17, 2021 attempting to re-initiate a dialogue pertaining to slightly smaller scope. DCED responded affirmatively on November 18, 2021.
- 2021 Lower Hamilton Park Pavilion - LSSE received a copy of the email dated November 19, 2021 from Representative Miller's office that that Castle Shannon has been awarded a \$125,000 CFA grant from the Greenways, Trails and Recreation funds for improvements to the Lower Hamilton Park Pavilion.

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- 2022 Hamilton, Municipal Complex, Riehl Park Trails - LSSE received a copy of the email dated September 21, 2022 from DCED that Castle Shannon has been awarded a \$125,000 CFA grant from the Greenways, Trails and Recreation funds for improvements to the Hamilton, Municipal and Riehl Park Trails. In terms of a general strategy, the thinking is that this grant (\$125,000) can be used in concert with the \$50,000 Lower Hamilton Park trail grant for work associated with Lower Hamilton.
- 2022 Allegheny County GEDTF - The Borough received \$150k from GEDTF at the November 15, 2022 Board meeting.
- A PA Small Water and Sewer Grant application (DCED ARPA) was filed on December 28, 2022 in the amount of \$500,000 related to Upper Hamilton Park stormwater improvements. Tentative award date is July 2023.
- A DCNR Parks and Rehabilitation grant was submitted on April 5, 2023 for construction of pavilion / stage at the library (Phase 2 of Library Improvements). The Borough requested \$100,000 within the application.
- An ALCOSAN GROW Letter of Interest (LOI) was filed in the amount of \$563,000 on March 31, 2023 related to sanitary sewer source flow reduction (\$310,000 for Killarney Sewer-shed and \$253,000 for the Hamilton Park Sewer-shed). The Borough received a letter from ALCOSAN dated May 1, 2023 inviting the borough to submit a full application by June 30, 2023. The required resolution was approved at the June 12, 2023 Council meeting. **The application was submitted to ALCOSAN on June 28, 2023 prior to the June 30, 2023 deadline.**

g. **Park System Implementation Strategy:**

- General Overview:
  - LSSE developed a contracting / bidding strategy and schedule. Call held on June 16, 2022 to finalize bidding strategy and schedule as noted in Implementation Plan that was inserted into July 2022 Amended Master Plan.
    - a. Group 1 Projects: Library, Myrtle, Prospect – 2022 / 2023 Construction
    - b. Group 2 Projects: Lower and Rear Hamilton – 2023 Construction
    - c. Group 3 Projects: Upper and Mid Hamilton – 2024 Construction
    - d. Group 4 Projects: Riehl and Municipal – 2025 Construction
  - Progress Meeting No. 9 (Committee) was held January 19, 2023 discussing / interviewing two vendors Keystone Sports Construction (Astroturf Rep) and Shaw Turf.
  - LSSE attended February 13, 2023 Council meeting to review bidding/status updates relative to the Group 1 and Group 2 Projects.
- Permitting:
  - The NPDES Permit uploaded to Conservation District Website on February 15, 2023 (covers Lower/Rear Hamilton and Upper/Mid Hamilton). Conservation District comments were received on March 20, 2023, LSSE responded on March 22, 2023. The NPDES

*Permit was issued on Monday, May 15, 2023. An E&S Pre-Construction meeting was held with the Borough, Contractor and County Conservation District on June 1, 2023.*

- *Sewage Facilities Planning Module process is ongoing for Upper Hamilton. The capacity certification request was forwarded to ALCOSAN on February 20, 2023. Council approved the Planning Module at the April 24, 2023 Council meeting. LSSE submitted the Planning Module package to PaDEP on the borough's behalf by letter dated May 23, 2023. Three minor comments were received from PaDEP. LSSE addressed these comments by email dated July 5, 2023. PaDEP Planning Module approval is pending.*
- **Splash Pad Permit** - *Information was received on April 12, 2023 from ACHD (triggered by Planning Module submittal) related to requirements to recirculating splash pads. LSSE to respond to ACHD's comments. LSSE to submit Public Bathing permit application to ACHD in the next month.*
- **Building Permits – Multi-Purpose Structure – ROMTEC** – *The Design has been completed. Building permit review by BIU is being conducted currently. Minor building permit comments were issued on June 10, 2023 and forwarded to ROMTEC. BIU did not have any electrical building permit comments. Mr. Viemeir is working to obtain stamped approve drawings for installataion contract bidding.*
- **Budget Tracking Spreadsheet:**
  - *LSSE issued the initial release of the budget tracker spreadsheet via email dated May 5, 2023.*
- **Group 1 Parks Contract Status – Approximately 90% completed**
  - **Contract 23-PK1 – Phase I Library Improvements – Hardscape and Prospect Park Retaining Wall**
    - a. *Bids were opened on February 9, 2023.*
    - b. *LSSE issued bid report on February 10, 2023. Apparent low bidder is Palombo Contracting, Inc.*
    - c. *Supplemental information on locations of Palombo's work was forwarded on February 10, 2023.*
    - d. *Information pertaining to Focal Point "Add Alternates" was forwarded on February 15, 2023.*
    - e. *Council awarded the contract at the February 27, 2023 Council Meeting.*
    - f. *LSSE forwarded contract documents to the contractor on March 1, 2023.*
    - g. *Signed contracts were received and forwarded to the Borough by letter dated March 17, 2023 for Council execution.*
    - h. *A Pre-construction meeting was held on March 31, 2023. Meeting minutes were issued on April 10, 2023. The Notice to Proceed is to be dated for May 1, 2023, therefore completion of work is required by June 30, 2023.*

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- i. *A no-cost change order (Change Order No. 1) was issued on April 12, 2023 to substitute exposed aggregate focal point with the paper stenciled and stained focal point.*
- j. *An additional owner requested change order (Change Order No. 2) was issued on June 2, 2023 associated with adding exposed aggregate concrete from the primary walkway to the side parking lot walkway.*
- k. *DPW completed their portion of the construction preparation and Palumbo Contracting has completed the concrete work at the library. **DPW has completed the restoration at the library. Palumbo Contracting has completed wall construction at Prospect Park.***
- l. *LSSE issued a recommendation for payment for Partial Payment Request No. 1 by letter dated June 15, 2023.*
- m. **LSSE issued a recommendation for payment for Partial Payment Request No. 2 by letter dated July 12, 2023.**
- n. *Repaving of the side parking lot to match sidewalk grades is planned, refer to Contract No. 23-PK-6 (Re-bid).*
- **Contract 23-PK2 – CoStars Amenity Procurement Contract**
  - a. **Playground/Amenity Procurement (Sports and Recreation Associates (SRA))**
    - i. *LSSE is coordinating with Sports and Recreation Associates related to installations at Library (Shade Sails), Playground Structure at Prospect and structures at Chestnut/Myrtle parklet.*
    - ii. **Library - Shade sail was installed the week of June 26, 2023. LSSE and the Borough talked with SRA. Borough, SRA and LSSE meet to review the week of July 17, 2023 to develop ideas relative to corrective action.**
    - iii. **Myrtle - Pavillion has been set – Concrete cracking needed addressed. LSSE issued letter dated June 30, 2023 putting vendor on notice. Concrete pad was replaced on July 11, 2023. Other improvements have been completed and / or on-going. Once pad cures, picnic tables to be installed.**
    - iv. **Prospect – Playground has been installed. Pavilion construction is in progress. Basketball court has been resurfaced. and miscellaneous improvements are on-going. DPW to provide restoration/landscaping.**
    - v. **By letter dated July 3, 2023, LSSE issued requested revisions to SRA's invoices related to Myrtle and Prospect Park.**

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- **Group 2 Parks Contract Status:**
  - **Contract 23-PK2 – CoStars Amenity Procurement Contract**
    - a. **Lower Hamilton - Multi-Purpose Structure (Romtec)**
      - i. *Design/Supply Contract was forwarded to Romtec by letter dated February 14, 2023.*
      - ii. *Pre-production “kickoff meeting” with Romtec was held on March 7, 2023.*
      - iii. *Shop drawings and material selection submittals was provided by Romtec on March 7, 2023. LSSE responded by letter dated March 22, 2023.*
      - iv. *Sealed design drawings to be provided by Romtec by April 21, 2023 for code compliance review etc.*
      - v. *Tentative Notice to Proceed date for manufacturer is scheduled for May 5, 2023 with an anticipated delivery date of mid-late August.*
      - vi. *ACHD contact information was forwarded on April 11, 2023 for ROMTEC design coordination.*
      - vii. *Romtec provided final design drawings and calculations via email dated May 5, 2023. LSSE is supporting the borough with submittals to BIU through the Codes office. The submittal included the following:*
        - 1. *Building package overview*
        - 2. *Building package products*
        - 3. *Building installer scope*
        - 4. *Contractor scope items*
        - 5. *Owner’s scope*
      - viii. **Romtec forwarded final design for building permit submittals. Revised sealed plans were submitted on June 30, 2023 and forwarded to Codes /BIU. Per the schedule provided by Romtec on March 7, 2023, delivery is anticipated for end-August / early September.**
- **Contract 23-PK3 – CoStars Turf Contract\*\***
  - *Vendor proposals were solicited to Keystone Sports Construction (Astroturf) and Force Turf Solutions Inc. (Shaw Turf). LSSE review letter dated April 21, 2023 was issued recommending award of Base Bid and Alternate Nos. 1, 2 and 3 to Keystone Sports Construction in the amount of \$909,052. This contract is scheduled for award via CoStars contract (refer below\*\*) on May 22, 2023. Council awarded a contract in the amount of \$909,052 on May 22, 2023.*
- **Contract 23-PK4 – Infrastructure and Retaining Walls**
  - *LSSE prepared draft Construction Drawings, Contract Documents and Technical Specifications by letter dated March 17, 2023 for review. Time of Completion for work is 90-days.*
  - *LSSE provided site plans related to DLCO coordination and sent to DLCO on March 17, 2023. LSSE is coordinating with DLCO*

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*related to transformer relocation. A meeting was held the week of May 22.*

- *Field meeting with PAWC occurred on February 15, 2023. LSSE provide a preliminary plan to PAWC on March 9, 2023. PAWC new service application was forwarded on April 6, 2023.*
- *Geotechnical RFPs were received on February 23, 2023. LSSE issued an RFP summary by letter dated February 23, 2023. LSSE issued a Notice to Award dated March 3, 2023. Core borings in Lower Hamilton were staked on March 15, 2023. The geotechnical drilling has been completed. LSSE will coordinate with Garvin, Boward Beitko on the shop drawing and design submittals for Lower Hamilton and will coordinate on the wall design for the Mindful Brewery Steps and Riehl Park.*
- **Bidding Schedule:**
  - a. *Ad issued to the Borough on March 24, 2023.*
  - b. *Bid opening held on April 20, 2023 via Quest CDN at 11 AM.*
  - c. *LSSE's bid report dated April 20, 2023 was issued.*
  - d. *Council awarded the contract at the April 24, 2023 Council meeting.*
  - e. *LSSE issued the award letter and contract document forms on April 25, 2023 to Dragun Contracting and Landscape Design in the amount of \$1,163,930.00.*
  - f. *The Pre-Construction was held on May 8, 2023. The Notice to Proceed was issued, effective May 15, 2023 with a scheduled time of completion of August 13, 2023.*
- **Status Update:**
  - a. **DLCO disconnected power on July 7, 2023.**
  - b. **All demolition has been completed.**
  - c. **Pipe and structures have been delivered.**
  - d. **Work also includes grading for playground grading in Upper Hamilton – refer to Group 3 Parks.**
  - e. **Meeting held on July 12, 2023 related to alternate concepts for the Design/Build wall. Contractor to forward submittals for soil reinforced wall for the Borough's consideration on July 24, 2023.**
  - f. **Deduct change order (\$15,000 credit was issued) to remove relocation of Quanset Hut from scope.**
- *LSSE issued a recommendation for payment by letter dated June 9, 2023 recommending payment of Partial Payment Request No. 1.*
- **Contract 23-PK5 – CoStars Field Lighting Contract\*\***
  - *Qualite provided preliminary Co-Stars proposal on January 13, 2023.*
  - *Musco provided preliminary Co-Stats proposal on January 19, 2023.*
  - *LSSE issue core boring findings to Musco and Qualite on April 12, 2023 to evaluate the foundation proposal pricing.*

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- *Final Proposals were due on April 20, 2023 at noon.*
- *Vendor proposals were solicited to Keystone Sports Construction (Musco) and Qualite Sports Lighting, LLS. LSSE review letter dated May 5, 2023 was issued recommending award to Keystone Sports Construction in the amount of \$625,353. This contract is scheduled for award via CoStars contract (refer below\*\*) on May 22, 2023. Council awarded a contract in the amount of \$625,353 on May 22, 2023.*
- **Contract 23-PK6A – CoStars Trails and Courts Paving Contract\*\***
  - *LSSE issued an RFP on the borough's behalf to Keystone Sports Construction for trails and courts paving around the proposed turf field. Acrylic color coating for the Courts was bid as an Alternate 1. LSSE's letter dated May 5, 2023 was issued recommending the base bid and the alternate 1 in the aggregate total of \$413,014.00. This contract is scheduled for award via CoStars contract (refer below\*\*) on May 22, 2023. Council awarded an aggregate total of \$357,263.62 that included Trails, Courts Paving and Color Coating on May 22, 2023. Concrete around the multi-purpose structure and dumpster pad was bid under Contract 23-PK-6 (Re-bid).*
- **Contract 23-PK7 – CoStars Fencing Contract\*\***
  - *LSSE reviewed the response to the request for proposal from Keystone Sports Construction. LSSE's letter dated May 5, 2023 (revised May 19, 2023) was issued recommending the base bid in a rounded amount of \$253,161. This contract is scheduled for award via CoStars contract (refer below\*\*) on May 22, 2023. Council awarded an aggregate total of \$253,161 Base Bid on May 22, 2023.*
- **Contract 23-PK8 – Costars – Color Coating Contract**
  - *Add Alternate pricing requested as part of Contract No. 23-PK-6A CoStars Trails and Courts Paving Contract. As Council awarded the Add Alternate for Contract 23-PK-6A, this contract is canceled.*
- **\*\* Summary of Co Stars Contracts suggested action is to issue an intent to award a lump sum CoStars contract for Nos. 23-PK3 (Synthetic Field - \$909,052), Contract No. 23-PK5 (Lighting - \$625,353), Contract No. 23-PK6A (Courts and Trails - \$357,263.62), Contract No. 23-PK7 (Fencing - \$253,161) in an aggregate amount of up to \$2,144,829.62 to Keystone Sports Construction for the Group 2 Lower and Rear Hamilton Park Capital Improvements in accordance with the LSSE letters dated April 21, 2023 and May 5, 2023 subject to review and approval of the agreement by the Borough Solicitor. The Notice of Intent to Award the contract was issued by LSSE on May 31, 2023. Keystone Sports Construction issued a "global" CoStars agreement by email dated June 9, 2023. Contract was executed by both parties on June 29, 2023. Pre-construction meeting is scheduled for July 17, 2023.**

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- **Contract 23-PK9 – Lawn Restoration and Planting Contract**
  - **Bidding schedule is as follows:**
    - a. **Bid Opening via Quest – August 9, 2023 at 11:00**
    - b. **Bid Report – August 10, 2023**
    - c. **Award/Action date – August 14, 2023 Council meeting**
  - **LSSE is finalizing contract documents, technical specifications and construction drawings.**
  
- **Contract 23-PK10 – Multi-Purpose Structure Installation**
  - **Bidding schedule is as follows:**
    - a. **Bid Opening via Quest – August 9, 2023 at 11:00**
    - b. **Bid Report – August 10, 2023**
    - c. **Award/Action date – August 14, 2023 Council meeting**
  - **LSSE is finalizing contract documents, technical specifications and construction drawings.**
  - **Construction drawings and technical specifications to be assembled after Building and Electrical Permit approval by BIU.**
  - **The tentative construction start date would be September 15 with a staging area at Rear Hamilton (not on basketball court) and completion date of November 15.**
  - **LSSE will factor in the MBE/WBE requirements associated with the grant funding.**
  
- **Group 3 Parks Contract Status:**
  - **Contract No. 23-PK2 – CoStars Amenity Procurement Contract**
    - a. **Upper Hamilton – Splash Pad Procurement and Installation (Vortex) – LSSE issued a recommendation to award to Vortex via COSTARS Vendor Contract No. 014-E223-275 by letter dated June 15, 2023 in the amount of \$494,243.10 for a tentative delivery date of February 2024. Council awarded contract at the June 26, 2023 Council meeting. LSSE issued a recommendation for payment letter dated July 5, 2023.**
    - b. **Upper Hamilton Play Structure – SRA – Structure was ordered by the Borough on June 1, 2023. Based on Prospect delivery lead times, anticipated delivery would be late November / early December with surface installation in the spring.**
  
  - **Contract No. 23-PK-11 – Splash Pad Site Preparation**
    - a. **Tentative Bidding schedule is as follows:**
      - i. **Advertisement to Borough – July 21, 2023**
      - ii. **Bid Opening via Quest – August 21, 2023**
      - iii. **Award/Action date – August 28, 2023 Council Meeting.**
    - b. **LSSE is working on the advertisement, contract documents, technical specifications and construction drawings. Generally, scope includes water, sewer and**

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electrical extensions, pad preparation, underground storm sewer detention.

- **Contract No. 23-PK-12 – Trails, Splash Pad Concrete and with Fountain Step and Mindful Brewery Stairs/Wall (Add Alternates)**
  - a. **Tentative Bidding schedule is as follows:**
    - i. **Advertisement to Borough – July 21, 2023**
    - ii. **Bid Opening via Quest – August 21, 2023**
    - iii. **Award/Action date – August 28, 2023 Council Meeting.**
  - b. **LSSE is working on the advertisement, contract documents, technical specifications and construction drawings. Generally, scope includes trail construction, splash pad concrete construction, splash pad knee wall in the Base Bid with Fountain Street Steps and Mindful Brewery wall/stairs as Add Alternates. Two options have been developed for review on July 17, 2023.**
  - c. **LSSE to coordinate with geotechnical engineer on the two Mindful Brewery options.**
  - d. **Following discussion on alternatives, ROW metes and bounds descriptions will need developed for Borough ROW acquisition.**
  
- h. *Castle Shannon Boulevard PennDOT Bridge: No change, the Borough sent inquiry to PennDOT requesting ownership clarification. PennDOT responded by letter dated July 6, 2022. LSSE called PennDOT (Shane Szalankiewicz) on August 15, 2022 and left a message to initiate a dialogue. Field meeting with PennDOT held on August 26, 2022. ROW exhibit provided to PennDOT on September 7, 2022. Utility coordination is ongoing with water, gas, Verizon related to conduits. Field meeting held on September 16, 2022. Verizon coordination is on-going.*
  
- i. *Fountain Street: LSSE has been authorized to survey Fountain Street associated with the recent shoulder sloughing. The surveys are scheduled for the end of April. From a desktop analysis of the roadway width and County GIS, the sloughing appears to right on the public/private ROW line. Should shoulder/slope stabilization be required, geotechnical engineering will be required. One concept is to couple the core borings for Fountain Street with the evaluation needed for Lower Hamilton Park and Riehl Park geotechnical work. Fieldwork has been completed. Adjacent property monumentation to tie the public ROW in on Fountain Street is sparse. During survey of Upper Hamilton, additional property ties associated with Fountain Street were located. Existing conditions drawing was provided on August 4, 2022. Discussion had at September Park WIP call that Geotech analysis and wall design to be included in Upper Hamilton Design scope and construction. Geotechnical RFPs have been issued and are due back on February 23, 2023. The NPDES Permit associated with Upper and Lower Hamilton includes earth disturbance associated with Fountain Street Repair. LSSE*

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forwarded renderings to the borough by email dated May 11, 2023 to initiate dialogue with Mindful Brewery related to a pedestrian easement.

- j. Way Finding System – Phase 2: LSSE received email dated February 14, 2023 related to bidding the Phase 2 Way finding system improvements. CFA grant award announcement from the March 16, 2023 CFA Board meeting suggesting that the Borough was awarded \$215,000 in grant funding for Phase 2. Signed SOA received on April 11, 2023. Preliminary layout has been completed and PennDOT HOP permitting set is nearly completed. LSSE is coordinating with PennDOT on the submittal package(s).

LSSE is coordinating to obtain a mock-up sign (printed vs. stenciled/cut out). VIS Signs (CoStars Vendor) is fabricating the mock-ups. The mock-ups are scheduled for an approximate August 1<sup>st</sup> delivery date.

Three bids are anticipated as follows:

- **VIS Signs to provide a CoStars Quote on the following:**
  - Supply all Post Mounted Signs for DPW Installation – 34 total (secondary entrance/vehicular directional/park identification/park directional/destination identification)
  - Supply and installation for larger signs (e.g., Primary Entrance Signs) following PennDOT HOP issuance.
  - Library Digital Sign Board via CoStars vendor – LSSE issued a Request for Proposal to VIS Signs for a CoStars proposal by email dated June 12, 2023. LSSE met with Interim Manager and VIS on site to review on June 23, 2023. A preliminary cost was provided via email dated June 21, 2023 in the amount of \$33,775. Based on the field meeting with updated details, VIS to update the quote.
- VIS Signs Quote is anticipated by July 20, 2023 for consideration at the July 24, 2023 Council meeting.

- k. Multi-Modal Grant Application: LSSE uploaded the multi-modal application prior to the July 29, 2022 due date. Scope includes Smith Street bridge, Killarney sidewalks and Sleepy Hollow sidewalks. CFA grant award announcement from the March 16, 2023 CFA Board meeting suggesting that the Borough was awarded \$159,000 in grant funding. As requested, LSSE evaluated the grant funding award with respect to the three projects. LSSE's email dated March 30, 2023 was issued advising of two alternatives. The Borough's preferred alternative for bidding is as follows:

- Alternative 2 (Sleepy Hollow/Killarney)
  1. Grant Award = \$159k
  2. Mandated Match = \$48k (30% of Grant Award)
  3. Subtotal = \$207k >> \$191k
  4. Future Multi-Modal Application = Smith Street Bridge

mgr 53

*As requested, LSSE forwarded a SOA dated May 15, 2023 for the Borough's consideration with the primary scope referenced under Alternative 2 with Sleepy Hollow sidewalks being the priority designing and bidding for grant funding and designing Killarney (coordinating with DLCO) and bidding as budget allows.*

**The SOA was approved at the May 22, 2023 Council meeting. Surveys have been completed with preliminary construction drawings development to be reviewed with the Borough in the last week of July.**

2. Developments:

- a. *Ellison Place – LSSE's most recent letter pertaining to outstanding items is dated May 7, 2020. Notice-of-Termination letter was issued by the Allegheny County Conservation District by letter dated December 10, 2021. LSSE issued a letter dated January 4, 2022 related to the developer's bond reduction request. LSSE also issued a letter dated January 4, 2022 related to status of dedication items. LSSE also issue an email dated January 11, 2022 related to "road bond" release.*
  
- b. *Castle Court – LSSE's most recent letter pertaining to bond reduction request is dated July 30, 2020. LSSE received a call on January 12, 2022 from the Developer's contractor with questions pertaining to missing CCTV information noted in prior letters. Contractor was on-site on January 12, 2022 to complete the CCTV. A field review was conducted in November 2022. LSSE issued letter dated November 22, 2022 related to outstanding items prior to borough adoption of certain storm sewer infrastructure. The November 22, 2022 LSSE letter was forwarded to ACCD on January 5, 2023 as requested. LSSE issued bond reduction recommendation No. 6 by letter dated January 4, 2023. LSSE is in the process of coordinating the remaining items with the Developer including the following. It is noted LSSE has received a copy of an email dated May 17, 2023 of A&R Building's request for a NOT Inspection. LSSE has not seen any NOT reports from ACCD.*
  - *E&S Controls: Notice of Termination (NOT from ACCD)*
  - *Contingency: September 7, 2021 LSSE Letter*
    - *Sanitary:*
      - a. *Recording Easements – Council approved updated Recording Plan on February 13, 2023.*
      - b. *CCTV of sanitary line – AR Builders is working on*
    - *Storm:*
      - a. *CCTV of Storm Sewers – AR Builders is working on*
      - b. *As-Builts:*
        - i. *Rain Garden No. 1 (Pond) and No. 2 – Gales is working on*
        - ii. *As construction rain garden calculations – Gales is working on*
        - iii. *NOT from ACCD*

*mg 54*

3. Environmental (Sanitary Sewer System)

- a. 2019 O/M Program (GROW and PA Small Water and Sewer Funded) 2019 Contract 19-S1 – 2019 Sanitary Sewer Operation and Maintenance Program:
- Funding: Project is funded via ALCOSAN GROW Grant as well as PA Small Water and Sewer grant.
    - PA Small Water and Sewer – Reimbursement received.
    - GROW - Request for Reimbursement No. 1 for GROW was filed. Remaining task is the post-construction monitoring task required for GROW final reimbursement/closeout. The flow monitor is installed and on-going. This flow monitor will be utilized in the 10% flow reduction required by the Phase 2 COA. The expected removal date is July 2023.
- b. Rear Lindenwood Sanitary Sewer – Authorization to advertise was approved at the May 23, 2022 Council meeting.
- Bid opening was held on July 7, 2022.
  - Bid tabulation and bid report were issued by letter dated July 7, 2022 with a cost distribution as follows:
    - Lindenwood Sanitary Sewer work - \$220,460
    - Wabash Storm Sewer - \$106,775
  - Council awarded the contract to Independent Enterprises Inc. on July 11, 2022.
  - Contract documents have been executed and distributed.
  - Pre-construction meeting was held on August 8, 2022. The Notice to Proceed was issued.
  - Shop drawing review process has been completed.
  - Contractor mobilized on September 13, 2022. Contractor has substantially completed the work and restoration. DPW and LSSE performed a site walk-through and developed a final punch list. Punchlist was issued on October 19, 2022.
  - Partial payment No. 1 was recommended for payment on January 20, 2023.
  - Field meeting was held with the property owner related to tree restoration and final restoration on March 30, 2023. LSSE is coordinating with the contractor and DPW on final restoration. Contractor advised by April 14, of preference for DPW is to perform restoration. DPW costs were provided. LSSE issued deduct change order by letter dated July 6, 2023 to the contractor. **Once the signed change order is received from the contractor, LSSE will recommend final payment.**
- c. 2021 Phase II COA - LSSE presented overview of Phase II COA to Council on October 11, 2021.
- Phase II COA Compliance Activities:
    - BDD report was issued to the ACHD on August 1, 2022.
    - ACHD accepted the BDD Report by letter dated October 21, 2022, thereby Castle Shannon is a paragraph 8 community, meaning that four options exist for Source Flow Reduction (SFR) for the remainder of the order a.) updated lateral ordinance, b.) 10% reduction project etc. etc.)
  - FY 2023 Activities
    - Considering that BDD accepted, initial task is to compute differential from “Busy Beaver” and upstream boundary monitors to quantify 10% flow reduction threshold.
    - Then deduct Conner / S. McCully reduction findings, *mgc 55*



- Then identify if Killarney Source Reduction project fulfills requirements and
- Then identify if Hamilton Park improvements (potential relocation associated with Lower Hamilton improvements fulfills requirements.
- If so, list of projects that is due by December 31, 2023 is complete.
- If not, identify another sewer-shed in which SFR can be applied with field work completion task date per order of May 31, 2023. A flow monitor has been installed near the Sherwin Williams Plaza. The first round of flow isolation measurements was obtained the week of January 9, 2023. The second round of flow isolation measurements were obtained on January 18, 2023.
- Killarney Sewer Shed Source Flow Reduction Progress:
  - The Killarney Pre-Construction Flow Monitoring data has been installed (Potential 2022 GROW Application for Source Flow Reduction). Discuss budget potential for this sewer-shed, pertaining to untelevised sewers. Two rounds of Night-time flow isolation measurements have been completed.
  - LSSE obtaining CCTV information from DPW as part of the Hamilton Park CCTV efforts to add to the existing information that LSSE has.
- ALCOSAN Regionalization:
  - ALCOSAN POCS Sleepy Hollow (CS-14), Poplar (CS-31), James Street (CS-34) and Conner Road (CS-52): LSSE has gathered the data requested for post-construction repairs and is prepared to submit to ALCOSAN. ALCOSAN provided guideline document describing the current process which can be initiated by Council Resolution referenced thereon. LSSE forwarded post construction information to ALCOSAN pertaining to the regionalized sewers on October 18, 2022. There is one remaining line segment that needs televised (MH 14G-to MH 14H). ALCOSAN responded by memo / letter dated November 1, 2022. Resolutions were forwarded to ALCOSAN for these POCs on February 1, 2023. DPW has CCTV'd the line, LSSE forwarded CCTV information to ALCOSAN on March 24, 2023. ALCOSAN's review memo was received on May 11, 2023. By email and letter dated June 6, 2023, ALCOSAN has acknowledged that the Borough has completed the requested repairs on the Regionalization candidate sewers (Sleepy Hollow trunkline and Castle Shannon Boulevard trunkline).
  - ALCOSAN POC CS-42 (Rockwood) – LSSE attended a meeting on February 10, 2023 with Mt. Lebanon and ALCOSAN to discuss ownership of the Rockwood Avenue trunkline in Castle Shannon that conveys primarily Mt. Lebanon flow (estimated at 95% or greater). Mt. Lebanon's engineer forwarded over a reciprocal agreement dated September 24, 1951 that suggests that any sewer situate in Castle Shannon is to be owned and maintained by Castle Shannon. There are three defects in which ALCOSAN is requesting repair. LSSE will review the POC report provided by ALCOSAN and provide recommendations on repair of same. ALCOSAN provided CCTV videos on April 24, 2023. The tentative planned strategy is to review the information and develop an OPC for the repairs. Once the OPC is developed, it is suggested to approach Mt. Lebanon for a cost share. This POC might be a candidate

*for ALCOSAN's Post Closing Repair Authorization Agreement whereby the transfer can be completed and ALCOSAN to make the repairs at some future point and invoice the Borough for the work at a capped value identified in the Agreement.*

- *ALCOSAN GROW LOI was filed in the amount of \$563,000 on March 31, 2023 related to sanitary sewer source flow reduction (\$310,000 for Killarney Sewer-shed and \$253,000 for the Hamilton Park Sewer-shed). The Borough received a letter from ALCOSAN dated May 1, 2023 inviting the borough to submit a full application by June 30, 2023. The required resolution was approved at the June 12, 2023 Council meeting. **The application was submitted to ALCOSAN on June 28, 2023 prior to the June 30, 2023 deadline.***
- d. **Frank Street Sewer Line Extension** – *There is apparently a common lateral serving three houses on Frank Street in which there are several sections of collapsed pipe and root intrusion. The strategy is to construct a new mainline (about 150 linear feet) and reconnect each resident at the ROW line. LSSE prepared a SOA for Council's consideration dated May 24, 2023. It was approved by Council and received on June 19, 2023.*
- e. **Lebanon Avenue** – *There is a section of collapsed pipe on Lebanon Avenue (about 50 linear feet upstream of MH at Columbia intersection). Reverse CCTV set up was attempted, however break-in tap precluded full CCTV. LSSE attempted to obtain a quote to remove protruding tap via trenchless technologies. The contractors are wary of a potential collapse at those taps. Mr. Ausman is obtaining a quote to excavate the protruding taps, televise to the collapsed sewer and obtain full CCTV of the line segment to assess repair options. It's likely that a full manhole to manhole lining option will be required. After the CCTV is provided, LSSE will obtain a manhole-to-manhole lining quote via CoStars.*

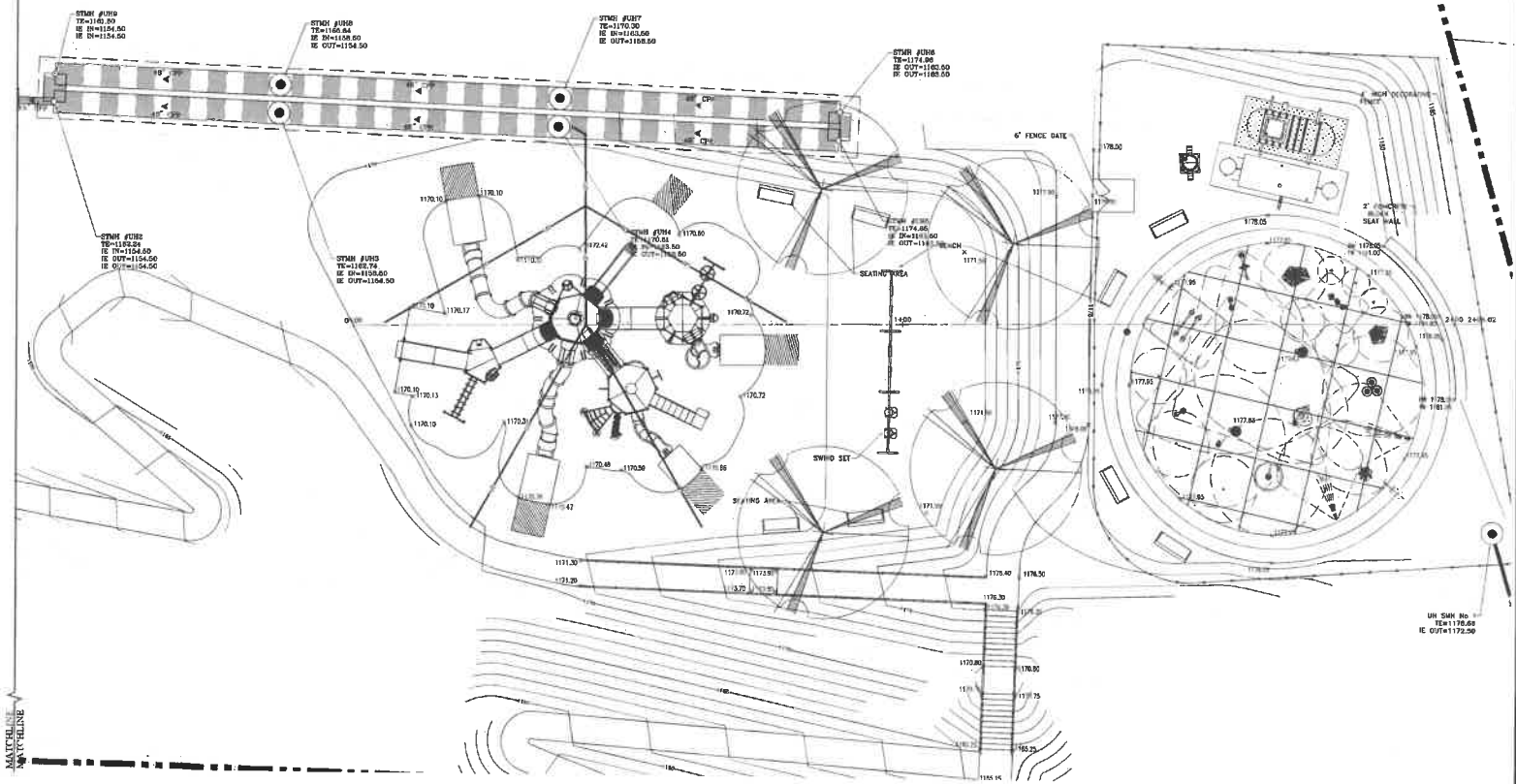
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1															

**Lennon, Smith, Souleret**  
Engineering, Inc.  
818 4th Avenue  
Corrothers, Pennsylvania 15108  
Phone: 412-284-1200  
Fax: 412-284-1200

**Castle Shannon Borough**  
3310 McRoberts Road  
Castle Shannon, PA 15234

Hamilton Park Connector  
Made by  
Castle Shannon Borough, Allegheny County, Pennsylvania

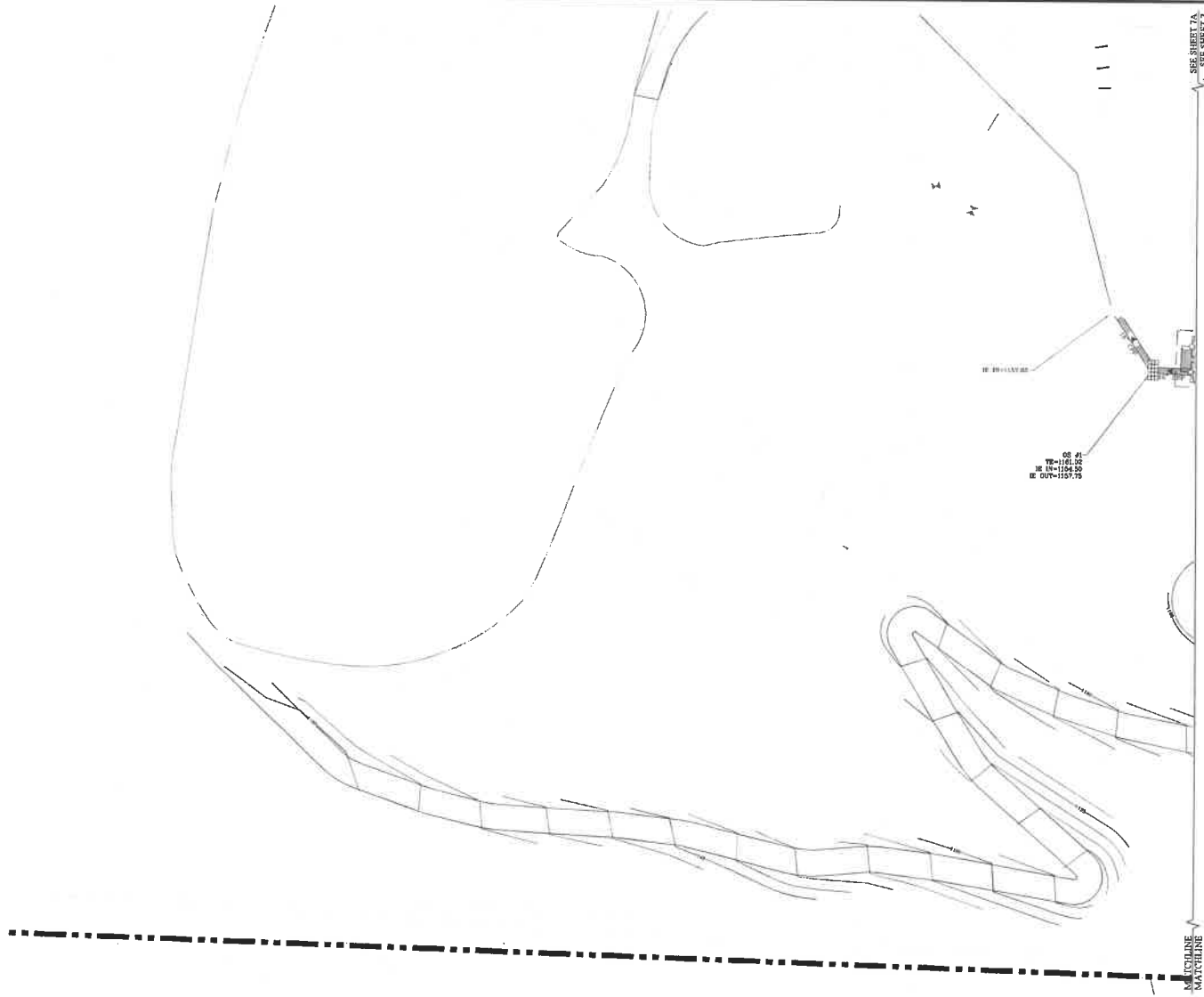
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Drawing No.: 253-108-  
Sheet No.: 61



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SEE SHEET 7

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SEE SHEET 7A  
SEE SHEET 7



MGR 59

0' 10' 20' 30'

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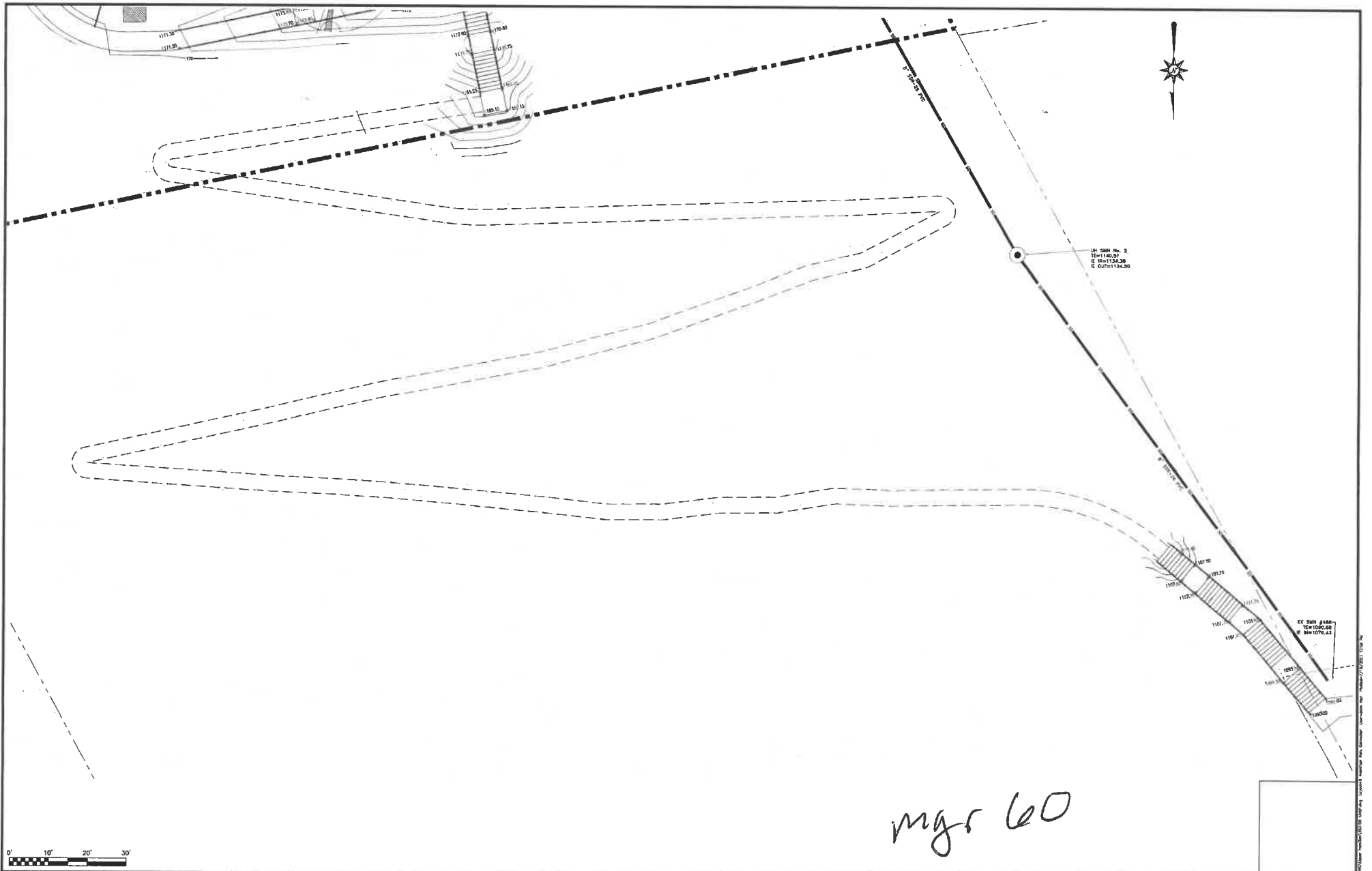
**Lennon, Smith, Souleret**  
Engineering, Inc.  
848 4th Avenue  
Corryville, Pennsylvania 15108  
Phone: 412-284-4422  
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Project: 253108 JKRP.dwg  
Date: September 2022

**Castle Shannon Borough**  
3310 McRoberts Road  
Castle Shannon, PA 15234

Hamilton Park Connector  
Sheet is  
Castle Shannon Borough, Allegheny County, Pennsylvania

Sheet Title: Sketch Plan  
Drawing No: 253-108-  
Sheet No: 1 of 1



No.	Date	Description	By	No.	Date	Description	By	No.	Date	Description	By

**Lennon, Smith, Souleret**  
 Engineering, Inc.  
 545 4th Avenue  
 Carlisle, PA 17015  
 Phone: 717-264-1200  
 Fax: 717-264-1200  
 E-mail: ls@lss.com

Filename: 253108\_UHQP.dwg  
 Date: September 2022

Castle Shannon Borough  
 3310 McRoberts Road  
 Castle Shannon, PA 15204

Hamilton Park Connector  
 Sheet 1 of 1  
 Castle Shannon Borough, Allegheny County, Pennsylvania

Sheet Title: Sketch Plan  
 Drawing No: 253-108-xx of 11

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