

MINUTES OF MEETING  
DELAWARE SOLID WASTE AUTHORITY  
BOARD OF DIRECTORS

DATE: January 28, 2021

LOCATION: This meeting was held via Zoom webinar due to the State's COVID-19 social distancing requirements.

TIME: 5:00 p.m.

ATTENDEES:

DIRECTORS

Gerard L. Esposito, Chairman  
Timothy P. Sheldon, Vice Chairman  
Temple Carter, II  
Michael R. Paraskewich, Ph.D, P.E.  
Tonda L. Parks  
William J. Riddle

STAFF

Richard P. Watson, P.E., BCEE  
Robin M. Roddy, P.E., BCEE  
Michael D. Parkowski  
Joseph J. Koskey  
Jason M. Munyan, P.E., BCEE  
Andrew Taylor

LEGAL COUNSEL

F. Michael Parkowski (PG&S)

GUESTS

None

REGULAR BOARD MEETING

The Chairman, Gerard Esposito, called the four hundred and seventeenth regular meeting of the Delaware Solid Waste Authority Board of Directors to order on Thursday, January 28, 2021. He announced the meeting had been duly noticed and the Directors had received copies of the information to be considered. Mr. Esposito had the clerk call the roll for the Board.

**A. MINUTES**

Chairman Esposito called for additions or corrections to the draft of the Minutes of the December 17, 2020, meeting of the Board of Directors.

**Motion A** – moved by Mr. Carter

“The Minutes of the December 17, 2020, Board of Directors’ meeting of the Delaware Solid Waste Authority be accepted as written.”

**Second** - Ms. Parks

**Vote** – (Carter, Paraskewich, Parks,  
Riddle, Sheldon, Esposito)

**Motion Adopted**  
(6 Yes, 0 No, 1 Absent)

***Report of the Technical & Facilities Management Committee***

**B. CONSTRUCTION OF DOVER ADMINISTRATION BUILDING**

**Motion B** - moved by Mr. Sheldon

“The Board awards the contract for the Construction of the Dover Administration Building to EDiS Company, in the amount of \$10,532,126.00.”

**Second** – Mr. Carter

Mr. Watson said that this project has been in the works for almost 10 years. Property had been bought in the Stover Development now called the Northgate Center with the goal to build an education center that would serve southern Delaware and a new modern office building. The education center will be similar to what DSWA has in New Castle County at the Delaware Recycling Center. The property encompasses two lots about seven acres in size. The goal was to have this be a LEED Silver certified building in keeping with DSWA’s objective in being leaders in sustainability and environmental stewardship. Mr. Watson gave kudos to staff and the engineering firm for developing a plan to carry this forward. Ms. Roddy said that the LEED process started with the plan for DSWA to design a Silver Category building and in keeping with how other state buildings are designed. LEED encourages green design principles and utilizes a scorecard system assigning point values to various green features. There is a cost for the certification process as well as an incremental cost for construction. Staff described how they looked for point values that would best serve DSWA’s mission and chose LEED features that could be incorporated into the Education Center such as roof mounted solar panels. Mr. Munyan said that a standard bid was issued for this project. Normally DSWA requires that the contractor provide at least 20% self-performance on a job. With this project it was quickly noted that it was different and it was a building with specialized trades and multiple subcontractors and that the 20% self-performance requirement would likely be an issue. An addendum was sent out removing the 20% self-performance requirement to allow for construction management type firms to bid. There was also a bid requirement for experience with at least two LEED, or similar environmentally certified construction projects, within the last five years. EDiS was the low bidder and with the 20% self-performance removed and their experience with LEED projects within the last five years they did meet the bidding requirements. That is why staff is recommending awarding the contract to them. Ms. Roddy noted that they are a Delaware company and many of the subcontractors were Delaware firms. Mr. Riddle asked, assuming the Board would approve the award of the contract, when the construction would begin when would be completion and when would DSWA move in. Mr. Munyan said that it would take about a month to get the paperwork

done and then mobilization would be mid to late March. Mr. Riddle asked what the marketing prospective of this project would be. Mr. M. D. Parkowski said that the education center would be promoted when it is ready to be used. Staff will contact schools to get the word out. Ms. Parks said that the positive aspect to the project is that the construction will be providing jobs in the community. Mr. F. M. Parkowski said that this project was supposed to happen years ago and that the education center was the main reason to build at the new site because the current location did not have enough space to support it. It is an effective way to utilize the structure. He noted that there was an education center in New Castle County and it is appropriate to have one for Kent and Sussex County and this is a way to accomplish it. Mr. Riddle asked if there are any plans for the current building. Mr. F. M. Parkowski said that when the time comes that maybe DSWA should offer it up for auction. Mr. Esposito asked when that would be. Mr. Munyan said it would be the summer of 2022. Ms. Roddy said that the 2022-2023 school year would be the target to begin hosting students. Mr. Esposito asked if the amount was what was expected by staff and Becker Morgan. Mr. Munyan said that it was in line with Becker Morgan’s estimate. Mr. Riddle asked if the amount was in the capital budget for the next two years. Mr. Koskey said that some of it was happening this year but the bulk would be the upcoming fiscal year and some would trickle into the following fiscal year. It has been in the budget for at least the last two years. Mr. Esposito asked if there had been any comment on this project in the budget public hearings. Mr. Koskey said that there were no comments.

Mr. Carter	Yes
Mr. Paraskewich	Yes
Ms. Parks	Yes
Mr. Riddle	Yes
Mr. Sheldon	Yes
Mr. Esposito	Yes

**Motion Adopted**

(6 Yes, 0 No, 1 Absent)

NEW BUSINESS

No comment

PUBLIC COMMENT

No comment

**Motion** – moved by Mr. Carter

“The Board Meeting is adjourned.”

**Second** – Ms. Parks

**Vote** – (Carter, Paraskewich, Parks,  
Riddle, Sheldon, Esposito)

**Motion Adopted**  
(6 Yes, 0 No, 1 Absent)

Respectfully submitted,

Pamela Williamson

Meeting Adjourned: 5:24 p.m.