



HISTORIC Bellefonte™

Est. 1795

BELLEFONTE BOROUGH AUTHORITY SPECIAL MEETING AGENDA

Meeting of Tuesday, September 22nd, 2026 at 5:00 PM
The Oak Room, 301 North Spring Street

5:00 PM - CALL MEETING TO ORDER:

PLEDGE OF ALLEGIANCE

ROLL CALL:

Mr. Beigle	Mr. Halderman
Mr. Brown	Mr. Johnson
Mr. Eaton	Mr. Stewart
Mr. Falcone	

ADDITIONS TO THE AUTHORITY MEETING AGENDA

In accordance with Act 65 of 2021, if a matter is not on the Agenda, the Authority cannot take official action on it with some exceptions. The Authority can act on matters relating to potential or real emergencies. The Authority may add a matter of agency business to its agenda through majority vote. The Authority should state the reason why the action item is being added to the Agenda. **The Authority may vote to add an action item(s) to the agenda.**

COMMUNICATIONS ORAL/Public Comment:

Please sign in and state your name and address, and what you are speaking about. Please try to limit comments to three minutes maximum.

OLD BUSINESS:

Continued Discussion – Big Spring Cover Project and Big Spring Enhancement Project

Narrative - The Authority Board approved the Big Spring Enhancement Master Plan on September 1, and a Request for Proposals is currently out for response on final design, engineering, and construction management. There were some items from the master plan that warranted additional Authority discussion so that the bid package can be refined to reflect the most accurate base bid and alternates. Also, the Authority is asked to decide on a color for the Big Spring cover so that Alco can begin ordering and manufacturing of the material for installation next spring. Provided with the agenda is a copy of the Big Spring Enhancement Project Approved Master Plan and cover specification sheet.

AUTHORITY MEMBER COMMENTS/FOR THE GOOD OF THE ORDER

Please try to limit all comments/rebuttals to three minutes maximum.

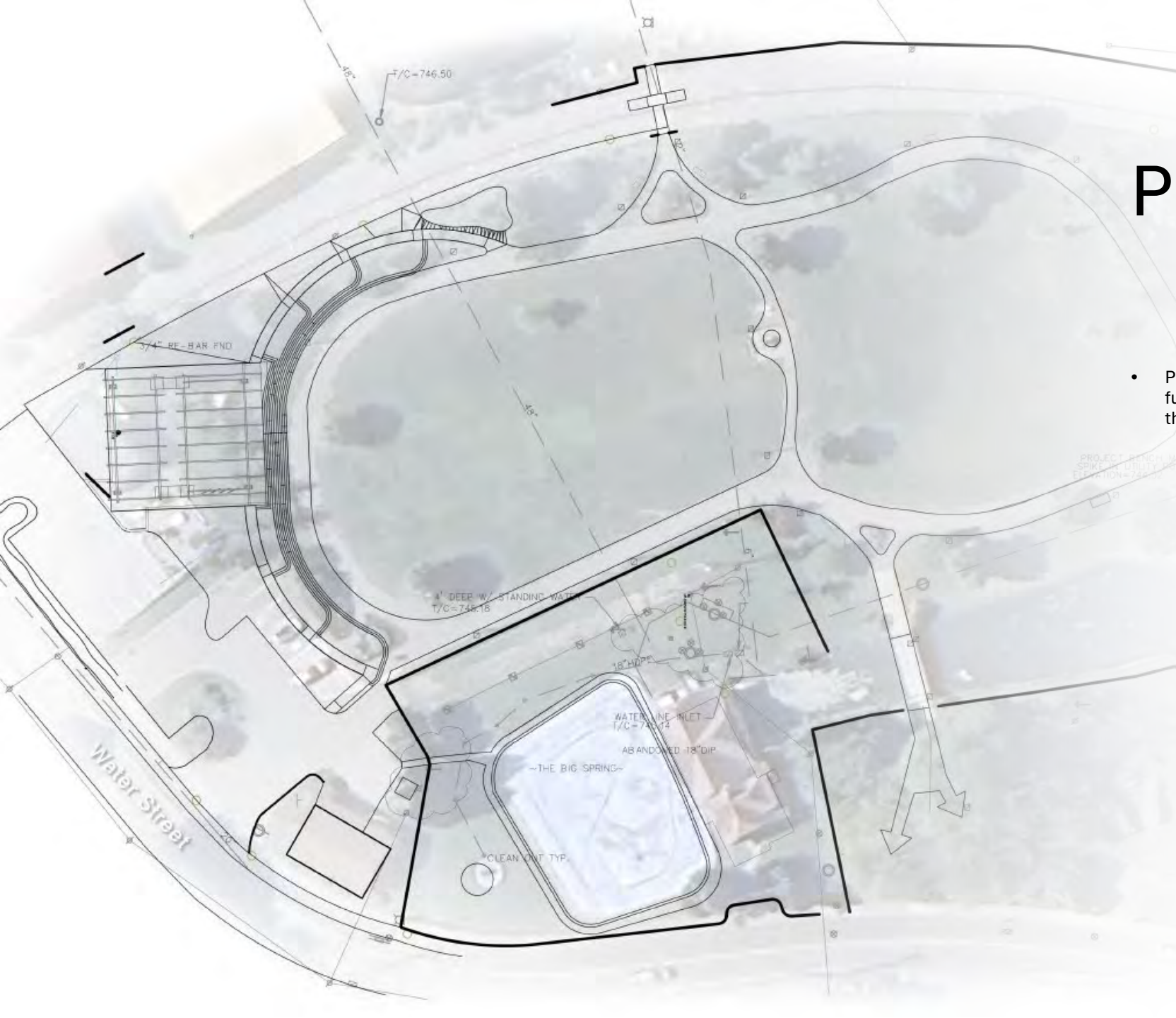
Motion to Adjourn: _____ Second: _____ ADJOURNED @: _____



Talleyrand Park Big Spring Landscape Improvements

MASTER PLAN
AUGUST 2026

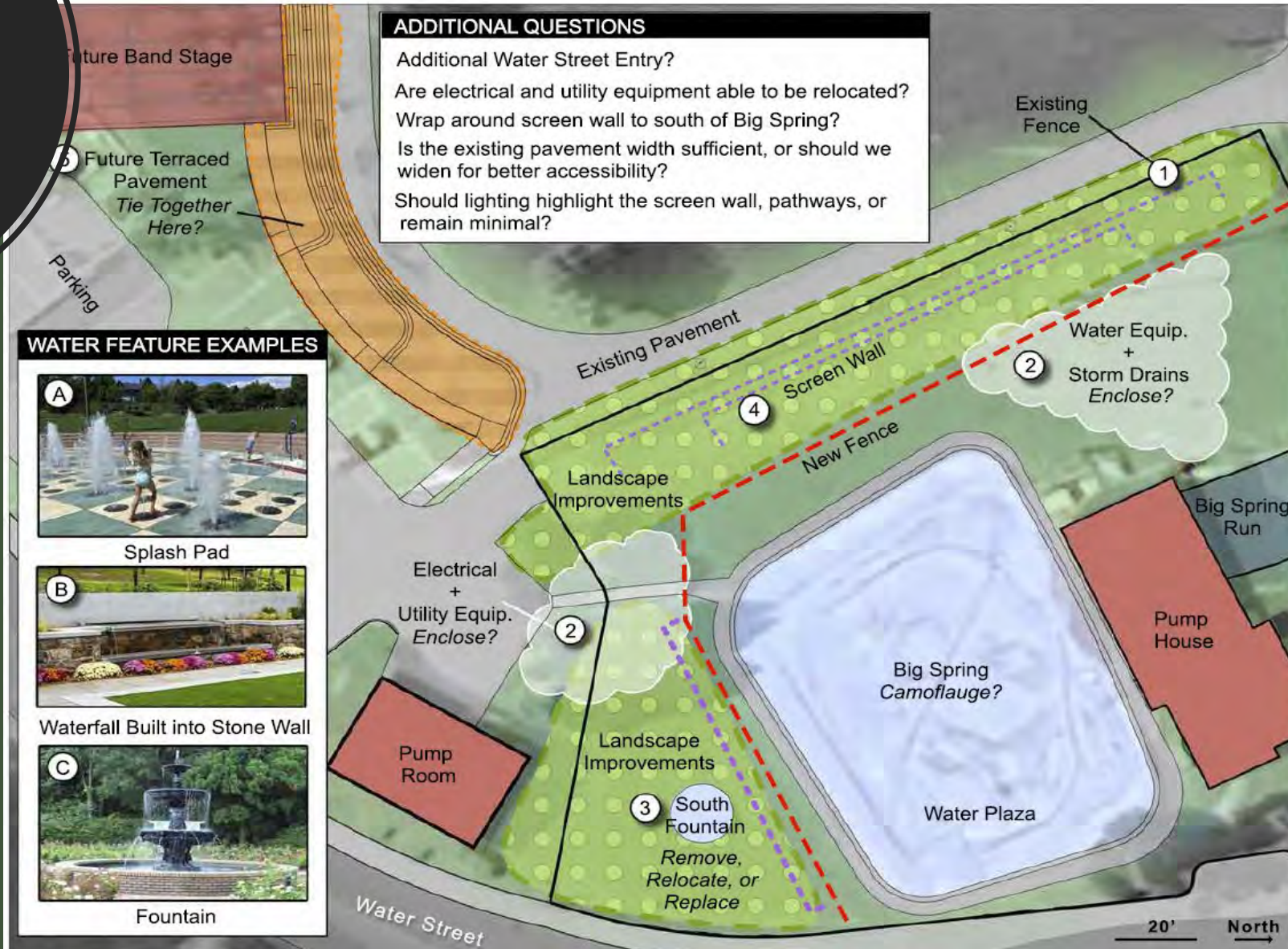




PROJECT GOALS

- Provide a phased master plan to enhance the aesthetics, functionality, and security of the area immediately adjacent to the Big Spring:
- Fencing: Adjustment and replacement of the existing fence with similar design to secure the Big Spring area.
- Screen Wall: Stone wall with planting beds (preferably tiered) to visually screen the Big Spring cover from the remainder of the park.
- Water Feature: Removal of existing water fountain and replacement with new, modern water feature within the Phase 1 area.
- Site Lighting: Replacement of light fixtures to be energy efficient and in character with the historical nature of the park
- Plantings: General refresh of plantings within the area of work to introduce seasonal color year-round and minimize maintenance costs.
- Service Walk: Replacement and or repair of concrete service walk around perimeter of the Big Spring.

INITIAL CONCEPTS



WATER FEATURE EXAMPLES



Splash Pad



Waterfall Built into Stone Wall



Fountain

SCREEN WALL EXAMPLES



Layered Plants w/ Stone Wall Behind



Terraced Plants w/ Stone Retaining Walls + Metal Fence Behind



Layered Plants w/ Single Retaining Wall + Metal & Stone Wall Behind

RETAINING WALL OPTIONS



Option 1

Single Stone Wall

~ \$500,000



Option 2

Double Stone Wall

~ \$700,000

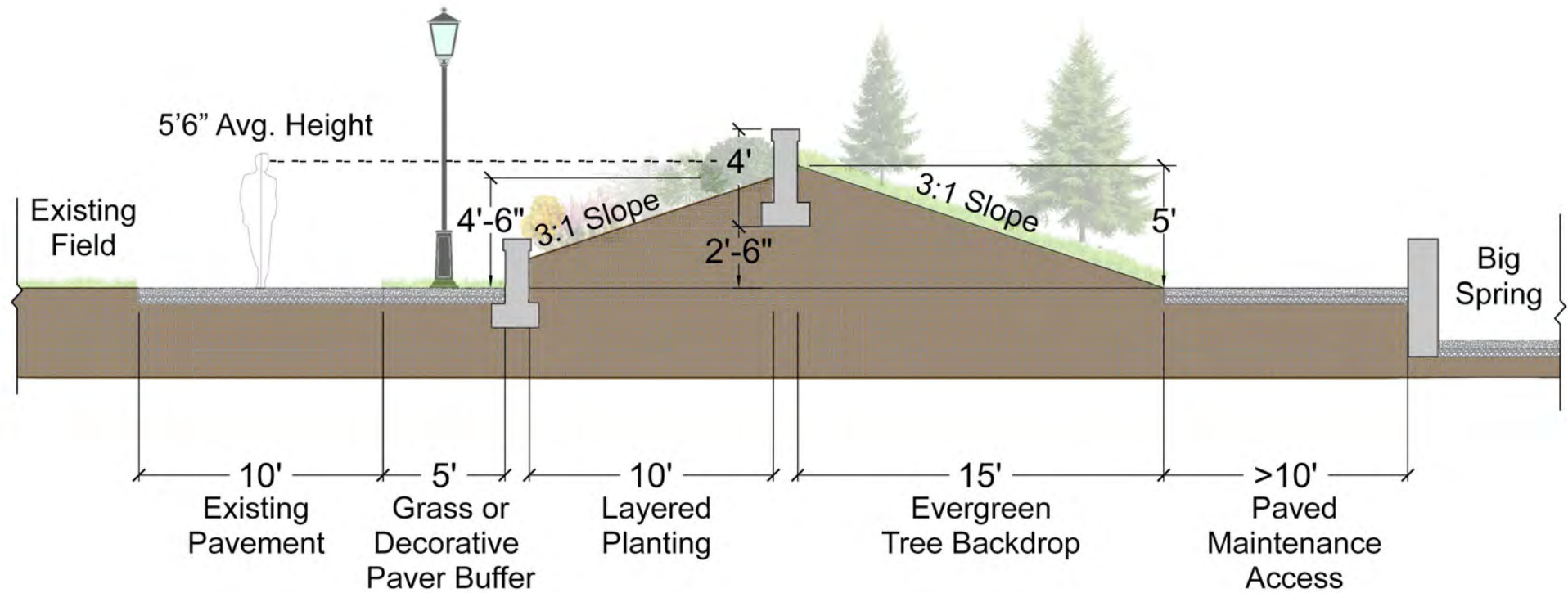


Option 3

Water Feature + Double Stone Walls

~ \$800,000

RETAINING WALL CROSS-SECTION



MASTER PLAN





CONCEPTUAL
RENDERING
AT ENTRY



CONCEPTUAL
RENDERING
AT OVERFLOW

MASTER PLAN

WITH ALTERNATE LOWER
STONE WALL





A detailed conceptual rendering of a park landscape. In the foreground, a paved path curves through a lush green lawn. A low, curved stone wall with a fountain integrated into its top edge separates the path from a garden bed filled with various plants. Two women are sitting on the stone wall, looking towards the background. Further back, a man and a child are walking on the path, and another person is sitting on a bench. A black lamppost stands near the fountain. In the background, a large, two-story house with a red-tiled roof and stone walls is visible, surrounded by tall trees. A paved area, possibly a tennis court or parking lot, is situated between the house and the garden. The sky is blue with scattered white clouds.

CONCEPTUAL
RENDERING
WITH ALTERNATE LOWER
STONE WALL



PROJECT: Talleyrand Park Big Spring Landscape

Date Prepared: 2026-01-16

WMF: 2025.116.00

Updated: 2026-08-27

Phase: Conceptual

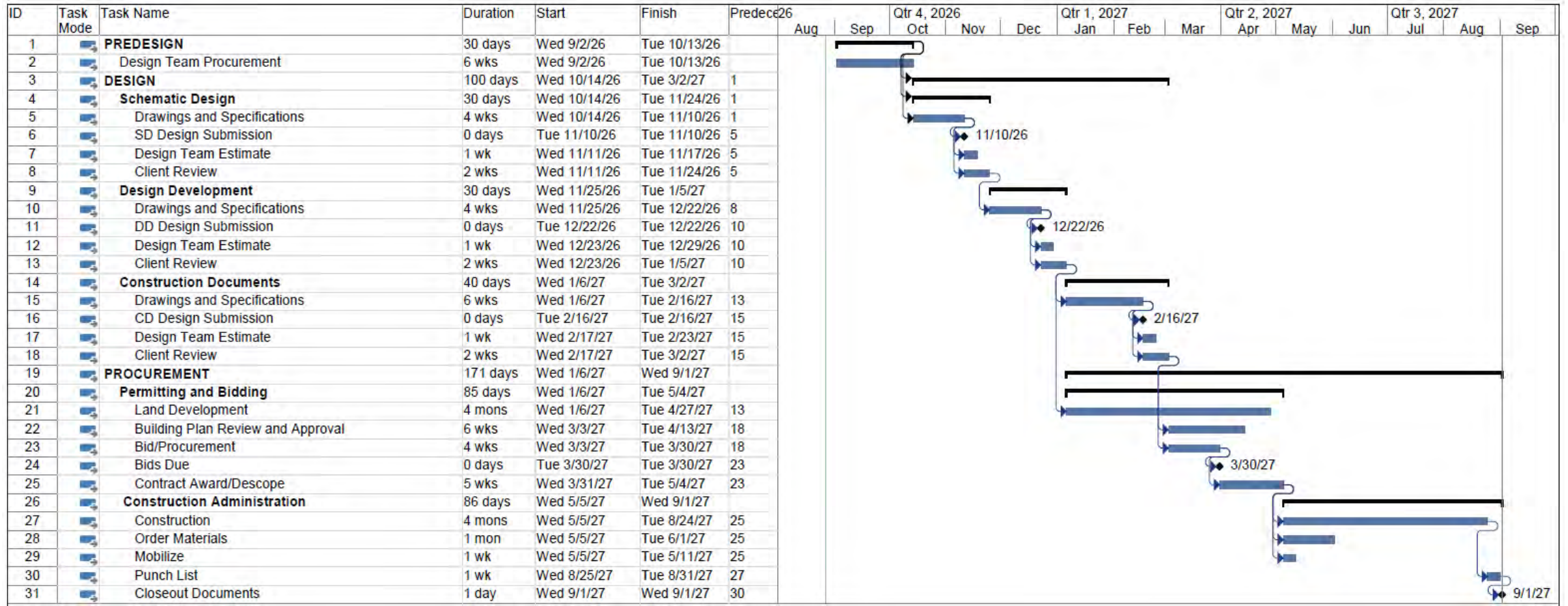
Sq Ft: (Gsf) 10,418

File Location: S:\Cloud Projects\2025.116.00 - Talleyrand Park Big Spring Landscape\001 General\02 Estimates\Conceptual EST- JCK

Estimator: JCK

Conceptual			
Item Description			Cost
BASE SCOPE			
		\$	623,521.91
SOFT COSTS	9%	\$	56,116.97
CONSTRUCTION CONTINGENCY	10%	\$	62,352.19
SUBTOTAL			\$ 741,991.08
ALTERNATE 1: LOWER STONE WALL			
		\$	221,509.60
SOFT COSTS	9%	\$	19,935.86
CONSTRUCTION CONTINGENCY	10%	\$	22,150.96
SUBTOTAL			\$ 263,596.42
ALTERNATE 2: PERIMETER WALL AND FENCE REPAIR			
		\$	129,761.06
SOFT COSTS	9%	\$	11,678.50
CONSTRUCTION CONTINGENCY	10%	\$	12,976.11
SUBTOTAL			\$ 154,415.66
ALTERNATE 3: PUMP HOUSE RESTORATION			
		\$	284,314.63
SOFT COSTS	9%	\$	25,588.32
CONSTRUCTION CONTINGENCY	10%	\$	28,431.46
SUBTOTAL			\$ 338,334.41
ALTERNATE 4: SCENIC OVERLOOK			
		\$	328,751.54
SOFT COSTS	9%	\$	29,587.64
CONSTRUCTION CONTINGENCY	10%	\$	32,875.15
SUBTOTAL			\$ 391,214.33
OVERALL PROJECT TOTAL			\$ 1,889,551.90

SCHEDULE



Talleyrand Park Big Spring Landscape Improvements

MASTER PLAN
AUGUST 2026

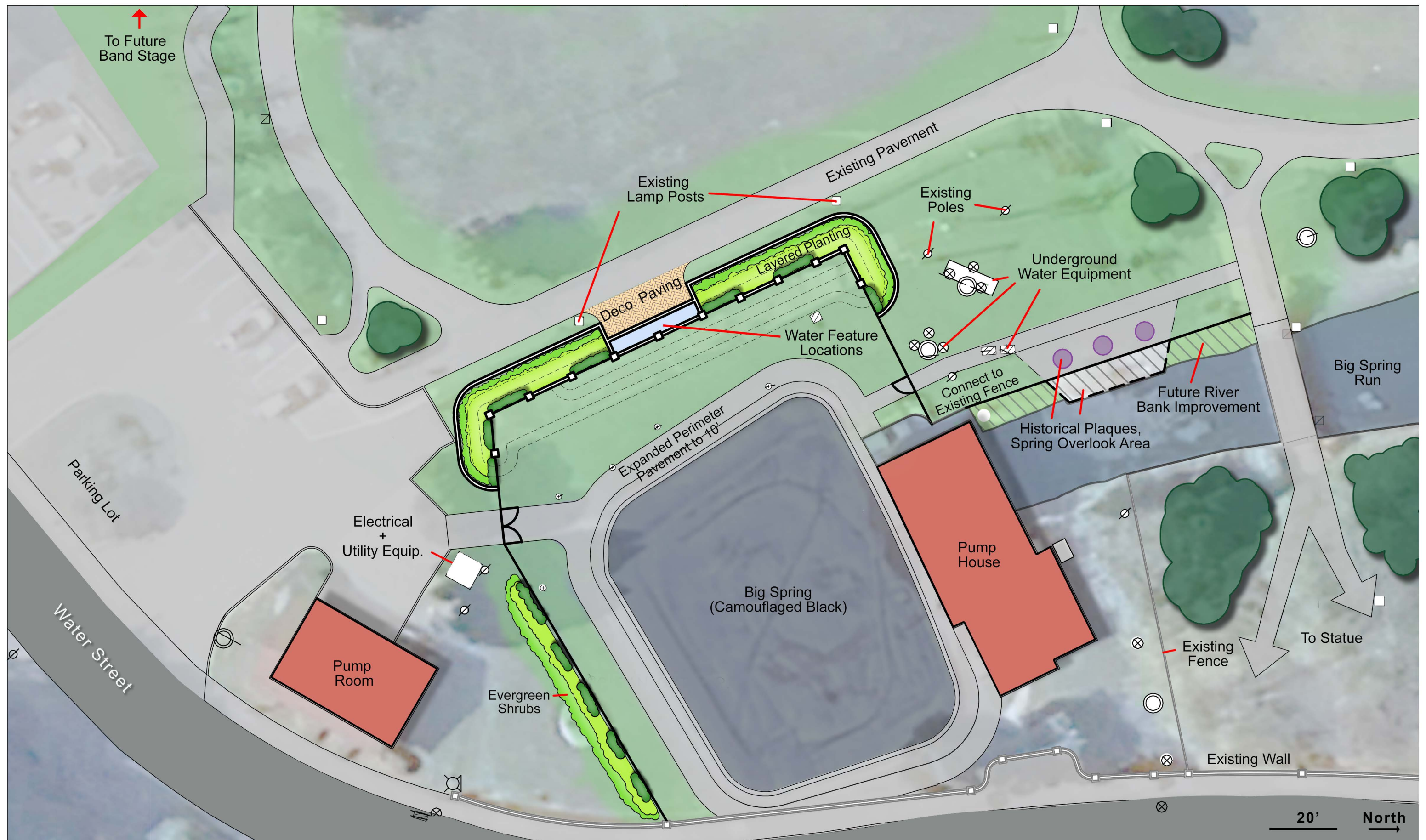
Prepared for the Borough of Bellefonte
By Weber Murphy Fox



BOROUGH OF HISTORIC
BellefonteTM

ARCHITECTURE
INTERIORS
CONSTRUCTION MANAGEMENT
PLANNING & LANDSCAPE ARCHITECTURE

WMF
WEBER MURPHY FOX



Talleyrand Park Big Spring Landscape
Conceptual Study - Site Plan Diagram



Talleyrand Park Big Spring Landscape
Conceptual Study - Rendering



Talleyrand Park Big Spring Landscape
Conceptual Study - Rendering



Talleyrand Park Big Spring Landscape
Conceptual Study - Rendering

PROJECT:

Talleyrand Park Big Spring Landscape

WMF: 2025.116.00

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Conceptual						
Division	Description	QTY	Unit	U/P	Estimate	Comments
Existing Conditions						
	Relocate Water Feature					
02.41	Selective Demo – Existing Fountain & Basin	1	ls	\$ 4,500.00	\$ 4,500.00	Drain system; disassemble fountain assembly; selective demo of basin as required; salvage components for reuse.
03.30	New Concrete Pad / Basin Base	1	ls	\$ 6,000.00	\$ 6,000.00	New concrete pad or reconstructed basin base at new location; includes forming, reinforcing, placement.
22.00	Water Feature Plumbing Extension	100	lf	\$ 55.00	\$ 5,500.00	Extend supply/return, overflow, drain piping to new location; includes fittings and connections.
22.00	System Startup, Testing & Commissioning	1	ls	\$ 2,500.00	\$ 2,500.00	Fill, test pumps, adjust flow, leak testing, startup.
26.56	Electrical Extension for Water Feature	100	lf	\$ 48.00	\$ 4,800.00	Extend conduit and wiring to new fountain location; reconnect controls; assumes adequate existing capacity.
31.00	Trenching for Utilities (Water Feature Relocation)	100	lf	\$ 65.00	\$ 6,500.00	Trench, bedding, backfill for plumbing and electrical; assumes open lawn area, no rock.
32.13	Reinstall Fountain Assembly & Mechanical Components	1	ls	\$ 7,200.00	\$ 7,200.00	Reset fountain, reconnect piping and electrical, alignment, sealing, anchorage.
32.17	Restoration at Original Fountain Location	1	ls	\$ 1,500.00	\$ 1,500.00	Backfill, topsoil, seed or sod patch at original location.
32.17	General Conditions / Coordination Allowance	1	ls	\$ 1,000.00	\$ 1,000.00	Coordination, protection, minor unknowns.
	Miscellaneous					
02.41	Tree Removal – Mature Evergreen (35–45 ft)	4	ea	\$ 4,500.00	\$ 18,000.00	Remove mature evergreen trees; sectional removal due to height and proximity to utilities; includes stump grinding and haul-off.
02.41	Decorative Steel Fence Demolition	373	lf	\$ 20.00	\$ 7,460.00	Cut/remove custom steel picket fence; remove posts; sawcut or pull concrete footings; haul and dispose.
	Total Existing Conditions				\$ 64,960.00	
Double Wall + Water Feature						
	Retaining Wall & Fence					
03.30	Concrete Footings – Retaining Wall	80	lf	\$ 180.00	\$ 14,400.00	Continuous reinforced footing.
31.00	Earthwork & Structural Excavation – Retaining Wall	80	lf	\$ 220.00	\$ 17,600.00	Deepened excavation.
04.20	Retaining Wall Finish – Lick/Stick Veneer (ONE SIDE) + Painted Opposite Face	80	lf	\$ 720.00	\$ 57,600.00	One-sided thin stone veneer incl flats/corners/returns, lath/scratch coat, mortar, caps, cuts/waste/staging; opposite face painted.
09.91	Paint – Retaining Wall Opposite Face	80	lf	\$ 60.00	\$ 4,800.00	Prime + 2 coats on exposed concrete face; includes surface prep; final paint system TBD.
32.13	Structural Concrete Wall Core & Basin	80	lf	\$ 420.00	\$ 33,600.00	Reinforced concrete wall core and water basin.
32.17	Concrete / Unit Paver Walk (Promenade)	600	sf	\$ 31.00	\$ 18,600.00	5–6 ft wide promenade; unit pavers on aggregate base; excludes decorative pattern upcharge.
32.17	Turf / Restoration	100	lf	\$ 45.00	\$ 4,500.00	Disturbed areas only.
32.31	New Decorative Steel Picket Fence	75	lf	\$ 130.00	\$ 9,750.00	Custom decorative steel fence w/ arched picket detail; posts set in concrete; shop-fabricated or specialty panels; field fit along water edge.
32.90	Planting Beds Along Retaining Wall	1340	sf	\$ 42.00	\$ 56,280.00	Includes soil prep, amendments, shrubs, mulch, planting labor; excludes trees and irrigation.
	Total Retaining Wall/Fence				\$ 217,130.00	
	Water Feature					
22.00	Water Feature Mechanical Systems	36	lf	\$ 450.00	\$ 16,200.00	Basin, Pumps, filtration, piping.
26.56	Electrical (Water Feature)	36	lf	\$ 210.00	\$ 7,560.00	Power, controls, GFCI.
33.40	Drainage & Overflow Systems	36	lf	\$ 90.00	\$ 3,240.00	
	Total Water Feature				\$ 27,000.00	
Site Development						
32.31	New Decorative Steel Picket Fence	150	lf	\$ 130.00	\$ 19,500.00	Custom decorative steel fence w/ arched picket detail; posts set in concrete; shop-fabricated or specialty panels.
32.33	Historic-Style Decorative Steel Double-Swing Gate (10'-0" clear)	2	ea	\$ 7,500.00	\$ 15,000.00	Custom steel gate to match historic fence (pickets/top detail), (2) leaves; includes heavy hinges, latch, drop rods, lock provision, (2) steel posts set in concrete footings, shop finish black.
32.90	Local Shrub / Flower Bed w/ Basic Edging	530	sf	\$ 21.00	\$ 11,130.00	Includes sod removal, bed prep, steel edging, soil, evergreen shrub/perennial mix, mulch, planting.
	Expanded Sidewalk					
02.41	Sawcut & Demo Existing Sidewalk Edge for Tie-In**	300	lf	\$ 18.00	\$ 3,600.00	Sawcut neat line at existing walk edge; demo/remove strip as needed for new 10' width tie-in; includes disposal (assume ~200 lf tie perimeter – adjust).
03.30	Dowels / Tie Bars into Existing Concrete	200	lf	\$ 12.00	\$ 2,400.00	Drill and epoxy dowels at tie-in; spacing typical 18" O.C.; includes epoxy and bars.
03.30	Concrete Sidewalk – 5" CIP, Reinforced, Broom Finish	2512	sf	\$ 12.50	\$ 31,400.00	5" reinforced concrete sidewalk widening; joints, edging, curing; includes standard reinforcement (WWF or rebar).
03.30	Concrete Placement Logistics / Short-Pour	1	ls	\$ 2,500.00	\$ 2,500.00	Mobilization, short placements around existing walk/curves; avoids underpricing for segmented pours.
31.00	Subgrade Prep & Proof roll for Walk Widening	2512	sf	\$ 1.25	\$ 3,140.00	Strip organics, fine grade, compact subgrade; minor cut/fill within widening area.
31.23	Aggregate Base Course (4" compacted 2A)	2512	sf	\$ 2.75	\$ 6,908.00	Place and compact 4" stone base for new concrete widening.
32.17	Restoration at Walk Edges (Topsoil/Seed)	1	ls	\$ 1,800.00	\$ 1,800.00	Restore disturbed lawn edges along widened walk; fine grade, topsoil, seed.
	Total Site Development				\$ 97,378.00	
**Tie-ins include saw cutting, doweling, epoxy anchorage, and reinforcing laps at new-to-existing interfaces; quantities based on assumed interface lengths shown.						
Summary						
EXISTING CONDITIONS				\$	64,960.00	
RETAINING WALL/FENCE				\$	217,130.00	
WATER FEATURE				\$	27,000.00	
SITE DEVELOPMENT				\$	97,378.00	
SUBTOTAL RAW CONSTRUCTION COST				\$	406,468.00	Raw Cost/sf \$39.02
GENERAL CONDITIONS				12%	\$ 48,776.16	
GENERAL CONTRACTOR OH&P				15%	\$ 60,970.20	
BONDS				3%	\$ 12,194.04	
SUBTOTAL CONSTRUCTION COST				\$	121,940.40	
ESCALATION / INFLATION TO 2027				3%	\$ 15,852.25	
DESIGN PHASE CONTINGENCY				15%	\$ 79,261.26	
SUBTOTAL CONTINGENCIES				\$	95,113.51	
BID DAY COST				\$	623,521.91	Construction cost/sf \$59.85



HYPAFLEX®

CHLOROSULFONATED POLYETHYLENE [CSPE]

TRUSTED LONG-TERM POTABLE WATER PROTECTION

When it comes to long-term performance in exposed liner and cover applications, HypaFlex® (Chlorosulfonated Polyethylene – CSPE) is the gold standard. Engineered to withstand extreme heat and UV exposure, HypaFlex® is also NSF 61 compliant for contact with potable water and has been used extensively for water containment and protection for over 50 years and is backed with an industry-leading 30-year weathering warranty.

[CLICK TO VIEW TECHNICAL SPECIFICATIONS ►](#)



TRUSTED POTABLE WATER PROTECTION



The use of HypaFlex® floating covers in reservoirs is one of the most economical methods of storing and treating large volumes of water. Reservoirs using HypaFlex® are often up to 70% more cost-effective versus above-ground tanks or underground clearwells. With over 400 successful floating cover projects worldwide, you can trust that HypaFlex® is built to last.

When it comes to reliability and longevity, HypaFlex® geomembranes boast an impressive track record. For over 45 years, they have been successfully utilized as lining and cover materials in North America. Some of the very first HypaFlex® cover installations, dating back to 1968, continue to perform remarkably well to this day, attesting to the product's unwavering dependability.

Furthermore, approved HypaFlex® applications come with an industry-leading 30-year weathering warranty. This warranty further reflects our commitment to the quality and durability of our product.



EXCELLENT UV RESISTANCE

The saturated, stable polymer backbone structure provides excellent longevity and UV resistance, ideal for long-term exposed applications.



ENHANCED FLEXIBILITY WITHOUT VOC'S

Does not require the use of volatile materials such as liquid plasticizers, process oils, or stabilizers used to achieve a high degree of flexibility.



IMPROVED CHEMICAL RESISTANCE

HypaFlex® is highly resistant to ozone, oxidation, weather (UV), changes in color, temperature, abrasion, oils, and other chemicals.

INSTALLATION

Layfield Geosynthetics is one of the most prominent installers of HypaFlex® liners and floating cover systems in North America. Our installation crews are trained in quality control, safety, and project management.

The HypaFlex® series of geomembranes are flexible, allowing prefabrication into large panels at our facility. All welded seams of our HypaFlex® liners are inspected using the air lance test, ensuring there are no flaws in the weld. The prefabricated panel is accordion folded, rolled on a core, and delivered to the job site secured to a pallet. The prefabricated panel can cover a small project with a single panel. Local labor forces can be used to unroll and unfold the panel. On larger projects, Layfield installation teams can help join the panels.

Layfield has spent years developing innovative thin-film seaming technology. Our primary field welding of HypaFlex® is with hot wedge welding technology. Field wedge welding of HypaFlex® provides strong seams and fast installations on large projects.

REPAIRS

Unlike other geomembranes that oxidize over time and require specialized welding equipment, the stable molecular structure of HypaFlex® enables repairs to be carried out throughout the life of the geomembrane. A simple four-step process is needed:

1. A common solvent is used to prepare the surface.
2. CSPE adhesive is applied to both surfaces.
3. Heat is applied using a heat gun.
4. Pressure is applied with an application roller.

AVAILABLE STYLES

HypaFlex® materials are available in several styles and colors with variations in the number of plies, the type of supporting scrim, and the overall thickness of the liner.



HypaFlex® uses inorganic pigments that provide permanent color. Proper color selection reduces environmental impact while providing a desirable appearance. Light colors have lower surface temperatures when they are exposed to sunlight.

CASE STUDY



CSPE LINER AND FLOATING COVER SYSTEM PITTSBURGH, PENNSYLVANIA, USA | 2021 PWSA LANPHER RESERVOIR

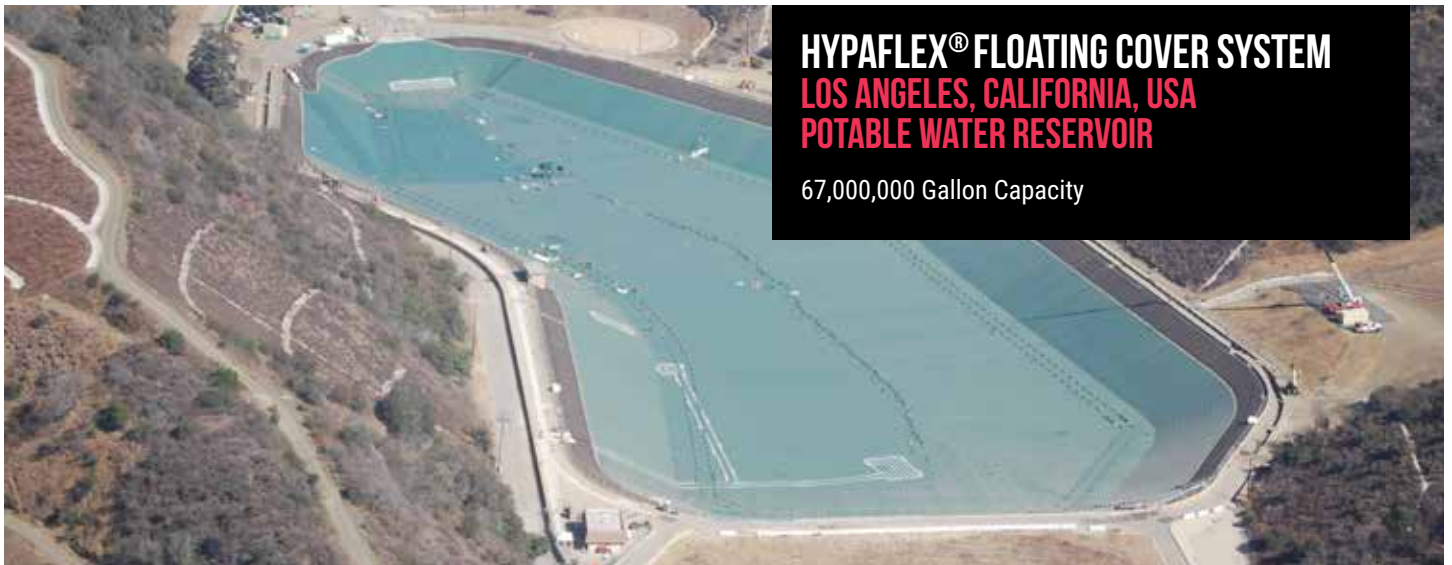
The supply and installation of a HypaFlex® liner and floating cover system as part of a refurbishing and upgrade project for Pittsburgh Water & Sewer Authority's (PWSA) Lanpher Reservoir. The Lanpher Reservoir is a double reservoir, potable water storage system (East & West reservoirs) with a total capacity of 146 million gallons.

This reservoir system upgrade included concrete restoration repairs and a newly designed liner and floating cover system. The material selected for the new geomembrane liner and floating cover was a 60 mil (1.5 mm) thick reinforced HypaFlex™ (Chlorosulfonated Polyethylene) product.

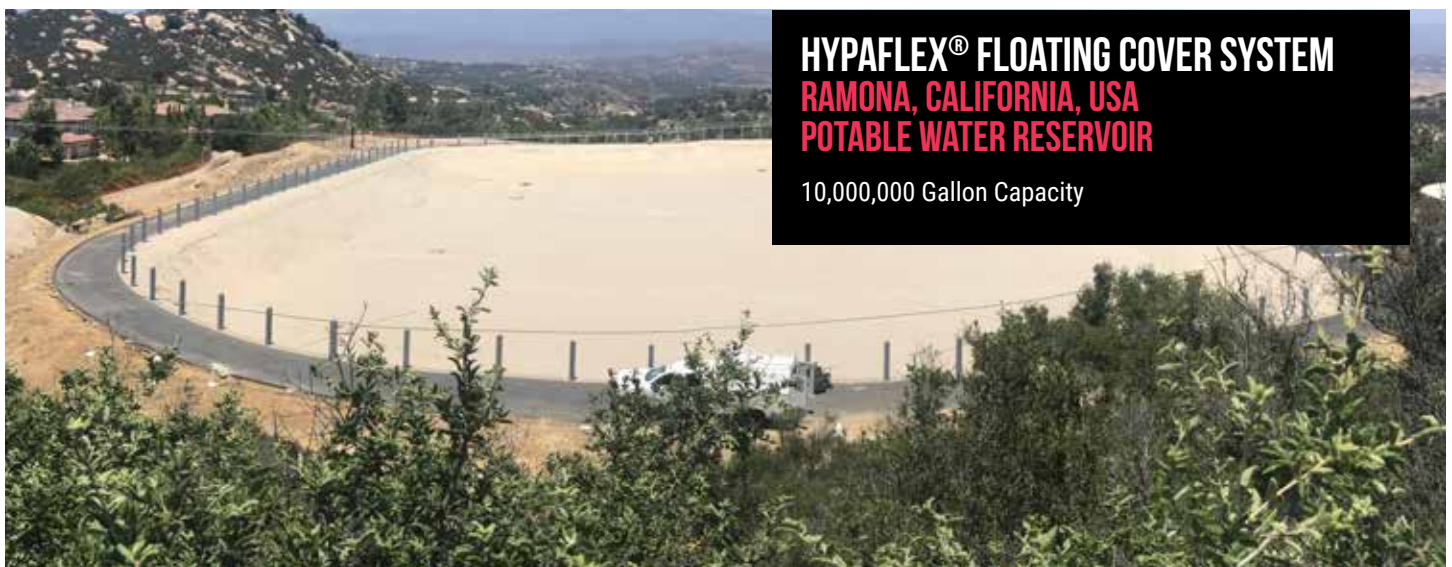
[READ FULL CASE STUDY HERE ►](#)



HYPAFLEX® LINER & FLOATING COVER
SPRING VALLEY, CALIFORNIA, USA
OTAY WATER DISTRICT UPPER RESERVOIR
36,700,000 Gallon Capacity



HYPAFLEX® FLOATING COVER SYSTEM
LOS ANGELES, CALIFORNIA, USA
POTABLE WATER RESERVOIR
67,000,000 Gallon Capacity



HYPAFLEX® FLOATING COVER SYSTEM
RAMONA, CALIFORNIA, USA
POTABLE WATER RESERVOIR
10,000,000 Gallon Capacity