UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS MEETING
AGENDA

JANUARY 22, 2019
(Tuesday)
7:00 p.m.

Packet Page #

I. CALL TO ORDER
- A. Salute to the Flag
- B. Moment of Silence
- C. Inquire If Any Attendee Plans to Audio or Video Record the Meeting

II. APPROVAL OF MINUTES: December 17, 2018 Board of Supervisors Meeting, Public Hearing — 2
January 7, 2019 Board of Supervisors Organization Meeting — 7

III. APPROVAL OF PAYMENTS — 11

IV. TREASURER'S REPORT — 41

V. SUPERVISORS' REPORT
- A. Emergency Management Planning Commission Appointment – Kevin Cook — 72
- B. Calendar:

February 12, 2019 4:00 p.m. Board of Supervisors Workshop
February 12, 2019 6:00 p.m. Public Hearing: Vantage Point Retirement Living
February 18, 2019 Office Closed - Presidents' Day
(There will be trash and recycling services February 18, 2019)
February 19, 2019 (Tuesday) 7:00 p.m. Board of Supervisors Meeting

Yard Waste Collection Dates: February 6, February 20, March 6
Do not use plastic bags; place materials curbside the night before to guarantee collection.

VI. ADMINISTRATION REPORTS
- A. Township Engineer's Report — 74
- B. Building and Codes Department Report — 77
- C. Police Chief's Report
- D. Public Works Department Report — 79

VII. LAND DEVELOPMENT
- A. Township Building Renovation/Expansion Land Development Plan – Consider Approval — 82

VIII. ADMINISTRATION
- A. Township Building Renovation/Expansion Project - Authorize Advertisement of Construction Bid — 100
- B. Township Building Construction Project Management – Consider Contract Approval — 122
- C. Office Space Lease – 415 Eagleview Boulevard – Consider Approval — 155
- D. Upland Farms Barn Adaptive Reuse – Construction Documents – Consider Approval — 182
- E. Authorize Advertisement of Ordinance Amendments — 195
  1. Fireworks Regulations — 197
  2. Septage Management Program
- F. Authorize Disposition of Township Property – Police Vehicle Sale — 222
- G. Resolution – Records Disposition – Consider Adoption — 223

IX. OPEN SESSION

X. ADJOURNMENT

TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
REGULAR MEETING,
PUBLIC HEARING – Vantage Point Retirement Living

December 17, 2018
7:00 p.m.
DRAFT

In Attendance:

Board of Supervisors	Township Administration
Jamie W. Goncharoff, Chair	Cary B. Vargo, Township Manager
Sandra M. D'Amico, Vice-Chair (7:30)	Shanna Lodge, Assistant Township Manager
Guy A. Donatelli, Member	Gwen A. Jonik, Township Secretary
	John DeMarco, Police Chief
	Mike Heckman, Director of Public Works
Kristin Camp, Esq., Township Solicitor	Dave Leh, P.E., Township Engineer
Maria O'Neill, Court Reporter	Chris Williams, P.E., Township Traffic Engineer

Mr. Goncharoff called the meeting to order at 7:02 p.m., led the Pledge of Allegiance, offered a moment of silence, and asked if anyone intended to audio or video record the Meeting. There were no responses. Mr. Goncharoff announced that Mrs. D'Amico would be in attendance later.

Approval of Minutes
Mr. Donatelli moved, seconded by Mr. Goncharoff, to approve as presented the minutes of the November 13, 2018 Board of Supervisors / Draft 2019 Budget Workshop and the November 19, 2018 Board of Supervisors Meeting. The Motion carried unanimously.

Approval of Payments
Mr. Donatelli moved, seconded by Mr. Goncharoff, to pay all vendors as listed December 13, 2018. There were no questions or comments. The Motion carried unanimously.

Treasurer's Report
Cary Vargo reported on Jill Bukata's behalf. The Township's financial condition remains strong with year-to-date revenues at 91.4% of budget and expenses at 85% of budget. The Township just marketed a General Obligation Bond - Series of 2019 offering of $10,750,000. We received an excellent rating from Moody, 3.85%.

Supervisor's Report
Mr. Goncharoff announced an Executive Session was held this evening regarding personnel. He read the published calendar and yard waste collection dates: December 25, 2018 Office closed – Christmas Day; January 1, 2019 Office closed – New Year's Day; January 7, 2019 7:00 p.m. Board of Supervisors Annual Organization Meeting; January 8, 2019 4:00 p.m. Elected Auditors Annual Organization Meeting; January 22, 2019 (Tuesday) 7:00 p.m. Board of Supervisors Meeting; Christmas tree and yard waste collections December 19, 2018, January 2, 2019 and January 16, 2019.

Administration Reports
Township Engineer's Report
Dave Leh reported a building addition / land development plan for Profound Technologies @ 125 Little Conestoga Road is being reviewed by the consultants; Windsor Baptist Church is proposing a new building for their Academy; and Gilmore & Associates has completed the land development

plan for the township building expansion. The Planning Commission and Board of Supervisors will see the Plan in January.

Building and Codes Department Report
Cary Vargo reported on Al Gaspari's behalf. The Department issued 45 building permits in November, totaling $34,721 in fees; the Department has full schedules with permit reviews, inspections and implementation of Traisr, an asset management database.

Police Chief's Report
Chief DeMarco reported there were 1,211 calls last month, including 20 reported crimes, 7 arrests, and 127 traffic warnings issued. He reminded residents to be mindful of package deliveries sitting on porches/steps this time of year – look out for and help out your neighbors – afterward, break down the cardboard boxes so it's not easy for those passing by to see what you have. On December 4, the Department took part in a pipeline emergency drill, a practical exercise held at Spectra Energy. They simulated a fracture in the pipeline with fire. This tested the Township's Emergency Management Plan and it went well.

Public Works Department Report
Mike Heckman reported that over the last month the Department completed routine maintenance, received and completed 157 work orders, replaced a storm water pipe on Eagle Farms Road, prepared for the annual tree lighting at Upland Farms Park, salt/plow activity November 15, cleaned storm pipes and inlets throughout the township, roadside tree trimming, and Dan Zmuida has earned a degree through the Municipal Police Academy. The Hickory Park playground installation is complete; the pavilion is not. The Public Works pole barn should be constructed in January.

ADMINISTRATION
2019 Budget. Cary Vargo announced the following 2019 Budget, Totaling $14,431,026 and Tax Millage Rate: General Fund $6,203,132; Capital Reserve Fund $5,940,756; Solid Waste Fund $956,278; Water Resource Protection Program $610,880; Liquid Fuels Fund $354,000 Act 209 Traffic Impact Fund -0-; Sewer Fund $365,980. The Tax Millage Rate remains 1.034 mils, which includes .784 mils for general purposes and .25 mils for emergency services. The hydrant fee of .087 mils is separate and not township-wide. As discussed at the October and November Supervisors Workshops, the 2019 Budget includes no tax increase, no increase in the annual trash/recycling fee ($315), 3% salary increases, no increase in health insurance costs, the renovation/expansion of the township building, replacing a police car and a motorcycle, improvements at the Upland Farms barn and house, fencing at Hickory Park, and Park Road Trail (Hickory Park to Marsh Creek State Park) and road reconstruction (Moore Road to Marsh Creek State Park). Mr. Donatelli moved, seconded by Mr. Goncharoff, to adopt Resolution #12-17-18-14, establishing the 2019 Budget at $14,431,026 and 2019 Tax Millage at 1.034 mils. The Motion carried unanimously.

Pension Plan Contribution Resolutions. Cary Vargo noted that the Township annually affirms the employee's contribution rates to the Pension Plans. All employees will continue to contribute 5% of salary into the Pension Plans. Both Plans are well-funded, at 95%. Mr. Donatelli moved, seconded by Mr. Goncharoff, to adopt Resolutions stating the 2019 Pension Plan contribution rate of 5% for Non-Uniformed Employees (#12-17-18-15) and Uniformed Employees (#12-17-18-16). The Motion carried unanimously.

2019 Fee Schedule. Gwen Jonik noted minimal changes to the Fee Schedule for 2019. Several consultants' and solicitors' fees have increased, Hickory Park Type 2 users' fees were reduced, Hickory Park "Season" hours were reduced and Fellowship Fields has decreased lighting costs. Mr. Donatelli moved, seconded by Mr. Goncharoff, to adopt the 2019 Fee Schedule via Resolution #12-17-18-17. The Motion carried unanimously.

2019 Emergency Services Providers. Cary Vargo advised that the Township annually designates the emergency services providers and advises the County of such. There are no changes in coverage, companies, or territories. Mr. Donatelli moved, seconded by Mr. Goncharoff, to adopt Resolution #12-17-18-18 which designates Lionville Fire Department, Ludwig's Corner Fire Department, East Brandywine Fire Department, Glen Moore Fire Department, Uwchlan Ambulance Corps, Minquas Ambulance, and the Township Police Department as emergency services providers, and Byron Nickerson is the designated Emergency Management Coordinator for Upper Uwchlan Township in 2019. The Motion carried unanimously.

Ordinance to Amend the Intermunicipal Agreement with West Vincent Township, Upper Uwchlan Township and Upper Uwchlan Township Municipal Authority. Kristin Camp advised that this First Amendment to the Intermunicipal Agreement revises the ownership and operation of sanitary sewer facilities located within West Vincent Township, serving the Byers Station / Ewing Tract homes in West Vincent Township from West Vincent Township to Upper Uwchlan Township. Intergovernmental Agreements require approval via ordinance. Chris Frantz – the Authority's solicitor, Kristin Camp and West Vincent Township's solicitor(s) reviewed the Amendment, recommended it be approved, and West Vincent Township has approved the Agreement. Mr. Donatelli moved, seconded by Mr. Goncharoff, to adopt Upper Uwchlan Township Ordinance #2018-11, which amends the Intermunicipal Sewer Service Agreement between Upper Uwchlan Township, Upper Uwchlan Township Municipal Authority and West Vincent Township as mentioned above. The Motion carried unanimously.

Amend Operation & Management Agreement (O&M) between Upper Uwchlan Township and Upper Uwchlan Township's Municipal Authority. Kristin Camp advised that this First Amendment to the O&M Agreement reflects the changes in the Upper Uwchlan Township ownership and operation of the Byers Station / Ewing Tract wastewater disposal facilities within West Vincent Township. The Township owns physical property and the Municipal Authority operates the facilities. The Amendment includes provisions that if Upper Uwchlan Township ever decides to dissolve its Municipal Authority, the Public Utilities Commission would have oversight of the facilities within West Vincent Township. Township Staff, Chris Frantz, and Kristin Camp have reviewed the Amendment and recommend approval. Mr. Donatelli moved, seconded by Mr. Goncharoff, to approve the First Amendment to the Operation & Management Agreement between Upper Uwchlan Township and the Upper Uwchlan Township Municipal Authority. The Motion carried unanimously.

Accept Dedication of Sanitary Sewer Facilities in Ewing Tract–West Vincent Township. Kristin Camp advised that Deeds have been prepared and reviewed offering dedication to Upper Uwchlan Township of sanitary sewer easements, lines, and disposal facilities from Toll - Ewing Group - Lennar in West Vincent Township. These facilities serve the Byers Station / Ewing Tract homes in West Vincent Township, which were built in phases. Alyson Zarro, Esq., provided the Deeds / Easements for the facilities, the maintenance security agreements, and 18-month Maintenance Bonds (15% of the construction costs of the public improvements per the MPC), which assures that the infrastructure was constructed properly. ARRO, Chris Frantz, and Kristin Camp have reviewed the documents which were found to be complete and in order. Mr. Donatelli moved, seconded by Mr. Goncharoff, to adopt Resolution #12-17-18-19 which accepts the Deeds of Dedication and sanitary sewer easements granted for the sanitary sewer pipelines, pumping stations, storage lagoons, spray areas, control buildings, accessories and appurtenances for the Ewing Tract within West Vincent Township, including Phases 1/2A, 2A and 2. The Motion carried unanimously.

[Mrs. D'Amico present.]
<u>Open Session</u>

Chad Kator, Lila Lane resident, expressed concern with overnight noise from the FedEx facility exceeding the 60 dba level – truck back-up beepers, loading noises, etc. He asked that a wall/barrier be built. Al Gaspari replied that a sound study would be conducted and landscaping could be installed – a wall might not be an effective barrier.

Agnes Canlas, Lila Lane resident, complained that the noise is unbearable, to the point they can't sleep. Something needs to be done. They did their due diligence before buying the house but didn't expect FedEx operated overnight.

John Fink and another Heather Hill resident complained of the back-up beeping and slamming noises, which can be heard throughout the Heather Hill subdivision – it's not just at Park Road.

Chad Kator commented that if a sound barrier wouldn't resolve the problem, FedEx should be made to cease operations overnight. The residents don't feel the Township is responding to their complaints made via email, through the website, calls to the Police. It's taking too long to resolve.

The Supervisors thanked the residents for attending tonight's meeting and expressing their concerns, which is a new issue to most of them. Mr. Goncharoff advised that the Township does want to assist in the resolution and the FedEx approval documents would be researched, for stated hours of operation, activities, and such.

Kristin Camp, Township Solicitor, noted that the Township Code contains noise regulations, which is a standalone Chapter. She's aware that Mr. Gaspari has issued citations, which have to go through a process in District Court. A FedEx attorney has contacted her and they'll schedule a meeting to work through the problem and find a remedy.

Further discussion included the following points: 1. the builder of the Townes at Chester Springs (Toll) should include this in their Disclosure; 2. the builder hasn't said they'd use any different building materials; 3. the noise has been slightly quieter over the last few days – perhaps they're working on the other side of the building; 4. the residents asked the Township to research the FedEx approvals and help mitigate the problem as swiftly as possible.

Adjournment

Mr. Goncharoff adjourned the business meeting at 8:10 p.m. and advised a short recess would be taken prior to commencing the Public Hearing.

Public Hearing: Vantage Point Retirement Living, Inc.

Mr. Goncharoff called the assembly to order at 8:29 p.m. and asked Kristin Camp, Esq., to conduct the Public Hearing. Maria O'Neill, Court Reporter, recorded the testimony and her transcript is the official Record of the proceedings.

In summary, Ms. Camp introduced the Application seeking approval to develop a senior living facility on the northeast corner of Graphite Mine Road and Byers Road, known as Byers Station Parcel 6C. The proposed facility is a 3-story, 36,236 SF building to be used as a senior living facility with associated driveways, parking, sidewalks and stormwater management facilities. Ms. Camp entered into the Record the following Board Exhibits:

B-1 Application to amend Tentative Plan Approval for Parcel 6C
B-2 Proof of publication of the Hearing in the Daily Local News
B-3 Affidavit of Posting of the Hearing on the Property
B-4 Tentative Plan Approval dated July 1999
B-5 Letters from Alyson Zarro, Esq., granting extensions to hold the Hearing
B-6 Planning Commission Meeting Minutes – September 13, 2018

B-7 Township Engineer review letter dated May 3, 2018
B-8 Township Engineer review letter dated September 6, 2018
B-9 Township Engineer review letter dated December 14, 2018
B-10 ARRO Consulting review letter dated December 14, 2018
B-11 Brandywine Conservancy review letter dated December 17, 2018

Ms. Camp asked if any attendee was interested in becoming a Party to the Proceedings. Parties can cross examine witnesses, provide their own testimony and evidence, and appeal the Decision made by the Board. Kathleen Schweizer, 2753 Linaria, advised she was in attendance on behalf of the Byers Station Homeowners Association. Milt Mash, 2855 Tansey Lane, expressed interest but Applicant's Counsel objected as he doesn't live close enough to Parcel 6C. Vivian McCardell and Jordan Staub were in attendance representing the Township's Historical Commission.

The Applicant's Counsel, Alyson Zarro, distributed the Applicant's Exhibits packets A-1 through A-9, which included the Agreement of Sale for the property, the conceptual site plan, and architectural elevations of the building. Ms. Zarro introduced witnesses Greg Stevens (Vantage Point Retirement Living), Joe Russella (D.L. Howell), Guy DiMartino (TPD), and proceeded to question Mr. Stevens until approximately 10:00 p.m.

Discussion was held off the Record to determine a Hearing continuation date.

On the Record, Mr. Goncharoff advised the Hearing is continued to Tuesday, February 12, 2019, 6:00 p.m. The next Hearing will include testimony by Mr. Russella and Mr. DiMartino.

Adjournment
Mr. Goncharoff adjourned the Hearing at 10:20 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary

TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
ORGANIZATION MEETING
January 7, 2019

DRAFT

Attending:

Board of Supervisors
Jamie W. Goncharoff, Member
Sandra M. D'Amico, Member
Guy A. Donatelli, Member

Township Administration
Cary B. Vargo, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen A. Jonik, Township Secretary
Jill Bukata, Treasurer
Al Gaspari, Codes Administrator
Mike Heckman, Director of Public Works

Mr. Goncharoff, 2018 Chair, called the meeting to order at 7:04 p.m., led the Pledge of Allegiance, offered a moment of silence, and asked if anyone planned to record the meeting. There were no responses.

Organization of the Board

Mr. Goncharoff asked Mr. Vargo to conduct the election of Supervisors' Chairperson for calendar year 2019. Mr. Vargo thanked the Board of Supervisors and Township Staff for all of the hard work that resulted in a very productive, successful 2018. He requested nominations for Chairperson. Mr. Goncharoff nominated Mr. Donatelli. Mrs. D'Amico seconded the nomination and Mr. Donatelli was elected Chairperson for 2019.

Mr. Donatelli thanked Mr. Goncharoff and Mrs. D'Amico for their stewardship in 2018.

Mr. Goncharoff nominated Mrs. D'Amico for Vice Chairperson for 2019. Mr. Donatelli seconded, and the Motion carried.

Appointments

Mr. Goncharoff moved, seconded by Mrs. D'Amico, to approve the following Staff Appointments, Board/Commission Member Re-Appointments, Announce Vacancies, Recognize the Board of Elected Auditors, Establish the Bond Rates, Establish the Depositories of Township's Funds, Establish the Board of Supervisors Meeting Schedule, Establish Sandy D'Amico as the Voting Delegate to the Township Supervisors' Annual Convention in Hershey and the County Township Officials' Conventions in March and November, and concur with the IRS standard mileage rate of 58 cents per mile for 2019, effective January 1, 2019. The Motion carried unanimously.

Staff, Consultants, Solicitors

a.	Township Manager	Cary Vargo
b.	Township Secretary	Gwen Jonik
c.	Right-To-Know (Open Records) Officer	Gwen Jonik
d.	Right-To-Know Officer (Police)	Chief John DeMarco
e.	Township Treasurer	Jill Bukata, C.P.A.

f.	Codes Administrator	Al Gaspari
g.	Assistant Codes Administrator	Gilmore & Associates
h.	Township Engineer	Gilmore & Associates
i.	Township Planner	Brandywine Conservancy
j.	Township Traffic Engineer	McMahon Associates, Inc.
k.	Township Wastewater Engineer	ARRO Consulting, Inc.
l.	Township Municipal Authority Solicitor	Christopher Frantz, Esquire
m.	Township Wastewater Facility Operator	Clean Water, Inc. – Brian Norris
n.	Road Master	Michael Heckman, Director of Public Works
o.	Township Fire Marshal	Richard Ruth
p.	Township Auditor	Barbacane, Thornton and Company
q.	Township Solicitor	Buckley, Brion, McGuire & Morris, LLP
r.	Township Solicitor-Alternate	Unruh, Turner, Burke, & Frees, P.C.
s.	Township Solicitor-Labor	Reed, Smith, Shaw, McClay
t.	Zoning Hearing Board Solicitor	Craig Kalemjian, Esquire
u.	Vacancy Board	William Quinn
v.	Deputy Township Tax Collector	Jill Bukata, C. P. A., Township Treasurer
w.	Police Department Liaison	Jamie Goncharoff

Commissions / Boards Re-Appointments

Emergency Management Planning Commission (3 Year Term): *Bernie Carroll, Jamie Goncharoff, Cathy Tomlinson;*

Historic Commission (3 Year Term): *Brett Hand*

Municipal Authority (5 Year Term): *Don Carlson, Hal Harper*

Park and Recreation (5 Year Term): *No expirations this year*

Planning Commission (5 Year Term): *Jim Shrimp*

Technology Advisory Board (3 Year Term): *Ric Bassler*, *Ilya Lehrman*

Zoning Hearing Board (3 Year Term): *Cliff Schultz*

Announce the following Vacancies:
Historical Commission 1; Planning Commission 1; Technology Advisory Board - 1

Recognize Board of Elected Auditors: (6 Year Term)

William Perry Hughes	Term expires December 31, 2019
Frederick Clark	Term expires December 31, 2021
Eric Gallagher	Term expires December 31, 2023

Establish the following Bond rates:

Treasurer's Bond……..	$ 2,000,000
Township Manager's Bond…….	$ 100,000
Tax Collector's Bond…….	$ 225,000

Establish Depositories of Township's Funds:

a. Fulton Bank
b. Meridian Bank
c. Downingtown National Bank
d. First Resource Bank – Certificate of Deposit
e. Pennsylvania School District Liquid Asset Fund (PSDLAF)
f. US Bank – bond interest

Establish Board of Supervisors Meeting Schedule:

Dates:	2nd Tuesdays	4:00 p.m. Work Session
	3rd Mondays	7:00 p.m. Meeting
Location:	140 Pottstown Pike, Chester Springs, PA 19425	

Mr. Donatelli announced that due to the upcoming township building renovations and the Office relocating to a temporary location, the Meetings will be held at the same time and the temporary office location will be duly advertised.

Mr. Donatelli read the following published Calendar: January 8, 2019 4:00 PM Elected Auditors Annual Organization Meeting; January 21, 2019 Office Open – Martin Luther King, Jr., Day – there will be trash/recycling collection; January 22, 2019 (Tuesday) 7:00 PM Board of Supervisors Meeting; February 12, 2019 4:00 PM Board of Supervisors Workshop; February 12, 2019 6:00 PM Public Hearing – Vantage Point Retirement Living Hearing #2; February 18, 2019 Office Closed – Presidents' Day – there will be trash/recycling collection; February 19, 2019 (Tuesday) 7:00 PM Board of Supervisors Meeting; Christmas Tree/Yard Waste Collections January 16, February 6 and February 20.

Mr. Donatelli announced an Executive Session was held this morning regarding the temporary office facility and legal matters. The Board of Supervisors also met earlier this evening with resident Kevin Cook who is interested in volunteering on the Emergency Management Planning Commission.

Resolution – Consider Adoption of a Resolution in Support of an Economic Development Restaurant Liquor License for the Epicurean Garage. Lee Krasley and John Scott, partners in Epicurean Garage, were in attendance seeking the Board of Supervisors' support for their application to the Pennsylvania Liquor Control Board (PaLCB) for an Economic Development Restaurant Liquor License. The Epicurean Garage filled the long vacant space in the Eaglepointe Shopping Center. They are currently operating as a BYOB but would like to offer beer and wine service to their customers. They would qualify for an Economic Development License, which is predicated on no licenses available for purchase or they can't afford to purchase another restaurant's license. Only 2 Economic Development licenses are issued in a County each year. If the PaLCB issues the License, it would stay with the property, it's not transferable.

Discussion included Epicurean Garage retaining $5,000,000 liquor liability insurance coverage, which is already in place; it'll take approximately 6 months to receive PaLCB approval; the restaurant is closed Mondays, open Tuesday through Sunday; hours of operation won't change – Tuesday through Thursday 11:00 a.m. – 11:00 p.m.; Friday-Saturday 11:00 a.m. – 12:00 a.m.; and Sunday 10:00 a.m.- 10:00 p.m.

Mr. Goncharoff moved, seconded by Mrs. D'Amico, to adopt Resolution #01-07-19-01, which states the Board's support for an Economic Development Restaurant Liquor License for the Epicurean Garage at 570 Simpson Drive, Chester Springs, within the Eaglepointe Shopping Center, and which includes the condition that the Epicurean Garage maintains $5,000,000 liquor liability coverage. The Motion carried unanimously.

Open Session
There were no comments.

Adjournment
There being no further business to be brought before the Board, Mr. Donatelli adjourned the Meeting at 7:28 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 49704 to 49792
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Packet Page 11

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
49704	12/21/18	ECRAI010	E.CRAIG KALEMJIAN, ESQ.	1,672.47		1916
49705	12/21/18	UPPERESC	UPPER UWCHLAN TOWNSHIP ESCROW	687.90	12/31/18	1916
49706	01/22/19	CARRJ010	JOSEPH CARR	1,797.89		1927
49707	01/22/19	21ST	21st CENTURY MEDIA PHILLY	600.30		1927
49708	01/22/19	ADVAN010	ADVANCED HORTICULTURAL SOLN	11,834.00		1927
49709	01/22/19	APWA0010	AMERICAN PUBLIC WORKS ASSOCIAT	660.00		1927
49710	01/22/19	AQUAP010	AQUA PA	613.15		1927
49711	01/22/19	ARAMA010	ARAMARK	409.38		1927
49712	01/22/19	ARROC010	ARRO CONSULTING, INC.	2,369.75		1927
49713	01/22/19	ASSOC005	ASSOC FOR PA MUNICIPAL MANAGER	315.00		1927
49714	01/22/19	BENLGTAX	BEN LAGARDE TAX COLLECTOR	27.55		1927
49715	01/22/19	BERKH030	H.A. BERKHEIMER, INC.	188.18		1927
49716	01/22/19	BILLQUIN	BILL QUINN	800.00		1927
49717	01/22/19	BUCKL010	BUCKLEY, BRION, MCGUIRE, MORRI	2,016.75		1927
49718	01/22/19	CCHPN005	CCHPN	85.00		1927
49719	01/22/19	CCSIG010	CCSIGA	110.00		1927
49720	01/22/19	CHARLHIG	CHARLES A HIGGINS & SONS	140.00		1927
49721	01/22/19	CHESCODE	CHESTER COUNTY TREASURER-CCDES	25.00		1927
49722	01/22/19	CHRISFRA	FRANTZ, CHRISTOPHER	1,428.00		1927
49723	01/22/19	CINTA010	CINTAS CORPORATION #287	294.88		1927
49724	01/22/19	CIVIC010	CIVIC PLUS	5,495.59		1927
49725	01/22/19	COLLI010	COLLINSON, INC.	1,775.00		1927
49726	01/22/19	COMCA010	COMCAST	534.91		1927
49727	01/22/19	DAILY102	THE DAILY LOCAL	572.00		1927
49728	01/22/19	DARC0010	DARC	20,943.00		1927
49729	01/22/19	DAVIS010	ROBERT L DAVIS	679.67		1927
49730	01/22/19	DELAW030	DVHT	57,068.06		1927
49731	01/22/19	DELTRUST	DELAWARE VALLEY PROP&LIA TRST	18,757.25		1927
49732	01/22/19	DEMAR010	JOHN DEMARCO	1,250.00		1927
49733	01/22/19	DIGITALL	DIGITAL-ALLY	145.00		1927
49734	01/22/19	EAGLE130	EAGLE TERMITE & PEST CONTROL	85.00		1927
49735	01/22/19	EAGLHARD	EAGLE HARDWARE	129.90		1927
49736	01/22/19	EASTB010	EAST BRANDYWINE FIRE COMPANY	6,804.00		1927
49737	01/22/19	FBI-L010	FBI-LEEDA	50.00		1927
49738	01/22/19	FOPLO010	FOP LODGE #37	392.25		1927
49739	01/22/19	GATHE010	BRIAN E. GATHERCOLE	1,600.85		1927
49740	01/22/19	GILMO020	GILMORE & ASSOCIATES, INC	1,746.94		1927
49741	01/22/19	GOVER010	GFOA - PA RECORD OFFICE	75.00		1927
49742	01/22/19	HAWEI010	H.A. WEIGAND, INC.	187.20		1927
49743	01/22/19	HELPNOW	HELP-NOW,LLC	3,466.63		1927
49744	01/22/19	INTER060	INTERNATIONAL CODE COUNCIL, IN	135.00		1927
49745	01/22/19	IRONM010	IRON MOUNTAIN	586.18		1927
49746	01/22/19	JLBUI010	J & L BUILDING MATERIALS	288.00		1927
49747	01/22/19	JONESSTE	STEVEN R. JONES	1,081.71		1927
49748	01/22/19	JONESTOM	THOMAS S. JONES	1,150.00		1927
49749	01/22/19	KEENC010	KEEN COMPRESSED GAS COMPANY	211.84		1927
49750	01/22/19	KEMME010	PAUL E. KEMME	1,050.00		1927
49751	01/22/19	LEVEN010	LEVENGOOD SEPTIC SERVICE	265.00		1927
49752	01/22/19	LINESYST	BLOCK LINE SYSTEMS	1,011.68		1927
49753	01/22/19	LLOYD020	RHYS LLOYD	125.00		1927
49754	01/22/19	LUDWI060	LUDWIG'S CORNER SUPPLY CO.	77.77		1927

Packet Page 12

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
49755	01/22/19	MCMAH010	MCMAHON ASSOCIATES, INC.	995.00		1927
49756	01/22/19	MEADE010	MEADE HEATING & AIR CONDITION	395.00		1927
49757	01/22/19	METRO020	METROPOLITAN COMMUNICATIONS	385.00		1927
49758	01/22/19	MGL00010	MGL PRINTING SOLUTIONS	64.50		1927
49759	01/22/19	MONTE010	MONTESANO BROS.	741.00		1927
49760	01/22/19	NAPA0010	NAPA	302.93		1927
49761	01/22/19	NATIO040	NATIONAL NOTARY ASSOCIATION	199.00		1927
49762	01/22/19	OROUR010	O'ROURKE & SONS, INC	315.00		1927
49763	01/22/19	PARAD010	ROBERT PARADIS	550.00		1927
49764	01/22/19	PECO0010	PECO	2,666.62		1927
49765	01/22/19	PENDERGA	PENDERGAST	245.70		1927
49766	01/22/19	PENNB010	PENNBOC	85.00		1927
49767	01/22/19	PENNS030	PA CHIEFS OF POLICE ASSOC	1,000.00		1927
49768	01/22/19	POZZA005	ADAM D. POZZA	1,065.00		1927
49769	01/22/19	PSATS010	PA ASSOCIATES OF TOWNSHIP SUPE	2,598.00		1927
49770	01/22/19	PSATS030	PSATS-CDL PROGRAM	180.00		1927
49771	01/22/19	SHALLSER	SHALLIS SERVICES	725.73		1927
49772	01/22/19	SHERM010	KYLE S. SHERMAN	550.00		1927
49773	01/22/19	SMALE010	SMALE'S PRINTERY	105.00		1927
49774	01/22/19	SNAPON01	SNAP-ON TOOLS	275.50		1927
49775	01/22/19	STAPLADV	STAPLES ADVANTAGE	1,040.48		1927
49776	01/22/19	STITE010	DAVID STITELER	665.99		1927
49777	01/22/19	STYER010	STYER PROPANE	1,676.98		1927
49778	01/22/19	SUNBE020	SUNBELT RENTALS	112.85		1927
49779	01/22/19	SWEETWAT	SWEETWATER NATURAL PRODUCTS LL	278.65		1927
49780	01/22/19	TDAMEDEF	TD AMERITRADE FBO 915-011842	23,363.00		1927
49781	01/22/19	TDAMEPOL	TD AMERITRADE FBO 915-01150	46,962.50		1927
49782	01/22/19	TDAMERDC	TD AMERITRADE TRUST CO	3,740.25		1927
49783	01/22/19	THOMA010	THOMAS J. ANDERSON & ASSOCIATE	11,900.00		1927
49784	01/22/19	VARGO005	VARGO, CARY	86.83		1927
49785	01/22/19	VERIZ010	VERIZON	478.81		1927
49786	01/22/19	VERIZ020	VERIZON WIRELESS	681.97		1927
49787	01/22/19	VERIZFIO	VERIZON	124.99		1927
49788	01/22/19	VERIZOSP	VERIZON - SPECIAL PROJECTS	217.14		1927
49789	01/22/19	VERZIPAD	VERIZON IPAD	779.46		1927
49790	01/22/19	VILLA010	VILLAGE MEDICAL CENTER	190.00		1927
49791	01/22/19	WCCRUCCA	WCCRUCCAB	50.00		1927
49792	01/22/19	WGAMERIC	WG AMERICA COMPANY	269.37		1927

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	89	0	259,878.88	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	89	0	259,878.88	0.00

Batch Id: LHAINES Batch Type: C Batch Date: 01/22/19 Checking Account: GENERAL G/L Credit: Expenditure G/L Credit
Generate Direct Deposit: N

Packet Page 13

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item Description	Payment Amt	Street 1 of Address to be printed on Check / Charge Account / Description	Account Type	Status	Seq	Acct
	01/22/19	CARRJ010 JOSEPH CARR						
19-00019	01/22/19	1 uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	46	1
19-00019	01/22/19	2 boot allowance	200.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	47	1
19-00019	01/22/19	3 education incentive	500.00	01-410-000-182 Education incentive	Expenditure	Aprv	48	1
19-00019	01/22/19	4 sept - dec services	267.79	01-410-000-158 Medical Expense Reimbursements	Expenditure	Aprv	49	1
19-00019	01/22/19	5 oct - nov services	480.10	01-410-000-158 Medical Expense Reimbursements	Expenditure	Aprv	50	1
			1,797.89					
	01/22/19	21ST 21st CENTURY MEDIA PHILLY		21ST CENTURY MEDIA - PHILLY CL				
19-00002	01/22/19	1 twp - ordinance	210.94	01-400-000-341 Advertising	Expenditure	Aprv	1	1
19-00002	01/22/19	2 twp - meeting	71.08	01-400-000-341 Advertising	Expenditure	Aprv	2	1
19-00002	01/22/19	3 twp - organizational meeting	226.48	01-400-000-341 Advertising	Expenditure	Aprv	3	1
19-00002	01/22/19	4 twp - meeting	91.80	01-400-000-341 Advertising	Expenditure	Aprv	4	1
			600.30					
	01/22/19	ADVAN010 ADVANCED HORTICULTURAL SOLN		P.O. BOX 5074				
19-00004	01/22/19	1 larkins - fungicide	625.00	01-454-004-450 Contracted Services	Expenditure	Aprv	9	1
19-00004	01/22/19	2 ff - fert & weed turf	1,522.00	01-454-003-450 Contracted Services	Expenditure	Aprv	10	1
19-00004	01/22/19	3 hp - liquid biological	1,725.00	01-454-002-450 Contracted Services	Expenditure	Aprv	11	1
19-00004	01/22/19	4 hp - biological fert	365.00	01-454-002-450 Contracted Services	Expenditure	Aprv	12	1
19-00004	01/22/19	5 ff - liquid biological	1,725.00	01-454-003-450 Contracted Services	Expenditure	Aprv	13	1
19-00004	01/22/19	6 ff - gypsum pelleted	932.00	01-454-003-450 Contracted Services	Expenditure	Aprv	14	1
19-00004	01/22/19	7 ff - granular soil balance	910.00	01-454-003-450 Contracted Services	Expenditure	Aprv	15	1
19-00004	01/22/19	8 larkins -granular soil balance	420.00	01-454-004-450 Contracted Services	Expenditure	Aprv	16	1
19-00004	01/22/19	9 larkins - soil balance turf	420.00	01-454-004-450 Contracted Services	Expenditure	Aprv	17	1
19-00004	01/22/19	10 hp - soil balance turf	1,725.00	01-454-002-450 Contracted Services	Expenditure	Aprv	18	1
19-00004	01/22/19	11 ff - compost application	1,465.00	01-454-003-450 Contracted Services	Expenditure	Aprv	19	1
			11,834.00					

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item	Description	Payment Amt	Street 1 of Address to be printed on Check / Charge Account / Description	Account Type	Status	Seq	Acct
	01/22/19	APWA0010	AMERICAN PUBLIC WORKS ASSOCIAT		P.O. BOX 802296				
19-00008	01/22/19	1	membership renewal	660.00	01-438-000-420 Dues and Subscriptions	Expenditure	Aprv	27	1
				660.00					
	01/22/19	AQUAP010	AQUA PA		PO BOX 1229				
19-00003	01/22/19	1	twp - water	20.52	01-409-003-360 Utilities	Expenditure	Aprv	5	1
19-00003	01/22/19	2	milford - water	13.97	01-409-004-360 Utilities	Expenditure	Aprv	6	1
19-00003	01/22/19	3	hp - water	132.12	01-454-002-360 Utilities	Expenditure	Aprv	7	1
19-00003	01/22/19	4	upland - water	446.54	01-454-005-360 Utilities	Expenditure	Aprv	8	1
				613.15					
	01/22/19	ARAMA010	ARAMARK		22512 NETWORK PLACE				
19-00006	01/22/19	1	clothing order - twp staff	382.02	01-401-000-200 Supplies	Expenditure	Aprv	23	1
19-00006	01/22/19	2	clothing order - twp staff	27.36	01-401-000-200 Supplies	Expenditure	Aprv	24	1
				409.38					
	01/22/19	ARROC010	ARRO CONSULTING, INC.		108 WEST AIRPORT ROAD				
19-00005	01/22/19	1	project 10270.23 ewing wv	1,297.00	01-408-000-310 Reimbursable Engineer	Expenditure	Aprv	20	1
19-00005	01/22/19	2	project 17000.00 consulting	408.00	01-408-000-313 Non Reimbursable	Expenditure	Aprv	21	1
19-00005	01/22/19	3	project 10270.24 ewing wv	664.75	01-408-000-310 Reimbursable Engineer	Expenditure	Aprv	22	1
				2,369.75					
	01/22/19	ASSOC005	ASSOC FOR PA MUNICIPAL MANAGER		APMM				
19-00007	01/22/19	1	cary - membership	165.00	01-401-000-420 Dues/Subscriptions/Mem	Expenditure	Aprv	25	1
19-00007	01/22/19	2	shanna - membership	150.00	01-401-000-420 Dues/Subscriptions/Mem	Expenditure	Aprv	26	1
				315.00					
	01/22/19	BENLGTAX	BEN LAGARDE TAX COLLECTOR						
19-00046	01/22/19	1	ink cartridge	27.55	01-403-000-200 Supplies	Expenditure	Aprv	108	1
				27.55					
	01/22/19	BERKH030	H.A. BERKHEIMER, INC.		ATTN: CORPORATE ACCOUNTING				
19-00009	01/22/19	1	system access/tech support	150.00	01-403-000-450 Contracted Services	Expenditure	Aprv	28	1
19-00009	01/22/19	2	postage	21.62	01-403-000-215 Postage	Expenditure	Aprv	29	1
19-00009	01/22/19	3	paper	16.56	01-403-000-200 Supplies	Expenditure	Aprv	30	1
				188.18					

Packet Page 14

Packet Page 15

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item Description	Payment Amt	Street 1 of Address to be printed on Check / Charge Account / Description	Account Type	Status	Seq	Acct
	01/22/19	BILLQUIN BILL QUINN						
19-00063	01/22/19	1 uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	135	1
19-00063	01/22/19	2 boot allowance	200.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	136	1
19-00063	01/22/19	3 education incentive	250.00	01-410-000-182 Education incentive	Expenditure	Aprv	137	1
			800.00					
	01/22/19	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI		118 W. MARKET STREET				
19-00010	01/22/19	1 twp- general representation	1,574.75	01-404-000-311 Non Reimbursable Legal	Expenditure	Aprv	31	1
19-00010	01/22/19	2 twp - toll/ewing	442.00	01-404-000-310 Reimbursable Legal Fees	Expenditure	Aprv	32	1
			2,016.75					
	01/22/19	CCHPN005 CCHPN		PO BOX 174				
19-00016	01/22/19	1 2019 membership	85.00	01-401-000-420 Dues/Subscriptions/Mem	Expenditure	Aprv	38	1
			85.00					
	01/22/19	CCSIG010 CCSIGA		C/O WESTTOWN TWP				
19-00013	01/22/19	1 2019 dues	110.00	01-401-000-420 Dues/Subscriptions/Mem	Expenditure	Aprv	35	1
			110.00					
	01/22/19	CHARLHIG CHARLES A HIGGINS & SONS		PO BOX 647				
19-00011	01/22/19	1 graphite/station maintenance	140.00	01-434-000-450 Contracted Services	Expenditure	Aprv	33	1
			140.00					
	01/22/19	CHESCODE CHESTER COUNTY TREASURER-CCDES		LAW ENFORCEMENT DIVISION				
19-00014	01/22/19	1 pd - weapons training	25.00	01-410-000-316 Training/Seminar	Expenditure	Aprv	36	1
			25.00					
	01/22/19	CHRISFRA FRANTZ, CHRISTOPHER		PO BOX 557				
19-00015	01/22/19	1 toll wv	1,428.00	01-404-000-310 Reimbursable Legal Fees	Expenditure	Aprv	37	1
			1,428.00					
	01/22/19	CINTA010 CINTAS CORPORATION #287		P.O. BOX 630803				
19-00018	01/22/19	1 brown mats	73.72	01-409-003-450 Contracted Services	Expenditure	Aprv	42	1
19-00018	01/22/19	2 brown mats	73.72	01-409-003-450 Contracted Services	Expenditure	Aprv	43	1
19-00018	01/22/19	3 brown mats	73.72	01-409-003-450 Contracted Services	Expenditure	Aprv	44	1
19-00018	01/22/19	4 brown mats	73.72	01-409-003-450 Contracted Services	Expenditure	Aprv	45	1
			294.88					

Packet Page 16

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item	Description	Payment Amt	Charge Account / Description	Account Type	Status	Seq	Acct
	01/22/19	CIVIC010 CIVIC PLUS			302 S 4TH STREET STE 500				
19-00098	01/22/19	1 2019 annual fees		5,495.59	01-407-000-450 Contracted Services	Expenditure	Aprv	201	1
				5,495.59					
	01/22/19	COLLI010 COLLINSON, INC.			P.O. BOX 397				
19-00012	01/22/19	1 moore road - guiderail		1,775.00	01-438-000-450 Contracted Services	Expenditure	Aprv	34	1
				1,775.00					
	01/22/19	COMCA010 COMCAST			P.O. BOX 70219				
19-00017	01/22/19	1 pw - internet		196.85	01-409-001-450 Contracted Services	Expenditure	Aprv	39	1
19-00017	01/22/19	2 twp - internet		179.85	01-409-003-450 Contracted Services	Expenditure	Aprv	40	1
19-00017	01/22/19	3 upland - internet/voice		158.21	01-454-005-450 Contracted Services	Expenditure	Aprv	41	1
				534.91					
	01/22/19	DAILY102 THE DAILY LOCAL			1015-156210				
19-00020	01/22/19	1 2019 newspaper subscription		572.00	01-401-000-450 Contracted Services	Expenditure	Aprv	51	1
				572.00					
	01/22/19	DARC0010 DARC			114 BELL TAVERN ROAD				
19-00024	01/22/19	12 2019 municipal assessment		20,943.00	01-422-000-601 Contributions - DARC	Expenditure	Aprv	61	1
				20,943.00					
	01/22/19	DAVIS010 ROBERT L DAVIS							
19-00021	01/22/19	1 uniform allowance		350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	52	1
19-00021	01/22/19	2 boot allowance		200.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	53	1
19-00021	01/22/19	3 nov - dec services		129.67	01-410-000-158 Medical Expense Reimbursements	Expenditure	Aprv	54	1
				679.67					
	01/22/19	DELAW030 DVHT			PO Box 95000-5440				
19-00023	01/22/19	1 admin		7,181.92	01-401-000-156 Employee Benefit Expens	Expenditure	Aprv	56	1
19-00023	01/22/19	2 pd		26,470.63	01-410-000-156 Employee Benefit Expense	Expenditure	Aprv	57	1
19-00023	01/22/19	3 codes		5,965.23	01-413-000-156 Employee Benefit Expens	Expenditure	Aprv	58	1
19-00023	01/22/19	4 pw		11,860.67	01-438-000-156 Employee Benefit Expense	Expenditure	Aprv	59	1
19-00023	01/22/19	5 pw - facilities		5,589.61	01-438-001-156 Employee Benefit Expense	Expenditure	Aprv	60	1
				57,068.06					

Packet Page 17

Check No. / PO #	Check Date / Enc Date	Vendor # / Item	Description	Payment Amt	Charge Account / Description	Account Type	Status	Seq	Acct
	01/22/19	DELTRUST	DELAWARE VALLEY PROP&LIA TRST		P.O. BOX 95000-5725				
19-00099	01/22/19	1	pw bldg	2,364.93	01-409-001-351 Insurance-Property	Expenditure	Aprv	202	1
19-00099	01/22/19	2	twp bldg	2,759.08	01-409-003-351 Insurance Property	Expenditure	Aprv	203	1
19-00099	01/22/19	3	milford	394.15	01-409-004-351 Insurance - property	Expenditure	Aprv	204	1
19-00099	01/22/19	4	hp	788.31	01-454-002-351 Insurance-Property	Expenditure	Aprv	205	1
19-00099	01/22/19	5	ff	788.31	01-454-003-351 Insurance Property	Expenditure	Aprv	206	1
19-00099	01/22/19	6	upland	788.31	01-454-005-351 Insurance - Building	Expenditure	Aprv	207	1
19-00099	01/22/19	7	general	4,662.34	01-400-000-352 Insurance-Liability	Expenditure	Aprv	208	1
19-00099	01/22/19	8	exec	105.87	01-401-000-352 Insurance - Liability	Expenditure	Aprv	209	1
19-00099	01/22/19	9	pd	3,637.45	01-410-000-352 Insurance - Liability	Expenditure	Aprv	210	1
19-00099	01/22/19	10	codes	105.87	01-413-000-352 Insurance - Liability	Expenditure	Aprv	211	1
19-00099	01/22/19	11	pw	441.09	01-438-000-352 Insurance - Liability	Expenditure	Aprv	212	1
19-00099	01/22/19	12	pw - facilities	441.09	01-438-001-352 Insurance - Liability	Expenditure	Aprv	213	1
19-00099	01/22/19	13	exec	87.32	01-401-000-353 Insurance - Vehicle	Expenditure	Aprv	214	1
19-00099	01/22/19	14	pd	607.24	01-410-000-353 Insurance - Vehicles	Expenditure	Aprv	215	1
19-00099	01/22/19	15	codes	87.32	01-413-000-353 Insurance - Vehicle	Expenditure	Aprv	216	1
19-00099	01/22/19	16	pw	349.28	01-438-000-353 Vehicle Insurance	Expenditure	Aprv	217	1
19-00099	01/22/19	17	pw - facilities	349.29	01-438-001-353 Vehicle Insurance	Expenditure	Aprv	218	1
				18,757.25					
	01/22/19	DEMAR010	JOHN DEMARCO						
19-00025	01/22/19	1	uniform allowances	750.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	62	1
19-00025	01/22/19	2	boot allowances	500.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	63	1
				1,250.00					
	01/22/19	DIGITALL	DIGITAL-ALLY		PO BOX 413183				
19-00022	01/22/19	1	pd - chest camera	145.00	01-410-000-235 Vehicle Maintenance	Expenditure	Aprv	55	1
				145.00					
	01/22/19	EAGLE130	EAGLE TERMITE & PEST CONTROL		P. O. BOX 325				
19-00026	01/22/19	1	quarterly service	85.00	01-410-000-250 Maintenance & Repairs	Expenditure	Aprv	64	1

Packet Page 18

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item	Description	Payment Amt	Charge Account / Description	Account Type	Status	Seq	Acct
				85.00					
	01/22/19	EAGLHARD EAGLE HARDWARE							
19-00027	01/22/19	1	pd - strip paint	18.87	01-410-000-200 Supplies	Expenditure	Aprv	65	1
19-00027	01/22/19	2	pd - battery	15.99	01-410-000-200 Supplies	Expenditure	Aprv	66	1
19-00027	01/22/19	3	hp - lampholder	2.29	01-454-002-200 Supplies-Hickory	Expenditure	Aprv	67	1
19-00027	01/22/19	4	parks - hardware	3.46	01-454-001-200 Supplies	Expenditure	Aprv	68	1
19-00027	01/22/19	5	upland - padlock/key	32.17	01-454-005-200 Supplies	Expenditure	Aprv	69	1
19-00027	01/22/19	6	hp - bulb	18.98	01-454-002-200 Supplies-Hickory	Expenditure	Aprv	70	1
19-00027	01/22/19	7	hp - sand sheet	8.58	01-454-002-200 Supplies-Hickory	Expenditure	Aprv	71	1
19-00027	01/22/19	8	pw - hardware	7.50	01-438-000-245 Highway Supplies	Expenditure	Aprv	72	1
19-00027	01/22/19	9	parks - key, hardware	8.07	01-454-001-200 Supplies	Expenditure	Aprv	73	1
19-00027	01/22/19	10	pw - screwdriver	13.99	01-438-000-260 Small Tools & Equipment	Expenditure	Aprv	74	1
				129.90					
	01/22/19	EASTB010 EAST BRANDYWINE FIRE COMPANY			2096 BONDSVILLE ROAD				
19-00028	01/22/19	1	2019 1st half contribution	6,804.00	01-411-001-005 E. Brandy.	Expenditure	Aprv	75	1
				6,804.00					
	01/22/19	FBI-L010 FBI-LEEDA			5 GREAT VALLEY PARKWAY, SUITE				
19-00029	01/22/19	1	2019 membership dues	50.00	01-410-000-420 Dues/Subscription/Memb	Expenditure	Aprv	76	1
				50.00					
	01/22/19	FOPLO010 FOP LODGE #37			JOHN FRANTZ				
19-00030	01/22/19	1	pa policemans shortguide	392.25	01-410-000-200 Supplies	Expenditure	Aprv	77	1
				392.25					
	01/22/19	GATHE010 BRIAN E. GATHERCOLE							
19-00032	01/22/19	1	uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	79	1
19-00032	01/22/19	2	boot allowance	200.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	80	1
19-00032	01/22/19	3	education incentive	500.00	01-410-000-182 Education incentive	Expenditure	Aprv	81	1
19-00091	01/22/19	1	oct - dec services	550.85	01-410-000-158 Medical Expense Reimbursements	Expenditure	Aprv	196	1
				1,600.85					
	01/22/19	GILMO020 GILMORE & ASSOCIATES, INC			65 E. BULTER AVENUE, SUITE 100				

Packet Page 19

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item	Item Description	Payment Amt	Charge Account / Description	Account Type	Status	Seq	Acct
					Street 1 of Address to be printed on Check				
19-00031	01/22/19	1	twp - general services	1,399.44	01-408-000-367 General Planning	Expenditure	Aprv	78	1
19-00059	01/22/19	1	14 twin pines road	347.50	01-408-000-313 Non Reimbursable	Expenditure	Aprv	124	1
				1,746.94					
	01/22/19	GOVER010	GFOA - PA RECORD OFFICE		174 CRESTVIEW DRIVE				
19-00033	01/22/19	1	2019 dues	75.00	01-401-000-420 Dues/Subscriptions/Mem	Expenditure	Aprv	82	1
				75.00					
	01/22/19	HAWEI010	H.A. WEIGAND, INC.		1409 STATE ROAD				
19-00034	01/22/19	1	signs - green base posts	187.20	01-433-000-200 Supplies	Expenditure	Aprv	83	1
				187.20					
	01/22/19	HELPNOW	HELP-NOW,LLC		15 E UWCHLAN AVE				
19-00035	01/22/19	1	guardian monthly fees	2,721.63	01-407-000-450 Contracted Services	Expenditure	Aprv	84	1
19-00035	01/22/19	2	admin service tickets	348.75	01-401-000-450 Contracted Services	Expenditure	Aprv	85	1
19-00035	01/22/19	3	pd service tickets	396.25	01-410-000-450 Contracted Services	Expenditure	Aprv	86	1
				3,466.63					
	01/22/19	INTER060	INTERNATIONAL CODE COUNCIL, IN		ATTN: MEMBERSHIP				
19-00037	01/22/19	1	2019 dues	135.00	01-413-000-420 Dues/Subscriptions/Memb	Expenditure	Aprv	88	1
				135.00					
	01/22/19	IRONM010	IRON MOUNTAIN		P.O. BOX 27128				
19-00040	01/22/19	1	quarterly storage	586.18	01-401-000-450 Contracted Services	Expenditure	Aprv	96	1
				586.18					
	01/22/19	JLBUI010	J & L BUILDING MATERIALS		600 LANCASTER AVE				
19-00036	01/22/19	1	pw - garage door	288.00	01-409-001-250 Maint & Repair	Expenditure	Aprv	87	1
				288.00					
	01/22/19	JONESSTE	STEVEN R. JONES						
19-00039	01/22/19	1	uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	92	1
19-00039	01/22/19	2	boot allowance	200.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	93	1
19-00039	01/22/19	3	education incentive	500.00	01-410-000-182 Education incentive	Expenditure	Aprv	94	1
19-00039	01/22/19	4	aug - dec services	31.71	01-410-000-158 Medical Expense Reimbursements	Expenditure	Aprv	95	1
				1,081.71					
	01/22/19	JONESTOM	THOMAS S. JONES						

Packet Page 20

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item Description	Payment Amt	Street 1 of Address to be printed on Check / Charge Account / Description	Account Type	Status	Seq	Acct
19-00038	01/22/19	1 uniform allowance	450.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	89	1
19-00038	01/22/19	2 boot allowance	200.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	90	1
19-00038	01/22/19	3 education incentive	500.00	01-410-000-182 Education incentive	Expenditure	Aprv	91	1
			1,150.00					
	01/22/19	KEENC010 KEEN COMPRESSED GAS COMPANY		PO BOX 15151				
19-00041	01/22/19	1 pw - cylinders	21.19	01-438-000-450 Contracted Services	Expenditure	Aprv	97	1
19-00041	01/22/19	2 pw - cylinders	190.65	01-438-000-450 Contracted Services	Expenditure	Aprv	98	1
			211.84					
	01/22/19	KEMME010 PAUL E. KEMME						
19-00042	01/22/19	1 uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	99	1
19-00042	01/22/19	2 boot allowance	200.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	100	1
19-00042	01/22/19	3 education incentive	500.00	01-410-000-182 Education incentive	Expenditure	Aprv	101	1
			1,050.00					
	01/22/19	LEVEN010 LEVENGOOD SEPTIC SERVICE		287 BUCKHEAD LANE				
19-00043	01/22/19	1 hp - pumped holding tank	265.00	01-454-002-450 Contracted Services	Expenditure	Aprv	102	1
			265.00					
	01/22/19	LINESYST BLOCK LINE SYSTEMS		PO BOX 826590				
19-00097	01/22/19	1 milford	19.86	01-409-004-320 Telephone	Expenditure	Aprv	198	1
19-00097	01/22/19	2 pw	240.53	01-409-001-320 Telephone	Expenditure	Aprv	199	1
19-00097	01/22/19	3 twp	751.29	01-409-003-320 Telephone	Expenditure	Aprv	200	1
			1,011.68					
	01/22/19	LLOYD020 RHYS LLOYD						
19-00044	01/22/19	1 training	125.00	01-413-000-316 Training/Seminar	Expenditure	Aprv	103	1
			125.00					
	01/22/19	LUDWI060 LUDWIG'S CORNER SUPPLY CO.		1230 POTTSTOWN PIKE				
19-00045	01/22/19	1 pw - dumptruck wings	50.41	01-438-000-245 Highway Supplies	Expenditure	Aprv	104	1
19-00045	01/22/19	2 pw - spray foam	13.98	01-409-001-250 Maint & Repair	Expenditure	Aprv	105	1
19-00045	01/22/19	3 pw - plunger	8.99	01-438-000-200 Supplies	Expenditure	Aprv	106	1
19-00045	01/22/19	4 pw - cable	4.39	01-409-001-250 Maint & Repair	Expenditure	Aprv	107	1

Packet Page 21

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item	Description	Payment Amt	Street 1 of Address to be printed on Check / Charge Account / Description	Account Type	Status	Seq	Acct
				77.77					
	01/22/19	MCMAH010 MCMAHON ASSOCIATES, INC.			425 COMMERCE DRIVE				
19-00050	01/22/19	1 traffic signal services		995.00	01-434-000-450 Contracted Services	Expenditure	Aprv	113	1
				995.00					
	01/22/19	MEADE010 MEADE HEATING & AIR CONDITION			P. O. BOX 425				
19-00048	01/22/19	1 twp bldg - replaced valve		395.00	01-409-003-250 Maintenance & Repairs	Expenditure	Aprv	111	1
				395.00					
	01/22/19	METRO020 METROPOLITAN COMMUNICATIONS			309 COMMERCE DRIVE				
19-00047	01/22/19	1 remove equipment from van		275.00	01-410-000-235 Vehicle Maintenance	Expenditure	Aprv	109	1
19-00047	01/22/19	2 battery		110.00	01-410-000-235 Vehicle Maintenance	Expenditure	Aprv	110	1
				385.00					
	01/22/19	MGL00010 MGL PRINTING SOLUTIONS			154 South Street				
19-00051	01/22/19	1 w-2 forms		64.50	01-401-000-200 Supplies	Expenditure	Aprv	114	1
				64.50					
	01/22/19	MONTE010 MONTESANO BROS.			55 SEABOLDT WAY				
19-00049	01/22/19	1 empc meeting		741.00	01-415-000-200 Supplies	Expenditure	Aprv	112	1
				741.00					
	01/22/19	NAPA0010 NAPA			PO BOX 461				
19-00052	01/22/19	1 pw - reducer		22.99	01-438-000-235 Vehicle Maintenance	Expenditure	Aprv	115	1
19-00052	01/22/19	2 pw - battery		100.00	01-438-000-235 Vehicle Maintenance	Expenditure	Aprv	116	1
19-00052	01/22/19	3 pw - analyzer		171.99	01-438-000-260 Small Tools & Equipment	Expenditure	Aprv	117	1
19-00052	01/22/19	4 pw - trim shine, tarminator		25.95	01-438-000-200 Supplies	Expenditure	Aprv	118	1
19-00052	01/22/19	5 pd - credit		18.00-	01-410-000-235 Vehicle Maintenance	Expenditure	Aprv	119	1
				302.93					
	01/22/19	NATIO040 NATIONAL NOTARY ASSOCIATION			PROCESSING CENTER				
19-00054	01/22/19	1 4 year membership		199.00	01-401-000-420 Dues/Subscriptions/Mem	Expenditure	Aprv	122	1
				199.00					
	01/22/19	OROUR010 O'ROURKE & SONS, INC			992 S. BOLMAR STREET				
19-00053	01/22/19	1 1/4" x 1 1/4"		25.00	01-438-000-245 Highway Supplies	Expenditure	Aprv	120	1
19-00053	01/22/19	2 2x2 angle		290.00	01-438-000-245 Highway Supplies	Expenditure	Aprv	121	1

Packet Page 22

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item	Description	Payment Amt	Street 1 of Address to be printed on Check / Charge Account / Description	Account Type	Status	Seq	Acct
				315.00					
	01/22/19	PARAD010 ROBERT PARADIS							
19-00064	01/22/19	1	uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	138	1
19-00064	01/22/19	2	boot allowance	200.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	139	1
				550.00					
	01/22/19	PECO0010 PECO			PO BOX 37629				
19-00060	01/22/19	1	upland	77.81	01-454-005-360 Utilities	Expenditure	Aprv	125	1
19-00060	01/22/19	2	township	1,075.58	01-409-003-360 Utilities	Expenditure	Aprv	126	1
19-00060	01/22/19	3	township	91.71	01-409-003-360 Utilities	Expenditure	Aprv	127	1
19-00060	01/22/19	4	ff	275.25	01-454-003-360 Utilities	Expenditure	Aprv	128	1
19-00060	01/22/19	5	pw bldg	510.00	01-409-001-360 Utilities	Expenditure	Aprv	129	1
19-00060	01/22/19	6	twp	306.32	01-409-003-360 Utilities	Expenditure	Aprv	130	1
19-00060	01/22/19	7	milford	60.48	01-409-004-360 Utilities	Expenditure	Aprv	131	1
19-00060	01/22/19	8	hickory	269.47	01-454-002-360 Utilities	Expenditure	Aprv	132	1
				2,666.62					
	01/22/19	PENDERGA PENDERGAST			8400 ENTERPRISE AVENUE				
19-00061	01/22/19	1	pw - gloves	245.70	01-438-000-200 Supplies	Expenditure	Aprv	133	1
				245.70					
	01/22/19	PENNB010 PENNBOC			PO BOX 82				
19-00067	01/22/19	1	2019 membership dues	85.00	01-413-000-420 Dues/Subscriptions/Memb	Expenditure	Aprv	145	1
				85.00					
	01/22/19	PENNS030 PA CHIEFS OF POLICE ASSOC			3905 NORTH FRONT STREET				
19-00062	01/22/19	1	2019 accreditation fee	1,000.00	01-410-000-342 Police Accreditation	Expenditure	Aprv	134	1
				1,000.00					
	01/22/19	POZZA005 ADAM D. POZZA							
19-00065	01/22/19	1	uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	140	1
19-00065	01/22/19	2	boot allowance	200.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	141	1
19-00065	01/22/19	3	education incentive	500.00	01-410-000-181 Longevity Pay	Expenditure	Aprv	142	1
19-00065	01/22/19	4	sept - dec services	15.00	01-410-000-158 Medical Expense Reimbursements	Expenditure	Aprv	143	1

Packet Page 23

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item	Description	Payment Amt	Street 1 of Address to be printed on Check / Charge Account / Description	Account Type	Status	Seq	Acct
				1,065.00					
	01/22/19	PSATS010	PA ASSOCIATES OF TOWNSHIP SUPE		4855 WOODLAND DRIVE				
19-00066	01/22/19	1	2019 membership dues	2,598.00	01-401-000-420 Dues/Subscriptions/Mem	Expenditure	Aprv	144	1
				2,598.00					
	01/22/19	PSATS030	PSATS-CDL PROGRAM		4855 WOODLAND DRIVE				
19-00055	01/22/19	1	pw - drug tests	180.00	01-438-000-450 Contracted Services	Expenditure	Aprv	123	1
				180.00					
	01/22/19	SHALLSER	SHALLIS SERVICES		1 BACTON HILL ROAD				
19-00072	01/22/19	1	twp - January cleanings	530.00	01-409-003-450 Contracted Services	Expenditure	Aprv	155	1
19-00072	01/22/19	2	twp - supplies	195.73	01-409-003-200 Supplies	Expenditure	Aprv	156	1
				725.73					
	01/22/19	SHERM010	KYLE S. SHERMAN						
19-00075	01/22/19	1	uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	160	1
19-00075	01/22/19	2	boot allowance	200.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	161	1
				550.00					
	01/22/19	SMALE010	SMALE'S PRINTERY		785 NORTH CHARLOTTE STREET				
19-00073	01/22/19	1	gaspari - business cards	105.00	01-413-000-200 Supplies	Expenditure	Aprv	157	1
				105.00					
	01/22/19	SNAPON01	SNAP-ON TOOLS		1124 YANKEE DRIVE				
19-00070	01/22/19	1	pw - 5 pc sd set, cutter	275.50	01-438-000-260 Small Tools & Equipment	Expenditure	Aprv	153	1
				275.50					
	01/22/19	STAPLADV	STAPLES ADVANTAGE		PO BOX 105638				
19-00076	01/22/19	1	pw - office supplies	234.52	01-438-000-200 Supplies	Expenditure	Aprv	162	1
19-00076	01/22/19	2	twp - office supplies	805.96	01-401-000-200 Supplies	Expenditure	Aprv	163	1
				1,040.48					
	01/22/19	STITE010	DAVID STITELER						
19-00074	01/22/19	1	uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	158	1
19-00074	01/22/19	2	boot allowance	200.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	159	1
19-00092	01/22/19	1	2018 services	115.99	01-410-000-158 Medical Expense Reimbursements	Expenditure	Aprv	197	1
				665.99					

Packet Page 24

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item Description	Payment Amt	Street 1 of Address to be printed on Check / Charge Account / Description	Account Type	Status	Seq	Acct
	01/22/19	STYER010 STYER PROPANE		P. O. BOX 387				
19-00068	01/22/19	1 milford	181.54	01-409-004-231 Propane	Expenditure	Aprv	146	1
19-00068	01/22/19	2 pw	634.39	01-409-001-231 Propane & heating - PW bldg	Expenditure	Aprv	147	1
19-00068	01/22/19	3 milford	223.01	01-409-004-231 Propane	Expenditure	Aprv	148	1
19-00068	01/22/19	4 pw	638.04	01-409-001-231 Propane & heating - PW bldg	Expenditure	Aprv	149	1
			1,676.98					
	01/22/19	SUNBE020 SUNBELT RENTALS		P.O. BOX 409211				
19-00071	01/22/19	1 hp - tiller rental	112.85	01-454-002-450 Contracted Services	Expenditure	Aprv	154	1
			112.85					
	01/22/19	SWEETWAT SWEETWATER NATURAL PRODUCTS LL		976 POTTSTOWN PIKE				
19-00069	01/22/19	1 staples gauge box	51.50	01-409-004-200 Supplies	Expenditure	Aprv	150	1
19-00069	01/22/19	2 river rock	211.90	01-409-004-200 Supplies	Expenditure	Aprv	151	1
19-00069	01/22/19	3 river rock	15.25	01-409-004-200 Supplies	Expenditure	Aprv	152	1
			278.65					
	01/22/19	TDAMEDEF TD AMERITRADE FBO 915-011842		7801 MESQUITE BEND DRIVE				
19-00078	01/22/19	1 exec	8,534.79	01-401-000-160 Non-Uniform Pension	Expenditure	Aprv	165	1
19-00078	01/22/19	2 codes	5,867.03	01-413-000-160 Pension	Expenditure	Aprv	166	1
19-00078	01/22/19	3 pw	7,675.23	01-438-000-160 Pension	Expenditure	Aprv	167	1
19-00078	01/22/19	4 pw - facilities	1,285.95	01-438-001-160 Pension Expense - Facilities	Expenditure	Aprv	168	1
			23,363.00					
	01/22/19	TDAMEPOL TD AMERITRADE FBO 915-01150		7801 MESQUITE BEND DRIVE				
19-00077	01/22/19	1 pd - 2019 Q1 pension	46,962.50	01-410-000-160 Pension Expense	Expenditure	Aprv	164	1
			46,962.50					
	01/22/19	TDAMERDC TD AMERITRADE TRUST CO		K6DUPPRUWCH				
19-00079	01/22/19	1 exec	1,634.56	01-401-000-160 Non-Uniform Pension	Expenditure	Aprv	169	1
19-00079	01/22/19	2 pw	713.87	01-438-000-160 Pension	Expenditure	Aprv	170	1
19-00079	01/22/19	3 pw - facilities	1,391.82	01-438-001-160 Pension Expense - Facilities	Expenditure	Aprv	171	1
			3,740.25					
	01/22/19	THOMA010 THOMAS J. ANDERSON & ASSOCIATE		115 WESTTOWN ROAD				
19-00080	01/22/19	1 non uniform dc pension plan	2,700.00	01-401-000-450	Expenditure	Aprv	172	1

Packet Page 25

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item Description	Payment Amt	Street 1 of Address to be printed on Check / Charge Account / Description	Account Type	Status	Seq	Acct
				Contracted Services				
19-00080	01/22/19	2 non uniform db pension	4,500.00	01-401-000-450	Expenditure	Aprv	173	1
				Contracted Services				
19-00080	01/22/19	3 police pension plan	4,700.00	01-410-000-450	Expenditure	Aprv	174	1
				Contracted Services				
			11,900.00					
	01/22/19	VARGO005 VARGO, CARY						
19-00087	01/22/19	1 cary's cell	86.83	01-400-000-320	Expenditure	Aprv	190	1
				Telephone				
			86.83					
	01/22/19	VERIZ010 VERIZON		PO BOX 28000				
19-00085	01/22/19	1 milford	196.01	01-409-004-320	Expenditure	Aprv	182	1
				Telephone				
19-00085	01/22/19	2 empc	88.42	01-415-000-320	Expenditure	Aprv	183	1
				Telephone				
19-00085	01/22/19	3 pw	136.14	01-409-001-320	Expenditure	Aprv	184	1
				Telephone				
19-00085	01/22/19	4 empc	58.24	01-415-000-320	Expenditure	Aprv	185	1
				Telephone				
			478.81					
	01/22/19	VERIZ020 VERIZON WIRELESS		P.O. BOX 25505				
19-00086	01/22/19	1 admin	79.05	01-400-000-320	Expenditure	Aprv	186	1
				Telephone				
19-00086	01/22/19	2 pd	271.14	01-410-000-320	Expenditure	Aprv	187	1
				Telephone				
19-00086	01/22/19	3 codes	109.98	01-413-000-320	Expenditure	Aprv	188	1
				Telephone				
19-00086	01/22/19	4 pw	221.80	01-438-000-320	Expenditure	Aprv	189	1
				Telephone				
			681.97					
	01/22/19	VERIZFIO VERIZON		PO BOX 15124				
19-00084	01/22/19	1 ff - internet	124.99	01-454-003-320	Expenditure	Aprv	181	1
				Telephone				
			124.99					
	01/22/19	VERIZOSP VERIZON - SPECIAL PROJECTS		PO BOX 4861				
19-00082	01/22/19	1 january conduit occupancy	217.14	01-434-000-450	Expenditure	Aprv	179	1
				Contracted Services				
			217.14					
	01/22/19	VERZIPAD VERIZON IPAD		P.O. BOX 25505				
19-00081	01/22/19	1 admin	657.18	01-401-000-322	Expenditure	Aprv	175	1
				Ipad Expense				
19-00081	01/22/19	2 pd	37.42	01-410-000-322	Expenditure	Aprv	176	1
				Ipad Expense				
19-00081	01/22/19	3 codes	37.42	01-413-000-322	Expenditure	Aprv	177	1
				Ipad Expense				
19-00081	01/22/19	4 pw	47.44	01-438-000-322	Expenditure	Aprv	178	1

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item Description	Payment Amt	Street 1 of Address to be printed on Check / Charge Account / Description	Account Type	Status	Seq	Acct
			779.46	Ipad Expense				
	01/22/19	VILLA010 VILLAGE MEDICAL CENTER		625 N POTTSTOWN PIKE				
19-00083	01/22/19	1 pw - pre-employment exam	190.00	01-438-000-450 Contracted Services	Expenditure	Aprv	180	1
			190.00					
	01/22/19	WCCRUCCA WCCRUCCAB		c/o EAST BRANDYWINE TOWNSHIP				
19-00088	01/22/19	1 2018 & 2019 dues	50.00	01-401-000-420 Dues/Subscriptions/Mem	Expenditure	Aprv	191	1
			50.00					
	01/22/19	WGAMERIC WG AMERICA COMPANY		PO BOX 65121				
19-00089	01/22/19	1 twp - water cooler	29.96	01-401-000-450 Contracted Services	Expenditure	Aprv	192	1
19-00089	01/22/19	2 pw - coffee	89.95	01-438-000-450 Contracted Services	Expenditure	Aprv	193	1
19-00089	01/22/19	3 pd - water cooler	83.85	01-410-000-450 Contracted Services	Expenditure	Aprv	194	1
19-00089	01/22/19	4 pw - supplies	65.61	01-438-000-200 Supplies	Expenditure	Aprv	195	1
			269.37					

	Count	Line Items	Amount
Checks:	87	218	257,518.51

There are NO errors or warnings in this listing.

Packet Page 26

Range of Checking Accts: PAYROLL EFTS to PAYROLL EFTS Range of Check Ids: 749 to 749
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
749	01/04/19	AFLAC010	AFLAC	638.74		1920

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	638.74	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	638.74	0.00

Packet Page 27

Range of Checking Accts: GENERAL EFTS to GENERAL EFTS Range of Check Ids: 834 to 838
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
834	01/24/19	AQUAP010	AQUA PA	5,280.00		1921
835	01/10/19	BANKAMER	BANK OF AMERICA	9,087.35		1922
836	01/22/19	LOWES020	LOWES BUSINESS ACCOUNT	670.98		1923
837	01/22/19	STANDINS	STANDARD INSURANCE COMPANY	2,386.55		1925
838	01/05/19	WEXBANK	WEX BANK	4,068.78		1926

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	21,493.66	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	21,493.66	0.00

Packet Page 28

Range of Checking Accts: GENERAL EFTS to GENERAL EFTS Range of Check Ids: 834 to 838
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Packet Page 29

Check #	Check Date	Vendor / PO #	Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Contract	Ref Seq	Acct
834	01/24/19	AQUAP010 AQUA PA							1921			
19-00057			1	217 hydrants	4,774.00	01-411-000-451 Hydrant expenses-Aqua	Expenditure				1	1
19-00057			2	23 hydrants	506.00	01-411-000-451 Hydrant expenses-Aqua	Expenditure				2	1
					5,280.00							
835	01/10/19	BANKAMER BANK OF AMERICA							1922			
19-00058			1	pd - amazon	77.26	01-410-000-200 Supplies	Expenditure				1	1
19-00058			2	pd - amazon	14.33	01-410-000-200 Supplies	Expenditure				2	1
19-00058			3	pd - amazon	29.66	01-410-000-260 Small Tools & Equipment	Expenditure				3	1
19-00058			4	pd - amazon	39.39	01-410-000-200 Supplies	Expenditure				4	1
19-00058			5	pd - amazon	13.77	01-410-000-420 Dues/Subscription/Memb	Expenditure				5	1
19-00058			6	pd - fromyouflowers	172.94	01-410-000-340 Public Relations	Expenditure				6	1
19-00058			7	pd - promotions	1,025.52	01-410-000-340 Public Relations	Expenditure				7	1
19-00058			8	admin - new egg - credit	7.52-	01-401-000-200 Supplies	Expenditure				8	1
19-00058			9	admin - psats - credit	75.00-	01-401-000-316 Training & Seminars	Expenditure				9	1
19-00058			10	twp - microsoft	427.22	01-407-000-450 Contracted Services	Expenditure				10	1
19-00058			11	codes - holiday inn	96.60	01-413-000-317 Parking/Travel	Expenditure				11	1
19-00058			12	admin - digital check corp	32.27	01-401-000-200 Supplies	Expenditure				12	1
19-00058			13	admin - staples	28.35	01-401-000-200 Supplies	Expenditure				13	1
19-00058			14	admin - staples	103.21	01-401-000-200 Supplies	Expenditure				14	1
19-00058			15	pw - staples	79.95	01-438-000-200 Supplies	Expenditure				15	1
19-00058			16	pw - amazon	99.87	01-438-000-200 Supplies	Expenditure				16	1
19-00058			17	twp - holiday party	4,688.66	01-400-000-463 Misc expenses	Expenditure				17	1
19-00058			18	pw - amazon	78.06	01-438-000-200 Supplies	Expenditure				18	1
19-00058			19	twp - produce junction	147.00	01-409-003-200 Supplies	Expenditure				19	1
19-00058			20	parks - single source	308.50	01-454-001-200 Supplies	Expenditure				20	1
19-00058			21	pw - fastenal	109.01	01-438-000-235 Vehicle Maintenance	Expenditure				21	1

Check # / Check Date / Vendor / PO # / Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void / Ref Num / Contract / Ref Seq / Acct
835 BANK OF AMERICA Continued					
19-00058 22	pw - northern tool	212.73	01-409-001-200 Township properties - supplies	Expenditure	22 1
19-00058 23	pw - replacementparts.com	464.67	01-454-002-200 Supplies-Hickory	Expenditure	23 1
19-00058 24	pw - uline	376.82	01-454-001-200 Supplies	Expenditure	24 1
19-00058 25	pd - supplyhouse.com	57.51	01-410-000-260 Small Tools & Equipment	Expenditure	25 1
19-00058 26	twp - logmein	31.79	01-401-000-420 Dues/Subscriptions/Mem	Expenditure	26 1
19-00058 27	twp - survey monkey	29.00	01-401-000-420 Dues/Subscriptions/Mem	Expenditure	27 1
19-00058 28	twp - adobe	21.19	01-401-000-420 Dues/Subscriptions/Mem	Expenditure	28 1
19-00058 29	twp - best buy	211.90	01-401-000-200 Supplies	Expenditure	29 1
19-00058 30	twp - office depot	84.78	01-401-000-200 Supplies	Expenditure	30 1
19-00058 31	twp - white pages	4.99	01-401-000-420 Dues/Subscriptions/Mem	Expenditure	31 1
19-00058 32	twp - best buy	105.95	01-401-000-200 Supplies	Expenditure	32 1
19-00058 33	twp - credit	3.03-	01-401-000-200 Supplies	Expenditure	33 1
		9,087.35			
836 01/22/19	LOWES020 LOWES BUSINESS ACCOUNT				1923
19-00093 1	pw - supplies	136.80	01-438-000-200 Supplies	Expenditure	1 1
19-00093 2	hp - supplies	207.10	01-454-002-200 Supplies-Hickory	Expenditure	2 1
19-00093 3	ff - supplies	50.34	01-454-003-200 Supplies	Expenditure	3 1
19-00093 4	ff - supplies	50.34	01-454-003-200 Supplies	Expenditure	4 1
19-00093 5	ff - supplies	10.72	01-454-003-200 Supplies	Expenditure	5 1
19-00093 6	parks - supplies	56.98	01-454-001-200 Supplies	Expenditure	6 1
19-00093 7	pw - supplies	96.97	01-409-001-200 Township properties - supplies	Expenditure	7 1
19-00093 8	parks - supplies	61.73	01-454-001-200 Supplies	Expenditure	8 1
		670.98			
837 01/22/19	STANDINS STANDARD INSURANCE COMPANY				1925
19-00095 1	admin	428.68	01-401-000-156 Employee Benefit Expens	Expenditure	1 1
19-00095 2	pd	1,210.05	01-410-000-156 Employee Benefit Expense	Expenditure	2 1
19-00095 3	codes	226.17	01-413-000-156 Employee Benefit Expens	Expenditure	3 1

Packet Page 30

Check #	Check Date	Vendor	PO #	Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num Contract	Ref Num Seq	Ref Num Acct
837		STANDARD INSURANCE COMPANY			Continued							
19-00095				4	pw	350.66	01-438-000-156 Employee Benefit Expense	Expenditure			4	1
19-00095				5	pw - facilities	170.99	01-438-001-156 Employee Benefit Expense	Expenditure			5	1
						2,386.55						
838	01/05/19	WEXBANK	WEX BANK							1926		
19-00096				1	admin	201.50	01-401-000-230 Gasoline & Oil	Expenditure			1	1
19-00096				2	pd	2,218.70	01-410-000-230 Gasoline & Oil	Expenditure			2	1
19-00096				3	codes	177.66	01-413-000-230 Gasoline & Oil	Expenditure			3	1
19-00096				4	pw	973.02	01-438-000-230 Gasoline & Oil	Expenditure			4	1
19-00096				5	pw - facilities	497.90	01-438-001-230 Gasoline & Oil - Facilities	Expenditure			5	1
						4,068.78						

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	21,493.66	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	21,493.66	0.00

Range of Checking Accts: SOLID WASTE to SOLID WASTE Range of Check Ids: 10323 to 10328
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Packet Page 32

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
10323	01/22/19	AJBLO010	A.J. BLOSENSKI	54,411.08		1928
10324	01/22/19	BUCKL010	BUCKLEY, BRION, MCGUIRE, MORRI	17.50		1928
10325	01/22/19	CCSWA010	CCSWA	23,067.38		1928
10326	01/22/19	CHEST070	CHESTER COUNTY HEALTH DEPARTME	1,437.73		1928
10327	01/22/19	TOTALREC	TOTAL RECYCLE	2,591.58		1928
10328	01/22/19	TOTERLLC	TOTER, LLC c/o WASTEQUIP, LLC	1,910.33		1928

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	6	0	83,435.60	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	6	0	83,435.60	0.00

Batch Id: LHAINES Batch Type: C Batch Date: 01/22/19 Checking Account: SOLID WASTE G/L Credit: Expenditure G/L Credit
Generate Direct Deposit: N

Packet Page 33

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item Description	Payment Amt	Street 1 of Address to be printed on Check / Charge Account / Description	Account Type	Status	Seq	Acct
	01/22/19	AJBLO010 A.J. BLOSENSKI		P.O. BOX 392				
19-00104	01/22/19	1 waste & recycle removal	54,411.08	05-427-000-450 Contracted Services	Expenditure	Aprv	9	1
			54,411.08					
	01/22/19	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI		118 W. MARKET STREET				
19-00102	01/22/19	1 trash collections	17.50	05-427-000-314 Legal Fees	Expenditure	Aprv	7	1
			17.50					
	01/22/19	CCSWA010 CCSWA		P. O. BOX 476				
19-00100	01/22/19	1 12/10-12/12/18	3,628.74	05-427-000-700 Tipping Fees	Expenditure	Aprv	1	1
19-00100	01/22/19	2 12/17-12/20/18	5,011.13	05-427-000-700 Tipping Fees	Expenditure	Aprv	2	1
19-00100	01/22/19	3 12/24-12/31/18	4,254.15	05-427-000-700 Tipping Fees	Expenditure	Aprv	3	1
19-00100	01/22/19	4 1/2/19-1/7/19	5,319.22	05-427-000-700 Tipping Fees	Expenditure	Aprv	4	1
19-00100	01/22/19	5 1/8-1/15/19	4,854.14	05-427-000-700 Tipping Fees	Expenditure	Aprv	5	1
			23,067.38					
	01/22/19	CHEST070 CHESTER COUNTY HEALTH DEPARTME		ATTN: TERESA PLEDGER				
19-00103	01/22/19	1 hazardous waste collections	1,437.73	05-427-000-800 Recycling Disposal	Expenditure	Aprv	8	1
			1,437.73					
	01/22/19	TOTALREC TOTAL RECYCLE		PO BOX 7250				
19-00105	01/22/19	1 december 2018	2,591.58	05-427-000-725 Tipping Fees - Recycling	Expenditure	Aprv	10	1
			2,591.58					
	01/22/19	TOTERLLC TOTER, LLC c/o WASTEQUIP, LLC		PO BOX 603008				
19-00101	01/22/19	1 toter lids	1,910.33	05-427-000-230 Toters	Expenditure	Aprv	6	1
			1,910.33					

	Count	Line Items	Amount
Checks:	6	10	83,435.60

There are NO errors or warnings in this listing.

Range of Checking Accts: STORM WATER MGT to STORM WATER MGT Range of Check Ids: 1209 to 1210
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Packet Page 34

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
1209	01/22/19	GILMO020	GILMORE & ASSOCIATES, INC	287.50		1929
1210	01/22/19	SWEETWAT	SWEETWATER NATURAL PRODUCTS LL	300.00		1929

Report Totals

	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	587.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	587.50	0.00

Batch Id: LHAINES Batch Type: C Batch Date: 01/22/19 Checking Account: STORM WATER MGT G/L Credit: Expenditure G/L Credit
Generate Direct Deposit: N

Packet Page 35

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item Description	Payment Amt	Street 1 of Address to be printed on Check / Charge Account / Description	Account Type	Status	Seq	Acct
	01/22/19	GILMO020 GILMORE & ASSOCIATES, INC		65 E. BULTER AVENUE, SUITE 100				
19-00106	01/22/19	1 ms4 permit	287.50	08-420-000-035 Permits	Expenditure	Aprv	1	1
			287.50					
	01/22/19	SWEETWAT SWEETWATER NATURAL PRODUCTS LL		976 POTTSTOWN PIKE				
19-00107	01/22/19	1 sw - straw, bio-net roll	300.00	08-446-000-200 Supplies	Expenditure	Aprv	2	1
			300.00					

	Count	Line Items	Amount
Checks:	2	2	587.50

There are NO errors or warnings in this listing.

Range of Checking Accts: CAPITAL to CAPITAL Range of Check Ids: 1650 to 1660
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Packet Page 36

Check #	Check Date	Vendor		Amount Paid	Reconciled/Void	Ref Num
1650	12/21/18	UPPER070	UPPER UWCHLAN TOWNSHIP	22,243.26	12/31/18	1918
1651	01/22/19	ALLTRAFF	ALL TRAFFIC SOLUTIONS	3,190.00		1930
1652	01/22/19	EAGLEPEQ	EAGLE POWER & EQUIPMENT	2,582.86		1930
1653	01/22/19	FREDBEAN	FRED BEANS FORD LINCOLN OF WC	34,057.55		1930
1654	01/22/19	GILMO020	GILMORE & ASSOCIATES, INC	8,688.54		1930
1655	01/22/19	HAMMEL	HAMMEL ASSOCIATES ARCHITECTS	23,107.46		1930
1656	01/22/19	MCMAH010	MCMAHON ASSOCIATES, INC.	1,900.64		1930
1657	01/22/19	PIONEERP	PIONEER POLE BUILDINGS, INC	42,099.75		1930
1658	01/22/19	SIGNALCO	SIGNAL CONTROL PRODUCTS, INC.	41,795.00		1930
1659	01/22/19	SWEETWAT	SWEETWATER NATURAL PRODUCTS LL	80.00		1930
1660	01/22/19	BANKAMER	BANK OF AMERICA	774.95		1931

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	11	0	180,520.01	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	11	0	180,520.01	0.00

Batch Id: LHAINES Batch Type: C Batch Date: 01/22/19 Checking Account: CAPITAL G/L Credit: Expenditure G/L Credit
Generate Direct Deposit: N

Packet Page 37

Check No. / PO #	Check Date / Enc Date	Vendor # Name / Item Description	Payment Amt	Street 1 of Address to be printed on Check / Charge Account / Description	Account Type	Status	Seq	Acct
	01/22/19	ALLTRAFF ALL TRAFFIC SOLUTIONS		12950 WORLDGATE DRIVE				
19-00114	01/22/19	1 shield, violator alert	3,190.00	30-410-000-700 Capital Purchases - Police	Expenditure	Aprv	10	1
			3,190.00					
	01/22/19	EAGLEPEQ EAGLE POWER & EQUIPMENT		953 BETHLEHEM PIKE				
19-00090	01/22/19	1 pw - track, rubber	2,582.86	30-438-000-701 Capital Purchases - Equipment	Expenditure	Aprv	1	1
			2,582.86					
	01/22/19	FREDBEAN FRED BEANS FORD LINCOLN OF WC		1155 WEST CHESTER PIKE				
19-00115	01/22/19	1 2019 ford explorer	34,057.55	30-410-000-700 Capital Purchases - Police	Expenditure	Aprv	11	1
			34,057.55					
	01/22/19	GILMO020 GILMORE & ASSOCIATES, INC		65 E. BULTER AVENUE, SUITE 100				
19-00111	01/22/19	1 eagle park construction	120.00	30-506-000-600 Construction - Village of Eagle	Expenditure	Aprv	5	1
19-00111	01/22/19	2 twp bldg expansion project	8,412.29	30-409-002-600 Capital Construction - Township Bldg	Expenditure	Aprv	6	1
19-00111	01/22/19	3 pw pole barn construction	156.25	30-409-003-600 Capital Construction - PW Building	Expenditure	Aprv	7	1
			8,688.54					
	01/22/19	HAMMEL HAMMEL ASSOCIATES ARCHITECTS		25 EAST GRANT STREET				
19-00113	01/22/19	1 nov 18 architectural services	23,107.46	30-409-002-600 Capital Construction - Township Bldg	Expenditure	Aprv	9	1
			23,107.46					
	01/22/19	MCMAH010 MCMAHON ASSOCIATES, INC.		425 COMMERCE DRIVE				
19-00110	01/22/19	1 park road trail - phase iv	1,900.64	30-455-000-651 Phase IV - Park Road Trail	Expenditure	Aprv	4	1
			1,900.64					
	01/22/19	PIONEERP PIONEER POLE BUILDINGS, INC		716 SOUTH ROUTE 183				
19-00108	01/22/19	1 pole barn construction - 75%	42,099.75	30-409-003-600 Capital Construction - PW Building	Expenditure	Aprv	2	1
			42,099.75					
	01/22/19	SIGNALCO SIGNAL CONTROL PRODUCTS, INC.		199 EVANS WAY				
19-00109	01/22/19	1 3 year maintenance agreement	41,795.00	30-502-434-700 Capital-Signals	Expenditure	Aprv	3	1
			41,795.00					
	01/22/19	SWEETWAT SWEETWATER NATURAL PRODUCTS LL		976 POTTSTOWN PIKE				
19-00112	01/22/19	1 playground construction	80.00	30-454-001-600 Capital Construction - Hickory	Expenditure	Aprv	8	1
			80.00					

Check No. / PO #	Check Date / Enc Date	Vendor # / Item	Name / Description	Payment Amt	Street 1 of Address to be printed on Check / Charge Account / Description	Account Type	Status	Seq	Acct

	Count	Line Items	Amount
Checks:	9	11	157,501.80

There are NO errors or warnings in this listing.

Packet Page 38

Range of Checking Accts: DEV ESCROW to DEV ESCROW Range of Check Ids: 389 to 399
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Packet Page 39

Check #	Check Date	Vendor / PO #	Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Contract	Ref Seq	Acct
389	12/21/18	BRANDWIN BRANDYWINE CONSERVANCY							1917			
18-01807	1	Eagleview 1C			25.00	40-248-000-025 Eagleview Lot 1C	G/L				2	1
18-01807	2	Eagleview 1C			312.54	40-248-000-025 Eagleview Lot 1C	G/L				3	1
					337.54							
390	12/21/18	GILMO020 GILMORE & ASSOCIATES, INC							1917			
18-01806	1	Commercial 5 C			398.75	40-248-000-022 Eagle Village Parking (Gunner)	G/L				1	1
391	01/21/19	21ST 21st CENTURY MEDIA PHILLY							1924			
18-01840	1	Escrow Advertising			418.14	248-017 Vantage Point at Chester Spr	Project				8	1
392	01/21/19	ARROC010 ARRO CONSULTING, INC.							1924			
18-01837	1	Escrow RAC			205.75	248-001 RAC/Frame Tract	Project				1	1
18-01837	2	Jankowski			111.00	248-024 Black Horse ELU	Project				2	1
18-01837	3	FettersMcKee			1,262.93	248-015 Fetters Tract	Project				3	1
18-01837	4	Vantage Point 6-C			928.00	248-017 Vantage Point at Chester Spr	Project				4	1
					2,507.68							
393	01/21/19	BRANDWIN BRANDYWINE CONSERVANCY							1924			
19-00094	1	6-C			200.00	248-017 Vantage Point at Chester Spr	Project				20	1
394	01/21/19	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI							1924			
18-01838	1	Eagleview 1-C			64.35	248-025 Eagleview Lot 1C	Project				5	1
18-01838	2	Vantage Point			761.50	248-017 Vantage Point at Chester Spr	Project				6	1
					825.85							
395	01/21/19	CHRISFRA FRANTZ, CHRISTOPHER							1924			
18-01843	1	RAC			147.00	248-001 RAC/Frame Tract	Project				17	1
396	01/21/19	GILMO020 GILMORE & ASSOCIATES, INC							1924			
18-01841	1	Eagleview 1-C			125.00	248-026 LOT 1B MAINTENANCE AREA	Project				9	1
18-01841	2	Profound Tech			57.50	248-030 PROFOUND TECHNOLOGIES	Project				10	1
18-01841	3	Towmes			732.65	248-021 Townes at Chester Springs(GUN)	Project				11	1
18-01841	4	RAC			723.25	248-001 RAC/Frame Tract	Project				12	1

Check #	Check Date	Vendor / PO #	Item	Description	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num Contract	Ref Seq	Acct
396		GILMORE & ASSOCIATES, INC		Continued							
18-01841			5	Marsh Lea	559.48	248-012 Marsh Lea	Project			13	1
18-01841			6	6-C	2,037.50	248-017 Vantage Point at Chester Spr	Project			14	1
18-01841			7	5-C Villages	1,167.02	248-019 The Village at Byers Station	Project			15	1
					5,402.40						
397	01/21/19	MCMAH010 MCMAHON ASSOCIATES, INC.							1924		
18-01839			1	6-C	2,357.50	248-017 Vantage Point at Chester Spr	Project			7	1
398	01/21/19	MONEILL MARIA L. O'NEILL, INC							1924		
18-01842			1	Vantage Point Hearing	660.00	248-017 Vantage Point at Chester Spr	Project			16	1
399	01/21/19	STUBB010 STUBBE CONSULTING LLC							1924		
19-00001			1	Profound Tech	120.00	248-030 PROFOUND TECHNOLOGIES	Project			18	1
19-00001			2		45.00	248-017 Vantage Point at Chester Spr	Project			19	1
					165.00						

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	11	0	13,419.86	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	11	0	13,419.86	0.00

UPPER UWCHLAN TOWNSHIP

MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: Jill Bukata, Township Treasurer

RE: Status Update

DATE: January 22, 2019

Finance has worked on the following items during the month

- Received and processed 61 trash and 250 sewer payments (12/13/18 – 1/17/19)
- Prepared and distributed 2019 Salary Letters to all employees, detailing the benefits they receive from the Township as well as their salary and annual hours for 2019

Projects and goals

- Revise the Accounting Manual in accordance with current procedures and staffing *(in process)*
- Revise and update the Employee Personnel Manual *(in process)*

Highlights of the December, 2018 financial statements

- The balance sheet remains strong with cash of over **$7.0 million -** of that amount $2.7 million is not available for the routine operations of the Township as they are reserved for specific purposes, ie. Liquid Fuels and Act 209 for highways, Turf Field for replacement of the Turf Field, Capital Projects for capital improvements etc.
- Year to date revenues (combined) are **$7,842,807 or 96.6%** of the annual budget. Combined expenses are **$6,469,732 or 94.8%** of the budget. The combined year to date net income - (General Fund and Solid Waste Fund) is **$1,373,075** before transfers and **$298,075** after transfers. The General Fund's net income is $474,544 – twice the amount budgeted.
- Earned income tax revenue was **$3,588,735.** We were $96,000 short of our budget for EIT this year.
- Please note: The Sewer Fund has recorded an estimated liability to the Authority in the amount of $234,000 for engineering work performed by ARRO on the Byers Road extension project. This project is being funded by the 2019 Bond issue and will be repaid to the Authority in January, 2019 after we can determine the exact amount expended on the project.

Upper Uwchlan Township
Treasurer's Report

Cash Balances
As of December 31, 2018

General Fund		
Meridian Bank	$ 3,574,689	
Meridian Bank - Payroll	53,659	
Fulton Bank	132,564	
Fulton Bank - Turf Field	366,135	
Petty cash	300	
Total General Fund	4,127,346	
Certificate of Deposit - 10/2/19	264,305	
Total General Fund		$ 4,391,651
Solid Waste Fund		
Meridian Bank - Solid Waste	194,227	
Fulton Bank - Solid Waste	200,653	
Total Solid Waste Funds	394,880	
Total Solid Waste Fund		394,880
Liquid Fuels Fund		
Fulton Bank	440,076	
	440,076	
Total Liquid Fuels Fund		440,076
Capital Projects Fund		
Fulton Bank	236,049	
PSDLAF	881,638	
	1,117,687	
Total Capital Projects Fund		1,117,687
Act 209 Impact Fund		
Fulton Bank	533,143	
Total Act 209 Impact Fund		533,143
Water Resource Protection Fund		
Fulton Bank	98,701	
Total Water Resource Protection Fund		98,701
Sewer Fund		
PSDLAF	83	
Fulton Bank	104,473	
	104,556	
Total Sewer Fund		104,556
Total - Upper Uwchlan Township		$ 7,080,694
Municipal Authority		$ 1,174,477
Developer's Escrow Fund		$ 38,021

Upper Uwchlan Township
Accounts Receivable
As of December 31, 2018

Turf and Field Fees Receivable - Account 01-145-000-080 and 085

	Total Amount 12/31/2018	Total Amount 11/30/2018	Less than 30 days	31 - 60	61 - 90	Over 90 days	Over 180 days	Total
Craig Reed	2,185.00	1,070.00	1,115.00		870.00	200.00		2,185.00
Camp Hill Special School Soccer	140.00	140.00			140.00			140.00
CSU Soccer	-	-						-
Daniel Beecham	375.00	375.00				375.00		375.00
Downingtown Rugby	-	-						-
East Soccer Academy	-	-						-
Freedom LAX	-	-						-
GEYA -Baseball	-	-						-
GEYA Soccer	855.00	-	855.00					855.00
Marsh Creek Eagles	2,865.00	-	2,865.00					2,865.00
RFC Rebels	40.00		40.00					40.00
St. Elizabeth's CYO Sports	-	-						-
Tad Doyle	1,075.00	1,075.00				1,075.00		1,075.00
Vincent United	60.00	60.00				60.00		60.00
MyRec Receivables:								
GEYA -Baseball	6,000.00					6,000.00		6,000.00
360 Soccer	1,000.00					1,000.00		1,000.00
Marsh Creek Eagles	5,750.00			150.00		5,600.00		5,750.00
Chester Springs United	4,262.50			375.00		3,887.50		4,262.50
Penn Fusion	15,600.00					15,600.00		15,600.00
Storm Baseball	110.00				110			110.00
Lear	100.00		100.00					100.00
Balance at December 31, 2018	**$ 40,417.50**	**$ 2,720.00**	**4,975.00**	**525.00**	**1,120.00**	**33,797.50**	**-**	**$ 40,417.50**

Upper Uwchlan Township
Accounts Receivable
As of December 31, 2018

Engineering and Legal Receivables - 01-145-000-200 and 300
Reimbursable CU Fees - 01-145-000-021

	Total Amount Due 12/31/2018	Total Amount Due 11/30/2018	Less than 30 days	31 - 60 days	61 - 90 days	Over 90 days	Over 180 days	Total
Acme	-	-	-					-
Byers Station	737.50	210.00	527.50	210.00	-	-	-	737.50
Car Sense	62.50	-	62.50	-	-			62.50
Cutler Group	11,284.52	11,284.52	-	-	-	11,284.52	-	11,284.52
David Dugan	-	1,337.50	-					-
Fish Eye	475.00	-	475.00	-	-	-		475.00
Hankin	281.25	-	281.25	-	-			281.25
Inman	848.74	848.74	-	-		-	848.74	848.74
KHOV	3,678.86	3,678.86	-	-	-	-	3,678.86	3,678.86
Pa. Turnpike	4,367.64	4,367.64	4,367.64					4,367.64
Pamela MacIntyre	438.75	438.75	438.75					438.75
Montchanin Development	456.50	456.50	456.50					456.50
Montesano	7,157.94	7,157.94	-	-	3,199.26	3,958.68		7,157.94
Moser Builders	167.50	167.50	-	-			167.50	167.50
Orleans/Lennar	4,603.60	4,603.60	-	-	-	-	4,603.60	4,603.60
Struble	134.37	134.37	-	-	-	134.37		134.37
Toll Brothers	12,829.13	7,314.72	6,937.85	-	-	5,891.28	-	12,829.13
Balance at December 31, 2018	**$ 47,523.80**	**$ 42,000.64**	**$ 13,546.99**	**$ 210.00**	**$ 3,199.26**	**$ 21,268.85**	**$ 9,298.70**	**$ 47,523.80**

Upper Uwchlan Township
Accounts Receivable
As of December 31, 2018

Misc Accounts Receivable - Account 01-145-000-095

			Aging					
	Amount 12/31/2018	Amount 11/30/2018	Less than 30 days	30 days	60 days	90 days	180 days & over	Total
Cable franchise fees - 4Q	60,000.00	-	60,000.00	-	-			60,000.00
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-		-
	-	-	-					-
	-	-						-
Balance at December 31, 2018	**$ 60,000.00**	**$ -**	**60,000.00**	**-**	**-**	**-**	**-**	**60,000.00**

Upper Uwchlan Township
General Fund
Balance Sheet
As of December 31, 2018

ASSETS			
Cash			
01-100-000-100	General Checking - Fulton Bank	$	132,563.60
01-100-000-200	Meridian Bank		3,574,689.22
01-100-000-210	Meridian Bank - Payroll		53,658.56
01-100-000-250	Fulton Bank - Turf Field		366,134.74
01-100-000-300	Petty Cash		300.00
	Total Cash		4,127,346.12
Investments			
01-120-000-100	Certificate of Deposit - 10/2/19		264,305.30
			264,305.30
Accounts Receivable			
01-145-000-020	Engineering Fees Receivable		35,742.27
01-145-000-021	Engineering Fees Receivable-CU		1,039.02
01-145-000-030	Legal Fees Receivable		10,642.51
01-145-000-040	R/E Taxes Receivable		8,602.64
01-145-000-050	Hydrant Tax Receivable		682.68
01-145-000-080	Field Fees Receivables		23,950.00
01-145-000-085	Turf Field Receivables		26,555.00
01-145-000-086	EIT Receivable		23,842.03
01-145-000-090	RE Transfer Tax Receivable		43,741.36
01-145-000-095	Misc accounts receivable		60,000.00
01-145-000-096	Traffic Signals Receivable		-
01-145-000-097	Advertising Fees Reimbursable		-
	Total Accounts Receivable		234,797.51
Other Current Assets			
01-130-000-001	Due From Municipal Authority		58,822.11
01-130-000-003	Due From Liquid Fuels		
01-130-000-004	Due from ACT 209 Fund		-
01-130-000-005	Due From Capital Fund		-
01-130-000-006	Due from Solid Waste Fund		-
01-130-000-007	Due from Water Resource Protection Fund		-
01-130-000-008	Due from the Sewer Fund		-
01-130-000-009	Due from Developer's Escrow Fund		-
01-131-000-000	Suspense Account		-
	Total Other Current Assets		58,822.11
Prepaid Expense			
01-155-000-000	Prepaid expenses		6,851.00
	Total Prepaid Expense		6,851.00
	Total Assets		**4,692,122.04**
LIABILITIES AND FUND BALANCE			
Accounts Payable			
01-200-000-000	Accounts Payable		-
01-252-000-001	Deferred Revenues		73,608.32
	Total Accounts Payable		73,608.32

Upper Uwchlan Township
General Fund
Balance Sheet
As of December 31, 2018

Other Current Liabilities		
01-199-000-000	Suspense Account	-
01-210-000-000	Payroll Liabilities	-
01-210-000-001	Federal Tax Withheld	-
01-211-000-000	FICA Tax Withheld	-
01-212-000-000	Earned Income Tax W/H	7,785.69
01-214-000-000	Non-Uniform Pension	(534.55)
01-214-000-100	NU Pension Plan #2	-
01-215-000-000	Police Pension Withheld	-
01-216-000-000	Domestic Relation W/H	-
01-217-000-000	State Tax Withheld	(3.00)
01-218-000-000	Police Association Dues	1,650.00
01-219-000-000	LST Tax Withheld	10.00
01-220-000-000	State Unemployement W/H	1,030.95
01-221-000-000	Benefit Deduction-Aflac	97.41
01-222-000-000	457 Contribution Deduction	-
01-223-000-000	Direct Deposit	-
01-224-000-000	Payroll Deduction Adjustments	-
01-239-000-001	Due to Municipal Authority	208.16
01-239-000-003	Due To Liquid Fuels	-
01-239-000-004	Due to Act 209 Fund	-
01-239-000-005	Due to Capital Fund	50,000.00
01-239-000-006	Due to Solid Waste Fund	55.00
01-239-000-007	Due to Water Resource Protection Fund	-
01-239-000-008	Due to Developer's Escrow Fund	903.00
01-258-000-000	Accrued Expenses	150,165.32
	Total Other Current Liabilities	211,367.98
	Total Liabilities	**284,976.30**
EQUITY		
01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	3,119,680.07
	Current Period Net Income (Loss)	474,544.07
	Total Equity	4,407,145.74
	Total Fund Balance	**4,407,145.74**
	Total Liabilities & Fund Balance	**4,692,122.04**

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
	REVENUES				
01-301-000-010	Current Real Estate Taxes	979,560.68	983,600.00	(4,039.32)	99.6%
01-301-000-013	Real Estate Tax Refunds	(25,835.66)	(25,000.00)	(835.66)	103.3%
01-301-000-030	Delinquent Real Estate Taxes	16,332.07	30,000.00	(13,667.93)	54.4%
01-301-000-071	Hydrant Tax	58,213.58	65,000.00	(6,786.42)	89.6%
01-310-000-010	Real Estate Transfer Taxes	554,781.34	523,750.00	31,031.34	105.9%
01-310-000-020	Earned Income Taxes	3,635,364.44	3,735,903.00	(100,538.56)	97.3%
01-310-000-021	EIT commissions paid	(46,629.61)	(50,808.00)	4,178.39	91.8%
01-320-000-010	Building Permits	416,305.84	490,000.00	(73,694.16)	85.0%
01-320-000-020	Use & Occupancy Permit	16,490.08	8,000.00	8,490.08	206.1%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	2,425.00	2,000.00	425.00	121.3%
01-320-000-050	Refinance Certification Fees	3,000.00	4,500.00	(1,500.00)	66.7%
01-321-000-080	Cable TV Franchise Fees	236,604.13	250,000.00	(13,395.87)	94.6%
01-331-000-010	Vehicle Codes Violation	45,301.43	50,000.00	(4,698.57)	90.6%
01-331-000-011	Reports/Fingerprints	1,916.50	2,000.00	(83.50)	95.8%
01-331-000-012	Solicitation Permits	520.00	500.00	20.00	104.0%
01-331-000-050	Reimbursable Police Wages	13,570.41	1,000.00	12,570.41	1357.0%
01-341-000-001	Interest Earnings	44,996.69	18,000.00	26,996.69	250.0%
01-342-000-001	Rental Property Income	24,000.00	24,000.00	-	100.0%
01-354-000-010	County Grants	-	-	-	#DIV/0!
01-354-000-020	State Grants	-	148,448.00	(148,448.00)	0.0%
01-354-000-030	Police Grants	-	-	-	#DIV/0!
01-355-000-001	PURTA	5,207.11	5,000.00	207.11	104.1%
01-355-000-004	Alcoholic Beverage Tax	600.00	400.00	200.00	150.0%
01-355-000-005	State Aid, Police Pension	103,057.00	85,000.00	18,057.00	121.2%
01-355-000-006	State Aid, Non-Uniform Pension	84,318.54	55,000.00	29,318.54	153.3%
01-355-000-007	Foreign Fire Insurance Tax	86,679.05	112,000.00	(25,320.95)	77.4%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	9,000.00	4,000.00	5,000.00	225.0%
01-361-000-032	Fees from Engineering	43,780.81	150,000.00	(106,219.19)	29.2%
01-361-000-033	Admin Fees from Engineering	698.51	8,000.00	(7,301.49)	8.7%
01-361-000-035	Admin Fees from Legal	245.51	1,500.00	(1,254.49)	16.4%
01-361-000-036	Legal Services Fees	15,746.70	3,000.00	12,746.70	524.9%
01-361-000-038	Sale of Maps & Books	214.00	250.00	(36.00)	85.6%
01-361-000-039	Fire Inspection Fees	-	-	-	#DIV/0!
01-361-000-040	Fees from Engineering - CU	6,347.67	20,000.00	(13,652.33)	31.7%
01-361-000-042	Copies	238.00	100.00	138.00	238.0%
01-361-000-043	Fees from Traffic Signals Reimbursables	-	-	-	#DIV/0!
01-361-000-044	Fees from Advertising Reimbursables	7,166.14	-	7,166.14	#DIV/0!
01-367-000-010	Recreation Donations	-	-	-	#DIV/0!
01-367-000-014	Pavillion Rental	260.00	-	260.00	#DIV/0!
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	79,244.50	30,000.00	49,244.50	264.1%
01-367-000-025	Turf Field Fees	61,567.75	45,000.00	16,567.75	136.8%
01-367-000-030	Community Events Donations	12,360.00	10,000.00	2,360.00	123.6%
01-367-000-040	History Book Revenue	-	200.00	(200.00)	0.0%
01-367-000-045	Upland Farms Barn Rental Fees	675.00	5,000.00	(4,325.00)	13.5%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	24,377.59	5,000.00	19,377.59	487.6%
01-380-000-010	Insurance Reimbursement	43,655.67	3,000.00	40,655.67	1455.2%
01-392-000-008	Municipal Authority Reimbursement	211,283.23	234,219.00	(22,935.77)	90.2%
01-392-000-020	Transfer from Capital Fund	-	-	-	#DIV/0!
01-392-000-030	Transfer from Solid Waste Fund	-	-	-	#DIV/0!
01-395-000-000	Refund of Prior Year Expenses	495.00	-	495.00	#DIV/0!
	Total Revenue	**6,774,134.70**	**7,038,662.00**	**(264,527.30)**	**96.2%**

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
	GENERAL GOVERNMENT				
01-400-000-113	Supervisors Wages	3,125.00	5,000.00	(1,875.00)	62.5%
01-400-000-150	Payroll Tax Expense	239.06	383.00	(143.94)	62.4%
01-400-000-320	Telephone	1,815.47	2,000.00	(184.53)	90.8%
01-400-000-340	Public Relations	524.83	6,500.00	(5,975.17)	8.1%
01-400-000-341	Advertising	3,464.49	7,500.00	(4,035.51)	46.2%
01-400-000-342	Printing	6,196.86	1,000.00	5,196.86	619.7%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,636.00	4,255.00	(1,619.00)	62.0%
01-400-000-352	Insurance-Liability	17,159.76	15,569.00	1,590.76	110.2%
01-400-000-420	Dues/Subscriptions/Memberships	3,948.99	2,769.00	1,179.99	142.6%
01-400-000-460	Meeting & Conferences	5,014.92	6,000.00	(985.08)	83.6%
01-400-000-461	Bank Fees	10,690.96	9,000.00	1,690.96	118.8%
01-400-000-463	Misc expenses	35,434.62	2,000.00	33,434.62	1771.7%
		90,250.96	63,976.00	26,274.96	141.1%
	EXECUTIVE				
01-401-000-100	Administration Wages	468,549.12	461,785.00	6,764.12	101.5%
01-401-000-150	Payroll Tax Expense	34,883.22	35,327.00	(443.78)	98.7%
01-401-000-151	PSATS Unemployment Compensation	551.47	567.00	(15.53)	97.3%
01-401-000-156	Employee Benefit Expense	91,180.89	127,351.00	(36,170.11)	71.6%
01-401-000-157	ACA Fees	-	243.00	(243.00)	0.0%
01-401-000-160	Non-Uniform Pension	41,106.01	41,078.00	28.01	100.1%
01-401-000-174	Tuition Reimbursements	-	4,000.00	(4,000.00)	0.0%
01-401-000-181	Longevity Pay	2,100.00	5,700.00	(3,600.00)	36.8%
01-401-000-183	Overtime Wages	5,971.42	5,000.00	971.42	119.4%
01-401-000-200	Supplies	11,965.82	15,000.00	(3,034.18)	79.8%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	5,518.15	4,500.00	1,018.15	122.6%
01-401-000-230	Gasoline & Oil	1,856.81	2,200.00	(343.19)	84.4%
01-401-000-235	Vehicle Maintenance	490.52	500.00	(9.48)	98.1%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	5,376.12	10,000.00	(4,623.88)	53.8%
01-401-000-317	Parking/Travel	2,446.18	1,200.00	1,246.18	203.8%
01-401-000-322	Ipad Expenses	1,168.13	600.00	568.13	194.7%
01-401-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-400-000-353	Insurance-Vehicle	180.84	186.00	(5.16)	97.2%
01-401-000-354	Insurance-Workers Compensation	1,855.26	1,736.00	119.26	106.9%
01-401-000-420	Dues/Subscriptions/Memberships	6,248.50	3,901.00	2,347.50	160.2%
01-401-000-450	Contracted Services	9,560.49	7,410.00	2,150.49	129.0%
		691,008.95	730,484.00	(39,475.05)	94.6%
	AUDIT				
01-402-000-450	Contracted Services	25,800.00	27,100.00	(1,300.00)	95.2%
		25,800.00	27,100.00	(1,300.00)	95.2%
	TAX COLLECTION				
01-403-000-100	Tax Collector Wages	19,073.10	19,000.00	73.10	100.4%
01-403-000-150	Payroll Tax Expense	1,403.34	1,454.00	(50.66)	96.5%
01-403-000-200	Supplies	206.55	500.00	(293.45)	41.3%
01-403-000-215	Postage	1,704.92	2,000.00	(295.08)	85.2%
01-403-000-350	Insurance-Bonding	525.00	600.00	(75.00)	87.5%
01-403-000-450	Contracted Services	3,470.34	3,000.00	470.34	115.7%
		26,383.25	26,554.00	(170.75)	99.4%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
	LEGAL				
01-404-000-305	Reimbursable Legal Fees - CU	-	500.00	(500.00)	0.0%
01-404-000-310	Reimbursable Legal Fees	13,498.83	9,500.00	3,998.83	142.1%
01-404-000-311	Non Reimbursable Legal	21,854.39	30,000.00	(8,145.61)	72.8%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		35,353.22	45,000.00	(9,646.78)	78.6%
	COMPUTER				
01-407-000-200	Supplies	21.19	2,000.00	(1,978.81)	1.1%
01-407-000-220	Software	43,553.78	4,000.00	39,553.78	1088.8%
01-407-000-222	Hardware	7,207.93	7,000.00	207.93	103.0%
01-407-000-240	Web Page	7,281.39	6,900.00	381.39	105.5%
01-407-000-450	Contracted Services	75,804.13	73,070.00	2,734.13	103.7%
		133,868.42	92,970.00	40,898.42	144.0%
	ENGINEERING				
01-408-000-305	Reimbursable Conditional Use	7,603.56	25,000.00	(17,396.44)	30.4%
01-408-000-310	Reimbursable Engineering	27,444.43	75,000.00	(47,555.57)	36.6%
01-408-000-311	Traffic Engineering	28,508.40	25,000.00	3,508.40	114.0%
01-408-000-313	Non Reimbursable Engineering	36,443.85	20,000.00	16,443.85	182.2%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	19,001.43	10,000.00	9,001.43	190.0%
01-408-000-368	MS4 Expenses	-	-	-	#DIV/0!
01-408-000-369	Reimbursable Traffic Signals	2,690.00	-	2,690.00	#DIV/0!
01-408-000-370	Reimbursable Advertising	288.64	-	288.64	#DIV/0!
		121,980.31	159,500.00	(37,519.69)	76.5%
	TOWNSHIP PROPERTIES				
	Public Works Building				
01-409-001-200	Supplies	847.31	1,000.00	(152.69)	84.7%
01-409-001-231	Propane & heating - PW bldg	18,870.13	13,000.00	5,870.13	145.2%
01-409-001-250	Maint & Repair	14,977.39	16,150.00	(1,172.61)	92.7%
01-409-001-320	Telephone	4,433.81	1,700.00	2,733.81	260.8%
01-409-001-351	Insurance - property	6,691.30	6,893.00	(201.70)	97.1%
01-409-001-360	Utilities	6,682.74	12,000.00	(5,317.26)	55.7%
01-409-001-450	Contracted Services	5,429.26	4,370.00	1,059.26	124.2%
	Township Building				
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	941.48	2,000.00	(1,058.52)	47.1%
01-409-003-231	Propane & Heating Oil	200.98	5,000.00	(4,799.02)	4.0%
01-409-003-250	Maintenance & Repairs	4,259.64	8,000.00	(3,740.36)	53.2%
01-409-003-320	Telephone	8,996.40	7,000.00	1,996.40	128.5%
01-409-003-351	Insurance Property	6,691.30	6,893.00	(201.70)	97.1%
01-409-003-360	Utilities	21,092.60	15,000.00	6,092.60	140.6%
01-409-003-450	Contracted Services	16,015.18	25,000.00	(8,984.82)	64.1%
	Milford Road			-	
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	1,003.39	1,500.00	(496.61)	66.9%
01-409-004-250	Maintenance & Repairs	175.00	3,000.00	(2,825.00)	5.8%
01-409-004-320	Telephone	2,728.41	1,600.00	1,128.41	170.5%
01-409-004-351	Insurance - property	1,338.26	1,379.00	(40.74)	97.0%
01-409-004-360	Utilities	770.64	2,000.00	(1,229.36)	38.5%
01-409-004-450	Contracted Services	323.00	1,100.00	(777.00)	29.4%
		122,468.22	135,085.00	(12,616.78)	90.7%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
	POLICE EXPENSES				
01-410-000-100	Police Wages	1,205,173.14	1,169,409.00	35,764.14	103.1%
01-410-000-150	Payroll Tax Expense	94,617.45	89,460.00	5,157.45	105.8%
01-410-000-151	PSATS Unemployment Compensation	1,226.32	1,170.00	56.32	104.8%
01-410-000-156	Employee Benefit Expense	323,674.82	319,082.00	4,592.82	101.4%
01-410-000-158	Medical Expense Reimbursements	8,096.06	9,000.00	(903.94)	90.0%
01-410-000-160	Pension Expense	177,707.00	218,009.00	(40,302.00)	81.5%
01-410-000-174	Tuition Reimbursment	-	12,000.00	(12,000.00)	0.0%
01-410-000-181	Longevity Pay	15,400.00	19,400.00	(4,000.00)	79.4%
01-410-000-182	Education incentive	3,000.00	3,500.00	(500.00)	85.7%
01-410-000-183	Overtime Wages	40,401.26	42,000.00	(1,598.74)	96.2%
01-410-000-187	Courttime Wages	18,690.56	12,000.00	6,690.56	155.8%
01-410-000-191	Uniform/Boot Allowances	11,550.00	11,250.00	300.00	102.7%
01-410-000-200	Supplies	7,892.96	12,000.00	(4,107.04)	65.8%
01-410-000-215	Postage	750.00	750.00	-	100.0%
01-410-000-230	Gasoline & Oil	27,427.84	25,000.00	2,427.84	109.7%
01-410-000-235	Vehicle Maintenance	20,920.58	30,000.00	(9,079.42)	69.7%
01-410-000-238	Clothing/Uniforms	3,649.53	5,000.00	(1,350.47)	73.0%
01-410-000-250	Maintenance & Repairs	2,255.45	2,500.00	(244.55)	90.2%
01-410-000-260	Small Tools & Equipment	6,855.36	7,000.00	(144.64)	97.9%
01-410-000-311	Non-Reimburseable-Legal	-	3,000.00	(3,000.00)	0.0%
01-410-000-316	Training/Seminar	10,758.27	14,500.00	(3,741.73)	74.2%
01-410-000-317	Parking & travel	5.75	500.00	(494.25)	1.2%
01-410-000-320	Telephone	3,249.06	8,000.00	(4,750.94)	40.6%
01-410-000-322	Ipad Expense	448.39	600.00	(151.61)	74.7%
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	9,178.17	10,000.00	(821.83)	91.8%
01-410-000-342	Police Accreditation	2,030.00	13,500.00	(11,470.00)	15.0%
01-410-000-352	Insurance - Liability	14,485.21	14,921.00	(435.79)	97.1%
01-410-000-353	Insurance - Vehicles	4,408.74	4,541.00	(132.26)	97.1%
01-410-000-354	Insurance - Workers Compensation	40,132.30	37,619.00	2,513.30	106.7%
01-410-000-420	Dues/Subscriptions/Memberships	157.62	750.00	(592.38)	21.0%
01-410-000-450	Contracted Services	9,195.17	17,200.00	(8,004.83)	53.5%
01-410-000-740	Computer/Furniture	1,896.13	4,000.00	(2,103.87)	47.4%
		2,065,233.14	2,118,661.00	(53,427.86)	97.5%
	FIRE/AMBULANCE				
01-411-000-354	Insurance - Workers Compensation	23,560.19	28,000.00	(4,439.81)	84.1%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	62,568.00	60,000.00	2,568.00	104.3%
01-411-001-001	Ludwigs	74,160.00	74,160.00	-	100.0%
01-411-001-002	Lionville	74,282.00	74,282.00	-	100.0%
01-411-001-003	Lionville Capital	-	-	-	#DIV/0!
01-411-001-004	Glenmoore	8,549.00	8,549.00	-	100.0%
01-411-001-005	E. Brandywine	15,908.00	15,908.00	-	100.0%
01-411-001-006	Reimbursement - Uwchlan Township	-	2,300.00	(2,300.00)	0.0%
01-411-001-007	Reimbursement - East Brandywine Twp.	655.22	200.00	455.22	327.6%
01-411-002-530	Contributions-Fire Relief	86,679.05	112,000.00	(25,320.95)	77.4%
		346,361.46	375,399.00	(29,037.54)	92.3%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
	AMBULANCE				
01-412-000-540	Uwchlan Ambulance	27,038.00	27,038.00	-	100.0%
01-412-000-544	Minquas Ambulance	-	-	-	#DIV/0!
		27,038.00	27,038.00	-	100.0%
	CODES ADMINISTRATION				
01-413-000-100	Code Adminstrator Wages	244,178.46	236,017.00	8,161.46	103.5%
01-413-000-150	Payroll Tax Expenses	18,267.55	18,055.00	212.55	101.2%
01-413-000-151	PSATS Unemployment Compensation	270.00	270.00	-	100.0%
01-413-000-156	Employee Benefit Expense	73,724.90	73,618.00	106.90	100.1%
01-413-000-160	Pension	24,444.68	24,445.00	(0.32)	100.0%
01-413-000-181	Longevity Pay	4,950.00	6,900.00	(1,950.00)	71.7%
01-413-000-200	Supplies	1,831.50	1,000.00	831.50	183.2%
01-413-000-230	Gasoline & Oil	2,405.46	3,800.00	(1,394.54)	63.3%
01-413-000-235	Vehicle Maintenance	1,117.99	1,500.00	(382.01)	74.5%
01-413-000-316	Training/Seminar	1,969.20	3,000.00	(1,030.80)	65.6%
01-413-000-317	Parking/Travel	592.63	1,000.00	(407.37)	59.3%
01-413-000-320	Telephone	1,568.24	2,000.00	(431.76)	78.4%
01-413-000-322	Ipad Expense	373.68	600.00	(226.32)	62.3%
01-413-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-413-000-353	Insurance - Vehicle	361.68	373.00	(11.32)	97.0%
01-413-000-354	Insurance - Workers Compensation	1,853.26	1,736.00	117.26	106.8%
01-413-000-420	Dues/Subscriptions/Memberships	2,071.50	7,000.00	(4,928.50)	29.6%
01-413-000-450	Contracted Services	9,673.64	53,760.00	(44,086.36)	18.0%
01-413-000-460	Meetings & Conferences	-	-	-	#DIV/0!
		389,654.37	435,074.00	(45,419.63)	89.6%
	PLANNING & ZONING				
01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	36.00	500.00	(464.00)	7.2%
01-414-001-301	Court Reporter	418.00	1,500.00	(1,082.00)	27.9%
01-414-001-315	Legal Fees	1,672.47	3,000.00	(1,327.53)	55.7%
01-414-001-365	Comp Plan Update	-	-	-	#DIV/0!
01-414-001-366	Ordinance Update	-	3,000.00	(3,000.00)	0.0%
01-414-001-367	General Planning	-	3,000.00	(3,000.00)	0.0%
01-414-001-368	Advertising	1,005.78	500.00	505.78	201.2%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		3,132.25	11,500.00	(8,367.75)	27.2%
	VILLAGE CONCEPT				
01-414-002-367	General Planning	-	1,000.00	(1,000.00)	0.0%
		-	1,000.00	(1,000.00)	0.0%
	ZONING				
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	296.50	2,000.00	(1,703.50)	14.8%
01-414-003-315	Legal Fees	2,650.79	6,000.00	(3,349.21)	44.2%
01-414-003-366	Ordinance Update	-	-	-	#DIV/0!
01-414-003-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		2,947.29	9,800.00	(6,852.71)	30.1%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
	EMERGENCY OPERATIONS				
01-415-000-200	Supplies	850.65	2,000.00	(1,149.35)	42.5%
01-415-000-260	Small Tools & Equipment	-	1,000.00	(1,000.00)	0.0%
01-415-000-316	Training/Seminar	380.24	1,200.00	(819.76)	31.7%
01-415-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-415-000-320	Telephone	1,786.35	1,200.00	586.35	148.9%
01-415-000-330	Other Services/Charges	240.00	500.00	(260.00)	48.0%
01-415-000-420	Dues/subscriptions/memberships	-	50.00	(50.00)	0.0%
01-415-000-450	Contracted Services	-	500.00	(500.00)	0.0%
01-415-000-740	Computer/Office Equipment	-	1,000.00	(1,000.00)	0.0%
		3,257.24	7,850.00	(4,592.76)	41.5%
	ANIMAL CONTROL/OTHER				
01-422-000-530	Contributions - SPCA	3,261.16	4,244.00	(982.84)	76.8%
01-422-000-601	Contributions - DARC	15,987.00	15,987.00	-	100.0%
	Downingtown Senior Center	-	2,000.00		
		19,248.16	22,231.00	(982.84)	86.6%
	SIGNS				
01-433-000-200	Supplies	2,853.13	5,000.00	(2,146.87)	57.1%
01-433-000-450	Contracted Services	210.00	1,000.00	(790.00)	21.0%
		3,063.13	6,000.00	(2,936.87)	51.1%
	SIGNALS				
01-434-000-450	Contracted Services	40,419.56	183,300.00	(142,880.44)	22.1%
		40,419.56	183,300.00	(142,880.44)	22.1%
	PUBLIC WORKS				
01-438-000-100	Public Works Wages	344,419.37	337,247.00	7,172.37	102.1%
01-438-000-150	Payroll Tax Expense	26,559.05	25,799.00	760.05	102.9%
01-438-000-151	PSATS Unemployment Compensation	620.31	646.00	(25.69)	96.0%
01-438-000-156	Employee Benefit Expense	143,395.19	133,912.00	9,483.19	107.1%
01-438-000-160	Pension	29,503.72	30,424.00	(920.28)	97.0%
01-438-000-181	Longevity	2,850.00	7,050.00	(4,200.00)	40.4%
01-438-000-183	Overtime Wages	13,073.40	19,100.00	(6,026.60)	68.4%
01-438-000-200	Supplies	46,543.50	49,600.00	(3,056.50)	93.8%
01-438-000-205	Meals & Meal Allowances	90.00	500.00	(410.00)	18.0%
01-438-000-230	Gasoline & Oil	37,305.23	29,100.00	8,205.23	128.2%
01-438-000-235	Vehicle Maintenance	5,989.06	13,400.00	(7,410.94)	44.7%
01-438-000-238	Uniforms	3,020.24	3,050.00	(29.76)	99.0%
01-438-000-245	Highway Supplies	10,910.90	10,200.00	710.90	107.0%
01-438-000-260	Small Tools & Equipment	11,847.12	12,750.00	(902.88)	92.9%
01-438-000-316	Training/Seminar	4,558.27	4,575.00	(16.73)	99.6%
01-438-000-317	Parking & travel	1,518.31	600.00	918.31	253.1%
01-438-000-320	Telephone	2,706.89	3,000.00	(293.11)	90.2%
01-438-000-322	Ipad Expense	601.13	1,200.00	(598.87)	50.1%
01-438-000-341	Advertising	3,369.49	-	3,369.49	#DIV/0!
01-438-000-342	Accreditation	-	5,000.00	(5,000.00)	0.0%
01-438-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-000-353	Vehicle Insurance	5,089.03	5,242.00	(152.97)	97.1%
01-438-000-354	Insurance - Workers Compensation	9,878.72	8,958.00	920.72	110.3%
01-438-000-360	Heating Oil	-	-	-	#DIV/0!
01-438-000-420	Dues and Subscriptions	665.00	400.00	265.00	166.3%
01-438-000-450	Contracted Services	60,162.64	54,880.00	5,282.64	109.6%
01-438-000-463	Miscellaneous	300.00	-	300.00	#DIV/0!
01-438-000-720	Road Resurfacing	244,222.00	244,222.00	-	100.0%
		1,009,198.57	1,000,855.00	8,343.57	100.8%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
	Public Works - Facilities Division				
01-438-001-100	Wages	160,467.85	185,694.00	(25,226.15)	86.4%
01-438-001-101	Employee Costs Allocated	(133,235.43)	(183,815.00)	50,579.57	72.5%
01-438-001-150	Payroll Tax Expense	12,429.93	14,206.00	(1,776.07)	87.5%
01-438-001-151	PSATS Unemployment Compensation	617.59	630.00	(12.41)	98.0%
01-438-001-156	Employee Benefit Expense	61,784.45	50,721.00	11,063.45	121.8%
01-438-001-160	Pension Expense	9,539.58	8,646.00	893.58	110.3%
01-438-001-174	Tuition Reimbursement	-	-	-	#DIV/0!
01-438-001-181	Longevity	1,650.00	1,650.00	-	100.0%
01-438-001-183	Overtime Wages	6,010.04	8,000.00	(1,989.96)	75.1%
01-438-001-230	Gasoline & Oil	9,956.05	1,000.00	8,956.05	995.6%
01-438-001-235	Vehicle Maintenance	-	4,500.00	(4,500.00)	0.0%
01-438-001-238	Uniforms	307.90	900.00	(592.10)	34.2%
01-438-001-316	Training & Seminars	271.37	3,600.00	(3,328.63)	7.5%
01-438-001-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-001-353	Insurance - Vehicles	1,636.06	1,685.00	(48.94)	97.1%
01-438-001-354	Insurance - Workers Compensation	4,939.36	4,934.00	5.36	100.1%
01-438-001-450	Contracted Services	-	-	-	#DIV/0!
		136,374.75	102,351.00	34,023.75	133.2%
	ROAD CONSTRUCTION				
01-439-000-752	East West Link	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
	PARK & RECREATION				
	Parks - General				
01-454-000-150	Scholarships for Youth Groups	2,000.00	-	2,000.00	#DIV/0!
01-454-001-101	Park wages allocation	133,235.43	183,815.00	(50,579.57)	72.5%
01-454-001-200	Supplies	14,733.77	8,000.00	6,733.77	184.2%
01-454-001-201	Park & Rec Special Events	2,878.42	5,000.00	(2,121.58)	57.6%
01-454-001-202	Community Day	28,032.03	26,000.00	2,032.03	107.8%
01-454-001-230	Gasoline & Oil	388.05	-	388.05	#DIV/0!
01-454-001-235	Vehicle Maintenance	3,647.75	2,500.00	1,147.75	145.9%
01-454-001-250	Maintenance & Repairs	332.46	500.00	(167.54)	66.5%
01-454-001-260	Small Tools & Equipment	114.99	2,700.00	(2,585.01)	4.3%
01-454-001-316	Training/Seminars	-	5,000.00	(5,000.00)	0.0%
01-454-001-340	Public Relations	-	-	-	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	3,087.10	2,894.00	193.10	106.7%
01-454-001-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-454-001-427	Waste Disposal	-	-	-	#DIV/0!
01-454-001-450	Contracted Services	376.20	500.00	(123.80)	75.2%
		188,826.20	236,909.00	(48,082.80)	79.7%
	HICKORY PARK				
01-454-002-200	Supplies-Hickory	3,447.66	2,500.00	947.66	137.9%
01-454-002-231	Propane	201.81	2,000.00	(1,798.19)	10.1%
01-454-002-250	Maintenance & Repairs	3,386.68	7,000.00	(3,613.32)	48.4%
01-454-002-351	Insurance-Property	2,676.52	2,757.00	(80.48)	97.1%
01-454-002-360	Utilities	3,296.86	5,000.00	(1,703.14)	65.9%
01-454-002-450	Contracted Services	19,374.00	20,000.00	(626.00)	96.9%
		32,383.53	39,257.00	(6,873.47)	82.5%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
	FELLOWSHIP FIELDS				
01-454-003-200	Supplies	6,136.59	1,000.00	5,136.59	613.7%
01-454-003-250	Maintenance & Repairs	6,615.53	10,000.00	(3,384.47)	66.2%
01-454-003-312	Engineering Fees	-	2,000.00	(2,000.00)	0.0%
01-454-003-320	Telephone	1,500.05	2,500.00	(999.95)	60.0%
01-454-003-351	Insurance Property	5,353.04	5,514.00	(160.96)	97.1%
01-454-003-360	Utilities	13,744.95	12,000.00	1,744.95	114.5%
01-454-003-450	Contracted Services	19,177.05	16,000.00	3,177.05	119.9%
		52,527.21	49,014.00	3,513.21	107.2%
	LARKINS FIELD				
01-454-004-200	Supplies-Larkins	343.89	1,000.00	(656.11)	34.4%
01-454-004-250	Maintenance & Repair	1,018.00	5,000.00	(3,982.00)	20.4%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	2,945.00	3,000.00	(55.00)	98.2%
		4,306.89	9,000.00	(4,693.11)	47.9%
	UPLAND FARMS				
01-454-005-200	Supplies	3,071.79	5,000.00	(1,928.21)	61.4%
01-454-005-231	Propane & Heating Oil	2,388.92	4,500.00	(2,111.08)	53.1%
01-454-005-250	Repairs & Maintenance	7,622.70	10,000.00	(2,377.30)	76.2%
01-454-005-351	Insurance - Building	4,014.78	4,136.00	(121.22)	97.1%
01-454-005-360	Utilities	2,202.25	4,000.00	(1,797.75)	55.1%
01-454-005-450	Contracted Services	2,910.95	5,000.00	(2,089.05)	58.2%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		22,211.39	32,636.00	(10,424.61)	68.1%
	Total Parks and Recreation	**300,255.22**	**366,816.00**	**(66,560.78)**	**81.9%**
	LIBRARY				
01-456-000-530	Contributions	5,000.00	5,000.00	-	100.0%
		5,000.00	5,000.00	-	100.0%
	HISTORICAL COMMISSIONS				
01-459-000-200	Supplies	1,074.16	1,000.00	74.16	107.4%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	220.00	500.00	(280.00)	44.0%
		1,294.16	2,500.00	(1,205.84)	51.8%
	Total Expenditures Before Operating Transfers	**5,599,590.63**	**5,956,044.00**	**(354,453.37)**	**94.0%**
	Excess of Revenues over Expenses Before Operating Transfers	**1,174,544.07**	**1,082,618.00**	**89,926.07**	**108.5%**

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
	OPERATING TRANSFERS				
01-492-000-030	Transfer to Capital Projects Fund	600,000.00	600,000.00	-	100.0%
01-492-000-031	Transfer to Solid Waste Fund	-	-	-	#DIV/0!
01-492-000-033	Transfer to Developer's Escrow Fund	-	-	-	#DIV/0!
01-492-000-034	Transfer to Act 209 Fund	-	-	-	#DIV/0!
01-492-000-035	Transfer to Municipal Authority	-	-	-	#DIV/0!
01-492-000-036	Transfer to Water Resource Protection Fund	100,000.00	250,000.00	(150,000.00)	40.0%
		700,000.00	850,000.00	(150,000.00)	82.4%
	Total Expenditures after Operating Transfers	**6,299,590.63**	**6,806,044.00**	**(504,453.37)**	**92.6%**
EXCESS OF REVENUES OVER EXPENSES		**474,544.07**	**232,618.00**	**239,926.07**	**204.0%**

Upper Uwchlan Township
Liquid Fuels Fund
Balance Sheet
As of November 30, 2018

Packet Page 57

ASSETS

Cash			
04-100-000-000	Cash - Fulton Bank	$	440,075.67
	Total Cash		440,075.67
Other Current Assets			
04-130-000-001	Due from General Fund		-
04-130-000-002	Due from Capital Fund		-
	Other Assets		-
	Total Other Current Assets		-
	Total Assets	**$**	**440,075.67**

LIABILITIES AND FUND BALANCE

Accounts Payable			
04-200-000-000	Accounts Payable		-
04-258-000-000	Accrued Expenses		-
	Total Accounts Payable		-
Other Current Liabilities			
	Other Liabilities		
04-230-000-010	Due To General Fund		-
	Due To Capital Fund		-
	Total Other Current Liabilities		-
	Total Liabilities		**-**
Equity			
04-272-000-001	Opening Balance Equity		192,790.66
04-272-000-002	Retained Earnings		224,972.89
04-272-000-003	Transfer from Other Funds		-
	Unrestricted Net Assets		-
	Current Period Net Income (Loss)		22,312.12
	Total Equity		440,075.67
	Total Fund Balance	**$**	**440,075.67**
	Total Liabilities & Fund Balance	**$**	**440,075.67**

Upper Uwchlan Township
Liquid Fuels Fund
Statement of Revenues and Expenditures
For the Period Ending December 31, 2018

Packet Page 58

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
	REVENUES				
04-341-000-000	Interest Earnings	$ 12,010.33	$ 3,500.00	8,510.33	343%
04-355-000-002	Motor Fuel Vehicle Taxes	397,925.38	392,831.00	5,094.38	101%
04-389-000-001	Winter Snow Agreement	595.82	475.00	120.82	125%
04-389-000-002	Turnback Maintenance	14,520.00	14,760.00	(240.00)	98%
	Total Revenues	**$ 425,051.53**	**$ 411,566.00**	**$ 13,485.53**	**668%**
	EXPENDITURES				
	Equipment				
04-400-000-074	Equipment Purchases	-	-	-	#DIV/0!
	Total Equipment	-	-	-	#DIV/0!
	Snow				
04-432-000-239	Snow & Ice Supplies	59,321.88	75,000.00	(15,678.12)	79%
04-432-000-250	Vehicle Maintenance & Repair	-	4,000.00	(4,000.00)	0%
04-432-000-450	Snow & Ice Contracted Services	32,930.00	45,000.00	(12,070.00)	73%
	Total Snow	92,251.88	124,000.00	(31,748.12)	152%
	Road Projects				
04-438-000-239	Road Project Supplies	4,750.82	6,000.00	(1,249.18)	79%
04-438-000-450	Road Project Contracted Services	-	-	-	#DIV/0!
	Total Road Projects	4,750.82	6,000.00	(1,249.18)	#DIV/0!
	Highway Construction				
04-439-001-250	Resurfacing	145,846.71	224,000.00	(78,153.29)	65%
04-439-002-250	Base Repairs - Pa. Drive	159,890.00	198,462.00	(38,572.00)	81%
	Total Highway Construction	305,736.71	422,462.00	(116,725.29)	1.46
	Total Expenditures	**$ 402,739.41**	**$ 552,462.00**	**$ (149,722.59)**	**73%**
	Excess of Revenues over Expenditures	**$ 22,312.12**	**$ (140,896.00)**	**$ 163,208.12**	**-16%**

Upper Uwchlan Township
Solid Waste Fund
Balance Sheet
As of December 31, 2018

ASSETS			
Cash			
05-100-000-010	Meridian Bank	$	194,226.99
05-100-000-030	Cash - Fulton Bank		200,653.27
	Total Cash		394,880.26
Accounts Receivable			
05-130-000-045	WIPP Receivable from MA		15,696.35
05-145-000-010	Solid Waste Receivable		184,142.33
05-145-000-095	Misc. Receivable		-
			199,838.68
Other Current Assets			
05-130-000-010	Due from General Fund		55.00
05-130-000-020	Due from Capital Fund		-
05-130-000-050	Due from Municipal Authority		1,238.66
05-155-000-010	Prepaid Attorney Fees		-
	Other Assets		-
	Total Other Current Assets		1,293.66
	Total Assets	**$**	**596,012.60**
LIABILITIES AND FUND BALANCE			
Accounts Payable			
05-200-000-020	Accounts Payable		-
05-258-000-000	Accrued Expenses		18,833.66
	Total Accounts Payable		18,833.66
Other Current Liabilities			
05-239-000-010	Due To General Fund		-
05-239-000-020	Due To Capital Fund		-
05-239-000-030	Due to Liquid Fuels Fund		-
05-239-000-040	Due to Act 209 Fund		-
05-239-000-050	Due to Municipal Authority		845.51
05-252-000-010	Deferred Revenues		167,427.13
	Total Other Current Liabilities		168,272.64
	Total Liabilities		**187,106.30**
Equity			
05-272-000-001	Opening Balance Equity		984,603.98
05-272-000-004	Unrestricted Net Assets		(399,228.66)
	Current Period Net Income (Loss)		(176,469.02)
	Total Equity		408,906.30
	Total Fund Balance	**$**	**408,906.30**
	Total Liabilities & Fund Balance	**$**	**596,012.60**

Upper Uwchlan Township
Solid Waste Fund
Statement of Revenues and Expenditures
For the Period Ending December 31, 2018

Packet Page 60

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
	REVENUES				
05-341-000-000	Interest Earnings	$ 10,897.77	$ 6,000.00	4,897.77	182%
05-364-000-010	Solid Waste Income	1,031,154.56	1,012,130.00	19,024.56	102%
05-364-000-015	Resident Refunds	-	-	-	#DIV/0!
05-364-000-020	Recycling Income	929.57	8,000.00	(7,070.43)	12%
05-364-000-025	Hazardous Waste Event	-	2,000.00	(2,000.00)	0%
05-364-000-030	Leaf Bags Sold	150.00	500.00	(350.00)	30%
05-364-000-035	Scrap Metal Sold	-	500.00	(500.00)	0%
	Equipment Purchase Grant (Pa.)	-	-	-	#DIV/0!
05-364-000-040	Performance Grant	25,095.00	48,000.00	(22,905.00)	52%
05-380-000-000	Misc Income	445.00	-	445.00	#DIV/0!
	Total Revenues	**$ 1,068,671.90**	**$ 1,077,130.00**	**$ (8,458.10)**	**#DIV/0!**
	EXPENDITURES				
	Operations				
05-427-000-150	Bank Fees	200.00	200.00	-	100%
05-427-000-200	Supplies	597.09	2,000.00	(1,402.91)	30%
05-427-000-210	Print and Mail Services	1,540.20	2,000.00	(459.80)	77%
05-427-000-220	Postage	1,487.08	2,500.00	(1,012.92)	59%
05-427-000-230	Toters	2,906.26	12,000.00	(9,093.74)	24%
05-427-000-314	Legal Fees	6,790.19	9,000.00	(2,209.81)	75%
05-427-000-316	Training & Seminars	-	500.00	(500.00)	0%
05-427-000-420	Dues/Subscriptions/Memberships	-	125.00	(125.00)	0%
05-427-000-450	Contracted Services	605,111.87	603,175.00	1,936.87	100%
05-427-000-700	Tipping Fees	232,067.12	234,090.00	(2,022.88)	99%
05-427-000-725	Tipping Fees - Recycling	8,354.13	-	8,354.13	#DIV/0!
05-427-000-800	Recycling Disposal	11,086.98	6,000.00	5,086.98	185%
	Total Operations	870,140.92	871,590.00	(1,449.08)	#DIV/0!
	Operating Transfers				
05-492-000-030	Transfer to Capital Fund	375,000.00	375,000.00	-	100%
	Transfer to General Fund	-	-	-	#DIV/0!
	Total Operating Transfers	375,000.00	375,000.00	-	#DIV/0!
	Total Expenditures	**$ 1,245,140.92**	**$ 1,246,590.00**	**$ (1,449.08)**	**100%**
	Excess of Revenues over Expenditures	**$ (176,469.02)**	**$ (169,460.00)**	**$ (7,009.02)**	**104%**

Upper Uwchlan Township
Water Resource Protection Fund
Balance Sheet
As of December 31, 2018

Packet Page 61

ASSETS			
Cash			
08-100-000-100	Cash - Fulton Bank		98,700.55
	Total Cash		98,700.55
Other Current Assets			
08-130-000-010	Due from General Fund		-
08-130-000-020	Due from Municipal Authority		-
08-145-000-095	Misc. Receivable		-
	Total Other Current Assets		-
	Total Assets	**$**	**98,700.55**
LIABILITIES AND FUND BALANCE			
Accounts Payable			
08-200-000-000	Accounts Payable		-
08-258-000-000	Accrued Expenses		-
	Total Accounts Payable		-
Other Current Liabilities			
08-230-000-010	Due To General Fund		-
08-230-000-020	Due to Municipal Authority		-
08-230-000-030	Due to Capital Fund		-
	Deferred Revenues		-
	Total Other Current Liabilities		-
	Total Liabilities		**-**
Equity			
08-272-000-100	Unrestricted Net Assets		57,957.11
08-272-000-200	Restricted Net Assets		-
	Current Period Net Income (Loss)		40,743.44
	Total Equity		98,700.55
	Total Fund Balance	**$**	**98,700.55**
	Total Liabilities & Fund Balance	**$**	**98,700.55**

Upper Uwchlan Township
Water Resource Protection Fund
Statement of Revenues and Expenditures
For the Period Ending December 31, 2018

Packet Page 62

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
	REVENUES				
08-341-000-010	Interest Earnings	$ 1,024.53	$ 600.00	424.53	171%
08-351-000-010	Federal Grants	-	-	-	#DIV/0!
08-354-000-010	County Grants	-	-	-	#DIV/0!
08-354-000-020	State Grants	-	-	-	#DIV/0!
08-361-000-100	Water Resource Protection Fees				
08-392-000-010	Transfer from the General Fund	100,000.00	250,000.00	(150,000.00)	40%
08-392-000-020	Transfer from Municipal Authority	-	-	-	#DIV/0!
				-	#DIV/0!
				-	#DIV/0!
	Total Revenues	**$ 101,024.53**	**$ 250,600.00**	**$ (149,575.47)**	**#DIV/0!**
	EXPENDITURES				
	Operations				
08-404-000-311	Legal Fees	-	10,000.00	(10,000.00)	0%
08-406-000-010	Grant Application Fees	-	5,000.00	(5,000.00)	0%
08-408-000-010	Engineering	50,204.81	5,000.00	45,204.81	1004%
08-408-000-020	Feasibility Studies	-	125,020.00	(125,020.00)	0%
08-420-000-035	Permits	373.75	-	373.75	#DIV/0!
08-420-000-260	Small Tools & Equipment	804.88	1,000.00	(195.12)	80%
08-446-000-101	Allocated Wages	-	-	-	#DIV/0!
08-446-000-200	Supplies	3,964.44	25,007.00	(21,042.56)	16%
08-446-000-230	Gasoline & Oil	-	1,600.00	(1,600.00)	0%
08-446-000-235	Vehicle maintenance	-	3,990.00	(3,990.00)	0%
08-446-000-250	Maintenance & Repair	844.59	2,000.00	(1,155.41)	42%
08-446-000-316	Training & Seminars	-	2,000.00	(2,000.00)	0%
08-446-000-450	Contracted Services	4,088.62	60,000.00	(55,911.38)	7%
08-446-000-600	Construction	-	-	-	#DIV/0!
08-446-004-600	Construction - Upland Farms	-	-	-	#DIV/0!
08-446-005-600	Construction - Basin Neutralization	-	-	-	#DIV/0!
08-446-001-250	Maintenance & Repair - MA	-	-	-	#DIV/0!
08-446-001-600	Construction - MA	-	-	-	#DIV/0!
	Total Operations	60,281.09	240,617.00	(180,335.91)	#DIV/0!
	Operating Transfers				
	Transfer to General Fund	-	-	-	#DIV/0!
	Total Operating Transfers	-	-	-	#DIV/0!
	Total Expenditures	**$ 60,281.09**	**$ 240,617.00**	**$ (180,335.91)**	**25%**
	Excess of Revenues over Expenditures	**$ 40,743.44**	**$ 9,983.00**	**$ 30,760.44**	**408%**

Upper Uwchlan Township
Act 209 Fund
Balance Sheet
As of December 31, 2018

Packet Page 63

ASSETS

Cash			
09-100-000-010	Cash - Fulton Bank	$	533,143.12
	Total Cash		533,143.12
Other Current Assets			
09-130-000-000	Due from General Fund		-
09-130-000-001	Due from Capital Fund		-
09-191-000-000	Other Assets		-
	Reserve - Accounts Receivable		-
	Total Other Current Assets		-
	Total Assets	**$**	**533,143.12**

LIABILITIES AND FUND BALANCE

Accounts Payable			
09-200-000-000	Accounts Payable		-
09-258-000-000	Accrued Expenses		-
	Total Accounts Payable		-
Other Current Liabilities			
09-297-000-000	Other Liabilities		-
09-297-000-001	Due To General Fund		-
09-297-000-002	Due To Capital Fund		-
	Total Other Current Liabilities		-
	Total Liabilities	**$**	**-**
Equity			
09-272-000-001	Opening Balance Equity		299,600.19
09-272-000-002	Permanently Restricted Net Assets		-
09-272-000-003	Retained Earnings		(101,775.47)
09-272-000-004	Temorarily Restricted Net Assets		-
09-272-000-005	Unrestricted Net Assets		251,215.46
	Current Period Net Income (Loss)		84,102.94
	Total Equity		533,143.12
	Total Fund Balance	**$**	**533,143.12**
	Total Liabilities & Fund Balance	**$**	**533,143.12**

Upper Uwchlan Township
Act 209 Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2018

Packet Page 64

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
09-341-000-000	Interest Income	$ 9,414.94	2,700.00	$ 6,714.94	348.7%
09-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
09-354-000-140	Grant Revenue - State (ARLE)	-	-	-	#DIV/0!
09-379-000-010	Transportation Impact Fees	74,688.00	$ 74,688.00	-	100%
09-379-000-020	Transportation Impact Fees - Reserve	-	-	-	#DIV/0!
09-380-000-000	Misc Revenue	-	-	-	#DIV/0!
09-395-000-100	Transfer from General Fund	-	-	-	#DIV/0!
09-395-000-200	Transfer from Capital Fund	-	-	-	#DIV/0!
	Total Revenue	**84,102.94**	**77,388.00**	**6,714.94**	**#DIV/0!**
09-489-000-000	Arle Grant - Act 209	-	-	-	
09-489-000-010	Engineering Fees	-	-	-	#DIV/0!
09-489-000-020	Construction	-	-	-	#DIV/0!
09-489-000-045	Contracted Services	-	-	-	#DIV/0!
09-489-000-600	Capital Construction	-	-	-	#DIV/0!
	Total Expenditures	**-**	**-**	**-**	**#DIV/0!**
	Excess of Revenues over Expenditures	**$ 84,102.94**	**$ 77,388.00**	**$ 6,714.94**	**#DIV/0!**

Upper Uwchlan Township
Sewer Fund
Balance Sheet
As of December 31, 2018

Packet Page 65

ASSETS

Cash			
15-100-000-100	Cash - Fulton Bank	$	104,473.26
15-100-000-200	Cash - Construction Fund (PSDLAF)		82.75
	Total Cash		104,556.01
Other Current Assets			
15-130-000-001	Due from General Fund		-
15-130-000-002	Due from Municipal Authority		-
15-136-000-100	Interest Receivable		-
	Other Assets		-
	Total Other Current Assets		-
Long-Term Assets			
15-161-000-100	Sewer Easements		-
15-163-000-100	Capital Assets - Plant		26,102,105.41
15-163-000-200	Capital Assets - Expansion		-
15-163-000-400	Excess Capacity		-
15-163-000-500	Accumulated Depreciation		(2,965,403.89)
			23,136,701.52
	Total Assets	**$**	**23,241,257.53**

LIABILITIES AND FUND BALANCE

Current Liabilities			
15-200-000-000	Accounts Payable		-
15-230-000-001	Due To General Fund		-
15-230-000-002	Due to Municipal Authority		234,000.00
15-258-000-000	Accrued Expenses		-
15-258-000-100	Interest Payable on Bonds		15,351.04
	Total Accounts Payable		249,351.04
Long Term Liabilities			
15-261-000-100	General Obligation Bonds- Series of 2014		5,275,000.00
15-261-000-200	Premium on Bonds		127,842.75
15-261-000-250	Accrued Amortization on Bond Premium		(25,568.54)
			5,377,274.21
	Total Liabilities		**5,626,625.25**
Equity			
15-272-000-100	Unrestricted Net Assets		17,666,970.57
	Current Period Net Income (Loss)		(52,338.29)
	Total Equity		17,614,632.28
	Total Fund Balance	**$**	**17,614,632.28**
	Total Liabilities & Fund Balance	**$**	**23,241,257.53**

Upper Uwchlan Township
Sewer Fund
Statement of Revenues and Expenditures
For the Period Ending December 31, 2018

Packet Page 66

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
	REVENUES				
15-341-000-000	Interest Earnings	$ 2,457.87	$ 3,000.00	(542.13)	82%
15-342-000-100	Operations Mgmt Agreement Fees	364,339.21	364,463.00	(123.79)	100%
		-		-	#DIV/0!
	Total Revenues	**$ 366,797.08**	**$ 367,463.00**	**$ (665.92)**	**#DIV/0!**
	EXPENDITURES				
	General				
15-400-000-461	Bank Fees	838.13	200.00	638.13	419%
15-400-000-463	Misc Expenses	234,385.94	1,000.00	233,385.94	23439%
15-404-000-100	Legal Fees	-	-	-	#DIV/0!
		235,224.07	1,200.00	234,024.07	4.19
	Bond expenses				
15-472-000-100	Bond Interest Expense - 2014 Bonds	189,025.00	189,463.00	(438.00)	100%
15-472-000-200	Bond Issuance Costs	-	-	-	#DIV/0!
15-472-000-300	Bond Amortization Expense - 2014 Bonds	(5,113.70)	(5,114.00)	0.30	100%
	Total Debt Expenses	183,911.30	184,349.00	(437.70)	#DIV/0!
	Other				
15-493-000-083	Depreciation	-	250,000.00	(250,000.00)	0%
		-	250,000.00	(250,000.00)	0%
	Total Expenditures before Transfers	**$ 419,135.37**	**$ 435,549.00**	**$ (16,413.63)**	**96%**
	Transfers				
15-492-000-010	Transfer to Municipal Authority	-	-	-	#DIV/0!
	Total Transfers	-	-	-	#DIV/0!
	Total Expenditures and Transfers	419,135.37	435,549.00	(16,413.63)	#DIV/0!
	Excess of Revenues over Expenditures	**$ (52,338.29)**	**$ (68,086.00)**	**$ 15,747.71**	**77%**

Upper Uwchlan Township
Capital Projects Fund
Balance Sheet
As of December 31, 2018

ASSETS

Cash			
30-100-000-010	Cash - Fulton Bank	$	236,048.78
30-100-000-020	PSDLAF		881,638.34
	Total Cash		1,117,687.12
Accounts Receivable			
30-130-000-001	Due from General Fund		50,000.00
30-130-000-002	Due From Municipal Authority		-
30-130-000-003	Due from Escrow Fund		-
30-130-000-004	Due from Solid Waste Fund		-
30-130-000-005	Due From Liquid Fuels Fund		-
30-130-000-006	Due from Act 209 Fund		-
30-130-000-007	Due from Water Resource Protection Fund		-
	Total Accounts Receivable		50,000.00
Other Current Asset			
30-155-000-000	Prepaid Expenses		
30-191-000-000	Other Assets		-
	Total Other Current Asset		-
	Total Assets	**$**	**1,167,687.12**

LIABILITIES AND FUND BALANCE

Accounts Payable			
30-200-000-000	Accounts Payable		-
30-258-000-000	Accrued Expenses		37,385.34
	Total Accounts Payable		37,385.34
Long Term Liabilities			
30-297-000-000	Other Liabilities		-
	Total Long Term Liabilities		-
Other Current Liabilities			
30-230-000-000	Due to General Fund		-
30-230-000-001	Due To Liquid Fuels		-
30-230-000-002	Due to Act 209		-
30-230-000-003	Due to Solid Waste Fund		-
30-230-000-004	Due to Municipal Authority		-
30-230-000-005	Due To Escrow Fund		-
	Total Other Current Liabilities		-
	Total Liabilities	**$**	**37,385.34**
Equity			
30-272-000-001	Opening Balance Equity		948,398.39
30-272-000-004	Unrestricted Net Assets		294,536.51
	Current Period Net Income (Loss)		(112,633.12)
	Total Equity		1,130,301.78
	Total Fund Balance	**$**	**1,130,301.78**
	Total Liabilities & Fund Balance	**$**	**1,167,687.12**

Upper Uwchlan Township
Capital Projects Fund
Statement of Revenues and Expenditures
For the Period Ending December 31, 2018

Packet Page 68

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
	REVENUES				
30-341-000-000	Interest Earnings	$ 23,405.47	$ 12,000.00	11,405.47	195%
30-354-000-010	Grant Revenue - County	-	-	-	#DIV/0!
30-354-000-020	Grant Revenue - State	136,283.37	-	136,283.37	#DIV/0!
30-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
30-354-000-040	Grant Revenue - Other	-	5,800.00	(5,800.00)	0%
30-391-000-100	Sale of Fixed Assets	10,100.00	5,000.00	5,100.00	202%
30-392-000-001	Transfer from General Fund	600,000.00	600,000.00	-	100%
30-392-000-005	Transfer from Solid Waste Fund	375,000.00	375,000.00	-	100%
30-392-000-020	Transfer from Act 209 Fund	-	-	-	#DIV/0!
30-392-000-030	Transfer from the Municipal Authority	-	-	-	#DIV/0!
30-393-000-400	Other financing sources	206,000.00	206,000.00	-	100%
		1,350,788.84	1,203,800.00	146,988.84	112%
	Total Revenues	**$ 1,350,788.84**	**$ 1,203,800.00**	**$ 146,988.84**	112%
	CAPITAL EXPENSES				
	Township Properties				
30-409-000-700	Capital Purchases-General	32,433.52	34,374.00	(1,940.48)	94%
30-409-001-700	Capital Purchases-Executive	-	-	-	#DIV/0!
30-409-002-600	Capital Construction - Township Bldg	101,973.15	170,000.00	(68,026.85)	60%
30-409-002-700	Capital Purchases - Twp Bldg	-	-	-	#DIV/0!
30-409-003-600	Capital Construction - PW Bldg	27,296.48	87,800.00	(60,503.52)	0%
30-409-003-700	Capital Purchases - PW Bldg	-	-	-	#DIV/0!
30-409-004-600	Capital Construction - Milford Rd.	-	-	-	#DIV/0!
30-409-004-700	Capital Purchases - Milford Rd.	-	-	-	#DIV/0!
	Total Township	161,703.15	292,174.00	(130,470.85)	55%
	Police				
30-410-000-700	Capital Purchases- Police	52,548.10	52,356.00	192.10	100%
	Future Purchase	-	10,000.00	(10,000.00)	0%
		52,548.10	62,356.00	(9,807.90)	84%
	Codes				
30-413-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
	Emergency Management				
30-415-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
	Public Works				
30-438-000-700	Capital Purchases-Vehicles	46,228.10		46,228.10	#DIV/0!
30-438-000-701	Capital Purchases - Equipment	46,972.09	87,100.00	(40,127.91)	54%
	Total Public Works	93,200.19	87,100.00	6,100.19	#DIV/0!
	Roads				
30-502-434-700	Traffic Signals	-	-	-	#DIV/0!
	Little Conestoga Road Crosswalk	-	-	-	#DIV/0!
	Lyndell Road Bridge	-	57,500.00	(57,500.00)	0%
		-	57,500.00	(57,500.00)	0%

Upper Uwchlan Township
Capital Projects Fund
Statement of Revenues and Expenditures
For the Period Ending December 31, 2018

	Parks				
	All Parks				
30-454-000-700	Capital Purchases - All Parks	20,494.00	20,500.00	(6.00)	100%
	Hickory Park				
30-454-001-600	Capital Construction - Hickory	172,862.63	209,300.00	(36,437.37)	83%
30-454-001-700	Capital Purchases - Hickory	774.95	-	774.95	#DIV/0!
	Fellowship Fields				
30-454-002-600	Capital Construction - Fellowship	(1,509.52)	-	(1,509.52)	#DIV/0!
30-454-002-700	Capital Purchases - Fellowship	-	-	-	#DIV/0!
	Larkins Field				
30-454-003-600	Capital Construction - Larkins	-	-	-	#DIV/0!
30-454-003-700	Capital Purchases - Larkins	-	-	-	#DIV/0!
	Upland Farms				
30-454-004-600	Capital Construction - Upland	1,697.66	74,100.00	(72,402.34)	2%
30-454-004-610	Fund Raising - Upland			-	#DIV/0!
30-454-004-700	Capital Purchases - Upland	42,754.00	-	42,754.00	#DIV/0!
	Village of Eagle Pocket Park				
30-506-000-100	Design		-		
30-506-000-600	Capital Construction	-	-	-	#DIV/0!
30-506-000-700	Capital Purchases	-	-	-	#DIV/0!
	Total Parks Capital	237,073.72	303,900.00	(66,826.28)	78%
	Trails				
30-455-000-650	Grant-Trails/Bridge	2,485.22	-	2,485.22	#DIV/0!
30-455-000-651	Phase IV-Pk Rd Trail	191,480.08	767,104.00	(575,623.92)	25%
30-455-000-652	Side Path Project	234.00		234.00	#DIV/0!
	Total Trails	194,199.30	767,104.00	(572,904.70)	25%
	Debt Service				
30-500-471-001	Principal-$1.2M #880	219,683.45	220,150.00	(466.55)	100%
30-500-472-001	Interest-$1.2M #880	3,444.06	8,772.00	(5,327.94)	39%
30-500-471-003	Capital Lease Interest	5,780.45	5,780.00	0.45	100%
30-470-471-350	Capital Lease Principal	49,677.91	49,678.00	(0.09)	100%
	Total Debt Service	278,585.87	284,380.00	(5,794.13)	98%
	Village Concept				
30-506-000-100	Design - Village of Eagle	9,415.17	-	9,415.17	#DIV/0!
30-506-000-600	Construction - Village of Eagle	436,696.46	385,000.00	51,696.46	113%
		446,111.63	385,000.00	61,111.63	116%
	Total Expenditures before Operating Transfers	**$ 1,463,421.96**	**$ 2,239,514.00**	**$ (776,092.04)**	**65%**
	Operating Transfers				
30-505-000-010	Transfers to the General Fund	-	-	-	#DIV/0!
30-505-000-020	Transfers to the Solid Waste Fund	-	-	-	#DIV/0!
30-505-000-030	Transfers to the Act 209 Fund	-	-	-	#DIV/0!
	Total Operating Transfers	-	-	-	#DIV/0!
	Excess of Revenues over Expenditures and Operating Transfers	**$ (112,633.12)**	**$ (1,035,714.00)**	**$ 923,080.88**	**10.87%**

Upper Uwchlan Township
Developers Escrow Fund
Balance Sheet
As of December 31, 2018

Packet Page 70

ASSETS			
Cash			
40-100-000-100	Cash - Fulton Bank	$	38,021.00
	Total Cash		38,021.00
Other Current Assets			
40-130-000-010	Due from General Fund		903.00
40-130-000-020	Due from Solid Waste Fund		-
40-130-000-030	Due from Municipal Authority		315.00
	Total Other Current Assets		1,218.00
	Total Assets	**$**	**39,239.00**
LIABILITIES AND FUND BALANCE			
Accounts Payable			
40-200-000-000	Accounts Payable		-
	Total Accounts Payable		-
Other Current Liabilities			
40-230-000-010	Due To General Fund		-
40-230-000-020	Due to Solid Waste Fund		-
40-230-000-030	Due to Municipal Authority		200.00
	Due to Developers:		
40-248-000-001	Toll Brothers		10,484.28
40-248-000-004	Columbia Gas Transmission LLC		7,996.46
40-248-000-005	Chester County - Radio Tower		338.99
40-248-000-006	Executive Land Holdings		(2,931.79)
40-248-000-007	Park Road Townhomes		3,714.10
40-248-000-009	Open Community Corp.		(16,759.66)
40-248-000-010	Sunoco Reed Road		4,078.16
40-248-000-011	McHugh		10.03
40-248-000-012	Marsh Lea		(858.81)
40-248-000-013	Eagle Pointe		(400.00)
40-248-000-014	Grashof		764.19
40-248-000-015	McKee Fetters		(6,579.22)
40-248-000-017	Vantage Point Retirement		(1,286.68)
40-248-000-018	CarSense		-
40-248-000-019	Village at Byers		(3,718.62)
40-248-000-020	Milford Rd. Associates		0.88
40-248-000-021	Townes at Chester Springs		5,177.24
40-248-000-022	Eagle Village		(5,824.02)
40-248-000-023	Fish Eye		16,452.93
40-248-000-024	Jankowski		4,656.97
40-248-000-025	Eagleview Lot 1C		6,270.99
40-248-000-026	Lot 1B Maintenance Area		6,629.63
40-248-000-027	122 Oscar Way		(940.03)
40-248-000-028	Commercial 5C		4,806.61
40-248-000-030	Profound Technologies		6,956.37
	Total Other Current Liabilities		39,239.00
40-258-000-000	Accrued Expenses		-
	Total Liabilities	**$**	**39,239.00**
Equity			
40-279-000-000	Opening Balance Equity		-
	Current Period Net Income (Loss)		-
	Total Equity		-
	Total Fund Balance	**$**	**-**
	Total Liabilities & Fund Balance	**$**	**39,239.00**

Upper Uwchlan Township
Developers Escrow Fund
Statement of Revenues and Expenditures
For the Period Ended December 31, 2018

Packet Page 71

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
40-341-000-000	Interest Income	$ 802.51	$ -	$ 802.51	-
40-341-000-010	Interest Income - allocated to Developers	(802.51)	-	(802.51)	-
40-392-000-100	Transfer from General Fund	-	-	-	-
		-	-	-	-
	Total Revenue	-	-	-	-
40-400-000-461	Bank Fees	-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
	Total Expenditures	-	-	-	-
	Excess of Revenues over Expenditures	$ -	$ -	$ -	-

UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: BOARD OF SUPERVISORS
Cary Vargo, Township Manager

FROM: Gwen Jonik, Township Secretary

RE: Kevin Cook – Appointment to Emergency Management Planning Commission

DATE: January 16, 2019

There has been a vacancy on the Emergency Management Planning Commission (EMPC) since September 2018.

Kevin Cook has expressed interest in serving on the EMPC. He met with Byron Nickerson in November and was recommended for appointment. The Board of Supervisors and Cary Vargo met with Mr. Cook January 7, 2019. It was agreed that Mr. Cook would be a good candidate to fill the vacancy and would be appointed at the January 22 Board of Supervisors meeting.

The Board is respectfully requested to appoint Kevin Cook as a member of the Township's EMPC.

A term on the EMPC is 3 years. Mr. Cook will fill a mid-term vacancy that expires December 31, 2019.

UPPER UWCHLAN TOWNSHIP

140 Pottstown Pike ~ Chester Springs ~ PA ~ 19425
Phone 610-458-9400; Fax 610-458-0307

Packet Page 73

VOLUNTEER POSITION APPLICATION

Upper Uwchlan Township has a number of boards and commissions that are staffed by Volunteers. At various times there is a need to find new members for these positions. In order to facilitate the finding of new members, the Township maintains a human resources file of residents willing to serve the Township. If interested, return completed Application to the Township Secretary. Thank you.

DATE: 10/1/2018 PHONE # Daytime

NAME: Kevin M Cook PHONE # Evening

ADDRESS: EMAIL:

Glenmoore, PA 19343

I would be interested in serving on the following:
(If you are interested in more than one Commission, please rank your preferences. Thank you.)

Emergency Management Planning Commission X

Historical Commission _____

Municipal Authority _____

Park & Recreation Board _____

Planning Commission _____

Technology Advisory Board _____

Zoning Hearing Board _____

Special Purpose Committee (as needed) _____

RECEIVED
OCT - 4 2018
UPPER UWCHLAN TWP.

My present occupation is: Asst Vice President, Corporate Development

Special qualifications / skills that may be of help to the Municipality: Experience in Risk Management and Emergency Preparation and Response.

I have served on: _____

In the community of: _____

Please note this form will remain on file until notice from you, or for a period of two (2) years.

Revised September 9, 2014

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP

Date: January 17, 2019

To: Cary B. Vargo - Township Manager
Board of Supervisors

From: David Leh, P.E.

The following is an overview of engineering activities for the previous month:

125 Little Conestoga Road (Profound Technologies) - The Applicant is proposing to construct a two-story building addition and additional parking areas on the property. It has been determined a conditional use will be required for the project. As such, the Applicant will be revising the plans to address the consultants' comments and submitting a conditional use application.

Township Building Expansion Project – We have completed our land development plan for the Township Building Expansion Project. The plan was reviewed by the Planning Commission at their January 10, 2019 meeting and Preliminary / Final Land Development Plan Approval was recommended. The plan will before the Board at their January 22, 2019 meeting seeking same.

General:
Meetings / Correspondence with staff regarding various matters.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP

Date: January 17, 2019

To: Board of Supervisors

From: David Leh, P.E.

125 Little Conestoga Road (Profound Technologies) - The Applicant is proposing to construct a two-story building addition and additional parking areas. It has been determined a conditional use will be required for the project. As such, the Applicant will be revising the plans to address the consultants' comments and submitting a conditional use application.

270-290 Park Road (Townes at Chester Springs) - This is a 40-unit multiple-family townhouse community along Park Road just north of Windsor Baptist Church. Toll Brothers is developing the property. Construction continues and we have received 6 building permit applications (28 total units) to date.

American Tower (780 Dorlan Mill Road) – The Applicant submitted a conditional use application for a proposed cell tower on this property. A Conditional Use was granted by the Board of Supervisors at their July 20, 2015 meeting. Zoning relief was also required and granted. No further activity has occurred.

Byers Station (Lot 5C)- [Residential] - Construction continues on the residential portion of the development. To date, we have received our 4 building permit applications. In addition, On November 19, 2018 the Board granted a modification to the allow the elimination of individual unit parcel lines.

Byers Station (Lot 5C)- [Commercial] - An amended land development plan has been submitted for the commercial portion of the site and a recommendation for approval was made by the Planning Commission at their June 14, 2018 meeting. The applicant has since submitted a revised plan to address the consultant's outstanding comments and a review letter has been issued. There has been no further activity on this project.

Byers Station (Lot 6C)- Vantage Point – An Amended Tentative PRD Application has been submitted for this site. The Applicant is proposing to construct a 36,171 SF, 3 story retirement facility. The plan was reviewed by the Planning Commission at their

Packet Page 76

September 13, 2018 meeting and a recommendation for approval was given. A hearing for the modification was opened on December 17, 2018. It was continued to February 12, 2019.

Eagleview Lot 1B– A revised Preliminary / Final Land Development Plan has been received for a maintenance facility on the site. The Board granted Preliminary / Final Land Development Approval at their November 19, 2018 meeting.

Eagleview Lot 1C– This project proposes a 113,000 SF Flex Office building. The proposed building and amenities are similar to the adjacent office buildings located along Sierra Drive. The Board granted Final Land Development Approval at their November 19, 2018 meeting.

Fetters Property (McKee Group) - A conditional use was approved on January 17, 2017 for an active-adult 55-year old and over community consisting of 116 single-family detached dwellings, 154 twin units, 105 triplex units, and associated amenities. The Board granted Final Land Development Approval at their October 16, 2017 meeting. No further activity has occurred.

Jankowski Tract- Conditional Use Approval for this 55-lot, single family home community was granted by the Board at their December 18, 2017 meeting. The Board granted Preliminary / Final Land Development Approval at their October 15, 2018 meeting.

Marsh Lea – The Board granted Preliminary / Final Plan Approval to this 27-lot, single-family home community at their May 15, 2017 meeting. Construction continues and the roadway has been constructed and paved. In addition, we have received grading plans for 8 proposed homes.

Reserve at Chester Springs (Frame Property) – Building Permits have been issued for all lots in the development.

Thir Property (McQueen) - The plan proposes a two-story 8,500 SF office / retail building on the property, which is located at the corner of Park Road and Ticonderoga Blvd. The Board granted Preliminary / Final Approval to the plan at their August 16, 2010 meeting. The Applicant has contacted the Township and indicated they will be moving forward with constructing a music studio on this property.

Windsor Baptist Church - The Church has submitted a sketch plan for an approximately 9,250 square foot school building on their current property. The plan was reviewed by the Planning Commission at their January 10, 2019 meeting. The Church indicated they will move forward with a land development plan.

UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Al Gaspari
Codes Administrator

RE: Codes Department Activity Report

DATE: January 18, 2019

==========

Attached, please find the Codes Department Activity Report for the month of December, 2018.

Attachments:
Activity Report

/AG

UPPER UWCHLAN TOWNSHIP
Permit Analysis
2015-2018

	2015				2016				2017				2018			
	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees
Jan	58	$10,390.32	58	$10,390.32	33	$19,195.00	33	$19,195.00	36	$ 27,889.54	36	$ 27,889.54	46	$ 37,719.22	46	$ 37,719.22
Feb	34	$ 4,098.54	92	$ 14,488.86	38	$ 31,184.74	71	$ 50,379.74	30	$ 6,209.00	66	$ 34,098.54	43	$ 40,684.68	89	$ 78,406.90
Mar	59	$ 9,560.34	151	$ 24,049.20	38	$ 9,003.50	109	$ 59,383.24	62	$ 61,429.00	128	$ 95,527.54	43	$ 36,969.50	132	$ 115,376.40
Apr	135	$ 15,230.00	286	$ 39,279.20	64	$ 88,297.00	173	$ 147,680.24	61	$ 30,429.00	189	$ 125,956.54	56	$ 45,204.94	188	$ 160,581.34
May	119	$ 33,693.18	405	$ 72,972.38	125	$ 14,112.00	298	$ 161,792.24	61	$ 13,118.56	250	$ 139,075.10	70	$ 39,985.36	258	$ 200,566.70
Jun	154	$ 21,139.54	559	$ 94,111.92	109	$ 9,919.12	407	$ 171,711.36	117	$ 107,225.16	367	$ 246,300.26	59	$ 39,179.50	317	$ 239,746.20
Jul	98	$ 11,329.56	657	$ 105,448.48	55	$ 8,120.56	462	$ 179,831.92	78	$ 60,308.00	445	$ 306,608.26	67	$ 16,422.42	384	$ 256,168.62
Aug	66	$ 9,531.00	723	$ 114,979.48	83	$ 50,103.08	545	$ 229,935.00	90	$ 9,532.32	535	$ 316,140.58	55	$ 34,126.38	439	$ 290,295.00
Sept	41	$ 6,911.88	764	$ 121,891.36	57	$ 8,844.90	602	$ 238,779.90	86	$ 29,485.94	621	$ 345,626.52	55	$ 47,345.62	494	$ 337,640.62
Oct	72	$ 12,443.02	836	$ 134,334.38	64	$ 8,144.42	666	$ 246,923.42	101	$ 69,748.73	722	$ 415,375.25	60	$ 46,722.50	554	$ 384,363.12
Nov	38	$ 102,941.80	874	$ 237,276.78	71	$ 13,717.44	737	$ 260,640.86	58	$ 29,023.10	780	$ 415,404.48	45	$ 34,720.92	599	$ 419,084.04
Dec	51	$ 6,235.24	925	$ 243,512.02	42	$ 9,929.00	779	$ 270,569.86	28	$ 17,392.92	808	$ 432,797.40	31	$18,505.86	630	$437,589.90

DECEMBER 2018 / JANUARY 2019
REPORT

UPPER UWCHLAN TOWNSHIP
PUBLIC WORKS DEPARTMENT

The following projects were underway since we last met:

<u>Ongoing</u>:

- **Aside from regular routine maintenance, the following work orders were submitted last month.**

  Tracking of work orders through Traisr: 101

  - **Municipal Authority & PA 1-calls**
    - **40 Work orders completed**
  - **Public Works**
    - **12 Work orders completed**
  - **Parks**
    - **8 Work orders completed**
  - **Solid Waste**
    - **27 Work orders completed**
  - **Vehicles and Equipment (All Dept.)**
    - **14 Work orders completed**

- **Sump pump replacement was completed between fields 1 and 2 at Hickory Park**

- **Installed new underground, 1000 gallon, propane tank at Upland Farms**

- **Worked on berm repair on Davenport Dr. and Reeds Rd. intersection**
- **Worked on Hickory Park playground - backfilling edges**
- **Replaced more shop lights with LEDs**
- **Cleared out basin on Rabbit Run Rd**
- **Mixed salt and Anti-skid material**
- **Worked with electrician at Hickory Park (Now finished)**
- **Began work on sink hole on Graphite Mine trail near the covered bridge**
- **Cleared out storm pipes and inlet structures after the storm.**
- **Cleared outlet structure on Davenport Dr.**
- **Parks and facility checks after storms**
- **Worked on repairing of potholes at various locations**
- **Inlet cleaning of various inlets throughout the Township with vacuum truck**
- **Spot swept roads with vacuum truck**
- **Tree trimming was done on Various Township roads for overgrowth into roads**
- **Worked on Police cars for minor issues and monthly services**
- **Toter swaps and deliveries were done as requested.**
- **Preventive maintenance, repairs, and Pa State Inspections continue on all Township owned vehicles and equipment.**
- **Minor maintenance issues were handled at the Township Buildings.**

Bids:

- **None**

Road Dedications:

- **None**

Workforce

- **All current employees are working well and there are no issues to report.**
- **5 men attended the DelChester Public Works Association training meeting.**

Respectfully submitted,

Michael G. Heckman
Director of Public Works
Upper Uwchlan Township

UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Township Building Expansion – Preliminary / Final Land Development Approval

DATE: January 17, 2019

Attached for your review and consideration is the Preliminary/Final Land Development Plan for the Township Building Expansion.

Overview:

As the Board is aware, a land development plan has been prepared by Gilmore & Associates to support the Township Building Expansion Project. The project will include the following key improvements:

- An expansion of the building's public parking capacity from 22 spaces to 37 spaces.
- A stormwater management facility to be located just north of the police parking area.
- A walking path along Route 100.
- A connection from the walking path along Pickering Valley Elementary School to the Township Building.

Requested Waivers:

- SALDO §162-39.D. requires curbs be provided on all new parking areas. Curbing is not proposed in certain locations to facilitate stormwater management.

- SALDO §162-41.C. requires sidewalks be provided along all new streets and parking areas located in nonresidential subdivisions or land developments. There are certain sections of parking which will not have sidewalk adjacent to them. Dave Leh can further explain when he presents the plan.

- SALDO §162-41.F. requires sidewalks be a minimum of four feet wide except along collector and arterial streets and adjacent to shopping centers, schools, recreational areas and other community facilities, where they shall be a minimum of five feet wide. The proposed sidewalks will be five feet wide along Pottstown Pike, however, will be four feet wide elsewhere. Four feet wide sidewalks are consistent with the majority of the sidewalks existing and proposed throughout the Township.

- SALDO §162-57.D.(1). Provides for the requirements for landscape buffering for a proposed land development project. While the plan does provide for sufficient buffering, the specific number of plantings cannot be provided without planting the trees so close their health would be adversely affected. Rather than requesting a waiver requesting the trees not be planted, the request will be that 6 deciduous trees and 20 evergreen trees be planted elsewhere in the Township; perhaps at Upland Farms or Hickory Park.

The Planning Commission reviewed the plan at their January 10, 2019 meeting and recommended Preliminary / Final Approval.

Attachments:

Plans last revised January 17, 2019
Chester County Planning Commission review letter dated January 11, 2019

CBV/dnl/gaj

UPPER UWCHLAN TOWNSHIP
MOTION

The Board of Supervisors of Upper Uwchlan Township at their January 22, 2019 meeting hereby grants **Preliminary / Final Land Development Approval** for a plan prepared by Gilmore & Associates, Inc., Inc. titled, "Upper Uwchlan Township Building Expansion", dated December 18, 2018, last revised January 17, 2019.

The following conditions accompany the approval:

1. A partial waiver is hereby granted from SALDO §162-39.D. which requires curbs be provided on all new parking areas.

2. A partial waiver is hereby granted from SALDO §162-41.C. which requires sidewalks be provided along all new streets and parking areas located in non-residential subdivisions or land developments.

3. A waiver is hereby granted from SALDO §162-41.F. which requires sidewalks be a minimum of five feet wide when adjacent to community facilities.

4. A waiver is hereby granted from SALDO §162-57.D.(1). to permit 6 deciduous trees and 20 evergreen trees of the required buffering landscaping to be planted elsewhere on Township property.

5. Township Historical Commission provide review and comment on the plan for consideration by the Township.

THE COUNTY OF CHESTER

COMMISSIONERS
Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

Packet Page 235

January 11, 2019

Gwen A. Jonik, Secretary
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, 19425

Re: Final Land Development - Upper Uwchlan Township Building Expansion
Upper Uwchlan Township - LD-12-18-15707

Dear Ms. Jonik:

A final land development plan entitled "Upper Uwchlan Township Building Expansion", prepared by Gilmore & Associates, Inc. and dated December 10, 2018, was received by this office on December 20, 2018. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Southeast intersection of Pottstown Pike (State Route 100) and Station Boulevard
Site Acreage:	2.89 acres
Lots:	1 lot
Non-Res. Square Footage:	3,250 square feet
Proposed Land Use:	Addition to existing Township building
New Parking Spaces:	16 spaces
Municipal Land Use Plan Designation:	Village
UPI#:	32-4-12-E

PROPOSAL:

The applicant proposes the construction of a 3,250 square foot building addition and 16 parking spaces. The site, which is served by public water and public sewer facilities, is located in the Upper Uwchlan Township C-1 Village Commercial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this land development plan.

Packet Page 86

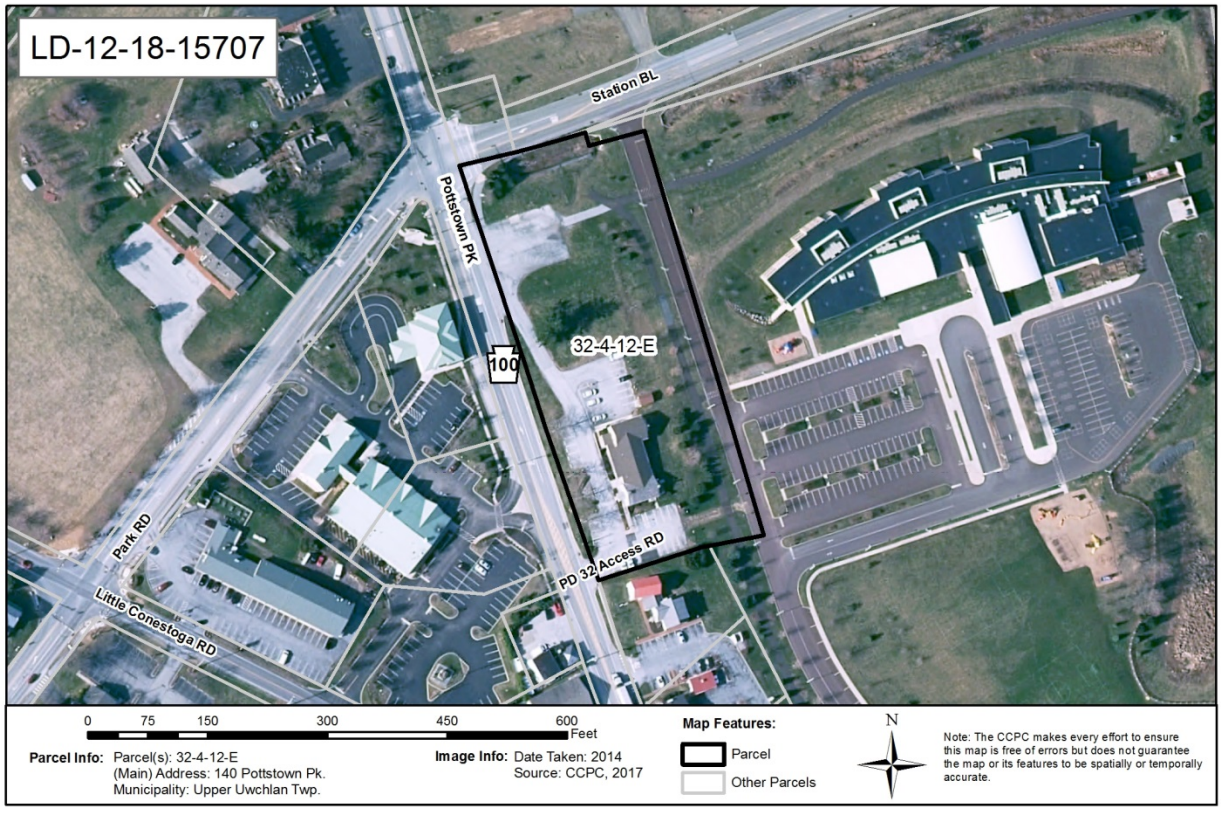
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-04-18-15386, dated May 7, 2018, addressed the adjustment of the lot lines among three lots to create two lots.

COUNTY POLICY:

LANDSCAPES:

2. The site is located within the **Suburban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.



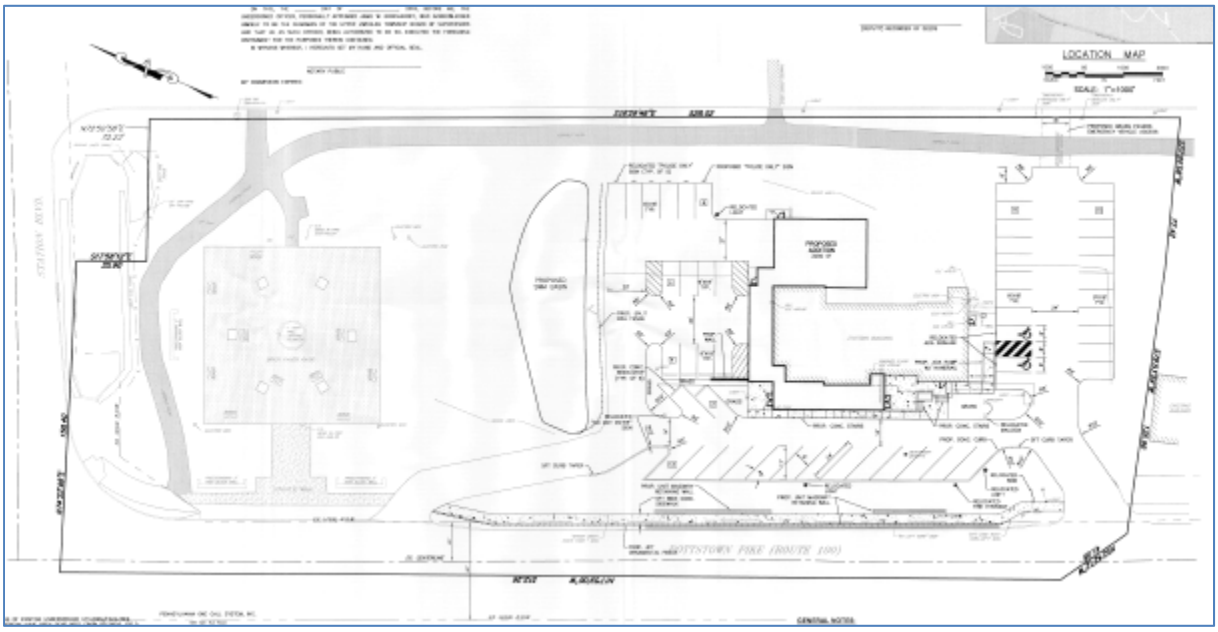
Packet Page 87

WATERSHEDS:

3. ***Watersheds***, the water resources component of ***Landscapes3,*** indicates the proposed development is located within the Pickering Creek watershed. ***Watersheds'*** highest priority land use objectives within this watershed are:

   - implement comprehensive stormwater management,
   - protect vegetated riparian corridors, and
   - protect first order streams.

   Watersheds can be accessed at www.chesco.org/water.



Detail of Upper Uwchlan Township Building Expansion
Final Land Development

PRIMARY ISSUES:

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Pottstown Pike (State Route 100) as a major arterial road. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Pottstown Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

5. The Township should determine whether the applicant should provide zoning data on the plan. Specifically, the Township should verify that adequate provisions for parking have been provided. If overflow parking is proposed on an adjacent site such as the elementary school, we suggest that sidewalks be provided from such parking areas to the building.

Packet Page 88

6. The Township should consider whether the northern driveway at the site should meet Pottstown Pike at a right-angle.

7. The plan shows a 3,250 square foot addition, but the Act 247 referral form that was submitted with the plan by the Township lists an addition of 4,500 square feet; this should be clarified.

ADMINISTRATIVE ISSUES:

8. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

9. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Upper Uwchlan Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
Senior Review Planner

cc: Gilmore & Associates, Inc.
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District

LAND DEVELOPMENT PLAN

FOR

UPPER UWCHLAN TOWNSHIP
BUILDING EXPANSION

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

PLAN SET LEGEND:

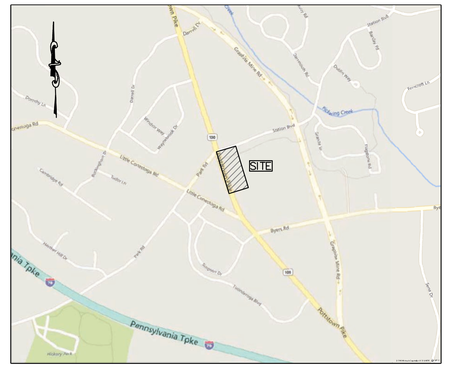
EXISTING

- PROPERTY LINE
- MAJOR CONTOURS (210)
- MINOR CONTOURS (212)
- SPOT ELEVATION (+225.0)
- PAVED EDGE
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EASEMENT
- STORM LINE
- STORM INLET C
- STORM INLET M
- STORM MANHOLE
- ENDWALL
- GAS LINE
- GAS VALVE
- ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELECOMMUNICATION LINE
- ELECTRIC METER
- GUY WIRE POLE
- UTILITY POLE
- ELECTRIC MANHOLE
- SANITARY SEWER LINE
- SANITARY LATERAL
- SANITARY MANHOLE
- WATER LINE
- WATER LATERAL
- WATER METER
- FIRE HYDRANT
- WATER MANHOLE
- SHRUB
- CONIFEROUS/DECIDUOUS TREE
- TREE LINE
- SOIL LINE
- SOIL TYPE (PeA)
- MAILBOX
- LIGHT STANDARD
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND

PROPOSED

- MAJOR CONTOURS (210)
- MINOR CONTOURS (212)
- SPOT ELEVATION (+225.0)
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- SANITARY EASEMENT
- STORM EASEMENT
- WATER EASEMENT
- UTILITY EASEMENT
- STORM LINE
- STORM INLET C
- STORM INLET M
- STORM MANHOLE
- ENDWALL
- GAS LINE
- GAS VALVE
- ELECTRIC LINE
- ELECTRIC METER
- GUY WIRE
- UTILITY POLE
- ELECTRIC MANHOLE
- SANITARY SEWER LINE
- SANITARY LATERAL
- SANITARY MANHOLE
- WATER LINE
- WATER LATERAL
- WATER VALVE
- FIRE HYDRANT
- WATER MANHOLE

- SHADE/CANOPY TREE
- FLOWERING/UNDERSTORY TREE
- EVERGREEN TREE
- SHRUB
- TREE LINE
- LIMIT OF DISTURBANCE (LOD)
- SILT FENCE (SF)
- REINFORCED SILT FENCE (RSF)
- SUPER SILT FENCE (SSF)
- COMPOST SOCK-SIZE (CS-XX)
- TREE PROTECTION SILT FENCE (TPS)
- TREE PROTECTION FENCE (TP)
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING
- TOPSOIL STOCKPILE



LOCATION MAP

1000 00 1000 2000
SCALE IN FEET

SCALE: 1"=1000'

Sheet List Table

Sheet Number	Sheet Title
1	Cover Sheet
2	Record Plan
3	Existing Conditions Plan
4	Aerial Plan
5	Demolition Plan
6	Grading Plan
7	Stormwater Management & Utility Plan
8	Erosion & Sedimentation Control Plan
9	Landscape & Lighting Plan
10	Landscape Notes and Details
11	Construction Details

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
17-10057T1 UPPER UWCHLAN TOWNSHIP BUILDING EXPANSION

PLAN DATE: December 18th, 2018 SHEET NO.:
LAST REVISED: January 17th, 2019 1 OF 11

NOT APPROVED FOR CONSTRUCTION

N:\Share\Municipal\Upper Uwchlan Twp\2017\17-10057T1 - Township Bldg Expansion\DESIGN\CAD\Production Drawings\17100571 Cover Sheet.dwg Layout: Cover Plotted By: gmogulak, on Thu Jan 17, 2019 at 2:33pm

Packet Page 89

ZONING INFORMATION:

ZONING DISTRICT: "C1" – VILLAGE DISTRICT

PROPOSED USE: BUSINESS OR PROFESSIONAL OFFICE

AREA, DIMENSIONAL, OPEN SPACE, AND IMPERVIOUS SURFACE REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	10,000SF	108,150SF
MINIMUM LOT WIDTH:	100FT	128FT
YARDS: FRONT	20 FT	20FT
FRONT AT RT 100 BYPASS	50FT	N/A
REAR	40 FT	40FT
SIDE (EACH)	10 FT	10FT
MAXIMUM BUILDING COVERAGE:	30 %	8 %
MAXIMUM IMPERVIOUS SURFACE RATIO:	60 %	51 %
MAXIMUM BUILDING HEIGHT:	35FT	<35FT

ACCESSORY BUILDINGS/STRUCTURES YARDS:
(NOT ALLOWED IN FRONT YARDS)
SIDE: 10FT
REAR: 10FT

COMMONWEALTH OF PENNSYLVANIA :
SS
COUNTY OF CHESTER :

ON THIS, THE _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE CHAIRMAN OF THE UPPER UWCHLAN TOWNSHIP BOARD OF SUPERVISORS AND THAT HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

REVIEWED BY THE PLANNING COMMISSION OF UPPER UWCHLAN TWP., CHESTER CO., PA., THIS_____DAY OF_____A.D. 20____.

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TWP., CHESTER CO., PA., THIS_____DAY OF_____A.D. 20____.

REVIEWED BY THE UPPER UWCHLAN TWP., ENGINEER

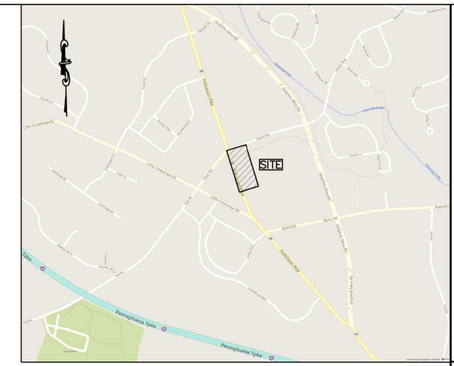
_____ DATE

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION
THIS_____DAY OF_____A.D. 20____.

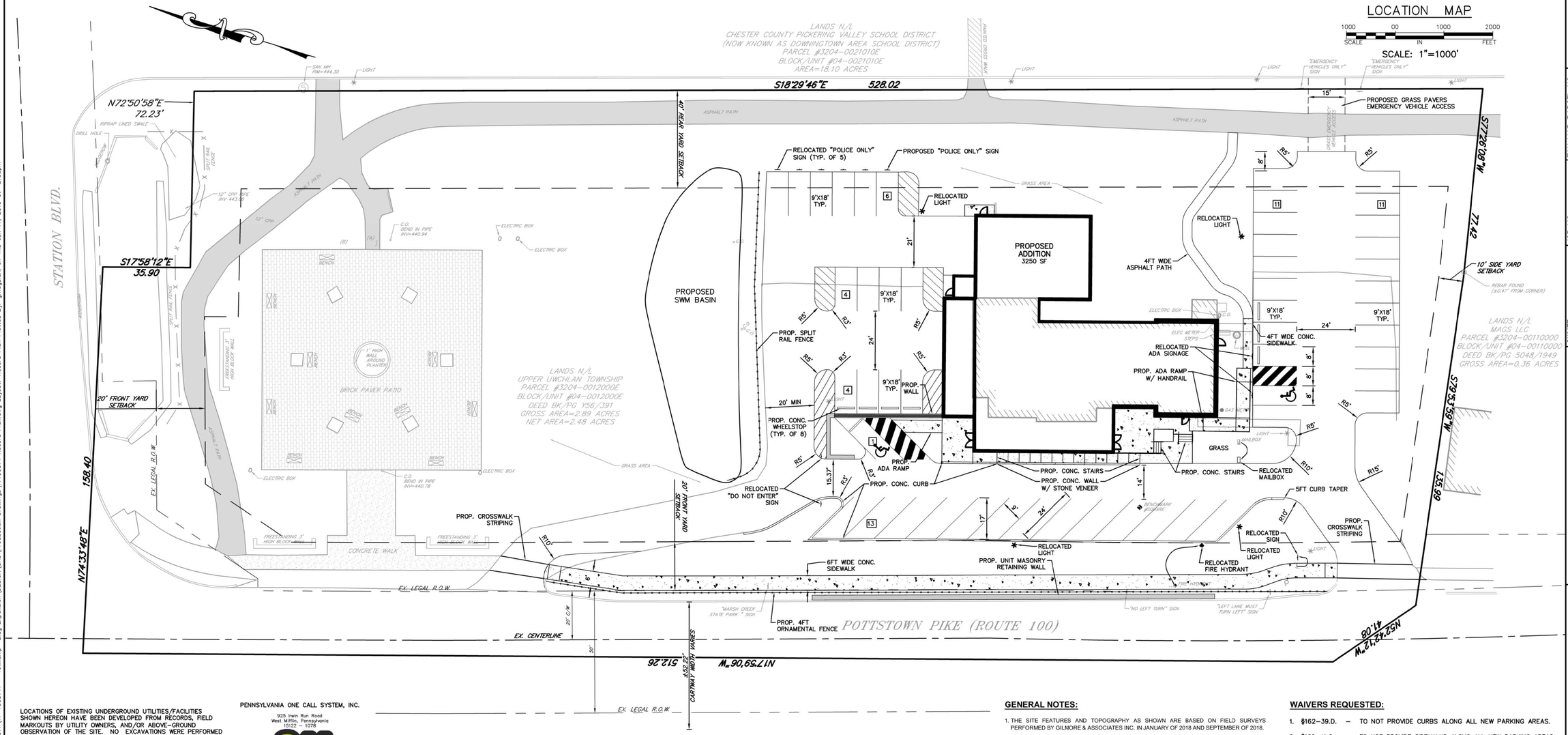
SECRETARY

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK_____, PAGE_____, ON THE_____DAY OF_____A.D. 20____.

(DEPUTY) RECORDER OF DEEDS



LOCATION MAP
SCALE: 1"=1000'



LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. --

LEGEND

	EXISTING	PROPOSED
LEGAL RIGHT-OF-WAY LINE		
ULTIMATE RIGHT-OF-WAY LINE		
PROPERTY LINE		
CURB		
EDGE OF PAVING		

PLAN REFERENCES:

1. PLAN TITLED "PRELIMINARY/FINAL SITE LAYOUT PLAN: VILLAGE OF EAGLE", PREPARED BY D.L. HOWELL & ASSOCIATES, INC. OF WEST CHESTER, PENNSYLVANIA, DATED AUGUST 23, 2002 AND LAST REVISED ON JULY 19, 2004.
2. HIGHWAY OCCUPANCY PERMIT PLANS: INTERSECTION OF S.R. 0100 AND PARK ROAD, PREPARED BY MCMAHON ASSOCIATES, INC. OF FORT WASHINGTON, PENNSYLVANIA, DATED APRIL 20, 2001 AND LAST REVISED ON JULY 7, 2003.
3. PLAN TITLED "LAND DEVELOPMENT PLAN: PICKERING VALLEY ELEMENTARY SCHOOL FOR DOWNINGTOWN AREA SCHOOL DISTRICT", PREPARED BY CHESTER VALLEY ENGINEERS, INC. OF PAOLI, PENNSYLVANIA, DATED JULY 15, 2004 AND LAST REVISED ON SEPTEMBER 14, 2005.

GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON FIELD SURVEYS PERFORMED BY GILMORE & ASSOCIATES INC. IN JANUARY OF 2018 AND SEPTEMBER OF 2018.
2. THE PROPERTY LINES SHOWN ARE BASED ON THE METES AND BOUNDS DESCRIPTION CONTAINED IN THE VESTING DEEDS OF THE SUBJECT PROPERTY, THE BELOW REFERENCED PLANS AND EXISTING FIELD MONUMENTATION. NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
3. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
4. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 4, 2004, PENNSYLVANIA ACT 160.

WAIVERS REQUESTED:

1. §162-39.D. – TO NOT PROVIDE CURBS ALONG ALL NEW PARKING AREAS.
2. §162-41.C. – TO NOT PROVIDE SIDEWALKS ALONG ALL NEW PARKING AREAS LOCATED IN NONRESIDENTIAL LAND DEVELOPMENTS.
3. §162-41.F. – TO PROVIDE A FOUR FOOT WIDE SIDEWALK IN LOCATIONS ALONG THE TOWNSHIP BUILDING.
4. §162-57.D.(1) – TO ALLOW 6 DECIDUOUS AND 20 EVERGREEN TREES TO BE PLANTED ELSEWHERE IN THE TOWNSHIP.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL. ANY UNAUTHORIZED USE OF THESE PLANS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON, MODIFICATION, REVISION, ALTERATION OR REPRODUCTION OF THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED
©COPYRIGHT 2018 GILMORE & ASSOCIATES, INC.

NOT APPROVED FOR CONSTRUCTION

Packet Page 90

JOB NO.: 17-10057T11
MUNICIPAL FILE NO.: XX
TAX MAP PARCEL NO.: XX
SCALE: 1" = 20' FEET
DESIGNED BY: JWG
DRAWN BY: TBF
CHECKED BY: DNL

OWNER:
UPPER UWCHLAN TOWNSHIP
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425
610-458-9400

TOTAL AREA: 2.89 AC
TOTAL LOTS: XX
SCALE: 1"=20'
DATE: 12-18-18

LAND DEVELOPMENT PLAN
RECORD PLAN

UPPER UWCHLAN TOWNSHIP
BUILDING EXPANSION

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

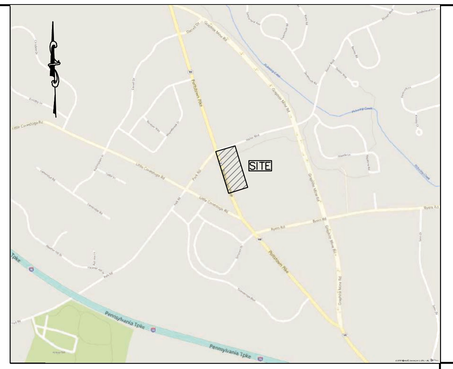
NO.	DESCRIPTION	DATE	BY
1	PER TOWNSHIP COMMENTS	01/17/19	JDH

SHEET NO.:
2 OF 11

N:\Share\Municipal\Upper Uwchlan Twp\2017\17-10057T1 - Township Bldg Expansion\DESIGN\CAD\Production Drawings\17100571 Record Plan.dwg Layout: Record Plan Plotted By: gmoguiek, on Thu Jan 17, 2019 at 2:35pm

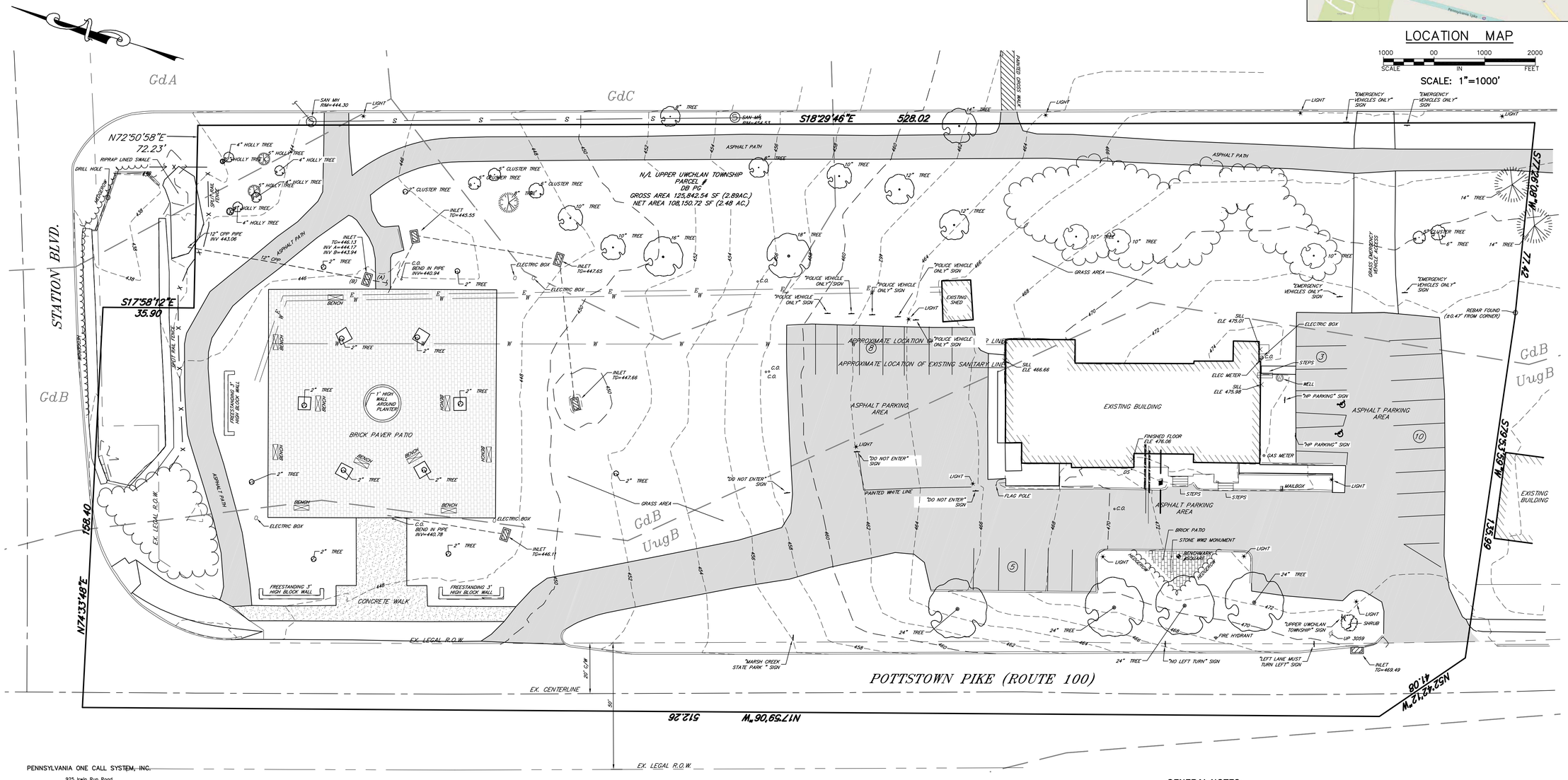
SOIL DATA TABLE

SOIL SYMBOL	SOIL NAME	DEPTH TO SEASONAL HIGH WATER TABLE	DEPTH TO BEDROCK	AGRICULTURAL CAPABILITY CLASS	ERODIBILITY K FACTOR	HYDROLOGIC SOIL GROUP	HYDRIC
GdA	GLADSTONE GRAVELLY LOAM, 0-3% SLOPES	>80"	60" TO 100"	2e	0.32	C	N
GdB	GLADSTONE GRAVELLY LOAM, 3-8% SLOPES	>80"	60" TO 80"	2e	0.28	B	N
GdC	GLADSTONE GRAVELLY LOAM, 8-15% SLOPES	>80"	65" TO 67"	3e	0.24	B	N
UugB	URBAN LAND-UDORTHENTS, SCHIST AND GNEISS COMPLEX, 0-8% SLOPES	0-6"	10" TO 99"	8s	0.37	C	N



LOCATION MAP

SCALE: 1"=1000'



PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN SEPTEMBER OF 2018.

2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 4, 2004, PENNSYLVANIA ACT 160.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. ADDITIONAL PROFESSIONAL SERVICES, WHICH MAY REQUIRE THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
© COPYRIGHT 2018 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

NOT APPROVED FOR CONSTRUCTION

JOB NO.: 2017100577
TAX MAP PARCEL NO.: --
MUNICIPAL FILE NO.: --
SCALE: 0 20 40 FEET / 20 0 20 IN
DESIGNED BY: --
DRAWN BY: DAB
CHECKED BY: DJS

OWNER:
UPPER UWCHLAN TOWNSHIP
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425
610-458-9400

TOTAL AREA: 2.89 AC
TOTAL LOTS: --
DATE: 12-18-18
SCALE: 1"=20'

PLAN OF SURVEY
EXISTING CONDITIONS PLAN

UPPER UWCHLAN TOWNSHIP
BUILDING EXPANSION PROJECT
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

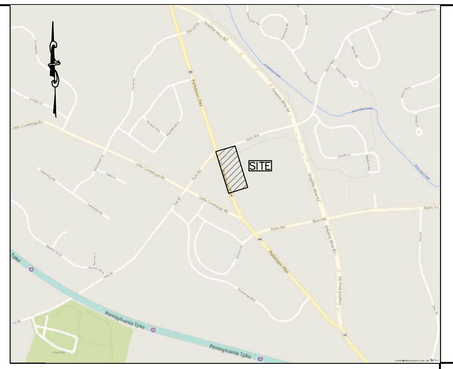
REV.	DESCRIPTION	DATE	BY
1	PER TOWNSHIP COMMENTS	01/17/19	GDH

SHEET NO.:
3 OF 11

N:\Shore\Municipal\Upper Uwchlan Twp\2017\17-100577 - Township Bldg Expansion\DESIGN\CAD\Production Drawings\17100577 Existing Conditions 180918.dwg Layout: Existing Conditions Plan Plotted By: gmagulak, on Thu Jan 17, 2019 at 2:36pm

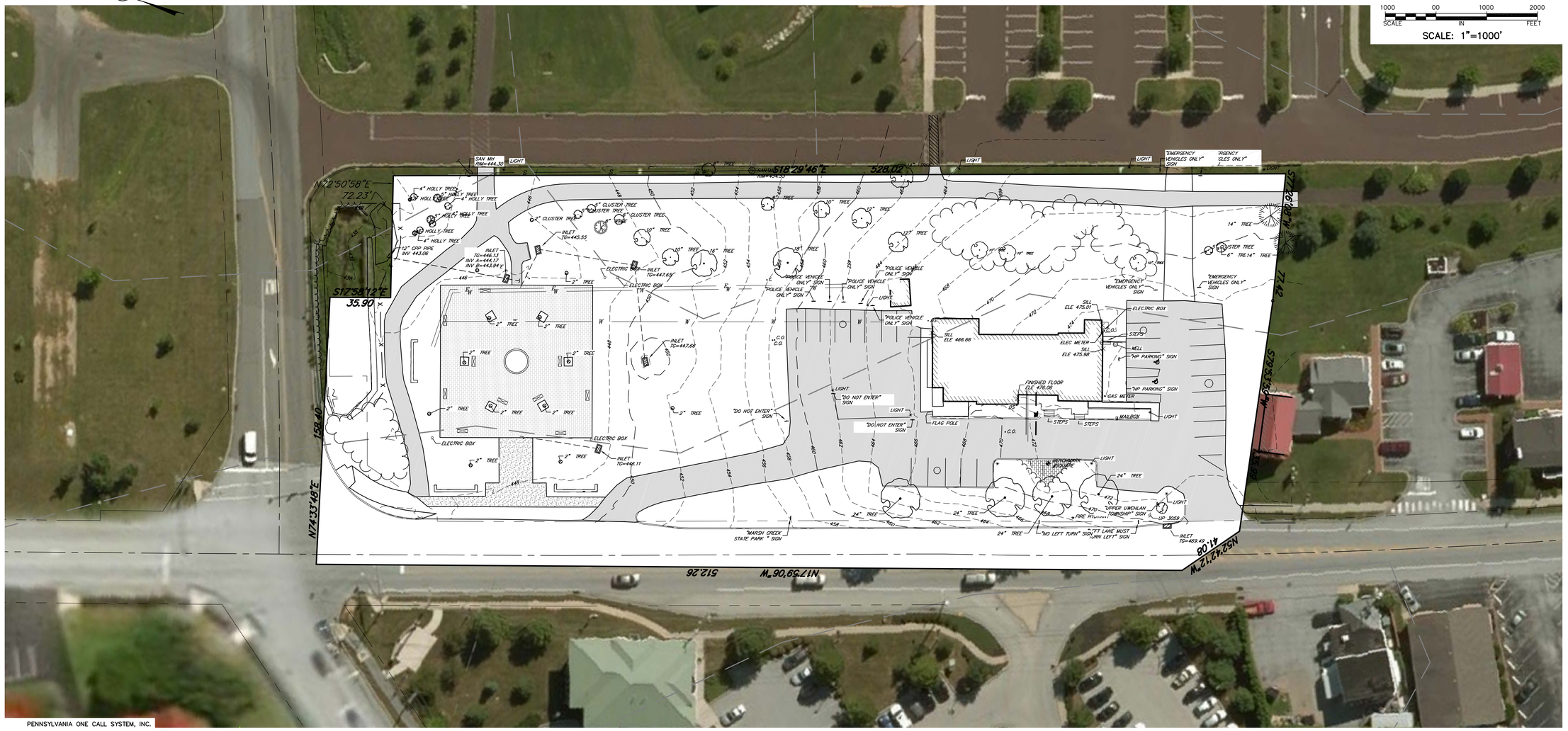
SOIL DATA TABLE

SOIL SYMBOL	SOIL NAME	DEPTH TO SEASONAL HIGH WATER TABLE	DEPTH TO BEDROCK	AGRICULTURAL CAPABILITY CLASS	ERODIBILITY K FACTOR	HYDROLOGIC SOIL GROUP	HYDRIC
GdA	GLADSTONE GRAVELLY LOAM, 0-3% SLOPES	>80"	60" TO 100"	2e	0.32	C	N
GdB	GLADSTONE GRAVELLY LOAM, 3-8% SLOPES	>80"	60" TO 80"	2e	0.28	B	N
GdC	GLADSTONE GRAVELLY LOAM, 8-15% SLOPES	>80"	65" TO 67"	3e	0.24	B	N
UgB	URBAN LAND-UDORTHENTS, SCHIST AND GNEISS COMPLEX, 0-8% SLOPES	0-6"	10" TO 99"	8s	0.37	C	N



LOCATION MAP

SCALE: 1"=1000'



PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN SEPTEMBER OF 2018.

2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 4, 2004, PENNSYLVANIA ACT 160.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. ANY UNAUTHORIZED REUSE, MODIFICATION, OR DISTRIBUTION WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
© COPYRIGHT 2018 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

NOT APPROVED FOR CONSTRUCTION

JOB NO.: 2017100577
MUNICIPAL FILE NO.: --
TAX MAP PARCEL NO.: --

SCALE: 0 30 60 IN FEET

DESIGNED BY: --
DRAWN BY: DAB
CHECKED BY: DJS

OWNER:
UPPER UWCHLAN TOWNSHIP
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425
610-458-9400

TOTAL AREA: 2.89 AC
TOTAL LOTS: --
DATE: 12-18-18
SCALE: 1"=30'

PLAN OF SURVEY
AERIAL PLAN

UPPER UWCHLAN TOWNSHIP
BUILDING EXPANSION PROJECT

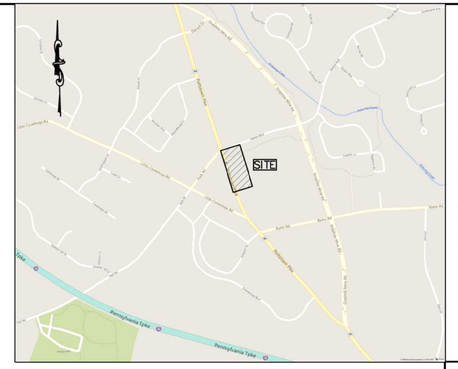
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY
1	PER TOWNSHIP COMMENTS	01/17/19	JDH

SHEET NO.:
4 OF 11

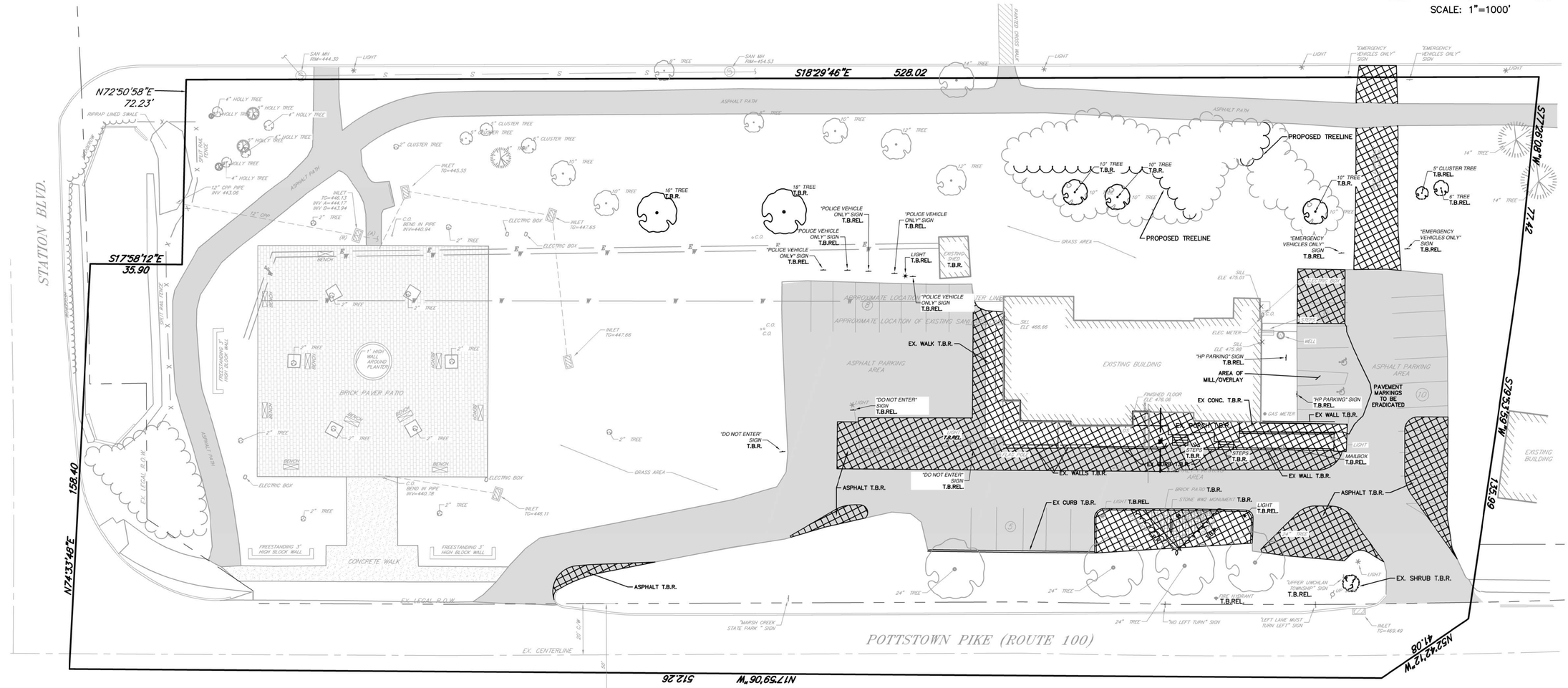
N:\Share\Municipal\Upper Uwchlan Twp\2017\17-100577I - Township Bldg Expansion\DESIGN\CAD\Production Drawings\17100577I Existing Conditions 180918.dwg Layout: Aerial Plan Plotted By: gmoguljak, on Thu Jan 17, 2019 at 2:37pm

Plotted By: gmogulski, on Thu Jan 17, 2019 at 2:37pm
N:\Share\Municipal\Upper Uwchlan Twp\2017\17-100057TI - Township Bldg Expansion\DESIGN\CAD\Production Drawings\17100057T Demolition Plan.dwg Layout: Demo Plan



LOCATION MAP

SCALE: 1"=1000'



PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN SEPTEMBER OF 2018.

2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 4, 2004, PENNSYLVANIA ACT 160.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. ANY UNAUTHORIZED REUSE WITHOUT THE EXPRESS WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
© COPYRIGHT 2018 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

NOT APPROVED FOR CONSTRUCTION

G-4

JOB NO.: 2017100577
TAX MAP PARCEL NO.: --
MUNICIPAL FILE NO.: --

SCALE: 0 20 40 IN 20 FEET

DESIGNED BY: --- | DRAWN BY: DAB | CHECKED BY: DJS

OWNER:
UPPER UWCHLAN TOWNSHIP
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425
610-458-9400

TOTAL AREA: 2.89 AC | TOTAL LOTS: --
SCALE: 1"=20'
DATE: 12-19-18

LAND DEVELOPMENT PLAN
DEMOLITION PLAN

UPPER UWCHLAN TOWNSHIP
BUILDING EXPANSION PROJECT

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY
1	PER TOWNSHIP COMMENTS	01/17/19	JDH

SHEET NO.:
5 OF 11

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

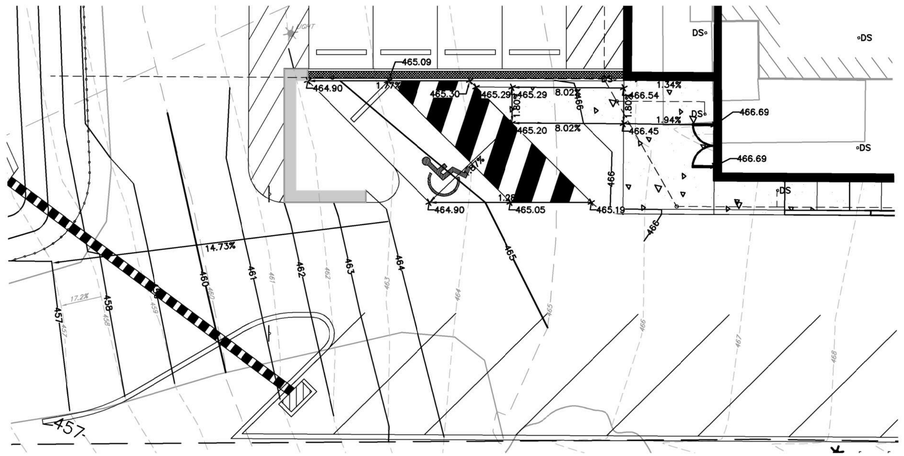
811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

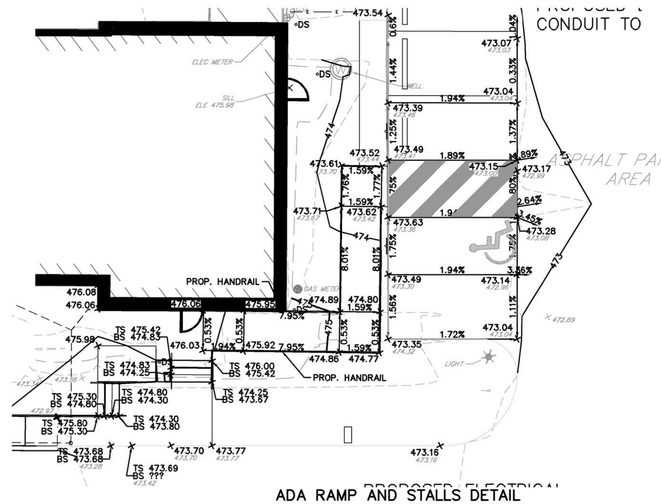
NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

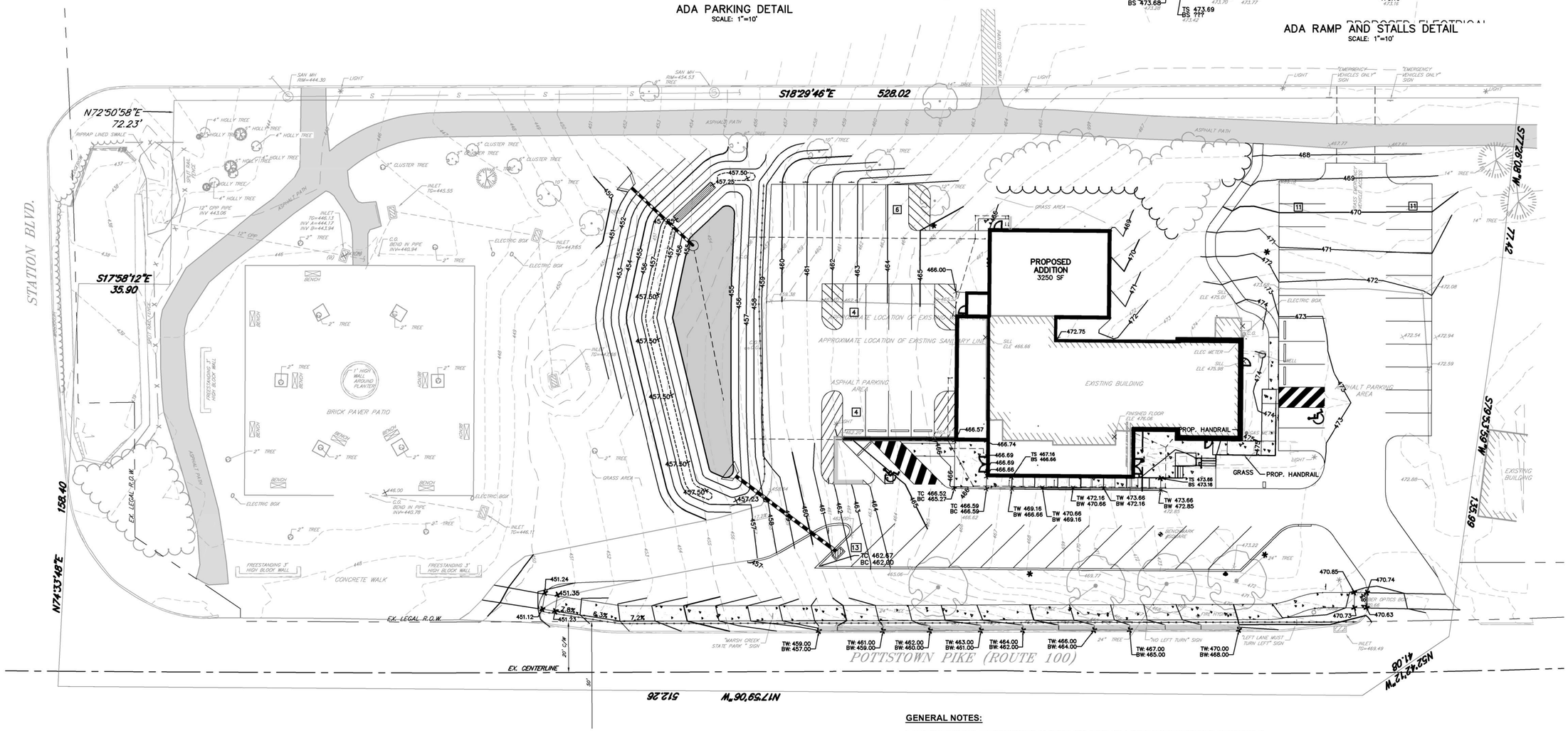
SERIAL NO. --



ADA PARKING DETAIL
SCALE: 1"=10'



ADA RAMP AND STALLS DETAIL
SCALE: 1"=10'



GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN SEPTEMBER OF 2018.

2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 4, 2004, PENNSYLVANIA ACT 160.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED AUTHENTIC. THESE PLANS ARE INSTRUMENTS OF SERVICE PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE EXPRESSED WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
© COPYRIGHT 2018 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

NOT APPROVED FOR CONSTRUCTION

Packet Page 94

JOB NO.: 17-10057T1 | TAX MAP PARCEL NO.: XX
MUNICIPAL FILE NO.: XX
SCALE: 0 20 40 IN / 20 FEET
DESIGNED BY: JWG | DRAWN BY: TBF | CHECKED BY: DNL

OWNER:
UPPER UWCHLAN TOWNSHIP
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425
610-458-9400

TOTAL AREA: 2.89 AC | TOTAL LOTS: XX
SCALE: 1"=20' | DATE: 12-18-18

LAND DEVELOPMENT PLAN
GRADING PLAN

UPPER UWCHLAN TOWNSHIP
BUILDING EXPANSION

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY
1	PER TOWNSHIP COMMENTS	01/17/19	JDH

SHEET NO.:
6 OF 11

N:\Shared\Municipal\Upper Uwchlan Twp\2017\17-10057T1 - Township Bldg Expansion\DESIGN\CAD\Production Drawings\17100571 GradesAndDrain.dwg, Layout: Grading Plan Plotted By: gmcguirk, on Thu Jan 17, 2019 at 2:39pm

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

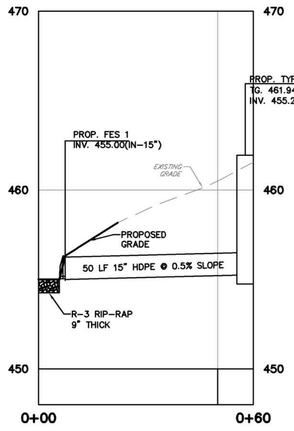
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

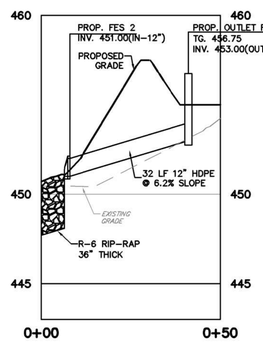
SERIAL NO. --





INLET 1 TO FES 1

STATION 0+00 TO 0+60
SCALE: HORZ 1"=10'
VERT 1"=2'



OUTLET RISER 1 TO FES 2

STATION 0+00 TO 0+50
SCALE: HORZ 1"=10'
VERT 1"=2'

STORMWATER OPERATIONS & MAINTENANCE NOTES:

ALL POST-CONSTRUCTION STORMWATER MANAGEMENT FACILITIES LOCATED ON THE SUBJECT PROPERTY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPOSED STORMWATER MANAGEMENT FACILITIES OPERATE UNDER PASSIVE HYDRAULICS AND REQUIRE NO REGULAR OPERATION. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, REMOVAL OF INVASIVE VEGETATION AT LEAST 2-3 TIMES PER YEAR, REMOVAL OF TRASH & DEBRIS, REGULAR VEGETATIVE MAINTENANCE OF GROUND COVER AND PLANTINGS WHERE APPLICABLE, AND PERIODIC INSPECTION TO IDENTIFY AND REPAIR AREAS OF EROSION OR DAMAGE TO THE STORMWATER MANAGEMENT FACILITY.

STORMWATER BASIN AREA SHALL BE INSPECTED AND CLEANED AS NECESSARY AT LEAST TWO (2) TIMES PER YEAR FOR SEDIMENT BUILDUP, EROSION, VEGETATIVE CONDITIONS, ETC.

DURING PERIODS OF EXTENDED DROUGHT, STORMWATER BASIN AREA MAY REQUIRE WATERING.

THE LANDOWNERS ACKNOWLEDGES THAT, PER PROVISIONS OF THE MUNICIPALITY'S STORMWATER MANAGEMENT ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, FILL, LANDSCAPE, ALTER OR IMPAIR THE EFFECTIVENESS OF, OR PLACE ANY STRUCTURE, OTHER VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO ANY PERMANENT STORMWATER MANAGEMENT BMP OR CONVEYANCE DESCRIBED IN THIS O&M PLAN OR TO ALLOW THE BMP OR CONVEYANCE TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT WRITTEN APPROVAL FROM THE MUNICIPALITY.

THE LANDOWNER ACKNOWLEDGES THAT NO BMP OR MAN-MADE CONVEYANCE MAY BE USED BY THE OWNER OR OTHERS FOR ANY PURPOSED OTHER THAN ITS INTENDED STORMWATER CONTROL FUNCTION, OR, IF APPROVED BY THE MUNICIPALITY, A STATEMENT OF SPECIFIC ALLOWABLE USES OF THE BMP.

STORMWATER BASIN INSTALLATION:

1. UPON COMPLETION OF SUB-GRADE WORK, THE TOWNSHIP ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT BEFORE PROCEEDING WITH STORMWATER BASIN INSTALLATION.
2. FOR THE SUBSURFACE STORAGE/INFILTRATION BED INSTALLATION, FOLLOW THE DETAILS/NOTES PROVIDED FOR SPECIFIC DEPTHS OF MATERIAL.
3. PROPER STONE AND AMENDED SOILS MATERIAL SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUB-GRADE PREPARATION/BED INSTALLATION. ANY ACCUMULATION OF DEBRIS OR SEDIMENT THAT TAKES PLACE AFTER APPROVAL OF SUB-GRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF AMENDED SOILS AT NO EXTRA COST TO THE OWNER.
4. INSTALL AMENDED SOILS IN 8-INCH MAXIMUM LIFTS AND LIGHTLY COMPACT (TAMP WITH BACKHOE BUCKET OR BY HAND). KEEP EQUIPMENT MOVEMENT OVER AMENDED SOILS TO A MINIMUM - DO NOT OVERCOMPACT. INSTALL AMENDED SOILS TO GRADE INDICATED ON THE DRAWINGS.
5. PROTECT STORMWATER BASIN FROM SEDIMENT AT ALL TIMES DURING CONSTRUCTION. HAY BALES, DIVERSION BERMS AND/OR OTHER APPROPRIATE MEASURES SHALL BE USED AT THE TOE OF SLOPES THAT ARE ADJACENT TO THE STORMWATER BASIN TO PREVENT SEDIMENT FROM WASHING INTO THESE AREAS DURING SITE DEVELOPMENT.
6. WHEN THE SITE IS FULLY VEGETATED AND THE SOIL MANTLE STABILIZED THE TOWNSHIP ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT THE STORMWATER BASIN DRAINAGE AREA BEFORE THE AREA IS BROUGHT ONLINE AND SEDIMENT CONTROL DEVICES REMOVED.
7. WATER VEGETATION AT THE END OF EACH DAY FOR TWO WEEKS AFTER PLANTING IS COMPLETED.

STORMWATER OPERATIONS & MAINTENANCE CONTACT:

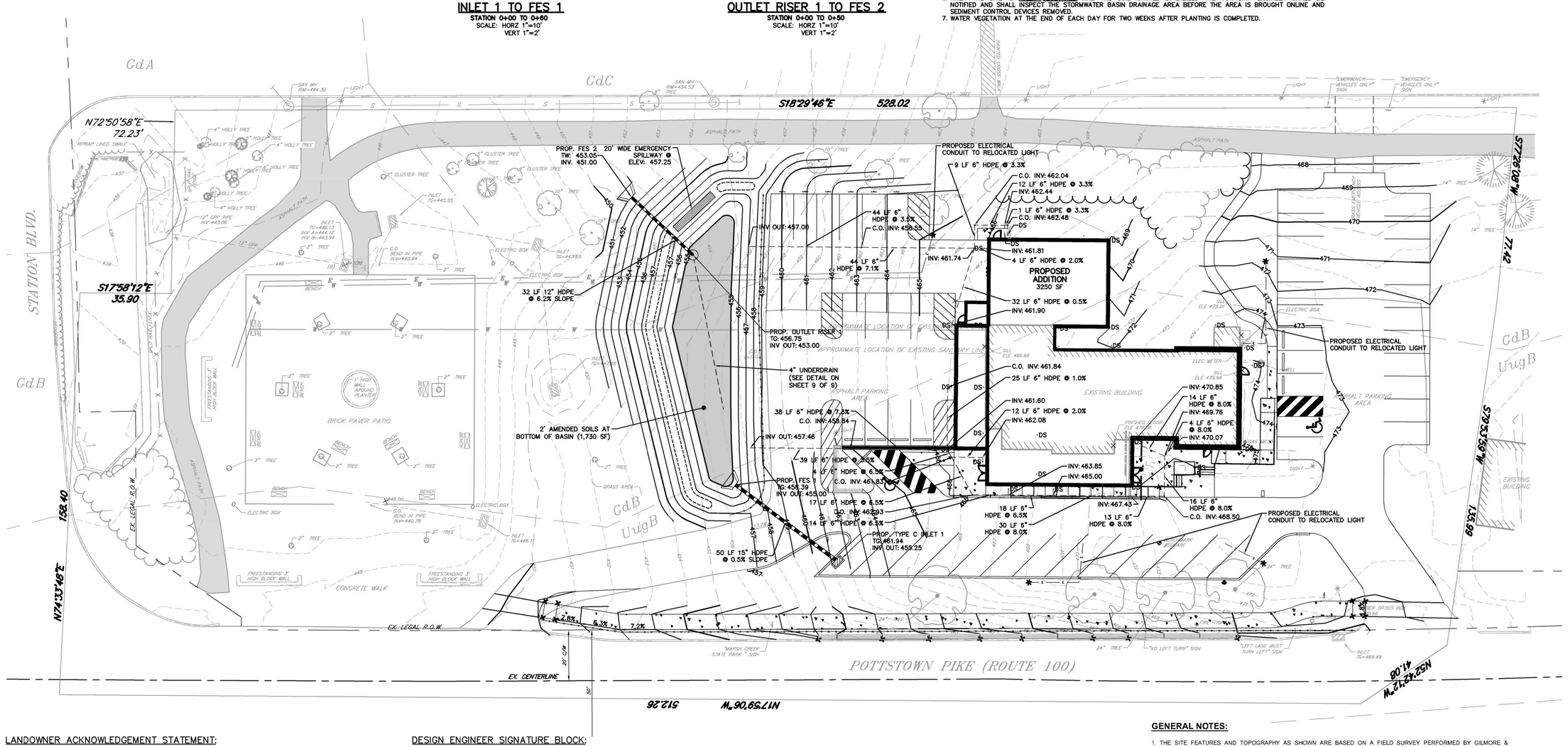
THE FOLLOWING PERSON(S) SHALL BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES AND IMPLEMENTATION OF THE O&M PLAN:

UPPER UWCHLAN TOWNSHIP MANAGER
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425
(610) 458-9400

THE PERSON RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE BMPs AND CONVEYANCES SHALL MAKE RECORDS OF THE INSTALLATION AND OF ALL MAINTENANCE AND REPAIRS, AND SHALL RETAIN THE RECORDS FOR AT LEAST 10 YEARS.

ALTERATION OF BMPs NOTES:

1. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, ALTER, OR IMPAIR THE EFFECTIVENESS OF ANY STORMWATER BMPs, CONVEYANCES, FACILITIES, AREAS OR STRUCTURES UNLESS THE ACTIVITY IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
2. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, ADDITIONAL VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO A BMP OR CONVEYANCE, OR WITHIN A STORMWATER EASEMENT, THAT WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER BMP OR CONVEYANCE, WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.



LANDOWNER ACKNOWLEDGEMENT STATEMENT:

I, _____, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED STORMWATER PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE MUNICIPALITY FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

DESIGN ENGINEER SIGNATURE BLOCK:

I, _____, ON THIS DATE _____, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE UPPER UWCHLAN TOWNSHIP ORDINANCE NO. 2013-05, THE STORMWATER MANAGEMENT ORDINANCE.

GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN SEPTEMBER OF 2018.

2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 4, 2004, PENNSYLVANIA ACT 160.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL, VALID AND LEGALLY BINDING PLANS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE EXPRESSED WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED
© COPYRIGHT 2018 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

NOT APPROVED FOR CONSTRUCTION

G&A

JOB NO.: 17-10057T1
TAX MAP PARCEL NO.: XX
MUNICIPAL FILE NO.: XX
SCALE: 0 20 40 IN / 20 FEET
DESIGNED BY: JWG
DRAWN BY: TBF
CHECKED BY: DNL

OWNER:
UPPER UWCHLAN TOWNSHIP
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425
610-458-9400

TOTAL AREA: 2.89 AC
TOTAL LOTS: XX
SCALE: 1"=20'
DATE: 12-18-18

LAND DEVELOPMENT PLAN
STORMWATER MANAGEMENT & UTILITY PLAN
UPPER UWCHLAN TOWNSHIP BUILDING EXPANSION
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY
1	PER TOWNSHIP COMMENTS	01/17/19	JDH

SHEET NO.:
7 OF 11

N:\Shared Municipal\Upper Uwchlan Twp\2017\17-10057T1 - Township Bldg Expansion\DESIGN\CAD\Production Drawings\17100ST GradesAtDrain.dwg Layout: Storm & Utility Plan Plotted By: gmoglulk, on Thu, Jan 17, 2019 at 2:40pm

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. --

SEQUENCE OF CONSTRUCTION:

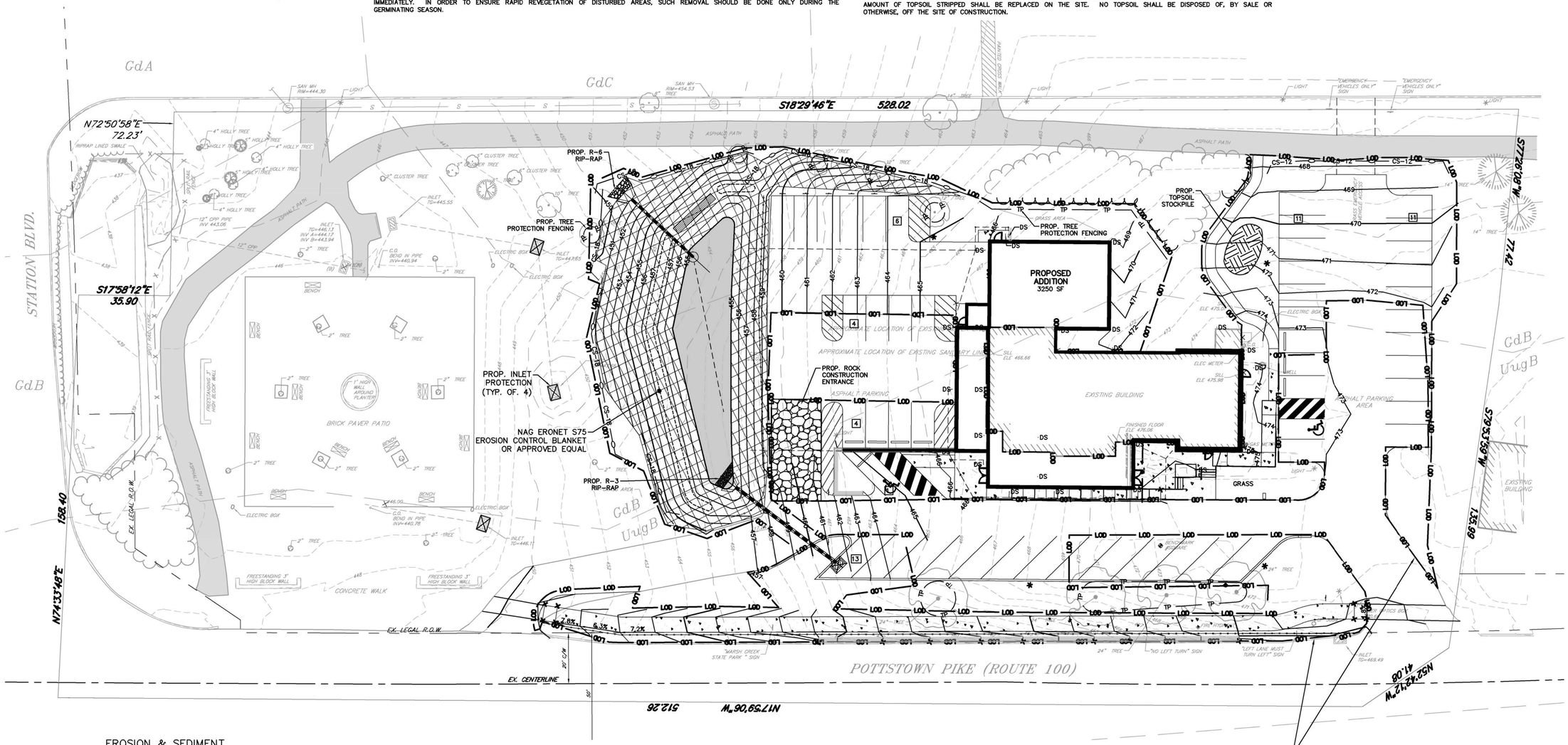
1. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE THE CONTRACTOR, TOWNSHIP ENGINEER, AND TOWNSHIP STAFF TO AN ON-SITE PRECONSTRUCTION MEETING.
2. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THIS SEQUENCE OF CONSTRUCTION. DEVIATION FROM THIS SEQUENCE MUST BE APPROVED IN WRITING BY TOWNSHIP ENGINEER PRIOR TO IMPLEMENTATION.
4. AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT, SCRUBBERS SHALL BE POSITIONED AT ALL POINTS EXITING THE SITE TO FACILITATE THE CLEANING OF MUD AND DEBRIS FROM ALL VEHICLES LEAVING THE SITE.
5. THE LIMITS OF DISTURBANCE (LOD) SHALL BE MARKED PRIOR TO DISTURBANCE ACTIVITIES (i.e. SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.).
6. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCING ANY EARTH DISTURBANCE, SUCH AS ROCK CONSTRUCTION ENTRANCE, COMPOST FILTER SOCKS, AND TREE PROTECTION FENCING.
7. STRIP TOPSOIL ON SITE AND STOCKPILE.
8. EXCAVATE AND INSTALL STORMWATER MANAGEMENT BASIN. INSTALL ALL RELATED STORMWATER PIPING. KEEP STORMWATER MANAGEMENT AREA FREE FROM FURTHER DISTURBANCE BY PLACING CONSTRUCTION FENCE AROUND AREAS UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED.
9. INSTALL PROPOSED BUILDING AS PER DRAWINGS PROVIDED BY ARCHITECT.
10. INSTALL ALL UNDERGROUND UTILITIES.
11. EXCAVATE AND GRADE FOR PROPOSED DRIVEWAY IMPROVEMENTS.
12. RESTORE ALL DISTURBED AREAS PER THE STABILIZATION NOTES.
13. COMPLETE PAVEMENT WORK PER SPECIFICATIONS.
14. PLANT TREES.
15. UPON FINAL INSPECTION APPROVAL, TEMPORARY E&S CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL MUST BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL SHOULD BE DONE ONLY DURING THE GERMINATING SEASON.

STABILIZATION NOTES:

1. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT A LOCATION COORDINATED WITH TOWNSHIP STAFF IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION.
2. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES, OR 6 TO 12 INCHES ON COMPACTED SOILS, PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM 2 INCHES OF TOPSOIL.
3. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES EXCEEDS 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
4. STRAW MULCH MUST BE APPLIED AT RATES OF AT LEAST 3.0 TONS PER ACRE. STRAW MULCH SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN.
5. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED.
6. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
7. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
8. E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED.

STRIPPING, PILING, REPLACEMENT OR REMOVAL OF TOPSOIL NOTE:

INITIAL CONSTRUCTION OF THE SITE SHALL CONSIST OF STRIPPING AND PILING OF TOPSOIL FROM ALL AREAS PLANNED TO BE DISTURBED. THE AREA STRIPPED SHALL BE KEPT TO A MINIMUM. UPON COMPLETION OF OTHER CONSTRUCTION, THE ENTIRE AMOUNT OF TOPSOIL STRIPPED SHALL BE REPLACED ON THE SITE. NO TOPSOIL SHALL BE DISPOSED OF, BY SALE OR OTHERWISE, OFF THE SITE OF CONSTRUCTION.



EROSION & SEDIMENT CONTROL LEGEND

- CFS — LIMIT OF DISTURBANCE
- CFS — COMPOST FILTER SOCK (SIZE VARIES)
- TP — TREE PROTECTION FENCING
- TOPSOIL STOCKPILE
- ROCK CONSTRUCTION ENTRANCE
- INLET PROTECTION

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED AUTHORIZED AND PROJECT DESIGNATED PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. MODIFICATION, REVISION, OR USE WITHOUT THE EXPRESSED WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
©COPYRIGHT 2018 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

NOT APPROVED FOR CONSTRUCTION

JOB NO.: 17-10057T1 | TAX MAP PARCEL NO.: XX
MUNICIPAL FILE NO.: XX
SCALE: 1 IN = 20 FEET (0, 20, 40) | CHECKED BY: DNL
DESIGNED BY: JWG | DRAWN BY: TBF

OWNER: UPPER UWCHLAN TOWNSHIP, 140 POTTSTOWN PIKE, CHESTER SPRINGS, PA 19425, 610-458-9400
TOTAL AREA: 2.89 AC | TOTAL LOTS: XX
DATE: 12-18-18 | SCALE: 1"=20'

LAND DEVELOPMENT PLAN
EROSION & SEDIMENTATION CONTROL PLAN
UPPER UWCHLAN TOWNSHIP BUILDING EXPANSION
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY
1	PER TOWNSHIP COMMENTS	01/17/19	JDH

SHEET NO.: 8 OF 11

N:\Share\Municipal\Upper Uwchlan Twp\2017\17-10057T1 - Township Bldg Expansion\DESIGN\CAD\Production Drawings\17100ST Erode&Drain.dwg Layout: E&S Plotted By: gmgoulet, on Thu Jan 17, 2019 at 2:41pm

Packet Page 95

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1076

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. --

PLANTING NOTES:

1. A MINIMUM OF SIX INCHES OF TOPSOIL MATERIAL SHALL BE PLACED ON ALL AREAS AFFECTED BY CONSTRUCTION OF DETENTION BASINS (BOTTOM OF BASIN, SIDE, SLOPES, TOP OF BERM, ETC.). THE MATERIAL MUST MEET THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, FORM 408 SPECIFICATION, AS AMENDED.

2. NO TREES SHALL BE PLANTED CLOSER THAN 15 FEET FROM FIRE HYDRANTS, STREETLIGHTS, OR STOP SIGNS.

3. EVERGREEN PLANTINGS SHALL BE PROVIDED THAT ARE AT LEAST 7 TO 8 FEET IN HEIGHT, PLANTED AT INTERVALS NO LESS THAN 10 FEET ON CENTER.

4. OTHER THAN STREET TREES, NO TREES SHALL BE PLACED WITH THEIR CENTER LESS THAN 5 FEET FROM ANY PROPERTY LINE, AND NO SHRUBS WITH THEIR CENTER LESS THAN 2 FEET FROM ANY PROPERTY LINE.

5. VEGETATIVE SCREENING SHALL BE CONTINUOUSLY MAINTAINED FOR THE DURATION OF OPERATION OF THE USE FOR WHICH SCREENING IS REQUIRED. DURING SUCH PERIOD, ANY PLANT MATERIAL WHICH DOES NOT SURVIVE SHALL BE REPLACED PRIOR TO THE START OF THE NEXT GROWING SEASON.

6. AT THE TIME OF PLANTING, STREET TREES SHALL BE AT LEAST 14 TO 16 FEET IN HEIGHT AND 3 TO 3-1/2 INCH CALIPER IN SIZE.

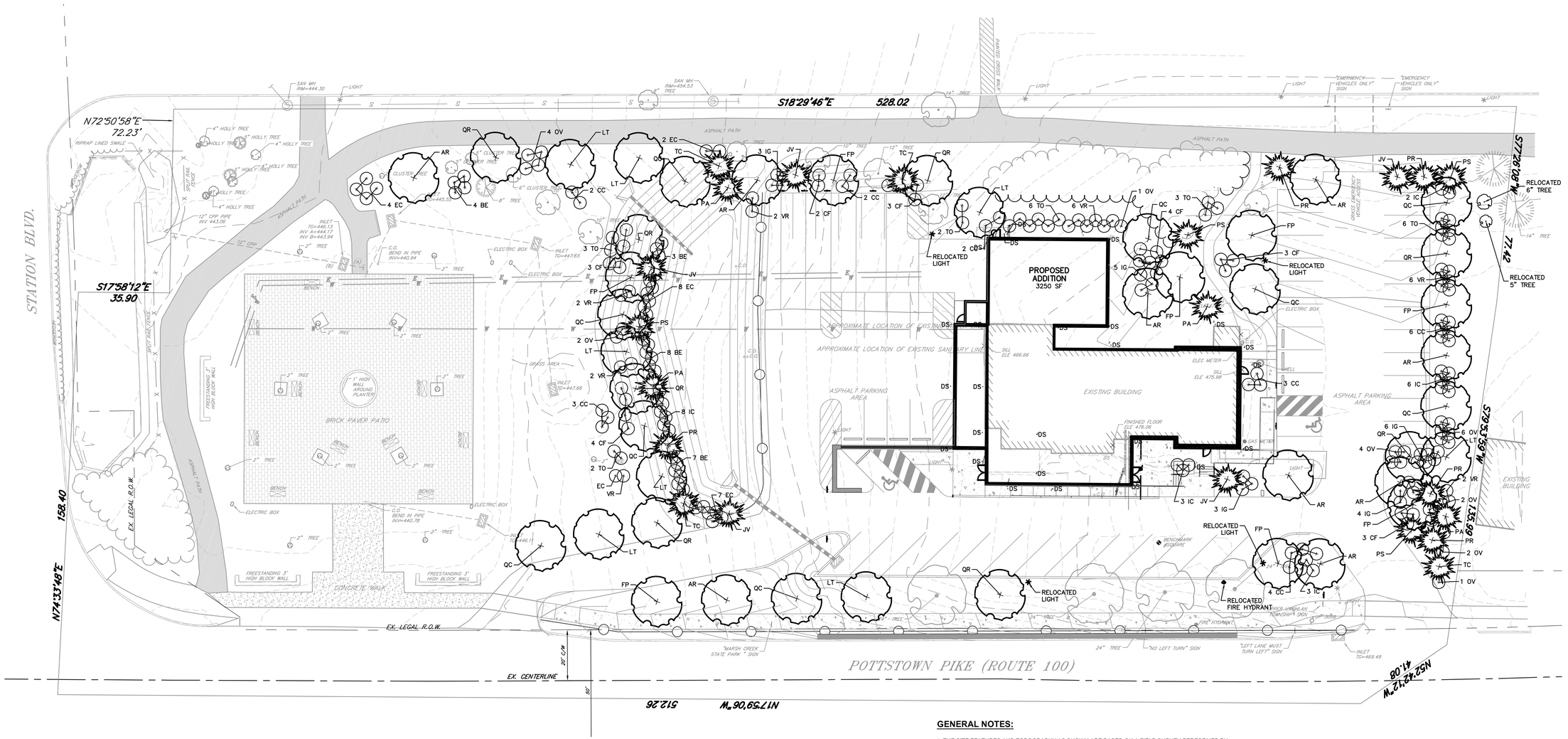
7. SHRUBS SHALL BE PROVIDED THAT ARE AT LEAST 24 TO 30 INCHES IN HEIGHT.

8. PLANTINGS AND THEIR MEASUREMENT SHALL CONFORM TO THE STANDARDS OF THE PUBLICATIONS "AMERICAN OR U.S.A. STANDARD FOR NURSERY STOCK," AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) OR U.S.A.S. Z60.1 OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AS AMENDED.

9. ALL PLANT MATERIAL USED ON THE SITE SHALL HAVE BEEN GROWN WITHIN THE SAME U.S. DEPARTMENT OF AGRICULTURE (USDA) HARDINESS ZONE AS THE SITE, SHALL BE FREE OF DISEASE, AND SHALL BE NURSERY GROWN, UNLESS IT IS DETERMINED BY THE TOWNSHIP THAT THE TRANSPLANTING OF TREES PARTIALLY FULFILLS THE REQUIREMENTS OF THIS SECTION.

10. EXISTING PLANT MATERIALS OR OTHER MEANS OF LANDSCAPING SHALL BE PROTECTED DURING CONSTRUCTION FROM IMPACTS SUCH AS, BUT NOT LIMITED TO, ROOT COMPACTION, DEBARKING, AND SOIL STRIPPING. THE TOWNSHIP SHALL CONDUCT A POSTCONSTRUCTION INSPECTION, AND RESERVCES THE RIGHT TO REQUIRE ADDITIONAL PLANTINGS IF THE EXISTING PLANT MATERIAL OR OTHER MEANS OF LANDSCAPING ARE DAMAGED OR DID NOT SURVIVE CONSTRUCTION.

11. PLANTING AND MAINTENANCE OF VEGETATION SHALL INCLUDE, AS APPROPRIATE, BUT NOT NECESSARILY BE LIMITED TO, PROVISIONS FOR: SURFACE MULCH, GUY-WIRES AND STAKES, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, PRUNING, MULCHING, WEEDING, AND WATERING.



GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN SEPTEMBER OF 2018.

2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 4, 2004, PENNSYLVANIA ACT 160.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. MODIFICATION, REUSE OR PUBLICATION WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
© COPYRIGHT 2018 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

NOT APPROVED FOR CONSTRUCTION

JOB NO.: 17-1005771
MUNICIPAL FILE NO.: XX
TAX MAP PARCEL NO.: XX
SCALE: 0 20 40 IN / 20 FEET
DESIGNED BY: JWG
DRAWN BY: TBF
CHECKED BY: DNL

OWNER: UPPER UWCHLAN TOWNSHIP 140 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425 610-458-9400
TOTAL AREA: 2.89 AC
TOTAL LOTS: XX
DATE: 12-18-18
SCALE: 1"=20'

LAND DEVELOPMENT PLAN
LANDSCAPE & LIGHTING PLAN
UPPER UWCHLAN TOWNSHIP
BUILDING EXPANSION
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY
1	PER TOWNSHIP COMMENTS	01/17/19	JDH

SHEET NO.:
9 OF 11

N:\Shore\Municipal\Upper Uwchlan Twp\2017\17-10057TI - Township Bldg Expansion\DESIGN\CAD\Production Drawings\1710057T Lscape.dwg Layout: L&L Plotted By: gmaguiak, on Thu Jan 17, 2019 at 2:43pm

LANDSCAPING REQUIREMENTS

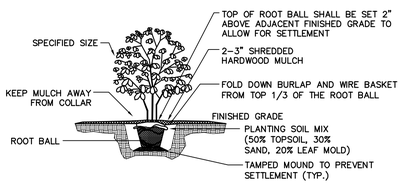
IMPROVEMENT/CONDITIONS	DECIDUOUS TREES	EVERGREEN TREES	SHRUBS
PER 1,000 SQUARE FEET GROSS BUILDING AREA (7,483 SF / 1,000 = 7.48)	7.48 X 2 = 15	7.48 X 1 = 8	7.48 X 8 = 60
PER 2,000 SQUARE FEET OFF-STREET PARKING OR LOADING AREA, EXCLUDING DRIVEWAYS LESS THAN 18 FT WIDE (15,971 SF / 2,000 = 7.98)	7.98 X 1 = 8	7.98 X 1 = 8	7.98 X 4 = 32
PER 100 LINEAR FEET OF NEW AND EXISTING PUBLIC OR PRIVATE ROAD FRONTAGE (POTTSTOWN PIKE) (545 LF / 100 = 5.45)	5.45 X 2 = 11	5.45 X 1 = 6	5.45 X 5 = 28
PER 100 LINEAR FEET OF NEW AND EXISTING PUBLIC OR PRIVATE ROAD FRONTAGE (STATION BOULEVARD) (231 LF / 100 = 2.31)	2.31 X 2 = 5	2.31 X 1 = 3	2.31 X 5 = 12
PER 100 LINEAR FEET OF EXISTING TRACT BOUNDARY (SOUTHERN PROPERTY LINE) (213.41 LF / 100 = 2.13)	2.13 X 1 = 3	2.13 X 2 = 5	2.13 X 8 = 18
PER 100 LINEAR FEET OF EXISTING TRACT BOUNDARY (EASTERN PROPERTY LINE) (563.92 LF / 100 = 5.64)	5.64 X 1 = 6	5.64 X 2 = 12	5.64 X 8 = 46
TOTAL REQUIRED	48	42	196
TOTAL PROVIDED	^42	^22	196
NOTE: WHERE CALCULATION OF THE MINIMUM NUMBER OF PLANTINGS REQUIRED AS ABOVE RESULTS IN FRACTIONS OF PLANTS REQUIRED, THE MINIMUM NUMBER OF PLANTS REQUIRED SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER.			
^A WAIVER IS REQUESTED FOR 6 DECIDUOUS TREES AND 20 EVERGREEN TREES TO BE PLANTED ELSEWHERE IN THE TOWNSHIP			

REPLACEMENT TREE REQUIREMENTS

TREES TO BE REMOVED	REPLACEMENT REQUIREMENT PER TREE	PROVIDED
(1) 5" CLUSTER TREE	TREE UNDER 6 INCHES NOT REQUIRED TO REPLACE	N/A
(1) 6" TREE	ONE (4 TO 4-1/2 INCH) OR TWO (3 TO 3-1/2 INCH)	TWO EXISTING TREES PRESERVED
(3) 10" TREES	ONE (4 TO 4-1/2 INCH) OR TWO (3 TO 3-1/2 INCH)	SIX EXISTING TREES PRESERVED
(1) 16" TREE	ONE (5 TO 5-1/2 INCH) OR THREE (3 TO 3-1/2 INCH)	THREE EXISTING TREES PRESERVED
(1) 18" TREE	ONE (6 TO 6-1/2 INCH) OR FOUR (3 TO 3-1/2 INCH)	FOUR EXISTING TREES PRESERVED

SHRUB PLANTING SCHEDULE

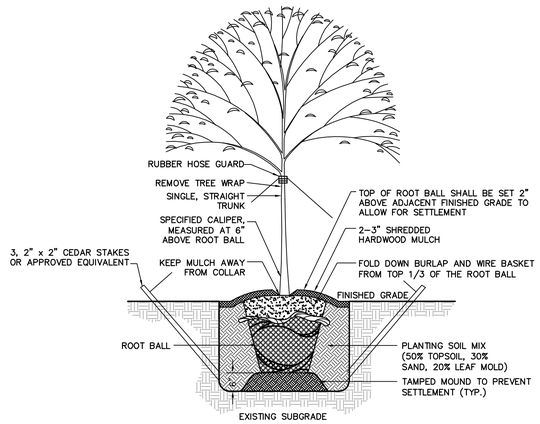
SYMBOL	QUANTITY	COMMON NAME	LATIN NAME
CC	22	EASTERN REDBUD	CERCIS CANADENSIS
CF	22	FLOWERING DOGWOOD	CORNUS FLORIDA
OV	22	AMERICAN HOPHORNBEAM	OSTRYA VIRGINIANA
IC	22	COMPACT JAPANESE HOLLY	ILEX CRENATA 'COMPACTA'
IG	21	SHAMROCK HOLLY	ILEX GLABRA 'SHAMROCK'
TO	22	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD'
VR	21	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM
EC	22	SILVERBERRY	ELAEAGNUS COMMUTATA
BE	22	BARBERRY	BERBERIS
TOTAL: 196 SHRUBS			



SHRUB PLANTING AND SHRUB BED PREPARATION
NOT TO SCALE

DECIDUOUS PLANTING SCHEDULE

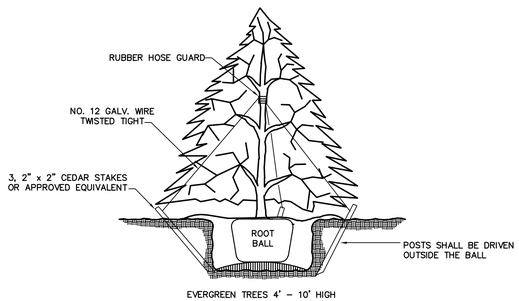
SYMBOL	QUANTITY	COMMON NAME	LATIN NAME
AR	9	RED MAPLE	ACER RUBRUM
FP	8	GREEN ASH	FRAXINUS PENNSYLVANICA
QR	8	NORTHERN RED OAK	QUERCUS RUBRA
LT	8	TULIP POPLAR	LIRIODENDRON TULIPIFERA
QC	9	SCARLET OAK	QUERCUS COCCINEA
TOTAL: 42 DECIDUOUS TREES			



TREE PLANTING DETAIL
NOT TO SCALE

EVERGREEN PLANTING SCHEDULE

SYMBOL	QUANTITY	COMMON NAME	LATIN NAME
JV	5	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA
TC	4	CANADIAN HEMLOCK	TSUGA CANADENSIS
PR	5	RED SPRUCE	PICEA RUBENS
PA	4	NORWAY SPRUCE	PICEA ABIES
PS	4	EASTERN WHITE PINE	PINUS STROBUS
TOTAL: 22 EVERGREEN TREES			



EVERGREEN TREE PLANTING AND STAKING DETAIL
NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. ANY MODIFICATION, REUSE OR DISTRIBUTION OF THIS PLAN WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
©COPYRIGHT 2018 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

NOT APPROVED FOR CONSTRUCTION

JOB NO.: 17-1005771
MUNICIPAL FILE NO.: XX
TAX MAP PARCEL NO.: XX
N.T.S. XX XX XX
DESIGNED BY: JWG
DRAWN BY: TBF
CHECKED BY: DNL

OWNER:
UPPER UWCHLAN TOWNSHIP
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425
610-458-9400

TOTAL AREA: 2.89 AC
TOTAL LOTS: XX
SCALE: NOT TO SCALE
DATE: 12-18-18

LAND DEVELOPMENT PLAN
LANDSCAPE NOTES AND DETAILS

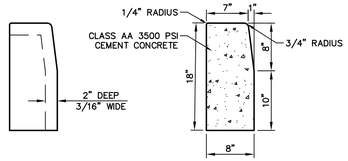
UPPER UWCHLAN TOWNSHIP
BUILDING EXPANSION

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY
1	PER TOWNSHIP COMMENTS	01/17/19	JDH

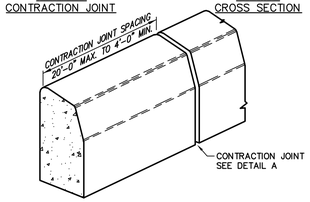
SHEET NO.:
10 OF 11

N:\Shore\Municipal\Upper Uwchlan Twp\2017\17-1005771 - Township Bldg Expansion\DESIGN\CAD\Production Drawings\1710057T Lscape.dwg Layout: L&L Notes and Details Plotted By: gmagulak, on Thu Jan 17, 2019 at 2:43pm



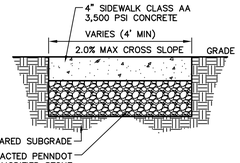
DETAIL A CONTRACTION JOINT

TYPICAL CROSS SECTION



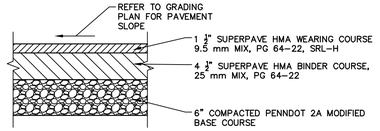
PLAIN CEMENT CONCRETE CURB
NOT TO SCALE

NOTES:
1. CURBING SHALL BE CONSTRUCTED IN TEN-FOOT LENGTHS.
2. A PREMOLDED EXPANSION MATERIAL HAVING A MINIMUM THICKNESS OF ½ INCH SHALL BE PLACED BETWEEN SECTIONS OF CURVED CURB AND AT INTERVALS OF NOT MORE THAN 30 FEET.
3. INTERMEDIATE JOINTS BETWEEN TEN-FOOT SECTIONS SHALL BE FORMED OF TWO LAYERS OF SINGLE-PLY BITUMINOUS PAPER.

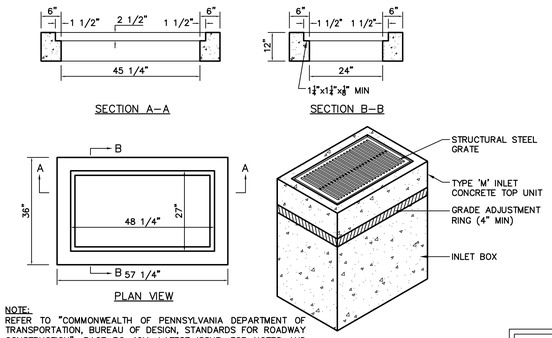


SIDEWALK DETAIL
NOT TO SCALE

NOTES:
1. BROOM FINISH FOR NON-SLIP SURFACE.
2. WHERE SIDEWALKS ABUT THE CURB AND A BUILDING, WALL OR OTHER PERMANENT STRUCTURE, A PREMOLDED EXPANSION JOINT ½ INCH IN THICKNESS SHALL BE PLACED BETWEEN SIDEWALK AND THE STRUCTURE FOR THE FULL LENGTH OF THE STRUCTURE.

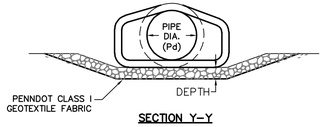


BITUMINOUS CONCRETE - SITE PAVING
NOT TO SCALE



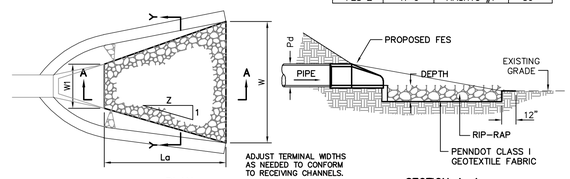
NOTE:
REFER TO "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION", PAGE RC-46M, LATEST ISSUE, FOR NOTES AND SPECIFICATIONS REGARDING PRECAST INLET CONSTRUCTION.

TYPE 'M' INLET DETAIL
NOT TO SCALE



SECTION Y-Y

STONE FILTER BLANKET SHALL BE USED IN LIEU OF GEOTEXTILE AS PER THE FOLLOWING:			
LOCATION	RIP-RAP	STONE #	DEPTH
FES 1	R-3	AASHTO #57	9"
FES 2	R-6	AASHTO #1	36"

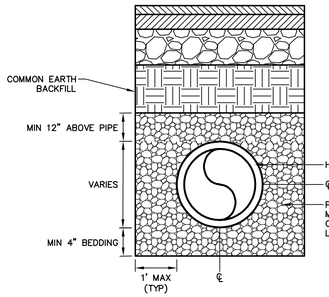


ADJUST TERMINAL WIDTHS AS NEEDED TO CONFORM TO RECEIVING CHANNELS.

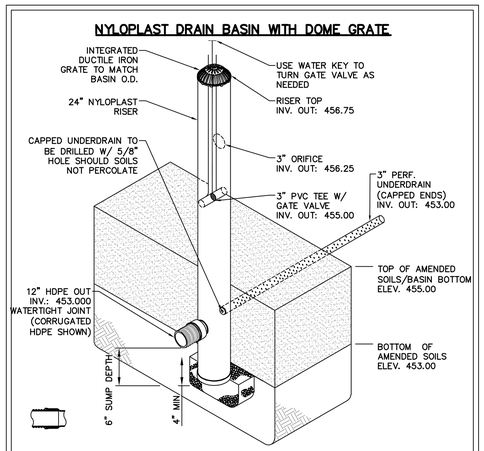
PLAN

SECTION A-A

ENERGY DISSIPATER AT PIPE F.E.S.
NOT TO SCALE

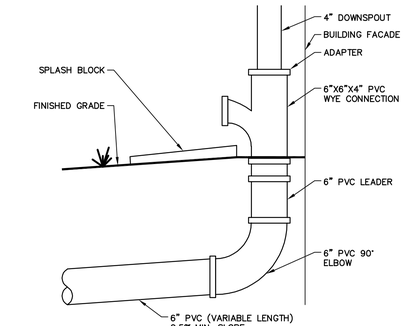


HDPE BACKFILL DETAIL
NOT TO SCALE



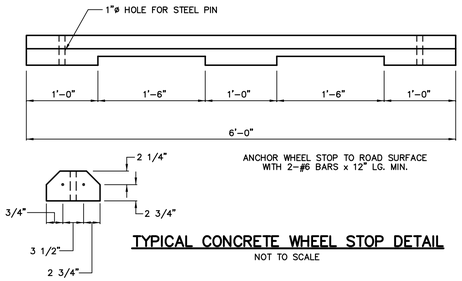
1 - 24" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 24" DOME GRATES HAVE NO LOAD RATING
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/MANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.



NOTE:
1. PVC MAY BE SUBSTITUTED WITH AN APPROVED EQUAL MATERIAL
2. LEAF GUARDS TO BE INSTALLED ON ALL GUTTER DOWNSPOUTS

DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE



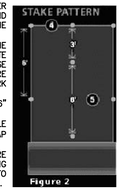
TYPICAL CONCRETE WHEEL STOP DETAIL
NOT TO SCALE

INSTALLATION INSTRUCTIONS:

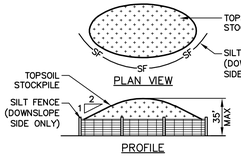
ADDITIONAL ITEMS NEEDED FOR INSTALLATION:
GRASS SEED, FERTILIZER, RUBBER MALLET, SCISSORS OR SHEARS, SAFETY GLASSES/GOGGLES

CAUTION: ALWAYS WEAR EYE AND HAND PROTECTION DURING INSTALLATION OF BIOSTAKES.

1. PREPARE THE AREA TO BE PROTECTED BY RAKING THE SOIL TO A DEPTH OF 1-2 INCHES AND REMOVING LARGE DIRT CLODS, STICKS AND OTHER OBSTRUCTIONS. APPLY SEED AND FERTILIZER AND LIGHTLY RAKE INTO THE SOIL. (NOTE: THIS PRODUCT DOES NOT INCLUDE SEED OR FERTILIZER. FOR SEEDING AND FERTILIZER SEE THE SEEDING & MULCHING SCHEDULE)
2. STARTING AT THE TOP OF SLOPE, ANCHOR THE BLANKET IN A 6"x6" TRENCH WITH A ROW OF BIODEGRADABLE PLASTIC BIOSTAKES. A RUBBER MALLET IS RECOMMENDED FOR DRIVING THE BIOSTAKES INTO THE GROUND. **CAUTION:** BIOSTAKES MAY SHATTER IF BROKEN, THEREFORE, ALWAYS WEAR EYE AND HAND PROTECTION DURING INSTALLATION. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL OUT BLANKET (a) DOWN OR (b) HORIZONTALLY ACROSS THE SLOPE. SECURE BLANKET WITH BIOSTAKES IN APPROPRIATE PATTERN PER STAPLING PATTERN, FIGURE 2. IF APPLICABLE USE DOT SYSTEM PROVIDED ON FABRIC BY MANUFACTURER. BE SURE TO SMOOTH OUT ANY WRINKLES OR FOLDS IN MATERIAL AS WORK PROGRESSES.
4. EDGES OF PARALLEL BLANKETS SHALL OVERLAP A MINIMUM OF 6" AND BE STAKED AT 12" INTERVALS.
5. CONSECUTIVE BLANKETS ALONG SLOPE SHALL OVERLAP, SHINGLE STYLE, WITH A MINIMUM 6" OVERLAP. STAKE THROUGH OVERLAP AREA AT 12" INTERVALS.
6. IMMEDIATELY FOLLOWING INSTALLATION, GENTLY WATER ENTIRE AREA, THOROUGHLY WETTING BOTH THE BLANKET AND UNDERLYING SOIL. FOR BEST RESULTS, KEEP SOIL MOIST FOR THE FIRST 30 TO 60 DAYS, OR UNTIL UNIFORM GRASS ESTABLISHMENT IS ACHIEVED.



NORTH AMERICAN GREEN SLOPE INSTALLATION
NOT TO SCALE

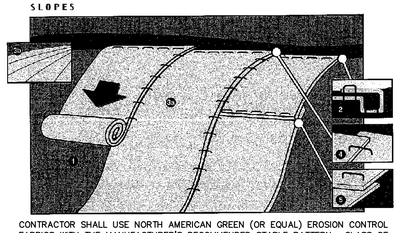


PROFILE

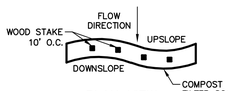
SILT FENCE MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING & MULCH TO ALL STOCKPILES.

TOPSOIL STOCKPILE AREA DETAIL
NOT TO SCALE

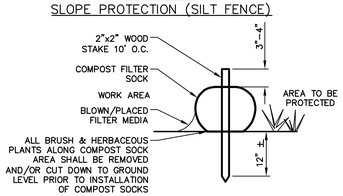
NOTE:
UPON COMPLETION OF OTHER CONSTRUCTION, THE ENTIRE AMOUNT OF TOPSOIL STRIPPED SHALL BE REPLACED ON THE SITE. NO TOPSOIL SHALL BE DISPOSED OF, BY SALE OR OTHERWISE, OFF THE SITE OF THE CONSTRUCTION.



CONTRACTOR SHALL USE NORTH AMERICAN GREEN (OR EQUAL) EROSION CONTROL FABRICS WITH THE MANUFACTURER'S RECOMMENDED STAPLE PATTERN. CLASS OF FABRIC SHALL BE AS NOTED ELSEWHERE IN THE PLANS.



PLAN VIEW
SLOPE PROTECTION (SILT FENCE)



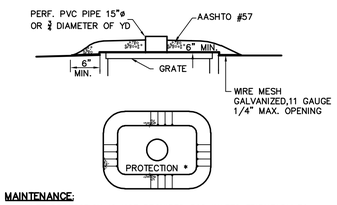
SECTION VIEW
COMPOST SOCK INSTALLATION

NOTES:
1. COMPOST SOCK SHALL BE "SILTSOXX" AS SUPPLIED BY MCS INC. (1971 N. BLACK HORSE PIKE, WILLIAMSTOWN, NJ 08094, 856-629-1044, www.mcsnjinc.com) OR EQUAL PRODUCT BY OTHER MANUFACTURER.
2. FOR INSTALLATIONS ON EXISTING PAVEMENT, CINDER BLOCKS ON DOWNSTREAM SIDE MAY BE USED IN LIEU OF WOOD STAKES TO ANCHOR THE SOCKS.
3. UPON COMPLETION OF THE PROJECT, COMPOST MATERIAL SHALL BE MIXED WITH ONSITE SOIL/TOPSOIL AND SPREAD ON THE SITE AS DETAILED IN SEEDING AND MULCHING SCHEDULE.
4. SOCK FABRIC SHALL BE 5mil PHOTO-DEGRADABLE, HDPE FOR INSTALLATIONS LESS THAN 9 MONTHS. FOR PROJECTS WITH LONGER DURATIONS, SOCKS SHALL BE MULTI-FILAMENT POLYPROPYLENE FABRIC.
5. INFILL MATERIAL SHALL BE WEED FREE COMPOST DERIVED FROM WELL-DECOMPOSED ORGANIC MATTER. COMPOST SHALL BE PRODUCED USING AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS. COMPOST MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:

ORGANIC MATTER CONTENT	25% - 100%
ORGANIC PORTION	FIBROUS & ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30-50% PASS 3/8" SIEVE
SOLUBLE SALT	5.0 dS/m MAXIMUM

6. COMPOST SOCKS SHALL BE PLACED AT LEVEL GRADE AND BOTH ENDS EXTENDED 8' MIN. UP SLOPE AT 45° ANGLE.
7. ACCUMULATED SEDIMENT SHALL BE REMOVED WHENIT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED OF IN APPROVED UPLAND AREA.

COMPOST FILTER SOCK DETAIL
NOT TO SCALE

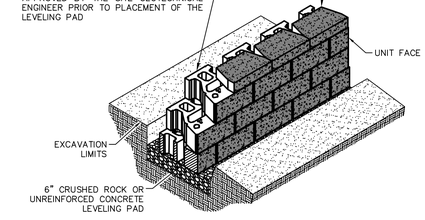


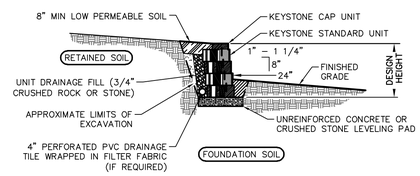
MAINTENANCE:
1. INLET PROTECTION IS NOT REQUIRED FOR INLETS TRIBUTARY TO SEDIMENT BASINS OR TRAPS.
2. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE DEPTH OF STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
3. FOR HQ OR EV WATERSHEDS, A 6" THICK COMPOST LAYER SHALL BE SECURELY ANCHORED OVER THE STONE.

TYPE "M" INLET OR YARD DRAIN PROTECTION, NOT IN SWALE
NOT TO SCALE

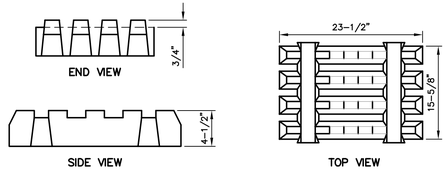
BASE PAD LEVELING NOTES:
1. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR ±2,000 PSI UNREINFORCED CONCRETE
2. THE BASE FOUNDATION IS TO BE APPROVED BY THE SITE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE LEVELING PAD

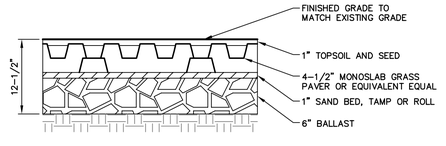
STANDARD UNIT	CAP UNIT
Width: 18"	Width: 18"
*Depth: 18"	*Depth: 10 1/2"
Height: 8"	Height: 4"
*Weight: 108 lbs	*Weight: 50 lbs





UNIT MASONRY WALL
STANDARD UNIT - 1" SETBACK





EMERGENCY ACCESS - GRASS PAVERS DETAIL
NOT TO SCALE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. ANY MODIFICATIONS OR REUSE WITHOUT WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
© COPYRIGHT 2018 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

NOT APPROVED FOR CONSTRUCTION

JOB NO.: 17-1005711 | TAX MAP PARCEL NO.: XX | MUNICIPAL FILE NO.: XX | DESIGNED BY: JWG | DRAWN BY: TBF | CHECKED BY: DNL

OWNER: UPPER UWCHLAN TOWNSHIP, 140 POTTSTOWN PIKE, CHESTER SPRINGS, PA 19425, 610-458-9400 | TOTAL AREA: 2.89 AC | DATE: 12-18-18 | TOTAL LOTS: XX | SCALE: AS NOTED

LAND DEVELOPMENT PLAN
CONSTRUCTION DETAILS

UPPER UWCHLAN TOWNSHIP
BUILDING EXPANSION
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY
1	PER TOWNSHIP COMMENTS	01/17/19	JDH

SHEET NO.: 11 OF 11

N:\Shared\Municipal\Upper Uwchlan Twp\2017\17-1005711 - Township Bldg Expansion\DESIGN\CAD\Production Drawings\17100571 Details.dwg Layout: Details Plotted By: gmoguluk, on Thu Jan 17, 2019 at 2:44pm

UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: **Board of Supervisors**

FROM: **Cary B. Vargo**
Township Manager

RE: **Township Building Renovation/Expansion Project**

DATE: **January 17, 2019**

Attached for your reference is the most up to date information on the Township Building Renovation/Expansion Project. The information includes floor plans for both levels of the building as well as the updated rendering. The project includes a full renovation of all existing spaces, with the exception of the historic school house, and additions on three sides of the building totaling 6,074 SF of new space. The 75% design cost estimate stands at $3,568,175.

Building Area	First Floor (Police)	Second Floor (Administration)	Total
Existing	2,542	4,065	6,607
New	3,377	2,697	6,074
Total	**5,919**	**6,762**	**12,681**

Project Timeline as of January 17, 2019

- January 10 - Planning Commission recommendation
- January 22 – Board of Supervisors consideration
- January 23 or 24 – Bid advertisement
- January 29 or 30 - Release project for bids. Bid period will be 4+ weeks
- February 28 - Receive bids
- March 1- March 15 - Review and evaluate bids
- March 18 - Award contracts at Supervisor's meeting
- March 19 – April 30, sign contracts, mobilize
- May 1 - Contractors begin onsite work

I would respectfully request that the BOS authorize advertisement of the Township Building Renovation/Expansion Project

UPPER UWCHLAN ADMIN & POLICE DEPT RENOVATION

140 POTTSTOWN PIKE,
CHESTER SPRINGS, PA 19425



NORTH ELEVATION



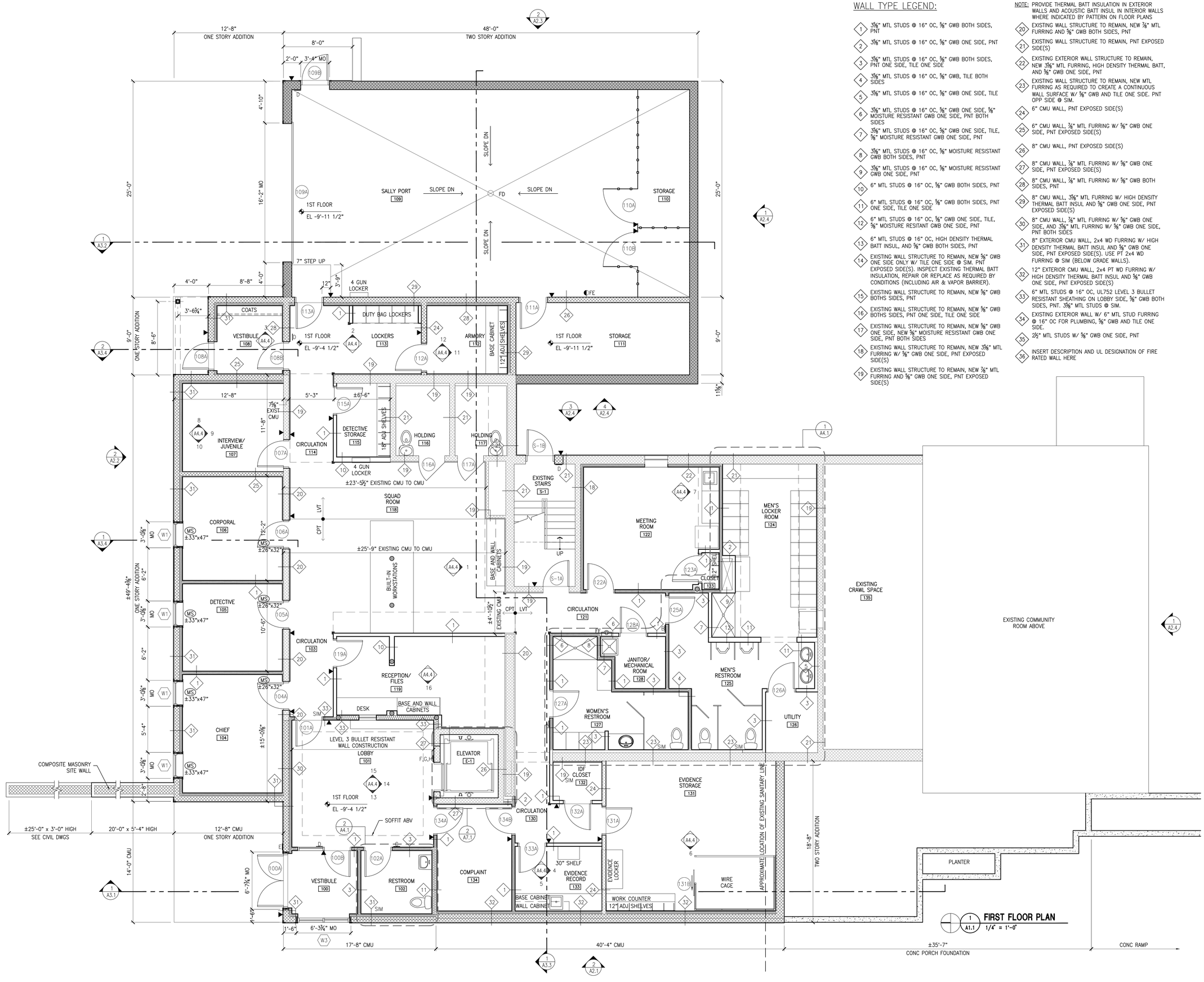
WEST ELEVATION

EXTERIOR ELEVATIONS

HAMMEL ASSOCIATE ARCHITECTS, LLC

COPY RIGHTS PROTECTED, 11/12/2018

Packet Page 101



WALL TYPE LEGEND:

1. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT
2. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, PNT
3. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT ONE SIDE, TILE ONE SIDE
4. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB, TILE BOTH SIDES
5. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, TILE
6. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT BOTH SIDES
7. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, TILE, ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT
8. 3⅝" MTL STUDS @ 16" OC, ⅝" MOISTURE RESISTANT GWB BOTH SIDES, PNT
9. 3⅝" MTL STUDS @ 16" OC, ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT
10. 6" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT
11. 6" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT ONE SIDE, TILE ONE SIDE
12. 6" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, TILE, ⅝" MOISTURE RESITANT GWB ONE SIDE, PNT
13. 6" MTL STUDS @ 16" OC, HIGH DENSITY THERMAL BATT INSUL, AND ⅝" GWB BOTH SIDES, PNT
14. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB ONE SIDE ONLY W/ TILE ONE SIDE @ SIM. PNT EXPOSED SIDE(S). INSPECT EXISTING THERMAL BATT INSULATION, REPAIR OR REPLACE AS REQUIRED BY CONDITIONS (INCLUDING AIR & VAPOR BARRIER).
15. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB BOTHS SIDES, PNT
16. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB BOTHS SIDES, PNT ONE SIDE, TILE ONE SIDE
17. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB ONE SIDE, NEW ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT BOTH SIDES
18. EXISTING WALL STRUCTURE TO REMAIN, NEW 3⅝" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
19. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅞" MTL FURRING AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)

NOTE: PROVIDE THERMAL BATT INSULATION IN EXTERIOR WALLS AND ACOUSTIC BATT INSUL IN INTERIOR WALLS WHERE INDICATED BY PATTERN ON FLOOR PLANS

20. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅞" MTL FURRING AND ⅝" GWB BOTH SIDES, PNT
21. EXISTING WALL STRUCTURE TO REMAIN, PNT EXPOSED SIDE(S)
22. EXISTING EXTERIOR WALL STRUCTURE TO REMAIN, NEW 3⅝" MTL FURRING, HIGH DENSITY THERMAL BATT, AND ⅝" GWB ONE SIDE, PNT
23. EXISTING WALL STRUCTURE TO REMAIN, NEW MTL FURRING AS REQUIRED TO CREATE A CONTINUOUS WALL SURFACE W/ ⅝" GWB AND TILE ONE SIDE. PNT OPP SIDE @ SIM.
24. 6" CMU WALL, PNT EXPOSED SIDE(S)
25. 6" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
26. 8" CMU WALL, PNT EXPOSED SIDE(S)
27. 8" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
28. 8" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB BOTH SIDES, PNT
29. 8" CMU WALL, 3⅝" MTL FURRING W/ HIGH DENSITY THERMAL BATT INSUL AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
30. 8" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB ONE SIDE, AND 3⅝" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT BOTH SIDES
31. 8" EXTERIOR CMU WALL, 2x4 WD FURRING W/ HIGH DENSITY THERMAL BATT INSUL AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S). USE PT 2x4 WD FURRING @ SIM (BELOW GRADE WALLS).
32. 12" EXTERIOR CMU WALL, 2x4 PT WD FURRING W/ HIGH DENSITY THERMAL BATT INSUL AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
33. 6" MTL STUDS @ 16" OC, UL752 LEVEL 3 BULLET RESISTANT SHEATHING ON LOBBY SIDE, ⅝" GWB BOTH SIDES, PNT. 3⅝" MTL STUDS @ SIM.
34. EXISTING EXTERIOR WALL W/ 6" MTL STUD FURRING @ 16" OC FOR PLUMBING, ⅝" GWB AND TILE ONE SIDE.
35. 2½" MTL STUDS W/ ⅝" GWB ONE SIDE, PNT
36. INSERT DESCRIPTION AND UL DESIGNATION OF FIRE RATED WALL HERE

FIRST FLOOR PLAN

1/4" = 1'-0"

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND OR NOTIFICATION.

STAMP

LEGEND:

- EXISTING CMU WALL TO REMAIN
- EXISTING WALL STRUCTURE TO REMAIN. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY NEW CONSTRUCTION REQUIREMENT.
- EXISTING FRAME WALL W/ FG BATT INSUL
- NEW CMU WALL
- NEW CMU W/ INSULATED CELLS
- NEW FRAME WALL W/ GWB BOTH SIDES, PNT
- NEW FRAME WALL W/ FG BATT INSUL AND GWB ON ONE OR BOTH SIDES, PNT
- EXISTING DOOR
- NEW DOOR, REFER TO DETAIL 2/A1.9 FOR LOCATION
- FE — FIRE EXTINGUISHER IN SEMI-RECESSED CABINET
- OFE — FIRE EXTINGUISHER w/ SURFACE MOUNTED HOOK
- X — SIGNAGE
- STAINLESS STEEL CORNER GUARD (QUANTITY AS SHOWN ON DRAWING)
- DOOR ACCESS CONTROL, CARD READER OR ELECTRONIC LOCKSET, SEE SPECIFICATIONS
- (AS) AUTOMATIC MOTORIZED WINDOW SHADE
- (MS) MANUAL WINDOW SHADE

GENERAL NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE, VERIFY IN FIELD.
2. ALL CLOSETS AND STORAGE ROOMS ARE TO BE PROVIDED WITH ROD & SHELF (R&S) OR ADJUSTABLE SHELVING AS INDICATED ON PLANS AND DETAILS. SEE DETAIL x/A6.xx FOR TYPICAL ADJUSTABLE SHELF DETAIL AND x/A6.xx FOR TYPICAL ROD & SHELF DETAIL.
3. PROVIDE BUILT-IN WORKSTATION IN LOCATIONS INDICATED IN ACCORDANCE WITH DETAIL x/A6.xx.
4. REMOVE GWB ON EXTERIOR WALLS. INSPECT EXISTING BATT INSULATION AND REPLACE IN ACCORDANCE WITH ALLOWANCE #1. PROVIDE NEW CERTAINTEED MEMBRAIN SHEET VAPOR BARRIER PRIOR TO INSTALLING NEW GWB FINISH.

REVISIONS

KEY PLAN

PROGRESS PRINT NOT FOR CONSTRUCTION 01.17.2019

HAMMEL ASSOCIATES ARCHITECTS, LLC
25 E. Grant St.|Suite 102 |Lancaster, PA 17602 |717.393.3713|www.hammelarch.com

UPPER UWCHLAN TOWNSHIP

PROJECT DESCRIPTION

ADDITIONS AND RENOVATIONS TO
UPPER UWCHLAN TOWNSHIP BUILDING
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425

SHEET TITLE: FIRST FLOOR PLAN

ISSUE DATE	SCALE: AS NOTED	
FILE NUMBER: 1836	DRAWN BY: LS	CHECKED BY: TLV

A1.1

Packet Page 102

WALL TYPE LEGEND:

1. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT
2. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, PNT
3. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT ONE SIDE, TILE ONE SIDE
4. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB, TILE BOTH SIDES
5. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, TILE
6. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT BOTH SIDES
7. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, TILE, ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT
8. 3⅝" MTL STUDS @ 16" OC, ⅝" MOISTURE RESISTANT GWB BOTH SIDES, PNT
9. 3⅝" MTL STUDS @ 16" OC, ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT
10. 6" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT
11. 6" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT ONE SIDE, TILE ONE SIDE
12. 6" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, TILE, ⅝" MOISTURE RESITANT GWB ONE SIDE, PNT
13. 6" MTL STUDS @ 16" OC, HIGH DENSITY THERMAL BATT INSUL, AND ⅝" GWB BOTH SIDES, PNT
14. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB ONE SIDE ONLY W/ TILE ONE SIDE @ SIM. PNT EXPOSED SIDE(S). INSPECT EXISTING THERMAL BATT INSULATION, REPAIR OR REPLACE AS REQUIRED BY CONDITIONS (INCLUDING AIR & VAPOR BARRIER).
15. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB BOTHS SIDES, PNT
16. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB BOTHS SIDES, PNT ONE SIDE, TILE ONE SIDE
17. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB ONE SIDE, NEW ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT BOTH SIDES
18. EXISTING WALL STRUCTURE TO REMAIN, NEW 3⅝" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
19. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅞" MTL FURRING AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)

NOTE: PROVIDE THERMAL BATT INSULATION IN EXTERIOR WALLS AND ACOUSTIC BATT INSUL IN INTERIOR WALLS WHERE INDICATED BY PATTERN ON FLOOR PLANS

20. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅞" MTL FURRING AND ⅝" GWB BOTH SIDES, PNT
21. EXISTING WALL STRUCTURE TO REMAIN, PNT EXPOSED SIDE(S)
22. EXISTING EXTERIOR WALL STRUCTURE TO REMAIN, NEW 3⅝" MTL FURRING, HIGH DENSITY THERMAL BATT, AND ⅝" GWB ONE SIDE, PNT
23. EXISTING WALL STRUCTURE TO REMAIN, NEW MTL FURRING AS REQUIRED TO CREATE A CONTINUOUS WALL SURFACE W/ ⅝" GWB AND TILE ONE SIDE. PNT OPP SIDE @ SIM.
24. 6" CMU WALL, PNT EXPOSED SIDE(S)
25. 6" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
26. 8" CMU WALL, PNT EXPOSED SIDE(S)
27. 8" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
28. 8" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB BOTH SIDES, PNT
29. 8" CMU WALL, 3⅝" MTL FURRING W/ HIGH DENSITY THERMAL BATT INSUL AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
30. 8" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB ONE SIDE, AND 3⅝" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT BOTH SIDES
31. 8" EXTERIOR CMU WALL, 2x4 WD FURRING W/ HIGH DENSITY THERMAL BATT INSUL AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S). USE PT 2x4 WD FURRING @ SIM (BELOW GRADE WALLS).
32. 12" EXTERIOR CMU WALL, 2x4 PT WD FURRING W/ HIGH DENSITY THERMAL BATT INSUL AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
33. 6" MTL STUDS @ 16" OC, UL752 LEVEL 3 BULLET RESISTANT SHEATHING ON LOBBY SIDE, ⅝" GWB BOTH SIDES, PNT. 3⅝" MTL STUDS @ SIM.
34. EXISTING EXTERIOR WALL W/ 6" MTL STUD FURRING @ 16" OC FOR PLUMBING, ⅝" GWB AND TILE ONE SIDE.
35. 2½" MTL STUDS W/ ⅝" GWB ONE SIDE, PNT
36. INSERT DESCRIPTION AND UL DESIGNATION OF FIRE RATED WALL HERE

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND OR NOTIFICATION.

STAMP

LEGEND:

- EXISTING CMU WALL TO REMAIN
- EXISTING WALL STRUCTURE TO REMAIN. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY NEW CONSTRUCTION REQUIREMENT.
- EXISTING FRAME WALL W/ FG BATT INSUL
- NEW CMU WALL
- NEW CMU W/ INSULATED CELLS
- NEW FRAME WALL W/ GWB BOTH SIDES, PNT
- NEW FRAME WALL W/ FG BATT INSUL AND GWB ON ONE OR BOTH SIDES, PNT
- EXISTING DOOR
- NEW DOOR, REFER TO DETAIL 2/A1.9 FOR LOCATION
- FE — FIRE EXTINGUISHER IN SEMI-RECESSED CABINET
- FE — FIRE EXTINGUISHER W/ SURFACE MOUNTED HOOK
- X — SIGNAGE
- STAINLESS STEEL CORNER GUARD (QUANTITY AS SHOWN ON DRAWING)
- DOOR ACCESS CONTROL, CARD READER OR ELECTRONIC LOCKSET, SEE SPECIFICATIONS
- AS — AUTOMATIC MOTORIZED WINDOW SHADE
- MS — MANUAL WINDOW SHADE

GENERAL NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE, VERIFY IN FIELD.
2. ALL CLOSETS AND STORAGE ROOMS ARE TO BE PROVIDED WITH ROD & SHELF (R&S) OR ADJUSTABLE SHELVING AS INDICATED ON PLANS AND DETAILS. SEE DETAIL x/A6.xx FOR TYPICAL ADJUSTABLE SHELF DETAIL AND x/A6.xx FOR TYPICAL ROD & SHELF DETAIL.
3. PROVIDE BUILT-IN WORKSTATION IN LOCATIONS INDICATED IN ACCORDANCE WITH DETAIL x/A6.xx.
4. REMOVE GWB ON EXTERIOR WALLS. INSPECT EXISTING BATT INSULATION AND REPLACE IN ACCORDANCE WITH ALLOWANCE #1. PROVIDE NEW CERTAINTEED MEMBRAIN SHEET VAPOR BARRIER PRIOR TO INSTALLING NEW GWB FINISH.

REVISIONS

KEY PLAN

PROGRESS PRINT
NOT FOR CONSTRUCTION
01.17.2019

HAMMEL ASSOCIATES ARCHITECTS, LLC
25 E. Grant St.|Suite 102 |Lancaster, PA 17602 |717.393.3713|www.hammelarch.com

UPPER UWCHLAN TOWNSHIP

PROJECT DESCRIPTION

ADDITIONS AND RENOVATIONS TO
UPPER UWCHLAN TOWNSHIP BUILDING
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425

SHEET TITLE: SECOND FLOOR PLAN

ISSUE DATE	SCALE: AS NOTED	
FILE NUMBER: 1836	DRAWN BY: LS	CHECKED BY: TLV

A1.2

1 A1.2 SECOND FLOOR PLAN
1/4" = 1'-0"

Packet Page 103

Upper Uwchlan Township Administration Building and Police Department

75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY

January 3, 2019

11,907 GSF

Div.	Description		Material	Labor	Subcontract	Total	$/SF
HARD COSTS							
1	General Conditions					202,817	17.03
	Sitework		-	-	264,326	264,326	22.20
2	Existing / Demolition		-	-	69,733	69,733	5.86
3	Concrete		-	-	97,005	97,005	8.15
4	Masonry		-	-	217,586	217,586	18.27
5	Metals		-	-	60,635	60,635	5.09
6	Wood & Plastics		-	-	94,502	94,502	7.94
7	Thermal & Moisture Protection		-	-	83,876	83,876	7.04
8	Openings		-	-	168,884	168,884	14.18
9	Finishes		-	-	222,725	222,725	18.71
10	Specialties		-	-	103,392	103,392	8.68
11	Equipment		-	-	-	-	-
12	Furnishings		-	-	-	-	-
14	Conveying Equipment		-	-	85,000	85,000	7.14
21	Fire Suppression Systems		-	-	37,087	37,087	3.11
22	Plumbing		38,057	14,098	48,998	101,153	8.50
23	Mechanical		160,250	41,720	234,281	436,251	36.64
24	Electrical		-	-	578,397	578,397	48.58
	Hard Cost Subtotal		198,307.00	55,818.19	2,366,427.36	2,823,370	237.12
	Hardcost Design Contingency	10%				282,337	23.71
	Hardcost Estimate Contingency	10%				282,337	23.71
	Subtotal					3,388,043	284.54
	Sales Tax (6% on materials)	0%				-	-
	Permits					-	-
	Contractor Fee (5%)	5%				169,402	14.23
	Hard Cost Total					**3,557,446**	298.77
OWNER PURCHASED FURNISHINGS, FIXTURES & EQUIPMENT							
	FF&E					-	-
	FF&E Subtotal					-	-
	FF&E Contingency	10%				-	-
	FF&E Total					-	-
SOFT COSTS							
	Building Permits					9,754	
	Sewer Tap Fee						
	Design Fees						
	CM Fee						
	Builders Risk (.18/100)						
	Debt Service						
	Soft Cost Subtotal					9,754	
	Soft Cost Contingency	10%				975	
	Soft Cost Total					**10,729**	
	PROJECT TOTAL					**$ 3,568,175**	299.7

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

ALTERNATES

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
	Alternate 1 - Deduct Elevator / Infill space												
1	Delete Elevator	1	EA		-		-		-	(85,000.00)	(85,000.00)	(85,000.00)	*DEDUCT*
2	Framing	96	SF		-		-		-	3.64	349.44	349.44	*ADD*
3	Doors & Hardware	2	EA		-		-		-	2,800.00	5,600.00	5,600.00	*ADD*
4	LVT Flooring	96	SF		-		-		-	12.00	1,152.00	1,152.00	*ADD*
5	Cove Base	64	LF		-		-		-	1.10	70.40	70.40	*ADD*
6	Suspended acousical tile ceiling	96	SF		-		-		-	7.20	691.20	691.20	*ADD*
7	Painting	640	SF		-		-		-	1.05	672.00	672.00	*ADD*
8	Fire Protection	96	SF		-		-		-	2.99	287.04	287.04	
9	HVAC	1	LS		-		-		-	2,400.00	2,400.00	2,400.00	*ADD*
10	Electric/Lighting	96	SF		-		-		-	23.00	2,208.00	2,208.00	*ADD*
					-		-		-		-	-	
	ALTERNATE 1- DELETE ELEVATOR/INFILL SPACE				**$ -**				**$ -**	45.00	**$ (71,569.92)**	**$ (71,569.92)**	**DEDUCT**

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

SITEWORK

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	Erosion and Sediment Control	1	LS		-		-		-	7,497.00	7,497.00	7,497.00	
2	Site Clearing and Site Demolition	1	LS		-		-		-	25,230.75	25,230.75	25,230.75	*included*
a	Clear and Grub				-		-		-		-	-	*included*
b	Rx shrubs				-		-		-		-	-	*included*
c	Sawcut pavement				-		-		-		-	-	*included*
d	Rx concrete curbs, sidewalk and pavement				-		-		-		-	-	*included*
e	Rx concrete steps				-		-		-		-	-	*included*
f	Rx light pole bases				-		-		-		-	-	*included*
g	Rx signage				-		-		-		-	-	*included*
3	Excavation - Cuts/Fills	1	LS		-		-		-	9,094.25	9,094.25	9,094.25	
4	Grading Areas	1	LS		-		-		-	3,391.00	3,391.00	3,391.00	
a	Building areas				-		-		-		-	-	*included*
b	Landscape areas				-		-		-		-	-	*included*
c	Pavement areas				-		-		-		-	-	*included*
d	Sidewalk areas				-		-		-		-	-	*included*
e	Basin areas				-		-		-		-	-	*included*
5	Topsoil Redistribution	1	LS		-		-		-	15,592.00	15,592.00	15,592.00	*included*
a	Seed and mulch				-		-		-		-	-	
6	Building excavation	1	LS		-		-		-	18,601.00	18,601.00	18,601.00	
7	Domestic and Fire Water Supply												
a	Precast concrete meter vault	1	EA							7,800.00	7,800.00	7,800.00	
b	6" dis ductile iron domestis water pipe	40	LF							80.21	3,208.40	3,208.40	
c	4" dia. ductile iron domestic water pipe	50	LF							55.20	2,760.00	2,760.00	
d	2" dia. ductile iron domestic water supply	50	LF							42.00	2,100.00	2,100.00	
e	Excavation/backfill	90	LF							14.50	1,305.00	1,305.00	
f	4" main, 2" bypass meter	1	EA		-		-		-	8,800.00	8,800.00	8,800.00	
g	4" double check backflow preventer	1	EA		-		-		-	3,125.00	3,125.00	3,125.00	
h	OS&Y valves	2	EA		-		-		-	850.00	1,700.00	1,700.00	
8	Storm Water System	1	LS		-					10,015.00	10,015.00	10,015.00	
a	Pipe excav and bedding				-		-		-		-	-	*included*
b	Pipe				-		-		-		-	-	*included*
c	Structures and outlet structures				-		-		-		-	-	*included*
d	Rip Rap / Filters				-		-		-		-	-	*included*
9	Sanitary Utility	1	LS		-		-		-	16,458.00	16,458.00	16,458.00	
10	Electric Utility - Service pole to service switch	1	LS		-		-		-	14,728.00	14,728.00	14,728.00	
11	Gas Utility	1	LS		-		-		-	3,500.00	3,500.00	3,500.00	
12	Concrete	1	LS							35,805.00	35,805.00	35,805.00	
a	Concrete sidewalks										-	-	*included*
b	Concrete Sidewalk (Pottstown Pike)				-		-		-		-	-	*included*
c	Wheel stops				-		-		-		-	-	*included*
13	Pavement areas	1	LS		-		-		-	37,141.40	37,141.40	37,141.40	
14	Striping and Signs	1	LS							3,801.50	3,801.50	3,801.50	
a	Steel Bollards												*included*
15	Landscape shrubs and plantings	1	Allow							15,000.00	15,000.00	15,000.00	
16	Fencing	1	LS		-		-		-	25,170.00	25,170.00	25,170.00	
					-		-		-		-	-	
	TOTAL SITEWORK				**$ -**				**$ -**		**$ 264,326.30**	**$ 264,326.30**	

Packet Page 107

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

DEMOLITION

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	Demo existing slab	2216	SF		-		-		-	3.50	7,756.00	7,756.00	
2	Demo existing doors	34	EA		-		-		-	55.00	1,870.00	1,870.00	
3	Demo existing windows	20	EA		-		-		-	60.00	1,200.00	1,200.00	
4	Demo interior walls and framing	3750	SF		-		-		-	2.85	10,687.50	10,687.50	
5	Demo interior GWB only	4910	SF		-		-		-	0.60	2,946.00	2,946.00	
6	Demo GWB ceilings	1354	SF		-		-		-	1.21	1,638.34	1,638.34	
7	Demo ACT Ceilings	2888	SF		-		-		-	1.39	4,014.32	4,014.32	
6	Demo exterior finishes (stucco)	2470	SF		-		-		-	1.35	3,334.50	3,334.50	
7	Demo flooring Carpet	2066	SF		-		-		-	0.25	516.50	516.50	
8	Demo Flooring Ceramic/VCT	2013	SF		-		-		-	1.39	2,798.07	2,798.07	
9	Demo Casework	100	LF		-		-		-	40.10	4,010.00	4,010.00	
10	Demo Specialties	7	EA		-		-		-	50.00	350.00	350.00	
11	Demo interior concrete	475	SF		-		-		-	10.19	4,840.25	4,840.25	
12	Demo Roof	165	SF		-		-		-	4.50	742.50	742.50	
13	Demo safe	1	LS		-		-		-	2,500.00	2,500.00	2,500.00	
14	Demo foundations	399	SF		-		-		-	10.75	4,289.25	4,289.25	
15	Selective Demo	2410	SF		-		-		-	3.00	7,230.00	7,230.00	
16	Relocate High density Shelving	1	LS		-		-		-	2,500.00	2,500.00	2,500.00	
16	Temp Entrance / Protection	1240	SF		-		-		-	5.25	6,510.00	6,510.00	
	TOTAL DEMOLITION				**$ -**				**$ -**		**$ 69,733.23**	**$ 69,733.23**	

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

CONCRETE

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	Building Footings	98	CY							310.00	30,380.00	30,380.00	
2	Building 4" Slab on Grade w/stone subbase	36	CY							350.00	12,600.00	12,600.00	*includes vapor barrier*
3	Outside Pads & Ramp	19	CY							350.00	6,650.00	6,650.00	
4	Sally Port 6" Slab on Grade	32	CY							375.00	12,000.00	12,000.00	
5	Elevator Pit/Walls	22	CY							375.00	8,250.00	8,250.00	
6	2nd Floor Slab (4")	59	CY							375.00	22,125.00	22,125.00	
7	Bollards	10	EA							500.00	5,000.00	5,000.00	
8	Stair Pans										-	-	
	TOTAL CONCRETE				$ -				$ -		**$ 97,005.00**	**$ 97,005.00**	

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

MASONRY

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	Building Foundation 8"CMU	2032	SF							14.35	29,159.20	29,159.20	
2	CMU walls exterior	4600	SF							15.75	72,450.00	72,450.00	
3	CMU walls interior	3690	SF							15.75	58,117.50	58,117.50	
4	Elevator shaft	800	SF							15.75	12,600.00	12,600.00	
5	Shear Wall	1200	SF							15.75	18,900.00	18,900.00	
6	Underpinning	9	CY							2,928.80	26,359.20	26,359.20	
	TOTAL MASONRY				**$ -**				**$ -**		**$ 217,585.90**	**$ 217,585.90**	

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

METALS

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	Composite metal deck	2800	SF							5.05	14,140.00	14,140.00	
2	Roof Decking	1100	SF							2.45	2,695.00	2,695.00	
3	Plates and Reinforcement	1	LS							2,500.00	2,500.00	2,500.00	
4	Wide flange beams	260	LF							46.50	12,090.00	12,090.00	
5	Open web bar joist	1270	LF							23.00	29,210.00	29,210.00	
											-	-	
											-	-	
	TOTAL METALS				**$ -**				**$ -**		**$ 60,635.00**	**$ 60,635.00**	

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

WOOD & PLASTICS

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	Plywood Wall Sheeting MEP Rooms & IT Closet	480	SF							4.00	1,920.00	1,920.00	
2	Fire Treated Blocking	1247	LF							2.75	3,429.25	3,429.25	
3	Wood Girders	1590	LF							9.00	14,310.00	14,310.00	
4	Trusses	2150	LF							9.00	19,350.00	19,350.00	
5	Roof Sheathing	1850	SF							2.05	3,792.50	3,792.50	
6	Base Cabinets	82	LF							350.00	28,700.00	28,700.00	
7	Wall Cabinets	10	LF							300.00	3,000.00	3,000.00	
8	Reception Desks	40	LF							500.00	20,000.00	20,000.00	
	TOTAL WOOD & PLASTICS				**$ -**				**$ -**		**$ 94,501.75**	**$ 94,501.75**	

Packet Page 111

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

THERMAL & MOISTURE PROTECTION

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	Foundation Insulation	2568	SF							1.35	3,466.80	3,466.80	
2	Exterior Wall Insulation	6550	SF							1.42	9,301.00	9,301.00	
3	Roof Insulation (R-38)	2175	SF							2.28	4,959.00	4,959.00	
4	Sound Batt	10250	SF							0.68	6,970.00	6,970.00	
5	Flashings	19	EA							100.00	1,900.00	1,900.00	
6	Sealants	1	LS							1,500.00	1,500.00	1,500.00	
7	Damp Proofing	680	SF							1.67	1,135.60	1,135.60	
8	EPDM Roof	1607	SF							3.75	6,026.25	6,026.25	
9	Cement Siding	4000	SF							6.15	24,600.00	24,600.00	
10	Sunshades	30	LF							250.00	7,500.00	7,500.00	
11	Shingle Roof	2292	SF							4.75	10,887.00	10,887.00	
12	Scuppers	2	EA							500.00	1,000.00	1,000.00	
13	Gutters	220	LF							11.50	2,530.00	2,530.00	
14	Downspouts	150	LF		-		-		-	14.00	2,100.00	2,100.00	
	TOTAL THERMAL & MOISTURE PROTECTION				**$ -**				**$ -**		**$ 83,875.65**	**$ 83,875.65**	

Packet Page 113

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

OPENINGS

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	Vinyl Clad Windows	285	SF							49.00	13,965.00	13,965.00	
2	HM Frames	53	EA							251.00	13,303.00	13,303.00	
3	Exterior Metal Doors	3	EA							905.00	2,715.00	2,715.00	
4	Interior HM Flush Doors	11	EA							775.00	8,525.00	8,525.00	
5	Solid Core Flush Doors	6	EA							399.00	2,394.00	2,394.00	
6	Interior Wood Doors w/ Vision Panel	13	EA							518.00	6,734.00	6,734.00	
7	Interior Solid Core Doors	23	EA							276.00	6,348.00	6,348.00	
8	Aluminum Storefront Windows	202	SF							225.00	45,450.00	45,450.00	
9	Aluminum Storefront Entrances	3	EA							2,750.00	8,250.00	8,250.00	
10	Laminated Glass window	48	SF							27.50	1,320.00	1,320.00	
11	Transaction Window	2	EA							2,500.00	5,000.00	5,000.00	
12	Interior HM Windows	12	EA							915.00	10,980.00	10,980.00	
13	Safe Door	1	EA							8,500.00	8,500.00	8,500.00	*Level 3 safe door*
14	Access hatch and ladder	1	EA							3,600.00	3,600.00	3,600.00	
14	Hardware	56	EA							300.00	16,800.00	16,800.00	
15	Coiling Garage Door	1	EA							15,000.00	15,000.00	15,000.00	*insulated, motor operated*
	TOTAL OPENINGS				**$ -**				**$ -**		**$ 168,884.00**	**$ 168,884.00**	

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

FINISHES

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	Gypsum Wall Board w/ 3 -5/8" metal studs	11664	SF	-	-		-		-	4.92	57,386.88	57,386.88	
2	Gypsum Wall Board w/ 6" metal studs	5340	SF		-		-		-	5.30	28,302.00	28,302.00	Cold rolled steel stud -exterior
3	Gypsum Wall Board Soffits	1464	SF		-		-		-	6.10	8,930.40	8,930.40	
4	Gypsum Wall Board Ceilings	1106	SF		-		-		-	5.75	6,359.50	6,359.50	
5	Corian Sills	72	LF		-		-		-	40.00	2,880.00	2,880.00	
6	Corian Counters in Restroom w/Sink	33	LF		-		-		-	225.00	7,425.00	7,425.00	
7	Suspended Accoustical Ceiling Tile - Typical	8503	SF		-		-		-	8.00	68,024.00	68,024.00	
8	Suspended Accoustical Ceiling Tile - Tincraft	870	SF		-		-		-	13.00	11,310.00	11,310.00	
9	Paint	17400	SF		-		-		-	0.95	16,530.00	16,530.00	
10	Paint HM Doors and Frames	64	EA							85.00	5,440.00	5,440.00	Includes First Floor Corridors/PR
11	Stairs and Treads	12	EA							90.00	1,080.00	1,080.00	
12	Cove Base	2580	LF							1.10	2,838.00	2,838.00	
13	Carpet	4731	SF							7.00	33,117.00	33,117.00	
14	Locker Room Carpet	140	SF							15.00	2,100.00	2,100.00	
15	Ceramic Walls & Floors Restrooms	2120	SF							6.00	12,720.00	12,720.00	
16	Ceramic Floor Lobbies	870	SF							16.00	13,920.00	13,920.00	
17	FRP Panels	64	SF							5.50	352.00	352.00	
18	Sealed Concrete	2150	SF							0.65	1,397.50	1,397.50	
	TOTAL FINISHES				**$ -**				**$ -**		**$ 222,725.40**	**$ 222,725.40**	

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
December 11, 2018

SPECIALTIES

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	Wayfinding/Signage	50	EA		-		-		-	3.50	175.00	175.00	
2	Toilet Partitions	8	EA							1,500.00	12,000.00	12,000.00	*Includes ADA Hardware*
3	Baby Changing Station	2	EA							325.00	650.00	650.00	
4	Fire Extinquisher Cabinets	8	EA		-		-		-	350.00	2,800.00	2,800.00	
5	Tack Board	1	EA							300.00	300.00	300.00	
6	White Board	2	EA							400.00	800.00	800.00	
7	Exterior Building Signage	1	LS		-		-		-	15,000.00	15,000.00	15,000.00	
8	SS Corner Guards	96	LF		-		-		-	7.00	672.00	672.00	
9	Bullet Resistant Walls	200	SF		-		-		-	26.00	5,200.00	5,200.00	
10	Bullet Resistant Transaction Window	1	LS		-		-		-	1,800.00	1,800.00	1,800.00	
11	Modular Shelving	80	LF		-		-		-	100.00	8,000.00	8,000.00	
12	Wardrobe Storage Lockers	14	EA		-		-		-	2,200.00	30,800.00	30,800.00	*Includes Electric*
13	Pass Through Evidence Lockers	1	LS		-		-		-	12,000.00	12,000.00	12,000.00	
14	Bullet Resistant Wall Panels	260	SF		-		-		-	22.00	5,720.00	5,720.00	
15	SS Benches	3	EA		-		-		-	750.00	2,250.00	2,250.00	
16	Duress/Panic System	6	EA		-		-		-	350.00	2,100.00	2,100.00	
17	Wire Mesh Partition with swinging door	1	LS		-		-		-	3,125.00	3,125.00	3,125.00	*in Garage / Sally Port*
											-	-	
	TOTAL SPECIALTIES				**$ -**				**$ -**		**$ 103,392.00**	**$ 103,392.00**	

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

CONVEYING EQUIPMENT

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	2 Stop - 3,500 lbs capacity	1	LS		-		-		-	85,000.00	85,000.00	85,000.00	
	Pitless / Roomless Hydraulic				-		-		-		-	-	
					-		-		-		-	-	
	TOTAL CONVEYING EQUIPMENT				**$ -**				**$ -**		**$ 85,000.00**	**$ 85,000.00**	

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

FIRE SUPPRESSION SYSTEMS

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	Wet Sprinkler System - Light Hazard	10,565	SF		-		-		-	2.99	31,589.35	31,589.35	
2	Dry Sprinkler System - Light Hazard	1,168	SF		-		-		-	3.61	4,216.48	4,216.48	*Garage*
3		355	SF		-		-		-	3.61	1,281.55	1,281.55	*Attic Spaces*
					-		-		-		-	-	
					-		-		-		-	-	
	TOTAL FIRE SUPPRESSION SYSTEMS				**$ -**				**$ -**		**$ 37,087.38**	**$ 37,087.38**	

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

PLUMBING

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	Rx Toilets	4	EA		-		-		-	93.50	374.00	374.00	*Amer. Std Afwall*
2	Rx Lavatories	4	EA		-		-		-	75.00	300.00	300.00	
3	Rx Urinals	4	EA		-		-		-	107.00	428.00	428.00	
4	Rx Shower stalls	2	EA		-		-		-	225.00	450.00	450.00	
5	Rx Hot Water Heater	1	EA		-		-		-	125.00	125.00	125.00	
6	General Plumbing demolition	1	LS		-		-		-	2,500.00	2,500.00	2,500.00	
7	Toilets	8	EA	225.00	1,800.00	2.96	23.70	89.99	2,133.12		-	3,933.12	
8	Carriers	9	EA		-		-		-	990.00	8,910.00	8,910.00	
9	Lavatories	9	EA	158.00	1,422.00	2.96	26.64	89.99	2,397.33		-	3,819.33	
10	Urinals	4	EA	215.00	860.00	5.33	21.32	89.99	1,918.59		-	2,778.59	
11	Shower diverters and heads	2	EA	275.00	550.00	2.50	5.00	89.99	449.95	45.00	90.00	1,089.95	
12	Floor drains	3	EA	250.00			-		-	750.00	2,250.00	2,250.00	
13	SS Sinks	2	EA	450.00	900.00		-		-	260.00	520.00	1,420.00	
14	Manual Flush Valves	9	EA	175.00	1,575.00	1.00	9.00	89.99	809.91		-	2,384.91	*Includes, faucets and drains*
15	DWV piping - PVC sch40	1	LS							12,624.00	12,624.00	12,624.00	*includes sawcut, remv&repl. Conc*
16	Correctional Combo toilet/lavatory	2	EA	2,780.00	5,560.00	13.50	27.00	89.99	2,429.73		-	7,989.73	*Acorn Lav/Toilet combo*
17	Water Coolers - ADA	2	EA	695.00	1,390.00	4.00	8.00	89.99	719.92		-	2,109.92	
18	Armstrong DMC50 digital mixing valve system	1	EA	22,100.00	22,100.00	32.00	32.00	89.99	2,879.68		-	24,979.68	
19	Sloan "Solis" solar powered flush valves	4	EA	475.00	1,900.00	1.00	4.00	89.99	359.96		-	2,259.96	*spec'd for urinals*
20	Water supply piping	1	LS		-		-		-	7,656.40	7,656.40	7,656.40	
21	Hot Water Heater	1	LS		-		-		-	3,200.00	3,200.00	3,200.00	
22	DWV piping	1	LS		-		-		-	9,570.50	9,570.50	9,570.50	
					-		-		-		-	-	
					-		-		-		-	-	
	TOTAL PLUMBING				**$ 38,057.00**				**$ 14,098.19**		**$ 48,997.90**	**$101,153.09**	

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

MECHANICAL

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	HVAC demolition - equipment and ductwork	1	LS		-		-		-	41,280.00	41,280.00	41,280.00	
2													
3	Replace fintube covers (20%)	1	LS		-		-		-	11,380.00	11,380.00	11,380.00	
4	Replace Cu piping for fin tube basbrd (100%)	1	LS							31,860.00	31,860.00	31,860.00	
5	Radiant in-slab hydronic heat at Garage	1	LS	3,250.00	3,250.00	2,470.00			2,470.00		-	5,720.00	
6	Gas fired heat/ventilation at Garage	1	EA		-		-		-	5,500.00	5,500.00	5,500.00	
7	DOAS units and VRVs -	1	LS		157,000.00		-		39,250.00		-	196,250.00	*(material pricing frm havtech)*
8	RT exhaust fans, misc HVAC equip.	1	LS		-		-		-	4,200.00	4,200.00	4,200.00	*incluces economizer*
9	Refrigant piping 3/8" dia. to 5/8"	1131	LF		-		-		-	6.65	7,521.15	7,521.15	
10	Refrigant piping 7/8" dia. to 1 1/8" dia.	454	LF		-		-		-	11.15	5,062.10	5,062.10	
11	Ductwork - rectangular abv ceiling	5605	LB		-		-		-	8.85	49,604.25	49,604.25	
12	Duct insulation 1# density 2"	2170	SF		-		-		-	5.25	11,392.50	11,392.50	
13	Flex Duct 6"dia	159	LF							8.45	1,343.55	1,343.55	
14	Gas piping	175	LF		-		-		-	27.00	4,725.00	4,725.00	*1 1/2" sch 40 welded*
15	Condensate piping	525	LF		-		-		-	29.50	15,487.50	15,487.50	
16	Registers, grilles and diffusers	77	EA		-		-		-	225.00	17,325.00	17,325.00	
17	Mini-split AC at IT room	1	EA		-		-		-	2,100.00	2,100.00	2,100.00	
18	Electric heat at vestibules	2	spaces		-		-		-	1,100.00	2,200.00	2,200.00	
19	CO2 ventilation control	3	spaces		-		-		-	1,100.00	3,300.00	3,300.00	
20	ATC	1	LS		-		-		-	20,000.00	20,000.00	20,000.00	
					-		-		-		-	-	
	TOTAL MECHANICAL				**$ 160,250.00**				**$ 41,720.00**		**$ 234,281.05**	**$ 436,251.05**	

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

ELECTRICAL

Line	DESCRIPTION	QTY	UNIT	MATERIAL		LABOR				SUBCONTRACT		TOTAL COST	COMMENTS
				Unit Cost	COST	Unit MH	MH (Qty x Unit MH)	RATE	COST	Unit Cost	COST		
1	Rx light fixtures, Elect. Equip, and circuiting	1	LS							36,480.00	36,480.00	36,480.00	
2	Service Switch Cabinet 6600A	1	EA		-		-		-	4,500.00	4,500.00	4,500.00	*3ph4w 600A*
3	600A service upgrade - CT Cabinet	1	EA		-		-		-	10,700.00	10,700.00	10,700.00	
4	600A 250V 3P 4W 42- bkr distibution panel " MDP"	1	EA		-		-		-	11,700.00	11,700.00	11,700.00	
5	225A 120/208 "3p 4w "M"	1	EA		-		-		-	4,500.00	4,500.00	4,500.00	
6	225A 120/208 "3p 4w "P"	1	EA		-		-		-	4,500.00	4,500.00	4,500.00	
7					-		-		-		-	-	
8	Feeders (includes conduit and conductors)				-		-		-		-	-	
9	Service Pole to trench	200	LF							209.50	41,900.00	41,900.00	
10	F ro ATS to MDP	25	LF		-		-		-	190.00	4,750.00	4,750.00	
11	MDP to M	95	LF		-		-		-	129.00	12,255.00	12,255.00	
12	MDP to P	110	LF		-		-		-	129.00	14,190.00	14,190.00	
13	HVAC Equipment cabling	1	LS		-		-		-	8,482.50	8,482.50	8,482.50	
14	Branch Circuiting and general receptacles	11907	SF		-		-		-	2.75	32,744.25	32,744.25	
15	General/Exterior Lighting	1								158,682.00	158,682.00	158,682.00	
16	Fire Alarm System	11907	SF		-		-		-	1.40	16,669.80	16,669.80	
17	Telephone cabling	11907	SF		-		-		-	2.10	25,004.70	25,004.70	
18	Data cabling	11907	SF		-		-		-	3.25	38,697.75	38,697.75	
19	Access Control and Security	11907	SF		-		-		-	2.30	27,386.10	27,386.10	
20	CCTV and monitoring	11907	SF		-		-		-	2.10	25,004.70	25,004.70	
21	Rx single phase generator set	1	LS		-		-		-	3,200.00	3,200.00	3,200.00	
22	Propane Gas Emergency Generator Set	1	LS		-		-		-	97,050.00	97,050.00	97,050.00	*3ph 120V/208V/ 80kW*
					-		-		-		-	-	
					-		-		-		-	-	
	TOTAL ELECTRICAL				**$ -**				**$ -**		**$ 578,396.80**	**$ 578,396.80**	

Upper Uwchlan Township Administration Building and Police Department
75% CONSTRUCTION DOCUMENT ESTIMATE SUMMARY
January 3, 2019

GENERAL CONDITIONS

PHASE	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION	COMMENTS
	Preconstruction Phase					
	Printing - Plans and Specifications		LS	200.00	-	
	Project Manager				-	
	Administrative Assistant				-	
	Travel				-	
	Superintendent				-	
	Asst Superintendent				-	
	Foreman				-	
	Consultant				-	
	Scheduler		hrs	85.00	-	
	Information Technology				-	
	Office Supplies		LS	300.00	-	
	Preconstruction Subtotal				**$ -**	
	Construction Phase					
	Design Services				-	by Owner
	Plans and Specifications		EA		-	by Owner
	As-Built Drawings				-	
	Civil Engineer Services				-	
	MEP Engineering Services				-	
	Project Contingency				-	
	Building Grades, Lines and Levels	20	hrs	42.00	840.00	
	Property Survey				-	
	Zoning Permits				-	by Owner
	Water Connection Fees				-	by Owner
	Sanitary Tap Fees				-	by Owner
	Utility Company Charges				-	
	Senior Superintendent				-	
	Superintendent	32	wk	2,211.00	70,752.00	Full time
	Foreman				-	
	Senior Project Manager				-	
	Project Manager	32	wk	240.00	30,720.00	1/2 day/week
	Asst Project Manager				-	
	Administrative Assistant	32	wk	45.00	2,880.00	2 hrs / week
	Project Executive				-	
	Pick-up Truck	8	mo.	700.00	5,600.00	
	Deliveries				-	
	Travel				-	
	Estimator				-	
	Scheduler				-	
	Information Technology				-	
	Internet Service Provider				-	
	Construction Photos				-	
	Concrete Testing	1	LS	2,500.00	2,500.00	
	Structural Steel Testing	1	LS	500.00	500.00	
	Soils / Compaction Testing	1	LS	2,500.00	2,500.00	
	Other Testing	1	LS	800.00	800.00	
	Subsurface Investigation				-	
	Commissioning				-	
	Temporary Ventilation				-	
	Temporary Heat	3	mo.	3,500.00	10,500.00	
	Temporary Electric	6	mo.	1,000.00	6,000.00	
	Temporary Lighting	3	mo.	500.00	1,500.00	
	Temporary Water / Consumption				-	
	Trailer / Field Office		mo.	350.00	-	
	Telephone	0	mo.	125.00	-	
	Storage Trailers	6	mo.	125.00	750.00	
	Temporary Fence	8	mo.	800.00	6,400.00	
	Parking				-	
	Work Force Transportation				-	
	Dust Control				-	
	Protection of Property	1	LS	1,500.00	1,500.00	
	Snow Removal		LS	5,000.00	-	
	Dewatering		LS	5,000.00	-	
	Project Signage	1	LS	500.00	500.00	
	Mobilize /Demobilize	1	LS	3,000.00	3,000.00	
	Field office supplies	5	mo.	200.00	1,000.00	
	Drinking Water	5	mo.	75.00	375.00	
	Scaffolding	1	LS	2,000.00	2,000.00	
	Small Tools	1	LS	2,000.00	2,000.00	
	Rough Hardware	1	LS	500.00	500.00	
	Temporary Toilets	8	mo.	150.00	1,200.00	
	Temporary Partitions				-	
	ICRA Barriers				-	
	Temporary Windows / Doors				-	
	Crane Rentals	2	ea	6,500.00	13,000.00	
	Man-lifts	4	mo.	4,000.00	16,000.00	2 - lifts
	Final Cleaning	1	LS	3,500.00	3,500.00	
	Progress Cleaning	28	wk	250.00	7,000.00	
	Dumpsters	9	mo.	1,000.00	9,000.00	
	Trash Chute					
	Construction Phase General Conditions				**$ 202,817.00**	
	TOTAL GENERAL CONDITIONS				**$ 202,817.00**	

UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: **Board of Supervisors**

FROM: **Cary B. Vargo**
Township Manager

RE: **Township Building Renovation/Expansion**
Project Management

DATE: **January 18, 2019**

Attached for your review and consideration is a contract, and associated exhibits from Boyle Construction Inc. detailing full-time project management services for the Township Building Renovation/Expansion Project. Project management activities are broken down into both pre-construction and construction phases. The total fee for full-time project management is $262,750, as detailed in the attachments to the AIA contract. The contract and associated exhibits have been reviewed, amended and approved by the Township Solicitor.

I would respectfully request that the BOS approve the agreement with Boyle Construction, Inc. as presented.

AIA® Document C132™ – 2009

Standard Form of Agreement Between Owner and Construction Manager as Adviser

AGREEMENT made as of the 17th day of January in the year 2019
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425
Telephone Number: 610-458-9400

and the Construction Manager:
(Name, legal status, address and other information)

Boyle Construction, Inc.
1209 Hausman Road, Suite B
Allentown, PA 18104
Telephone Number: 484-223-0726
Fax Number: 484-223-0767

for the following Project:
(Name, location and detailed description)

Additions and Renovations to Upper Uwchlan Township Building
140 Pottstown Pike
Chester Springs, PA 19425

The project includes additions and renovations to the Municipal Building . Project also includes Police Sally Port and site improvements including paving, drainage, utilities, lighting and landscaping.

The Architect:
(Name, legal status, address and other information)

Hammel Associates Architects, LLC
25 E. Grant Street
Suite 102
Lancaster, PA 17602
Telephone Number: 717-393-3713

The Owner and Construction Manager agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Documents A132™–2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition; A232™–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; and B132™–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition. ^AIA Document A232™–2009 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.
/

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes: (1177896747)

TABLE OF ARTICLES

1 INITIAL INFORMATION

2 CONSTRUCTION MANAGER'S RESPONSIBILITIES

3 SCOPE OF CONSTRUCTION MANAGER'S BASIC SERVICES

4 ADDITIONAL SERVICES

5 OWNER'S RESPONSIBILITIES

6 COST OF THE WORK

7 COPYRIGHTS AND LICENSES

8 CLAIMS AND DISPUTES

9 TERMINATION OR SUSPENSION

10 MISCELLANEOUS PROVISIONS

11 COMPENSATION

12 SPECIAL TERMS AND CONDITIONS

13 SCOPE OF THE AGREEMENT

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.
(Note the disposition for the following items by inserting the requested information or a statement such as "not applicable," "unknown at time of execution" or "to be determined later by mutual agreement.")

§ 1.1.1 The Owner's program for the Project:
(Identify documentation or state the manner in which the program will be developed.)

The program and scope of the project has been developed by Upper Uwchlan Township. Please see attached Architect Plan Sheets A1.1 and A1.2 prepared by Hammel Associates Architects, LLC as the scope of work attached hereto as Exhibit "A" and made a part of this agreement

§ 1.1.2 The Project's physical characteristics:
(Identify or describe, if appropriate, size, location, dimensions, or other pertinent information, such as geotechnical reports; site, boundary and topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site; etc.)

The project includes additions and renovations to the Municipal Building . Project also includes Police Sally Port and site improvements including paving, drainage, utilities, lighting and landscaping.

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:
(Provide total and, if known, a line item breakdown.)

Owner's project budget is Three Million Five Hundred Thousand Dollars ($3,500,000.00)

§ 1.1.4 The Owner's anticipated design and construction schedule:

.1 Design phase milestone dates, if any:

Design and Preconstruction phase to commence on February 1, 2019

Init. /

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes: (1177896747)

.2 Commencement of construction:

Construction to commence on or about May 2019

.3 Substantial Completion date or milestone dates:

Substantial completion on or about January 2020

.4 Other:

§ 1.1.5 The Owner intends the following procurement method for the Project:
(Identify method such as competitive bid, negotiated Contract or multiple Prime Contracts.)

The work of the project will be procured through a multi-prime competitive bid process. The project will be publicly advertised and bids will be received and opened publicly. All prime contracts will be lump sum contracts.

§ 1.1.6 The Owner's requirements for accelerated or fast-track scheduling, multiple bid packages, or phased construction are set forth below:
(List number and type of bid/procurement packages.)

There will be a minimum of four (4) prime contracts – General Trades, Plumbing, HVAC and Electrical, possibly more to be determined.

§ 1.1.7 Other Project information:
(Identify special characteristics or needs of the Project not provided elsewhere, such as environmentally responsible design or historic preservation requirements.)

None

§ 1.1.8 The Owner identifies the following representative in accordance with Section 5.5:
(List name, address and other information.)

Mr. Cary Vargo, Township Manager
140 Pottstown Pike
Chester Springs, PA 19425

§ 1.1.9 The persons or entities, in addition to the Owner's representative, who are required to review the Construction Manager's submittals to the Owner are as follows:
(List name, address and other information.)

Theodore Vedock
25 E. Grant Street
Suite 102
Lancaster, PA 17602

§ 1.1.10 Unless provided by the Construction Manager, the Owner will retain the following consultants and contractors:
(List name, legal status, address and other information.)

.1 Land Surveyor:

Init. /

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes: (1177896747)

Gilmore and Associates, Inc.
65 East Butler Avenue
Suite 100
New Britain, PA 18901-5106

.2 Geotechnical Engineer:

None

.3 Civil Engineer:

Gilmore and Associates, Inc.
65 East Butler Avenue
Suite 100
New Britain, PA 18901-5106

.4 Other:
(List any other consultants retained by the Owner, such as a Project or Program Manager, or construction contractor.)

§ 1.1.11 The Construction Manager identifies the following representative in accordance with Section 2.4:
(List name, address and other information.)

Tony Ganguzza, P.E., Vice President of Professional Services
1209 Hausman Road, Suite B
Allentown, Pa 18104

§ 1.1.12 The Construction Manager's staffing plan as required under Section 3.3.2 shall include:
(List any specific requirements and personnel to be included in the staffing plan, if known.)

§ 1.1.13 The Construction Manager's consultants retained under Basic Services, if any:

.1 Cost Estimator:
(List name, legal status, address and other information.)

None

.2 Other consultants:

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes: (1177896747)

None

§ 1.1.14 The Construction Manager's consultants retained under Additional Services:

None

§ 1.1.15 Other Initial Information on which the Agreement is based:

None

§ 1.2 The Owner and Construction Manager may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Construction Manager shall appropriately adjust the schedules, the Construction Manager's services and the Construction Manager's compensation.

ARTICLE 2 CONSTRUCTION MANAGER'S RESPONSIBILITIES

§ 2.1 The Construction Manager shall provide the services as set forth in this Agreement.

§ 2.2 The Construction Manager shall perform its services consistent with the skill and care ordinarily provided by construction managers practicing in the same or similar locality under the same or similar circumstances. The Construction Manager shall perform its services as expeditiously as is consistent with such skill and care and the orderly progress of the Project.

§ 2.3 The Construction Manager shall provide its services in conjunction with the services of an Architect as described in AIA Document B132™–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition. The Construction Manager shall not be responsible for actions taken by the Architect.

§ 2.4 The Construction Manager shall identify a representative authorized to act on behalf of the Construction Manager with respect to the Project.

§ 2.5 Except with the Owner's knowledge and consent, the Construction Manager shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Construction Manager's judgment with respect to this Project.

§ 2.6 The Construction Manager shall maintain the following insurance for the duration of this Agreement. If any of the requirements set forth below exceed the types and limits the Construction Manager normally maintains, the Owner shall reimburse the Construction Manager for any additional cost.

§ 2.6.1 See Construction Manager's Certificate of Insurance attached hereto as Exhibit "B" and made a part of this Agreement. Upper Uwchlan Township shall be listed as a certificate holder and additional insured.

§ 2.6.2 The Construction Manager may use umbrella or excess liability insurance to achieve the required coverage for Comprehensive General Liability and Automobile Liability, provided that such umbrella or excess insurance results in the same type of coverage as required for the individual policies.

§ 2.6.3 The Construction Manager shall provide to the Owner certificates of insurance evidencing compliance with the requirements in this Section 2.6. The certificates will show the Owner as an additional insured on the Comprehensive General Liability, Automobile Liability, umbrella or excess policies.

(Paragraphs deleted)

ARTICLE 3 SCOPE OF CONSTRUCTION MANAGER'S BASIC SERVICES

§ 3.1 Definition

The Construction Manager's Basic Services consist of those described in Sections 3.2 and 3.3 and include usual and customary construction coordination and scheduling, constructability review, cost estimating, and allocation of construction activities among the Multiple Prime Contractors. See Construction Manager's Proposal Revised letter dated January 17, 2019 attached hereto as Exhibit "C" and made a part of this Agreement for a specific scope of services

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes: (1177896747)

Packet Page 127

§ 3.2 Preconstruction Phase

§ 3.2.1 The Construction Manager shall review the program furnished by the Owner and any evaluation of the Owner's program provided by the Architect, to ascertain the requirements of the Project and shall arrive at a mutual understanding of such requirements with the Owner and Architect.

§ 3.2.2 The Construction Manager shall provide a preliminary evaluation of the Owner's program, schedule and construction budget requirements, each in terms of the other.

§ 3.2.3 The Construction Manager shall prepare, and deliver to the Owner, a written Construction Management Plan that includes, at a minimum, the following: (1) preliminary evaluations required in Section 3.2.2, (2) a Project schedule, (3) cost estimates, (4) recommendations for Project delivery method, and (5) Contractors' scopes of Work, if multiple Contractors or fast-track construction will be used. The Construction Manager shall periodically update the Construction Management Plan over the course of the Project.

§ 3.2.4 Based on preliminary design and other design criteria prepared by the Architect, the Construction Manager shall prepare preliminary estimates of the Cost of the Work or the cost of program requirements using area, volume or similar conceptual estimating techniques for the Architect's review and Owner's approval. If the Architect suggests alternative materials and systems, the Construction Manager shall provide cost evaluations of those alternative materials and systems and may also provide its own suggestions.

§ 3.2.5 The Construction Manager shall expeditiously review design documents during their development and advise the Owner and Architect on proposed site use and improvements, selection of materials, and building systems and equipment. The Construction Manager shall also provide recommendations to the Owner and Architect on constructability, availability of materials and labor, sequencing for phased construction, time requirements for procurement, installation and construction, and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions.

§ 3.2.6 The Construction Manager shall prepare and periodically update the Project schedule included in the Construction Management Plan for the Architect's review and the Owner's acceptance. The Construction Manager shall obtain the Architect's approval for the portion of the Project schedule relating to the performance of the Architect's services. The Project schedule shall coordinate and integrate the Construction Manager's services, the Architect's services, other Owner consultants' services, and the Owner's responsibilities and highlight items that could affect the Project's timely completion.

§ 3.2.7 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall prepare and update, at appropriate intervals agreed to by the Owner, Construction Manager and Architect, estimates of the Cost of the Work of increasing detail and refinement. The Construction Manager shall include appropriate contingencies for design, bidding or negotiating, price escalation, and market conditions in the estimates of the Cost of the Work. Such estimates shall be provided for the Architect's review and the Owner's approval. The Construction Manager shall advise the Owner and Architect if it appears that the Cost of the Work may exceed the Owner's budget and make recommendations for corrective action.

§ 3.2.8 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall consult with the Owner and Architect and make recommendations whenever the Construction Manager determines that design details adversely affect constructability, cost or schedules.

§ 3.2.9 The Construction Manager shall provide recommendations and information to the Owner and Architect regarding the assignment of responsibilities for temporary Project facilities and equipment, materials and services for common use of the Contractors. The Construction Manager shall verify that such requirements and assignment of responsibilities are included in the proposed Contract Documents.

§ 3.2.10 The Construction Manager shall provide recommendations and information to the Owner regarding the allocation of responsibilities for safety programs among the Contractors.

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes:
(1177896747)

§ 3.2.11 The Construction Manager shall provide recommendations to the Owner on the division of the Project into individual Contracts for the construction of various categories of Work, including the method to be used for selecting Contractors and awarding Contracts. If multiple Contracts are to be awarded, the Construction Manager shall review the Drawings and Specifications and make recommendations as required to provide that (1) the Work of the Contractors is coordinated, (2) all requirements for the Project are assigned to the appropriate Contract, (3) the likelihood of jurisdictional disputes is minimized, and (4) proper coordination is provided for phased construction.

§ 3.2.12 The Construction Manager shall update the Project schedule to include the components of the Work, including phasing of construction, times of commencement and completion required of each Contractor, ordering and delivery of products, including those that must be ordered well in advance of construction, and the occupancy requirements of the Owner.

§ 3.2.13 The Construction Manager shall expedite and coordinate the ordering and delivery of materials, including those that must be ordered well in advance of construction.

§ 3.2.14 The Construction Manager shall assist the Owner in selecting, retaining and coordinating the professional services of surveyors, special consultants and testing laboratories required for the Project.

§ 3.2.15 The Construction Manager shall provide an analysis of the types and quantities of labor required for the Project and review the availability of appropriate categories of labor required for critical phases. The Construction Manager shall make recommendations for actions designed to minimize adverse effects of labor shortages.

§ 3.2.16 The Construction Manager shall assist the Owner in obtaining information regarding applicable requirements for equal employment opportunity programs, and other programs as may be required by governmental and for quasi governmental authorities for inclusion in the Contract Documents.

§ 3.2.17 Following the Owner's approval of the Drawings and Specifications, the Construction Manager shall update and submit the latest estimate of the Cost of the Work and the Project schedule for the Architect's review and the Owner's approval.

§ 3.2.18 The Construction Manager shall submit the list of prospective bidders for the Architect's review and the Owner's approval.

§ 3.2.19 The Construction Manager shall develop bidders' interest in the Project and establish bidding schedules. The Construction Manager, with the assistance of the Architect, shall issue bidding documents to bidders and conduct pre-bid conferences with prospective bidders. The Construction Manager shall issue the current Project schedule with each set of bidding documents. The Construction Manager shall assist the Architect with regard to questions from bidders and with the issuance of addenda.

§ 3.2.20 The Construction Manager shall receive bids, prepare bid analyses and make recommendations to the Owner for the Owner's award of Contracts or rejection of bids.

§ 3.2.21 The Construction Manager shall assist the Owner in preparing Construction Contracts and advise the Owner on the acceptability of Subcontractors and material suppliers proposed by Multiple Prime Contractors.

§ 3.2.22 The Construction Manager shall assist the Owner in obtaining building permits and special permits for permanent improvements, except for permits required to be obtained directly by the various Multiple Prime Contractors. The Construction Manager shall verify that the Owner has paid applicable fees and assessments. The Construction Manager shall assist the Owner and Architect in connection with the Owner's responsibility for filing documents required for the approvals of governmental authorities having jurisdiction over the Project.

§ 3.3 Construction Phase Administration of the Construction Contract

§ 3.3.1 Subject to Section 4.3, the Construction Manager's responsibility to provide Construction Phase Services commences with the award of the initial Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes:
(1177896747)

§ 3.3.2 The Construction Manager shall provide a staffing plan to include one or more representatives who shall be in attendance at the Project site whenever the Work is being performed.

§ 3.3.3 The Construction Manager shall provide on-site administration of the Contracts for Construction in cooperation with the Architect as set forth below and in AIA Document A232™–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition. If the Owner and Contractor modify AIA Document A232–2009, those modifications shall not affect the Construction Manager's services under this Agreement unless the Owner and the Construction Manager amend this Agreement.

§ 3.3.4 The Construction Manager shall provide administrative, management and related services to coordinate scheduled activities and responsibilities of the Multiple Prime Contractors with each other and with those of the Construction Manager, the Owner and the Architect. The Construction Manager shall coordinate the activities of the Multiple Prime Contractors in accordance with the latest approved Project schedule and the Contract Documents.

§ 3.3.5 Utilizing the construction schedules provided by the Multiple Prime Contractors, the Construction Manager shall update the Project schedule, incorporating the activities of the Owner, Architect, and Multiple Prime Contractors on the Project, including activity sequences and durations, allocation of labor and materials, processing of Shop Drawings, Product Data and Samples, and delivery and procurement of products, including those that must be ordered well in advance of construction. The Project schedule shall include the Owner's occupancy requirements showing portions of the Project having occupancy priority. The Construction Manager shall update and reissue the Project schedule as required to show current conditions. If an update indicates that the previously approved Project schedule may not be met, the Construction Manager shall recommend corrective action, if any, to the Owner and Architect.

§ 3.3.6 The Construction Manager shall schedule and conduct meetings to discuss such matters as procedures, progress, coordination, and scheduling of the Work. The Construction Manager shall prepare and promptly distribute minutes to the Owner, Architect and Multiple Prime Contractors.

§ 3.3.7 Utilizing information from the Multiple Prime Contractors, the Construction Manager shall schedule and coordinate the sequence of construction and assignment of space in areas where the Multiple Prime Contractors are performing Work, in accordance with the Contract Documents and the latest approved Project schedule.

§ 3.3.8 The Construction Manager shall schedule all tests and inspections required by the Contract Documents or governmental authorities, and arrange for the delivery of test and inspection reports to the Owner and Architect.

§ 3.3.9 The Construction Manager shall endeavor to obtain satisfactory performance from each of the Multiple Prime Contractors. The Construction Manager shall recommend courses of action to the Owner when requirements of a Contract are not being fulfilled.

§ 3.3.10 The Construction Manager shall monitor and evaluate actual costs for activities in progress and estimates for uncompleted tasks and advise the Owner and Architect as to variances between actual and budgeted or estimated costs. If the Contractor is required to submit a Control Estimate, the Construction Manager shall meet with the Owner and Contractor to review the Control Estimate. The Construction Manager shall promptly notify the Contractor if there are any inconsistencies or inaccuracies in the information presented. The Construction Manager shall also report the Contractor's cost control information to the Owner.

§ 3.3.11 The Construction Manager shall develop cash flow reports and forecasts for the Project.

§ 3.3.12 The Construction Manager shall maintain accounting records on authorized Work performed under unit costs, additional Work performed on the basis of actual costs of labor and materials, and other Work requiring accounting records.

§ 3.3.12.1 Approximately 1 week prior to the end of the month each Prime Contractor shall submit a draft ("pencil") copy of their Application for Payment to the CM for preliminary approval by the CM. Once this has been completed and approved by the CM, a final draft Application for Payment shall be made by the Prime Contractor to the CM for approval. The CM shall approve the Application for Payment (with comments or changes if applicable) then forward to the A/E for review and approval. Once approved by the A/E the Application for Payment shall be returned to the CM who shall submit it to the Owner for final approval and payment by the Owner

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes:
(1177896747)

§ 3.3.12.2 Not more frequently than monthly, the Construction Manager shall review and certify the amounts due the respective Contractors as follows:

.1 Where there is only one Contractor responsible for performing the Work, the Construction Manager shall, within seven days after the Construction Manager receives the Contractor's Application for Payment, review the Application, certify the amount the Construction Manager determines is due the Contractor, and forward the Contractor's Application and Certificate for Payment to the Architect.

.2 Where there are Multiple Prime Contractors responsible for performing different portions of the Project, the Construction Manager shall, within seven days after the Construction Manager receives each Contractor's Application for Payment: (1) review the Applications and certify the amount the Construction Manager determines is due each Contractor, (2) prepare a Summary of Contractors' Applications for Payment by summarizing information from each Contractor's Application for Payment, (3) prepare a Project Application and Certificate for Payment, (4) certify the total amount the Construction Manager determines is due all Multiple Prime Contractors collectively, and (5) forward the Summary of Contractors' Applications for Payment and Project Application and Certificate for Payment to the Architect.

§ 3.3.12.3 The Construction Manager's certification for payment shall constitute a representation to the Owner, based on the Construction Manager's evaluations of the Work and on the data comprising the Contractors' Applications for Payment, that, to the best of the Construction Manager's knowledge, information and belief, the Work has progressed to the point indicated and the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion and to specific qualifications expressed by the Construction Manager. The issuance of a Certificate for Payment shall further constitute a recommendation to the Architect and Owner that the Contractor be paid the amount certified.

§ 3.3.12.4 The certification of an Application for Payment or a Project Application for Payment by the Construction Manager shall not be a representation that the Construction Manager has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences for the Contractor's own Work, or procedures; (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.3.13 The Construction Manager shall review the safety programs developed by each of the Multiple Prime Contractors solely and exclusively for purposes of coordinating the safety programs with those of the other Contractors and for making recommendations to the Owner for any safety programs not included in the Work of the Multiple Prime Contractors. The Construction Manager's responsibilities for coordination of safety programs shall not extend to direct control over or charge of the acts or omissions of the Contractor, Multiple Prime Contractors, Subcontractors, agents or employees of the Contractors or Multiple Prime Contractors or Subcontractors, or any other persons performing portions of the Work and not directly employed by the Construction Manager.

§ 3.3.14 The Construction Manager shall determine in general that the Work of each Contractor is being performed in accordance with the requirements of the Contract Documents and notify the Owner, Contractor and Architect of defects and deficiencies in the Work. The Construction Manager shall have the authority to reject Work that does not conform to the Contract Documents and shall notify the Architect about the rejection. The failure of the Construction Manager to reject Work shall not constitute the acceptance of the Work. The Construction Manager shall record any rejection of Work in its daily log and include information regarding the rejected Work in its progress reports to the Architect and Owner pursuant to Section 3.3.20.1. Upon written authorization from the Owner, the Construction Manager may require and make arrangements for additional inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed, and the Construction Manager shall give timely notice to the Architect of when and where the tests and inspections are to be made so that the Architect may be present for such procedures.

§ 3.3.15 The Construction Manager shall advise and consult with the Owner and Architect during the performance of its Construction Phase Services. The Construction Manager shall have authority to act on behalf of the Owner only to

Init.
/

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes:
(1177896747)

the extent provided in this Agreement. The Construction Manager shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work of each of the Contractors, since these are solely the Contractor's rights and responsibilities under the Contract Documents. The Construction Manager shall not be responsible for a Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Construction Manager shall be responsible for the Construction Manager's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or Multiple Prime Contractors, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 3.3.16 The Construction Manager shall transmit to the Architect requests for interpretations and requests for information of the meaning and intent of the Drawings and Specifications with its written recommendation, and assist in the resolution of questions that may arise.

§ 3.3.17 The Construction Manager shall review requests for changes, assist in negotiating Contractors' proposals, submit recommendations to the Architect and Owner, and, if they are accepted, prepare Change Orders and Construction Change Directives that incorporate the Architect's modifications to the Contract Documents.

§ 3.3.18 The Construction Manager shall assist the Initial Decision Maker in the review, evaluation and documentation of Claims, subject to Section 4.3.1.7.

§ 3.3.19 CM shall receive and log all submittals, CM shall review for completeness only, then forward to the A/E Consultants for review and approval. After the A/E review, the submittal shall be returned to the CM to be logged and distributed accordingly to all parties. If the submittal is approved, it is complete. If the submittal is approved as noted, it is complete. If the submittal is approved as noted, resubmit corrected for record, the Prime Contractor shall resubmit the submittal and it shall be logged and distributed by the CM to all parties. If the submittal is rejected the process is repeated. All submittals and logs shall be kept on CM Procore Software for access by all parties.

§ 3.3.20 The Construction Manager shall keep a daily log containing a record of weather, each Contractor's Work on the site, number of workers, identification of equipment, Work accomplished, problems encountered, and other data as the Owner may require.

§ 3.3.20.1 The Construction Manager shall record the progress of the Project. On a monthly basis, or otherwise as agreed to by the Owner, the Construction Manager shall submit written progress reports to the Owner and Architect, showing percentages of completion and other information identified below:

- **.1** Work completed for the period;
- **.2** Project schedule status;
- **.3** Submittal schedule and status report, including a summary of remaining and outstanding submittals;
- **.4** Request for information, Change Order, and Construction Change Directive status reports;
- **.5** Tests and inspection reports;
- **.6** Status report of nonconforming and rejected Work;
- **.7** Daily logs;
- **.8** Summary of all Multiple Prime Contractors' Applications for Payment;
- **.9** Cumulative total of the Cost of the Work to date including the Construction Manager's compensation and reimbursable expenses at the job site, if any;
- **.10** Cash-flow and forecast reports; and
- **.11** Any other items the Owner may require:

§ 3.3.20.2 In addition, for Projects constructed on the basis of the Cost of the Work, the Construction Manager shall include the following additional information in its progress reports:

- **.1** Contractor's work force report;
- **.2** Equipment utilization report;
- **.3** Cost summary, comparing actual costs to updated cost estimates; and
- **.4** Any other items as the Owner may require:

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes:

§ 3.3.21 Utilizing the documents provided by the Contractor, the Construction Manager shall maintain at the site one copy of all Contracts, Drawings, Specifications, addenda, Change Orders and other Modifications, in good order and marked currently to record all changes and selections made during construction, and in addition, approved Shop Drawings, Product Data, Samples and similar required submittals. The Construction Manager shall maintain records, in duplicate, of principal building layout lines, elevations of the bottom of footings, floor levels and key site elevations certified by a qualified surveyor or professional engineer. The Construction Manager shall make all such records available to the Architect and the Contractor, and upon completion of the Project, shall deliver them to the Owner.

§ 3.3.22 The Construction Manager shall arrange for the delivery, storage, protection and security of Owner-purchased materials, systems and equipment that are a part of the Project until such items are incorporated into the Work.

§ 3.3.23 With the Architect and the Owner's maintenance personnel, the Construction Manager shall observe the Contractor's or Multiple Prime Contractors' final testing and start-up of utilities, operational systems and equipment and observe any commissioning as the Contract Documents may require.

§ 3.3.24 When the Construction Manager considers each Contractor's Work or a designated portion thereof is substantially complete, the Construction Manager shall, jointly with the Contractor, prepare for the Architect a list of incomplete or unsatisfactory items and a schedule for their completion. The Construction Manager shall assist the Architect in conducting inspections to determine whether the Work or designated portion thereof is substantially complete.

§ 3.3.25 When the Work or designated portion thereof is substantially complete, the Construction Manager shall prepare, and the Construction Manager and Architect shall execute, a Certificate of Substantial Completion. The Construction Manager shall submit the executed Certificate to the Owner and Contractor. The Construction Manager shall coordinate the correction and completion of the Work. Following issuance of a Certificate of Substantial Completion of the Work or a designated portion thereof, the Construction Manager shall evaluate the completion of the Work of the Contractor or Multiple Prime Contractors and make recommendations to the Architect when Work is ready for final inspection. The Construction Manager shall assist the Architect in conducting final inspections.

§ 3.3.26 The Construction Manager shall forward to the Owner, with a copy to the Architect, the following information received from the Contractor or Multiple Prime Contractors: (1) certificates of insurance received from the Contractor or Multiple Prime Contractors; (2) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (3) affidavits, receipts, releases and waivers of liens or bonds indemnifying the Owner against liens; and (4) any other documentation required of the Contractor under the Contract Documents, including warranties and similar submittals.

§ 3.3.27 The Construction Manager shall deliver all keys, manuals, record drawings and maintenance stocks to the Owner. The Construction Manager shall forward to the Architect a final Project Application for Payment and Project Certificate for Payment or final Application for Payment and final Certificate for Payment upon the Contractor's compliance with the requirements of the Contract Documents.

§ 3.3.28 Duties, responsibilities and limitations of authority of the Construction Manager as set forth in the Contract Documents shall not be restricted, modified or extended without written consent of the Owner, Construction Manager, Architect, Contractor and Multiple Prime Contractors. Consent shall not be unreasonably withheld.

§ 3.3.29 Upon request of the Owner, and prior to the expiration of one year from the date of Substantial Completion, the Construction Manager shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance.

ARTICLE 4 ADDITIONAL SERVICES

§ 4.1 Additional Services listed below are not included in Basic Services but may be required for the Project. The Construction Manager shall provide the listed Additional Services only if specifically designated in the table below as the Construction Manager's responsibility, and the Owner shall compensate the Construction Manager as provided in Section 11.2.

Init.
/

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes:
(1177896747)

(Designate the Additional Services the Construction Manager shall provide in the second column of the table below. In the third column indicate whether the service description is located in Section 4.2 or in an attached exhibit. If in an exhibit, identify the exhibit.)

Services	Responsibility *(Construction Manager, Owner or Not Provided)*	Location of Service Description *(Section 4.2 below or in an exhibit attached to this document and identified below)*
§ 4.1.1 Measured drawings	Owner	
§ 4.1.2 Architectural interior design (B252™–2007)	Owner	
§ 4.1.3 Tenant-related services	Not Provided	
§ 4.1.4 Commissioning (B211™–2007)	Not Provided	
§ 4.1.5 LEED® certification (B214™–2012)	Not Provided	
§ 4.1.6 Furniture, furnishings, and equipment design (B253™–2007)	Not Provided	

§ 4.2 Insert a description of each Additional Service designated in Section 4.1, if not further described in an exhibit attached to this document.

None

§ 4.3 Additional Services may be provided after execution of this Agreement, without invalidating this Agreement. Except for services required due to the fault of the Construction Manager, any Additional Services provided in accordance with this Section 4.3 shall entitle the Construction Manager to compensation pursuant to Section 11.3.

§ 4.3.1 Upon recognizing the need to perform the following Additional Services, the Construction Manager shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Construction Manager shall not proceed to provide the following services until the Construction Manager receives the Owner's written authorization:

.1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including, but not limited to, size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or procurement or delivery method, or bid packages in addition to those listed in Section 1.1.6;

.2 Services necessitated by the enactment or revision of codes, laws or regulations or official interpretations after the date of this Agreement;

.3 Preparation of documentation for alternate bid or proposal requests proposed by the Owner;

.4 Preparation for, and attendance at, a public presentation, meeting or hearing;

.5 Preparation for, and attendance at a dispute resolution proceeding or legal proceeding, except where the Construction Manager is party thereto;

.6 Providing consultation concerning replacement of Work resulting from fire or other cause during construction and furnishing services required in connection with the replacement of such Work;

.7 Assistance to the Initial Decision Maker, if other than the Architect; or

.8 Service as the Initial Decision Maker.

§ 4.3.2 To avoid delay in the Construction Phase, the Construction Manager shall provide the following Additional Services, notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If the Owner subsequently determines that all or parts of those services are not required, the Owner shall give prompt written notice to the Construction Manager, and the Owner shall have no further obligation to compensate the Construction Manager for those services:

.1 Services in evaluating an extensive number of Claims submitted by a Contractor or others in connection with the Work when the Architect is serving as the Initial Decision Maker.

.2 To the extent the Construction Manager's Basic Services are affected, providing Construction Phase Services 60 days after (1) the date of Substantial Completion of the Work or (2) the anticipated date of Substantial Completion, identified in Initial Information, whichever is earlier.

Init. /

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes:

(1177896747)

.3 Services required in an emergency to coordinate the activities of a Contractor or Multiple Prime Contractors in the event of risk of personal injury or serious property damage, consistent with Section 3.3.13.

§ 4.3.3 If the services covered by this Agreement have not been completed within Fifteen (15) months of the date of this Agreement, through no fault of the Construction Manager, extension of the Construction Manager's services beyond that time shall be compensated as Additional Services.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including the Owner's program, other objectives, schedule, constraints and criteria, special equipment, systems, and site requirements. Within 35 days after receipt of a written request from the Construction Manager, the Owner shall furnish the requested information as necessary and relevant for the Construction Manager to evaluate, give notice of, or enforce any lien rights, if any.

§ 5.2 The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1, (2) the Owner's other costs, and (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Construction Manager and Architect. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the budget for the Cost of the Work or in the Project's scope and quality.

§ 5.3 The Owner acknowledges that accelerated, phased or fast-track scheduling provides a benefit, but also carries with it the risk of additional costs. If the Owner selects accelerated, phased or fast-track scheduling, the Owner agrees to include in the budget for the Project sufficient contingencies to cover such costs.

§ 5.4 The Owner shall retain an Architect to provide services, duties and responsibilities as described in AIA Document B132–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition. The Owner shall provide the Construction Manager a copy of the executed agreement between the Owner and Architect, and any further modifications to the agreement.

§ 5.5 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions pertaining to documents the Construction Manager submits in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Construction Manager's services.

§ 5.6 Unless provided by the Construction Manager, the Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 5.7 Unless provided by the Construction Manager, the Owner shall furnish services of geotechnical engineers, which may include but are not limited to test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 5.8 The Owner shall coordinate the services of its own consultants with those services provided by the Construction Manager. Upon the Construction Manager's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated in this Agreement, or authorize the Construction Manager to furnish them as an Additional Service, when the Construction Manager requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants maintain professional liability insurance and other liability insurance as appropriate to the services provided.

Init.
/
AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes:
(1177896747)

§ 5.9 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 5.10 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.11 The Owner shall provide prompt written notice to the Construction Manager and Architect if the Owner becomes aware of any fault or defect in Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service or any fault or defect in the Construction Manager's services.

§ 5.12 The Owner reserves the right to perform construction and operations related to the Project with the Owner's own forces, and to award contracts in connection with the Project which are not part of the Construction Manager's responsibilities under this Agreement. The Construction Manager shall notify the Owner if any such independent action will interfere with the Construction Manager's ability to perform the Construction Manager's responsibilities under this Agreement. When performing construction or operations related to the Project, the Owner agrees to be subject to the same obligations and to have the same rights as the Contractors.

§ 5.13 Except as otherwise provided in this Agreement, or when direct communications have been specially authorized, the Owner shall endeavor to communicate with the Contractor and the Construction Manager's consultants through the Construction Manager about matters arising out of or relating to the Contract Documents. The Owner shall promptly notify the Construction Manager of any direct communications that may affect the Construction Manager's services.

§ 5.14 Before executing the Contract for Construction, the Owner shall coordinate the Construction Manager's duties and responsibilities set forth in the Contract for Construction with the Construction Manager's services set forth in this Agreement. The Owner shall provide the Construction Manager a copy of the executed agreements between the Owner and Contractors, including the General Conditions of the Contracts for Construction.

§ 5.15 The Owner shall provide the Construction Manager access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Construction Manager access to the Work wherever it is in preparation or progress.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include the contractors' general conditions costs, overhead and profit. The Cost of the Work includes the compensation of the Construction Manager and Construction Manager's Consultants during the Pre-Construction Phase, Construction Phase and Post Construction Phase , including compensation for reimbursable expenses at the job site, if any. Costs of the land, rights-of-way, financing, contingencies for changes in the Work or other costs are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and may be adjusted throughout the Project as required under Sections 5.2 and 6.4. Evaluations of the Owner's budget, preliminary estimates for the Cost of the Work and detailed estimates of the Cost of the Work prepared by the Construction Manager represent the Construction Manager's judgment as a person or entity familiar with the construction industry. It is recognized, however, that neither the Construction Manager nor the Owner has control over the cost of labor, materials or equipment, over Contractors' methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the Construction Manager cannot and does not warrant or represent that bids or negotiated prices will not vary from the budget proposed, established or approved by the Owner, or from any cost estimate or evaluation prepared by the Construction Manager.

§ 6.3 If the Architect is providing detailed cost estimating services as an Additional Service, and a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Architect and the Construction Manager shall work cooperatively to conform the cost estimates to one another.

§ 6.4 If, prior to the conclusion of the Design Development Phase, the Construction Manager's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Construction Manager, in consultation with the

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes:
(1177896747)

Architect, shall make appropriate recommendations to the Owner to adjust the Project's size, quality or budget, and the Owner shall cooperate with the Construction Manager and Architect in making such adjustments.

§ 6.5 If the estimate of the Cost of the Work at the conclusion of the Design Development Phase exceeds the Owner's budget for the Cost of the Work, the Owner shall

.1 give written approval of an increase in the budget for the Cost of the Work;
.2 in consultation with the Construction Manager and Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or
.3 implement any other mutually acceptable alternative.

ARTICLE 7 COPYRIGHTS AND LICENSES

The Construction Manager and the Construction Manager's consultants, if any, shall not own or claim a copyright in the Instruments of Service. The Construction Manager, the Construction Manager's consultants, if any, and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project. If the Owner and Construction Manager intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 General

§ 8.1.1 The Owner and Construction Manager shall commence all claims and causes of action, whether in contract, tort, or otherwise, against the other arising out of or related to this Agreement within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Construction Manager waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Construction Manager waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A232–2009, General Conditions of the Contract for Construction. The Owner or the Construction Manager, as appropriate, shall require of the contractors, consultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Construction Manager shall indemnify and hold the Owner and the Owner's officers and employees harmless from and against damages, losses and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are caused by acts or omissions of the Construction Manager, its employees and its consultants.

§ 8.1.4 The Construction Manager and Owner waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.7.

§ 8.2 Mediation

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation, only if the parties voluntarily agree to the same in lieu of proceeding pursuant to section 8.2.4, as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Construction Manager's services, the Construction Manager may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

(Paragraphs deleted)

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

(Check the appropriate box. If the Owner and Construction Manager do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.)

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes:
(1177896747)

[ ] Arbitration pursuant to Section 8.3 of this Agreement

[X] Litigation in a court of competent jurisdiction

[ ] Other: *(Specify)*

§ 8.3 Arbitration

§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 8.3.2 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.4 Consolidation or Joinder

§ 8.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 8.3.4.3 The Owner and Construction Manager grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Construction Manager under this Agreement.

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Construction Manager in accordance with this Agreement without cause, such failure shall be considered substantial nonperformance and cause for termination or, at the Construction Manager's option, cause for suspension of performance of services under this Agreement. If the Construction Manager elects to suspend services, the Construction Manager shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Construction Manager shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Construction Manager shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Construction Manager's services. The Construction Manager's fees for the remaining services and the time schedules shall be equitably adjusted.

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes:
(1177896747)

§ 9.2 If the Owner suspends the Project, the Construction Manager shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Construction Manager shall be compensated for expenses incurred in the interruption and resumption of the Construction Manager's services. The Construction Manager's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Construction Manager, the Construction Manager may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager for the Owner's convenience and without cause.

§ 9.6 In the event of termination not the fault of the Construction Manager, the Construction Manager shall be compensated for services performed prior to termination, together with Reimbursable Expenses then as defined in Section 9.7.

(Paragraph deleted)

§ 9.7.1 In the event of termination for the Owner's convenience prior to commencement of construction, the Construction Manager shall be entitled to receive payment for services performed.

§ 9.7.2 In the event of termination for the Owner's convenience after commencement of construction, the Construction Manager shall be entitled to receive payment for services performed and costs incurred by reason of such termination.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located, except that if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A232–2009, General Conditions of the Contract for Construction, except for purposes of this Agreement, the term "Work" shall include the work of all Contractors under the administration of the Construction Manager.

§ 10.3 The Owner and Construction Manager, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Construction Manager shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement.

§ 10.4 If the Owner requests the Construction Manager to execute certificates, the proposed language of such certificates shall be submitted to the Construction Manager for review at least 14 days prior to the requested dates of execution. If the Owner requests the Construction Manager to execute consents reasonably required to facilitate assignment to a lender, the Construction Manager shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Construction Manager for review at least 14 days prior to execution. The Construction Manager shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Construction Manager.

§ 10.6 Unless otherwise required in this Agreement, the Construction Manager shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes:
(1177896747)

§ 10.7 The Construction Manager shall have the right to include photographic or artistic representations of the design of the Project among the Construction Manager's promotional and professional materials. The Construction Manager shall be given reasonable access to the completed Project to make such representations. However, the Construction Manager's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Construction Manager in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Construction Manager in the Owner's promotional materials for the Project.

§ 10.8 If the Construction Manager or Owner receives information specifically designated by the other party as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except to those who need to know the content of such information in order to perform services or construction solely and exclusively for the project.

ARTICLE 11 COMPENSATION

§ 11.1 For the Construction Manager's Basic Services described under Article 3 and performance of all duties, obligations, and responsibilities arising under or pursuit to this agreement, the Owner shall compensate the Construction Manager as follows:

Fee shall be a Lump Sum of Two Hundred Sixty Two Thousand Seven Hundred Fifty Dollars ($262,750.00) as defined in Construction Manager's Proposal Revised dated January 17, 2019 and attached hereto as Exhibit "C" and made a part of this Agreement. If the total Project or any phase of the work is completed in less time than described the Owner shall make payment on the unpaid balance of the lump sum fee within the terms of the Agreement.

The fee shall be paid on a lump sum monthly basis as follows:

§ 11.1.1 For Preconstruction Phase Services in Section 3.2:
(Insert amount of, or basis for, compensation, including stipulated sums, multiples or percentages.)

Preconstruction Phase services shall be invoiced at Six Thousand Two Hundred Thirty Four Dollars ($6,516.00) per month for three (3) months.

§ 11.1.2 For Construction Phase Services in Section 3.3:
(Insert amount of, or basis for, compensation, including stipulated sums, multiples or percentages.)

Construction and Post Construction Phase services shall be invoiced at Twenty Four Thousand Three Hundred Twenty Dollars ($24,320.00) per month for ten (10) months.

§ 11.2 For Additional Services designated in Section 4.1, the Owner shall compensate the Construction Manager as follows:
(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

Construction Manager's actual cost plus ten percent (10%)

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.3, the Owner shall compensate the Construction Manager as follows:
(Insert amount of, or basis for, compensation.)

See Section 11.2

§ 11.4 Compensation for Additional Services of the Construction Manager's consultants when not included in Sections 11.2 or 11.3, shall be the amount invoiced to the Construction Manager plus Ten percent (10 %), or as otherwise stated below:

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes:
(1177896747)

§ 11.5 The hourly billing rates for services of the Construction Manager and the Construction Manager's consultants, if any, are set forth below. The rates shall be adjusted in accordance with the Construction Manager's and Construction Manager's consultants' normal review practices.
(If applicable, attach an exhibit of hourly billing rates or insert them below.)

See attached Exhibit "D" Construction Management Fee Summary attached hereto and made a part of this Agreement

Employee or Category	Rate ($0.00)

§ 11.6 Compensation for Reimbursable Expenses
§ 11.6.1 Reimbursable Expenses are in addition to compensation for Basic and Additional Services and include expenses incurred by the Construction Manager and the Construction Manager's consultants directly related to the Project, as follows:

.1
(Paragraphs deleted)
Actual Fees paid for securing approval of authorities having jurisdiction over the Project;

(Paragraphs deleted)
.2 Other similar Project-related expenditures.

§ 11.6.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Construction Manager and the Construction Manager's consultants plus One and 1/10 percent (1.10 %) of the expenses incurred.

§ 11.7 Payments to the Construction Manager
§ 11.7.1 An initial payment of Zero Dollars ($ 0.00) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.7.2 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Construction Manager's invoice. Amounts unpaid Thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Construction Manager.
(Insert rate of monthly or annual interest agreed upon.)

Five % 5.0% per annum

§ 11.7.3 The Owner shall not withhold amounts from the Construction Manager's compensation to impose a penalty or liquidated damages on the Construction Manager, or to offset sums requested by or paid to Contractors for the cost of changes in the Work unless the Construction Manager agrees or has been found liable for the amounts by a court of competent jurisdiction.

§ 11.7.4 Records of Reimbursable Expenses, expenses pertaining to Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at all times.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS
Special terms and conditions that modify this Agreement are as follows:

ARTICLE 13 SCOPE OF THE AGREEMENT
§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Construction Manager and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Construction Manager.

§ 13.2 This Agreement is comprised of the following documents listed below:
.1 AIA Document C132™–2009, Standard Form Agreement Between Owner and Construction Manager as Adviser

Init. /
AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes: (1177896747)

.2 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed, or the following:

.3 AIA Document E202™–2008, Building Information Modeling Protocol Exhibit, if completed, or the following:

1. Exhibit "A" Architectural Plan Sheets A1.1 and A1.2 prepared by Hammels Associates Architects, LLC hereto and made a part of this agreement
2. Exhibit "B" Construction Manager's Certificate of Insurance attached hereto and made a part of this Agreement.
3. Exhibit "C" Construction Manager's Proposal Revised dated January 17, 2019 and attached hereto and made a part of this Agreement
4. Exhibit "D" Construction Management Fee Summary attached hereto and made a part of this Agreement

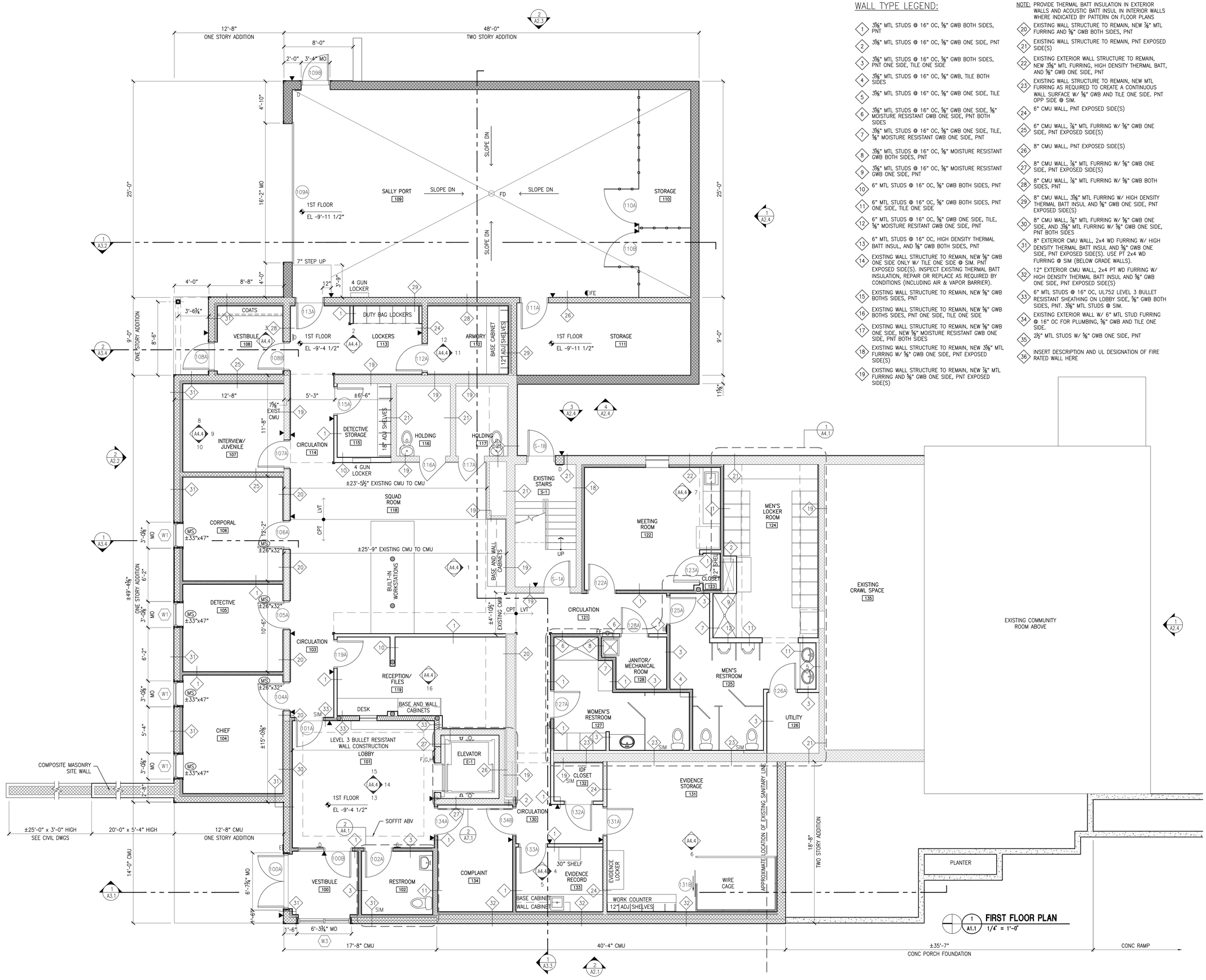
.4 Other documents:
(List other documents, if any, including additional scopes of service forming part of the Agreement.)

This Agreement is entered into as of the day and year first written above.

OWNER *(Signature)*	**CONSTRUCTION MANAGER** *(Signature)*
Mr. Cary Vargo, Township Manager	Sean A. Boyle, President
(Printed name and title)	*(Printed name and title)*

AIA Document C132™ – 2009 (formerly B801™CMa – 1992). Copyright © 1973, 1980, 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 10:30:21 ET on 01/18/2019 under Order No.8920361843 which expires on 12/21/2019, and is not for resale.
User Notes: (1177896747)

Exhibit “A”



FIRST FLOOR PLAN
1/4" = 1'-0"

WALL TYPE LEGEND:

1. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT
2. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, PNT
3. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT ONE SIDE, TILE ONE SIDE
4. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB, TILE BOTH SIDES
5. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, TILE
6. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT BOTH SIDES
7. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, TILE, ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT
8. 3⅝" MTL STUDS @ 16" OC, ⅝" MOISTURE RESISTANT GWB BOTH SIDES, PNT
9. 3⅝" MTL STUDS @ 16" OC, ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT
10. 6" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT
11. 6" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT ONE SIDE, TILE ONE SIDE
12. 6" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, TILE, ⅝" MOISTURE RESITANT GWB ONE SIDE, PNT
13. 6" MTL STUDS @ 16" OC, HIGH DENSITY THERMAL BATT INSUL, AND ⅝" GWB BOTH SIDES, PNT
14. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB ONE SIDE ONLY W/ TILE ONE SIDE @ SIM. PNT EXPOSED SIDE(S). INSPECT EXISTING THERMAL BATT INSULATION, REPAIR OR REPLACE AS REQUIRED BY CONDITIONS (INCLUDING AIR & VAPOR BARRIER).
15. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB BOTHS SIDES, PNT
16. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB BOTHS SIDES, PNT ONE SIDE, TILE ONE SIDE
17. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB ONE SIDE, NEW ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT BOTH SIDES
18. EXISTING WALL STRUCTURE TO REMAIN, NEW 3⅝" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
19. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅞" MTL FURRING AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)

NOTE: PROVIDE THERMAL BATT INSULATION IN EXTERIOR WALLS AND ACOUSTIC BATT INSUL IN INTERIOR WALLS WHERE INDICATED BY PATTERN ON FLOOR PLANS

20. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅞" MTL FURRING AND ⅝" GWB BOTH SIDES, PNT
21. EXISTING WALL STRUCTURE TO REMAIN, PNT EXPOSED SIDE(S)
22. EXISTING EXTERIOR WALL STRUCTURE TO REMAIN, NEW 3⅝" MTL FURRING, HIGH DENSITY THERMAL BATT, AND ⅝" GWB ONE SIDE, PNT
23. EXISTING WALL STRUCTURE TO REMAIN, NEW MTL FURRING AS REQUIRED TO CREATE A CONTINUOUS WALL SURFACE W/ ⅝" GWB AND TILE ONE SIDE. PNT OPP SIDE @ SIM.
24. 6" CMU WALL, PNT EXPOSED SIDE(S)
25. 6" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
26. 8" CMU WALL, PNT EXPOSED SIDE(S)
27. 8" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
28. 8" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB BOTH SIDES, PNT
29. 8" CMU WALL, 3⅝" MTL FURRING W/ HIGH DENSITY THERMAL BATT INSUL AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
30. 8" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB ONE SIDE, AND 3⅝" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT BOTH SIDES
31. 8" EXTERIOR CMU WALL, 2x4 WD FURRING W/ HIGH DENSITY THERMAL BATT INSUL AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S). USE PT 2x4 WD FURRING @ SIM (BELOW GRADE WALLS).
32. 12" EXTERIOR CMU WALL, 2x4 PT WD FURRING W/ HIGH DENSITY THERMAL BATT INSUL AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
33. 6" MTL STUDS @ 16" OC, UL752 LEVEL 3 BULLET RESISTANT SHEATHING ON LOBBY SIDE, ⅝" GWB BOTH SIDES, PNT. 3⅝" MTL STUDS @ SIM.
34. EXISTING EXTERIOR WALL W/ 6" MTL STUD FURRING @ 16" OC FOR PLUMBING, ⅝" GWB AND TILE ONE SIDE.
35. 2½" MTL STUDS W/ ⅝" GWB ONE SIDE, PNT
36. INSERT DESCRIPTION AND UL DESIGNATION OF FIRE RATED WALL HERE

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND OR NOTIFICATION.

STAMP

LEGEND:

- EXISTING CMU WALL TO REMAIN
- EXISTING WALL STRUCTURE TO REMAIN. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY NEW CONSTRUCTION REQUIREMENT.
- EXISTING FRAME WALL W/ FG BATT INSUL
- NEW CMU WALL
- NEW CMU W/ INSULATED CELLS
- NEW FRAME WALL W/ GWB BOTH SIDES, PNT
- NEW FRAME WALL W/ FG BATT INSUL AND GWB ON ONE OR BOTH SIDES, PNT
- EXISTING DOOR
- NEW DOOR, REFER TO DETAIL 2/A1.9 FOR LOCATION
- FE — FIRE EXTINGUISHER IN SEMI-RECESSED CABINET
- FE — FIRE EXTINGUISHER w/ SURFACE MOUNTED HOOK
- X — SIGNAGE
- STAINLESS STEEL CORNER GUARD (QUANTITY AS SHOWN ON DRAWING)
- DOOR ACCESS CONTROL, CARD READER OR ELECTRONIC LOCKSET, SEE SPECIFICATIONS
- (AS) AUTOMATIC MOTORIZED WINDOW SHADE
- (MS) MANUAL WINDOW SHADE

GENERAL NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE, VERIFY IN FIELD.
2. ALL CLOSETS AND STORAGE ROOMS ARE TO BE PROVIDED WITH ROD & SHELF (R&S) OR ADJUSTABLE SHELVING AS INDICATED ON PLANS AND DETAILS. SEE DETAIL x/A6.xx FOR TYPICAL ADJUSTABLE SHELF DETAIL AND x/A6.xx FOR TYPICAL ROD & SHELF DETAIL.
3. PROVIDE BUILT-IN WORKSTATION IN LOCATIONS INDICATED IN ACCORDANCE WITH DETAIL x/A6.xx.
4. REMOVE GWB ON EXTERIOR WALLS. INSPECT EXISTING BATT INSULATION AND REPLACE IN ACCORDANCE WITH ALLOWANCE #1. PROVIDE NEW CERTAINTEED MEMBRAIN SHEET VAPOR BARRIER PRIOR TO INSTALLING NEW GWB FINISH.

REVISIONS

KEY PLAN

PROGRESS PRINT NOT FOR CONSTRUCTION 01.17.2019

HAMMEL ASSOCIATES ARCHITECTS, LLC
25 E. Grant St.|Suite 102 |Lancaster, PA 17602 |717.393.3713|www.hammelarch.com

UPPER UWCHLAN TOWNSHIP

PROJECT DESCRIPTION

ADDITIONS AND RENOVATIONS TO
UPPER UWCHLAN TOWNSHIP BUILDING
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425

SHEET TITLE FIRST FLOOR PLAN

ISSUE DATE	SCALE AS NOTED	
FILE NUMBER 1836	DRAWN BY LS	CHECKED BY TLV

A1.1

Picket Page 144

WALL TYPE LEGEND:

1. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT
2. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, PNT
3. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT ONE SIDE, TILE ONE SIDE
4. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB, TILE BOTH SIDES
5. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, TILE
6. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT BOTH SIDES
7. 3⅝" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, TILE, ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT
8. 3⅝" MTL STUDS @ 16" OC, ⅝" MOISTURE RESISTANT GWB BOTH SIDES, PNT
9. 3⅝" MTL STUDS @ 16" OC, ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT
10. 6" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT
11. 6" MTL STUDS @ 16" OC, ⅝" GWB BOTH SIDES, PNT ONE SIDE, TILE ONE SIDE
12. 6" MTL STUDS @ 16" OC, ⅝" GWB ONE SIDE, TILE, ⅝" MOISTURE RESITANT GWB ONE SIDE, PNT
13. 6" MTL STUDS @ 16" OC, HIGH DENSITY THERMAL BATT INSUL, AND ⅝" GWB BOTH SIDES, PNT
14. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB ONE SIDE ONLY W/ TILE ONE SIDE @ SIM. PNT EXPOSED SIDE(S). INSPECT EXISTING THERMAL BATT INSULATION, REPAIR OR REPLACE AS REQUIRED BY CONDITIONS (INCLUDING AIR & VAPOR BARRIER).
15. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB BOTHS SIDES, PNT
16. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB BOTHS SIDES, PNT ONE SIDE, TILE ONE SIDE
17. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅝" GWB ONE SIDE, NEW ⅝" MOISTURE RESISTANT GWB ONE SIDE, PNT BOTH SIDES
18. EXISTING WALL STRUCTURE TO REMAIN, NEW 3⅝" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
19. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅞" MTL FURRING AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)

NOTE: PROVIDE THERMAL BATT INSULATION IN EXTERIOR WALLS AND ACOUSTIC BATT INSUL IN INTERIOR WALLS WHERE INDICATED BY PATTERN ON FLOOR PLANS

20. EXISTING WALL STRUCTURE TO REMAIN, NEW ⅞" MTL FURRING AND ⅝" GWB BOTH SIDES, PNT
21. EXISTING WALL STRUCTURE TO REMAIN, PNT EXPOSED SIDE(S)
22. EXISTING EXTERIOR WALL STRUCTURE TO REMAIN, NEW 3⅝" MTL FURRING, HIGH DENSITY THERMAL BATT, AND ⅝" GWB ONE SIDE, PNT
23. EXISTING WALL STRUCTURE TO REMAIN, NEW MTL FURRING AS REQUIRED TO CREATE A CONTINUOUS WALL SURFACE W/ ⅝" GWB AND TILE ONE SIDE. PNT OPP SIDE @ SIM.
24. 6" CMU WALL, PNT EXPOSED SIDE(S)
25. 6" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
26. 8" CMU WALL, PNT EXPOSED SIDE(S)
27. 8" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
28. 8" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB BOTH SIDES, PNT
29. 8" CMU WALL, 3⅝" MTL FURRING W/ HIGH DENSITY THERMAL BATT INSUL AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
30. 8" CMU WALL, ⅞" MTL FURRING W/ ⅝" GWB ONE SIDE, AND 3⅝" MTL FURRING W/ ⅝" GWB ONE SIDE, PNT BOTH SIDES
31. 8" EXTERIOR CMU WALL, 2x4 WD FURRING W/ HIGH DENSITY THERMAL BATT INSUL AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S). USE PT 2x4 WD FURRING @ SIM (BELOW GRADE WALLS).
32. 12" EXTERIOR CMU WALL, 2x4 PT WD FURRING W/ HIGH DENSITY THERMAL BATT INSUL AND ⅝" GWB ONE SIDE, PNT EXPOSED SIDE(S)
33. 6" MTL STUDS @ 16" OC, UL752 LEVEL 3 BULLET RESISTANT SHEATHING ON LOBBY SIDE, ⅝" GWB BOTH SIDES, PNT. 3⅝" MTL STUDS @ SIM.
34. EXISTING EXTERIOR WALL W/ 6" MTL STUD FURRING @ 16" OC FOR PLUMBING, ⅝" GWB AND TILE ONE SIDE.
35. 2½" MTL STUDS W/ ⅝" GWB ONE SIDE, PNT
36. INSERT DESCRIPTION AND UL DESIGNATION OF FIRE RATED WALL HERE

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND OR NOTIFICATION.

STAMP

LEGEND:

- EXISTING CMU WALL TO REMAIN
- EXISTING WALL STRUCTURE TO REMAIN. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY NEW CONSTRUCTION REQUIREMENT.
- EXISTING FRAME WALL W/ FG BATT INSUL
- NEW CMU WALL
- NEW CMU W/ INSULATED CELLS
- NEW FRAME WALL W/ GWB BOTH SIDES, PNT
- NEW FRAME WALL W/ FG BATT INSUL AND GWB ON ONE OR BOTH SIDES, PNT
- EXISTING DOOR
- NEW DOOR, REFER TO DETAIL 2/A1.9 FOR LOCATION
- FE — FIRE EXTINGUISHER IN SEMI-RECESSED CABINET
- FE — FIRE EXTINGUISHER W/ SURFACE MOUNTED HOOK
- X — SIGNAGE
- STAINLESS STEEL CORNER GUARD (QUANTITY AS SHOWN ON DRAWING)
- DOOR ACCESS CONTROL, CARD READER OR ELECTRONIC LOCKSET, SEE SPECIFICATIONS
- (AS) AUTOMATIC MOTORIZED WINDOW SHADE
- (MS) MANUAL WINDOW SHADE

GENERAL NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE, VERIFY IN FIELD.
2. ALL CLOSETS AND STORAGE ROOMS ARE TO BE PROVIDED WITH ROD & SHELF (R&S) OR ADJUSTABLE SHELVING AS INDICATED ON PLANS AND DETAILS. SEE DETAIL x/A6.xx FOR TYPICAL ADJUSTABLE SHELF DETAIL AND x/A6.xx FOR TYPICAL ROD & SHELF DETAIL.
3. PROVIDE BUILT-IN WORKSTATION IN LOCATIONS INDICATED IN ACCORDANCE WITH DETAIL x/A6.xx.
4. REMOVE GWB ON EXTERIOR WALLS. INSPECT EXISTING BATT INSULATION AND REPLACE IN ACCORDANCE WITH ALLOWANCE #1. PROVIDE NEW CERTAINTEED MEMBRAIN SHEET VAPOR BARRIER PRIOR TO INSTALLING NEW GWB FINISH.

REVISIONS

KEY PLAN

PROGRESS PRINT
NOT FOR CONSTRUCTION
01.17.2019

HAMMEL ASSOCIATES ARCHITECTS, LLC
25 E. Grant St.|Suite 102 |Lancaster, PA 17602 |717.393.3713|www.hammelarch.com

UPPER UWCHLAN TOWNSHIP

PROJECT DESCRIPTION

ADDITIONS AND RENOVATIONS TO
UPPER UWCHLAN TOWNSHIP BUILDING
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425

SHEET TITLE: SECOND FLOOR PLAN

ISSUE DATE	SCALE: AS NOTED	
FILE NUMBER: 1836	DRAWN BY: LS	CHECKED BY: TLV

A1.2

SECOND FLOOR PLAN
1/4" = 1'-0"

Packet Page 145

Exhibit “B”

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/14/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

Packet Page 147

PRODUCER	CONTACT NAME:	
HMK Insurance 54 South Commerce Way Suite 150 Bethlehem PA 18017	PHONE (A/C, No, Ext): (610)868-8507	FAX (A/C, No): (610)868-7604
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Selective Insurance Co of SE	39926
INSURER B :	Eastern Advantage Assurance Co	
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
Boyle Construction Inc
1209 Hausman Road
Suite B
Allentown PA 18104-9300

COVERAGES **CERTIFICATE NUMBER:** 18gl/auto/umb/wc/eqp **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			S2027397	04/11/2018	04/11/2019	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 15,000 $ 1,000,000 $ 3,000,000 $ 3,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			S2027397	04/11/2018	04/11/2019	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION $ 0			S2027397	04/11/2018	04/11/2019	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N ☐ N/A If yes, describe under DESCRIPTION OF OPERATIONS below			05-0000525742-08	04/11/2018	04/11/2019	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000
A	LEASED/RENTED EQUIPMENT			S2027397	04/11/2018	04/11/2019	DEDUCTIBLE $500	LIMIT $250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured in regards to General Liability when required in a written contract: Upper Uwchlan Township

CERTIFICATE HOLDER

Upper Uwchlan Township
140 Pottstown Pike
Chester Springs PA 19425

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Thomas R Hartzell, CPCU

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/11/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

Packet Page 148

PRODUCER	CONTACT NAME:	
HMK Insurance 54 South Commerce Way Suite 150 Bethlehem PA 18017	PHONE (A/C, No, Ext): (610)868-8507	FAX (A/C, No): (610)868-7604
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Starr Surplus lines Ins. Co.	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Boyle Construction Inc
1209 Hausman Road
Suite B
Allentown PA 18104-9300

COVERAGES **CERTIFICATE NUMBER:** 18prof **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	PROFESSIONAL LIABILITY			SLSLPRO26246418	02/05/2018	02/05/2019	General Aggregate	$4,000,000
							Each Claim	$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

UPPER UWCHLAN TOWNSHIP
140 POTTSTOWN PIKE
CHESTER SPRINGS PA 19425

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Thomas R Hartzell, CPCU

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

Exhibit “C”

"Built Better"
Boyle
CONSTRUCTION
MANAGEMENT

Boyle Construction, Inc.
1209 Hausman Road, Suite B
Allentown, PA 18104-9300
484-223-0726 *phone*
484-223-0767 *fax*
www.boyleconstruction.com

October 24, 2018

Revised January 17, 2019

Mr. Cary Vargo
Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Construction Manager Proposal/Qualifications for Upper Uwchlan Township Municipal Complex

Dear Mr. Vargo,

We are pleased to submit our proposal/qualifications for Construction Management Services for your Municipal Complex project. We appreciate the opportunity to assist the Township and the entire project team in executing a successful construction process.

Company Overview:
Boyle Construction, Inc. has been in business since 1977 and has been providing construction management services for both the public and private sectors for over 40 years. We are a medium size firm with approximately 75 employees. Over the 40 years we have been in business, Boyle has performed projects ranging from $1,000 to over $55,000,000. We have completed various types of projects such as municipal, civic, recreational, institutional, schools, churches, office buildings; manufacturing facilities; pharmaceutical and biotech facilities, as well as retail, hotel/hospitality and restaurants. We have completed all types of work from new construction, interior tenant improvements to additions and renovations.

Project Understanding:
Our philosophy on projects of this nature is to work in harmony as a member of the project team. There are many members of the team from the Township, Prime contractors, architects, civil, structural, mechanical and electrical engineers as well as other testing consultants, vendors and prime contractors. We have reviewed the plans and have completed many similar projects over the past few years with great success of keeping them on-time and on-budget.

Relevant Experience (please see attached proposal for details on our experience):
All our Senior Management Team and many of our project managers have a design background and understand how to budget design documents. Consequently, our attention to detail and design requirements is extensive; understanding the design process allows us to see the big picture of the project and its intent. If we need to propose value engineering and design alternatives we have a unique ability to keep the integrity of the project.

We are extremely familiar with public projects because we have completed many projects for government, while constructing new facilities on operational campuses. In all cases we needed to execute detailed coordination to insure everyone could still maintain full operations while minimizing construction noise, pollution and interruptions to occupants in the building or neighbors in the adjacent buildings:

- **Northampton Township** – Construction Manager for new Police Station incorporating 7,000 SF of an existing authority building with an adjacent 19,000 SF addition. A firearms range in the basement will add to the one story facility accommodating police activities and allowing more space for equipment and evidence storage, larger locker rooms and sophisticated up to date technology as well as sally port and vehicle storage area. Currently on schedule for Spring 2019
- **City of Coatesville** – As the Project and Construction Manager for the newly renovated City Hall, Boyle oversaw 9,700 SF of interior renovations and a 3,900 SF, second floor addition. This project included selective demolition of the existing 9,730 SF Main Floor and fitting out 3,600 SF for a new District Court and the remaining 6,130 SF for City Administration offices and a Public Meeting Room. All construction was completed while the facility remained operational.
- **East Vincent Township** – Boyle was brought on board by East Vincent Township to value engineer their municipal complex that was over budget. Boyle worked with the designers to reimagine the project within the Township's budget, Boyle then bid the project and this time brought in the new Municipal Complex on budget (including the initial and re-design fees). The new 24,800 SF East Vincent Township Municipal Complex features an Administration/Police Building, Public Works Building, and Salt Shed.
- **Bristol Township** – Construction Manager for Administration Building renovation, sally port addition for police, new salt shed, and new 9,600 SF Public Works garage. Administration Building featured renovated office spaces, finishes, HVAC, electrical, TV studio, public access areas, and storage and common area reconfiguration for efficiency. Public Works houses offices and eight bays. All construction completed while Township remained fully operational. Project came in under budget and the Township was able to add additional scope.
- **Newtown Township** – We constructed two structures one for the new Administration building and one for the new Public Works Garage on their existing campus while they maintained full administration, public works and fire and police operations. The project did attain LEED Silver certification. A police station sally port addition was later added after the project was complete on the same campus.
- **Hatfield Township Municipal Building** – the Township demolished the existing municipal building and Boyle constructed a new Township Administration building on the same site on their existing campus. Work included full site development including geo-thermal HVAC system all while maintaining safe access for the Township staff and constituents. We also completed their new aquatic center on their existing campus, while they maintained full occupancy.
- **Lower Gwynedd Township** – Two separate additions were designed to expand administrative and police departments. Along with the addition of 2,600sf of new space, and 4,000sf of renovated space, the entire 15,000sf building received finished upgrades. The work is being completed in phases to allow for the building to remain fully functional through the renovations. The structure and finishes of the additions match the original building, including stone veneer, blue stone sill, and EFIS finishes.
- **Bristol Township** – just completing in 2016, the project consisted of multiple components including renovation of existing administration building, Sally Port addition for the police, new salt shed and Public Works garage. The administration building renovated office spaces, finishes, HVAC throughout, electrical upgrade, TV studio, revision of public access areas, and configuration of storage and common areas to make the building more efficient. The Public Works building houses offices and 9,600sf for truck and equipment storage. 8 bays will be used for Public Works staff. The 3,100sf Site work and development included bulk excavation, new underground utility infrastructure as well as sidewalk, retaining walls and parking areas. All construction was completed while the Township remained fully operational.
- **Lower Saucon Township** project included construction of a new 24,000sf Municipal Building and Police Station and expansion to the Public Works Facility. The facility includes new Township offices, Council meeting room office for all Township support and administration. The Police Station has offices, holding room, and interview rooms. The project was completed one month ahead of schedule.

Fees:
Based on our current knowledge that the project is in Construction Document phase with the Architect, the CM services will start approximately February 1, 2019. We would anticipate 3 months of pre-construction services including review of Plans and Bid Documents to become more familiar with the details of the project and working with the Architect throughout the bid process. After the prime contractors are de-scoped and selected, construction will commence on or about May 1, 2019 for approximately 10 months with 1 month of post construction and the project has an overall approximate project budget of $3,500,000. The following Scope of Services are excluded: Budgeting, Value Engineering, Constructability Reviews, Life Cycle Costing and Creation of Bid Documents.

We recommend providing all the services outlined for the project on a Lump Sum (Fixed Fee) Basis. Our Lump Sum (Fixed Fee) is outlined below by phase and includes all personnel expenses, all reimbursable expenses to complete our services, corporate overhead, insurance and profit. We feel this allows us to manage the project with the staffing we recommend and allows the Township to call on us whenever it needs or wants to without the trepidation.

Pre-Construction Phase (3 months):	$ 19,550
Construction/Post Construction Phase (10 months):	$243,200
TOTAL:	$262,750

References:
We have performed similar municipal projects in many Townships throughout eastern PA. Please call any of our references in of the proposal. We managed very similar projects with the following individuals:

- Coatesville City Hall – Mr. Mike Trio, City Manager - (610)384-0300; mtrio@coatesville.org
- Bristol Township – Mr. Bill McCauley, Township Manager - (215)785-1577; wmccauley@bristoltownship.org
- East Vincent Township – Ms. Mary Flagg, Township Manager - (610)933-4424; evt@comcast.net
- Newtown Township - Mr. Joe Czajkowski, Former Newtown Township Manager - 215-256-8087; joec@lowersalfordtownship.org
- Hatfield Township - Ms. Stephanie Teoli Kuhls, Former Hatfield Township Manager - 215-963-3340; steoli@middletown-township.org

We are confident we have the experience and untarnished record of completing projects under budget and ahead of schedule to manage this exciting renovation and addition project. We feel our long list of repeat clients is a testament to our commitment to service, and our ability to complete every project ahead of schedule, under budget and to the highest level of quality. We feel we would be a valuable member to your project team.

Please see the attached proposal for details on our experience, team and anticipated project costs.

Thank you again for the opportunity to submit our proposal and please feel free to contact us with any questions 484-223-0726.

Regards,



Sean Boyle,
President

Exhibit “D”

Upper Uwchlan Township

Municipal and Police Building

"Built Better" Boyle CONSTRUCTION MANAGEMENT

Construction Management Fee Summary

October 24, 2018

Revised January 17, 2019

Phase - Start Dates	Dates	Days	Weeks	Months
Pre-Construction Phase	2/1/19	89.0	12.7	3.0
Construction Phase	5/1/19	276.0	39.4	9.2
Post Construction Phase	2/1/20	29.0	4.1	1.0
Project Completion	3/1/20			

Pre-Construction CM Expenses - 5 Months

Description	Quantity	Units	Unit Costs	Total	Notes
Project Executive	32.00	Man-Hour	$150.00	No Charge	Sean Boyle, President
Principal Engineer	64.00	Man-Hour	$130.00	$8,320	Tony Ganguzza, PE, Vice Pres. of Prof. Svc.
Project Director	0.00	Man-Hour	$130.00	$0	Ken Duerholz, RA, Executive Vice President
Project Manager/Superintendent	44.00	Man-Hour	$90.00	$3,960	Christian Donovan, Sr. Project Manager
Administration, Staff	10.00	Man-Hour	$55.00	$550	Staff
Misc. Reimbursable Expenses	3.00	Months	$200.00	$600	
Insurance	1.00	Sum	$120.00	$120	
Fee	1.00	Sum	$6,000.00	$6,000	
Total Man-Hours this Phase	**150.00**			**$19,550**	**Sub-Total Fixed Pre-Construction Fee**

Construction (and Post) Phase CM Expenses - 10 Months

Description	Quantity	Units	Unit Costs	Total	Notes
Project Executive	44.00	Man-Hour	$150.00	No Charge	Sean Boyle, President
Principal Engineer	0.00	Man-Hour	$130.00	$0	Tony Ganguzza, PE, Vice Pres. of Prof. Svc.
Project Director	165.00	Man-Hour	$130.00	$21,450	Ken Duerholz, RA, Executive Vice President
Project Manager/Superintendent	1,730.00	Man-Hour	$90.00	$155,700	Christian Donovan, Sr. Project Manager
Administration, Staff	120.00	Man-Hour	$55.00	$6,600	Staff
Plans & Specifications	1.00	Sum	$500.00	$500	
Field Office Equipment	9.00	Months	$50.00	$450	
Field Office Supplies	9.00	Months	$50.00	$450	
Postage/Overnight	9.00	Months	$50.00	$450	
Cell Phone Service	9.00	Months	$200.00	$1,800	
Reimbursable Expenses	9.00	Sum	$500.00	$4,500	
Insurance	1.00	Sum	$1,300.00	$1,300	
Fee	1.00	Sum	$50,000.00	$50,000	
Total Man-Hours this Phase	**2,059.00**			**$243,200**	**Sub-Total Fixed Construction Fee**

Total Man-Hours	**2,209**	**Total Fixed Fee**	**$262,750**

UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: **Board of Supervisors**

FROM: **Cary B. Vargo**
Township Manager

RE: **415 Eagleview Boulevard Lease**
Administrative Office Space

DATE: **January 17, 2019**

Attached for your review and consideration is a lease for 4,164 SF of office space located at 415 Eagleview Boulevard in the Eagleview Corporate Center. This space will be the temporary home for administrative staff while the Township Building is being renovated and expanded. This lease is a gross area lease with a cost of $24/SF, including rent and utilities. Township staff and the Township Solicitor have reviewed the lease and worked with Hankin to make amendments in response to recommendations made by Township counsel. Note 1.f. of the lease, allowing the lease to become null and void if notice is not given by the Township to Hankin by March 19 of its intent to occupy the space. This section is included to protect against the unknown of the bid process.

I would respectfully request that the BOS approve the attached lease document as presented.

Lease

THIS LEASE MADE THIS _____day of _____ , 2019 between HANKIN EAGLEVIEW ASSOCIATES, a Pennsylvania joint venture partnership, ("Landlord"), with its office at 707 Eagleview Boulevard, Suite 400, Exton, PA 19341.

AND

Upper Uwchlan Township, a Pennsylvania municipal corporation ("Tenant"), with offices at 140 Pottstown Pike, Chester Springs, PA 19425.

This Lease consists of Part I, consisting of Section 1, and Part II, consisting of Sections 2 through 42, and the following exhibits:

A – Plan of Leased Space
B-1 – Specifications for Landlord's Work
C – Rules and Regulations

Part I of II

1. Basic Lease Terms and Definitions.

(a) "Leased Space" means Suite 116 in the Building, as more fully shown on the plan attached hereto as **Exhibit A**, which the parties agree consists of 4,164 rentable square feet of space, together with all fixtures, improvements, additions and other property installed therein at the Commencement Date, or at any time during the term of this Lease (other than Tenant's movable personal property and trade fixtures).

(b) "Building" means the building with an address of 415 Eagleview Boulevard, Eagleview Corporate Center, Exton, Uwchlan Township, Chester County, Pennsylvania, with the parties agree consists of 33,460 rentable square feet of space.

(c) "Center" means Eagleview Corporate Center, located at the intersection of Eagleview Boulevard and Route 100 (Pottstown Pike), in Uwchlan and Upper Uwchlan Townships, Chester County, Pennsylvania.

(d) "Use" means office use, and no other use.

(e) "Term" means a period of one (1) year beginning at 12:01 a.m., prevailing time at the place where the Building is located, measured from the Commencement Date, ending at 11:59 p.m., prevailing time at the place where the Building is located, on such last day of the period so measured; provided that, if the Commencement Date is not the first day of the month, the Term shall be extended

by the number of days from the Commencement Date until the end of the month in which the Commencement Date occurs, so that in such event the Term shall expire one (1) year measured from the first day of the first full calendar month following the Commencement Date, and ending at 11:59 p.m.; and continuing on a month-to-month basis thereafter until such time when Tenant shall give Landlord thirty (30) days' written notice of Tenant's intention to terminate the Lease.

(f) "Commencement Date" shall be April 1, 2019, if, and only if, Tenant gives to Landlord on or before March 19, 2019, a notice to proceed with Landlord's Work. In the event Tenant fails to give Landlord a notice to proceed, this Lease shall automatically be null and void.

(g) "Expiration Date" means the last day of the Term.

(h) "Annual Rent" means the gross rent shown below, payable in monthly installments as indicated:

Period	Rate per rentable square foot	Annual Rent	Monthly Installment
Year 1	$24.00	$99,936.00	$8,328.00

(i) Intentionally deleted.

(j) Intentionally deleted.

(k) Intentionally deleted.

(l) "Security Deposit" means the sum of $0.00

(m) Intentionally deleted.

(n) "Landlord's Work" means the furnishing and installation of certain improvements in the Leased Space by Landlord, which improvements are more fully identified on Exhibit B-1.

(o) "Work Period" means the period ending two (2) weeks following Landlord's receipt of a fully executed lease between the parties.

(p) Intentionally deleted.

(q) "Notice Address" means for Landlord, c/o Hankin Group, 707 Eagleview Boulevard, Suite 400, Exton, PA 19341, and for Tenant, on and after the Commencement Date, the address of the Leased Space, and prior thereto, 140 Pottstown Pike, Chester Springs, PA 19425, or for either party, such other address as is designated by such party by written notice to the other issued in the manner provided by this Agreement.

(r) "Transfer" means Tenant's effectuating an assignment, sublease, mortgage or other transfer of its rights in this Lease, or any interest therein or in the Leased Space or any part thereof, including the sale or assignment of a controlling interest in the Tenant corporation, partnership, company or other business organization.

(s) "Affiliate" means, if Tenant is a corporation, partnership, limited liability company or other business organization other than a sole proprietorship, the parent or wholly owned subsidiary of Tenant.

(t) "Permitted Transfer" means a Transfer to an Affiliate.

(u) "Transfer Assumption Agreement" means an instrument in form acceptable to Landlord in the exercise of its reasonable judgment, by which a transferee under a Transfer agrees to abide by and perform all obligations of Tenant under this Lease; provided that with respect to a Permitted Transfer to a transferee which is not a company whose stock is publicly traded and whose financial statements are publicly available, the Transfer Assumption Agreement shall require the transferee, upon request by Landlord, to provide financial statements to Landlord in a form customarily required by lending institutions underwriting the credit of companies similarly situated to the transferee.

Part II of II

2. Lease of Leased Space

Landlord hereby leases to Tenant the Leased Space. together with the right to use, in common with others, the lobbies, entrances, stairs, parking lot, elevators and other public portions of the Building. The Leased Space shall be used and occupied for the Use and for no other purpose.

3. Landlord's Work/Substantial Completion

Landlord shall exercise reasonable efforts in good faith to substantially complete Landlord's Work, if any, within the Work Period.

The Leased Space shall be deemed substantially completed when Landlord's Work has reached such level of completion as shall enable Tenant to reasonably and conveniently use and occupy the Leased Space for the conduct of its business, and Landlord has obtained a certificate of occupancy or its equivalent. Notwithstanding the foregoing, if the issuance of a certificate of occupancy requires a furnishings or work station plan or installation of furnishings, work stations or the like, or any work which is not part of Landlord's Work, and all substantial completion criteria other than such plan or installation have been achieved, then substantial completion shall be deemed to have been achieved notwithstanding the absence of a certificate of occupancy. In addition, substantial completion shall be deemed to have been achieved even though minor or insubstantial details of construction, mechanical adjustment or decoration remain to be performed, the non-completion of which does not materially interfere with Tenant's use of the Leased Space or the conduct of its business therein.

4. Rent

Tenant shall pay Landlord the Annual Rent on the first day of each calendar month in advance, except that the first full monthly installment shall be paid at the signing of this Lease. If the Commencement Date is not the first day of a calendar month, rent from the Commencement Date to the first day of the following month shall be apportioned at the Annual Rent rate for the initial year (based on a 365-day year) and shall be paid on or before the Commencement Date. All rent shall be payable, in advance, and without prior notice or demand, at the address of Landlord set forth in the heading of this Lease or such other place, or to such other person as Landlord may from time to time direct.

5. Intentionally deleted.

6. Negative Covenants of Tenant

Tenant will not:

(a) damage the Leased Space or any other part of the Building;

(b) bring into or permit to be kept in the Leased Space any dangerous, explosive, or obnoxious substances;

(c) have property of substantial size or quantity delivered to or removed from the Leased Space without first making arrangements satisfactory to Landlord;

(d) bring into the Leased Space or use any furniture or equipment that might be harmful thereto or harmful or annoying to others in the Building;

(e) conduct itself or permit its agents, servants, employees or invitees to conduct themselves in a manner that in Landlord's judgment reasonably exercised is improper or unsafe;

(f) manufacture any commodity or prepare or dispense any food or beverages in the Leased Space, except for consumption in the Leased Space by Tenant, its employees or invitees;

(g) do or suffer to be done, any act, matter or thing objectionable to the fire insurance companies or Board of Underwriters whereby the fire insurance or any other insurance now in force or hereafter to be placed on the Leased Space or the Building or Center shall become void or suspended, or whereby the same shall be rated as a more hazardous risk than at the Commencement Date. Tenant agrees to pay to Landlord as Additional Rent, any and all increase in premiums for insurance carried by Landlord on the Leased Space, or on the Building, caused in any way by the occupancy of Tenant.

(h) violate or fail to comply, at Tenant’s sole cost and expense, with all laws, ordinances, notices, orders, rule, regulations and requirements affecting the Leased Space and the Building (collectively “Laws”), all manufacturer’s instructions and all requirements of insurers, which relate to the treatment, production, storage, handling, transfer, processing, transporting, use, disposal and release of hazardous substances, hazardous mixtures, chemicals, pollutants, petroleum products, toxic or radioactive matter at the Leased Space by Tenant, or Tenant’s agents, contractors, licensees or invitees; or

(i) violate or fail to comply, at Tenant’s sole cost and expense, with all Laws (including, without limitation, the Americans With Disabilities Act), which impose any duty upon Landlord or Tenant with respect to Tenant’s use, occupancy or alteration of, Tenant’s installations in or upon the Leased Space and the Building, and the Rules and Regulations attached hereto, as amended by Landlord from time to time. Compliance may require Tenant to make alterations or improvements, in a manner so as to comply with the requirements of Section 9, provided however, that Tenant shall not be required by virtue of the foregoing to perform alterations to the footings, foundations, structural steel columns and girders forming a part of the Building. Such alterations may be performed by Landlord at Tenant’s expense if the need for the same arises our of Tenant’s use, occupancy or

alteration of the Leased Space or Building, or by any act or omission of Tenant or any of Tenant's agents, contractors, licensees or invitees.

Packet Page 161

7. Late Payment

If any payment required by Tenant under any of the terms hereof shall not be paid on the date it is due, Tenant shall, upon demand, pay a late charge to Landlord equal to the greater of (a) Fifty ($50.00) Dollars or (b) $.06 for each dollar so due and such late charge shall be deemed Additional Rent for purposes of this Lease.

8. Construction of Leased Space

Landlord shall complete Landlord's Work, and Tenant shall reimburse Landlord for the cost of Landlord's Work upon substantial completion of the same.

If, at Tenant's request, Landlord performs any items of work or furnishes any materials which it is not required to perform or furnish hereunder, Tenant shall pay Landlord for such additional work and materials, at such reasonable rates as Landlord may charge.

Within thirty (30) days after the Commencement Date, Tenant shall give Landlord a written list (the "Final Punch List") of all contended defects, if any, in Landlord's construction work and of all contended variances in Landlord's Work from the requirements hereof. Any and all such defects and variances not set forth in the Final Punch List shall be conclusively deemed to be waived by Tenant. Landlord shall correct all items on the Final Punch List that constitute valid defects or variances within sixty (60) days after Landlord's receipt of the Final Punch List, unless the nature of the defect or variance is such that a longer period of time is required to repair or correct the same, in which case Landlord shall exercise due diligence in correcting such defect or variance at the earliest possible date and with a minimum of interference with the operation of Tenant. Any disagreement that may arise between Landlord and Tenant with respect to whether an item on the Final Punch List constitutes a valid defect or variance shall be conclusively resolved by the decision of Landlord's architect. By occupying the Leased Space as a Tenant, or by installing fixtures, facilities or equipment or by performing finishing work, Tenant shall be conclusively deemed to have accepted the same and to have acknowledged that the Leased Space is in the condition required by this Lease, except as to any defects or variances set forth in the Final Punch List.

9. Tenant's Alterations

Tenant shall make no alteration, additions or improvement ("Alterations") to the Leased Space without the consent of the Landlord. If Landlord consents to such Alterations it may impose such conditions with respect thereto as Landlord deems appropriate, including, without limitation, requiring Tenant to furnish Landlord with security for the payment of all cost to be incurred in connection with such work, insurance, and copies of the plans, specifications and permits necessary for such work. Alterations shall be done at Tenant's expense by employees of or contractors hired by

Landlord, except to the extent that Landlord gives prior written consent to the Tenant to hire its own contractors. Upon execution of the construction contract(s) for the desired work, Tenant shall promptly pay Landlord, or to Tenant's contractors, as the case may be, 50% of the cost of all such work, with the remainder to be paid upon substantial completion of such work. If Tenant's contractor performs such work, Tenant shall pay to Landlord its then standard hourly rate for review and approval of plans and specifications relating thereto, which is currently $90 per hour. All Alterations shall be done in a first class, workmanlike manner and shall comply with all insurance requirements and all applicable laws, ordinances, rules and regulations of governmental authorities having jurisdiction thereover, and if performed by Tenant's contractors hired with Landlord's consent, with all reasonable requirements of Landlord imposed as a condition of such consent.

All Alterations shall become a part of the Leased Space when made and shall remain upon and be surrendered with the Leased Space at the end of the term, provided, however, if prior to the installation of an Alteration, Landlord so directs by written notice to Tenant, then upon termination of this Lease, Tenant shall promptly remove said Alteration which was so designated by Landlord in said written notice to Tenant. Tenant shall repair any damage occasioned by such removal, and, in default thereof, Landlord may effect said removal and repairs at Tenant's expense. Any property left in the Leased Space by the Tenant shall be deemed to have been abandoned; Landlord may dispose of such property at Tenant's expense and without notice to Tenant.

10. Mechanic's Liens

If any mechanics' or other lien shall be filed against the Leased Space or the Building purporting to be for labor or material furnished or to be furnished at the request of the Tenant, then Landlord shall notify Tenant of such lien and Tenant shall have thirty (30) days to contest (with Landlord's reasonable cooperation) the validity of such lien. If Tenant is unsuccessful in contesting the validity of such lien within said thirty (30) day period then Tenant shall at its expense cause such lien to be discharged of record by payment, bond or otherwise, within forty (40) days after the filing thereof.

If Tenant shall fail to cause such lien to be discharged by payment, bond or otherwise within such period, Landlord may cause such lien to be discharged by payment, bond or otherwise, without investigation as to the validity thereof or as to any offsets or defenses thereto, and Tenant shall, upon demand, reimburse Landlord for all amounts paid and cost incurred, including attorneys' fees, in having such lien discharged of record.

11. Condition of Leased Space

Tenant acknowledges and agrees that, except as expressly set forth in this Lease, there have been no representations or warranties made by or on behalf of Landlord with respect to the Leased Space or the Building or with respect to the suitability of either for the conduct of Tenant's business. The taking possession of the Leased Space by Tenant shall conclusively establish that the Leased Space and the Building were at such time in satisfactory condition, order and repair as required by Section 3 hereof, subject to the provisions respecting the Final Punch List in Section 8 hereof.

12. Building Services

Provided Tenant is not in default under any of the provisions of this Lease, Landlord shall provide, during normal business hours, five (5) days a week (which for the purpose of janitorial service, may be performed on the evening before any business day), all heat, light, electricity, air conditioning, restroom facilities and janitorial services, all as are commercially reasonable. Notwithstanding the foregoing, Tenant shall have access to the Leased Space on a 24 hours per day, 7 days per week basis and Landlord shall provide heat, light, electricity, air conditioning and restroom facilities during those hours, provided, however, that Landlord shall not be obligated to provide maintenance services, including without limitation, janitorial, repairs, and snow removal other than during normal business hours.

Landlord shall not be liable in damages or otherwise for temporary delay or failure in furnishing any services or facilities to be provided by Landlord under this Lease or any other agreement between Tenant and Landlord (or its agents) or implied by law. In no event shall such delay or failure regardless of cause, constitute an eviction, disturbance of Tenant's use and possession of the Leased Space, render Landlord liable to Tenant, authorize abatement of rent, relieve Tenant from performance of its obligations under this Lease, or result in termination of this Lease.

13. Assignment and Subletting

Tenant shall not, without the prior written consent of Landlord, effectuate a Transfer, with the exception of a Permitted Transfer. With respect to a Permitted Transfer: (i) the transferee shall assume the obligations of Tenant; (ii) Tenant shall provide Landlord with written notice of the proposed Permitted Transfer not less than fifteen (15) days in advance of such Permitted Transfer becoming effective; (iii) a copy of the documents effectuating the Permitted Transfer shall be delivered to Landlord within five (5) days after the Permitted Transfer becomes effective; and (iv) if requested by Landlord, the transferee shall execute and deliver to Landlord a Transfer Assumption Agreement. . As to Transfer other than a Permitted Transfer, Landlord agrees that it shall not unreasonably withhold its consent, provided that business of Tenant's transferee is no more hazardous than that of Tenant, it being understood that it shall not be unreasonable for Landlord to require, as a condition of such consent:

(a) That any money or other economic consideration received by Tenant as a result of such Transfer (other than to an Affiliate), whether denominated as rent or otherwise, which exceeds, in the aggregate, the total sums which Tenant is obligated to pay Landlord under this Lease (prorated to reflect obligations allocable to that portion of the Leased Space subject to the sublease or assignment) shall be payable to Landlord as Additional Rent under this Lease without affecting or reducing any other obligation of Tenant hereunder; and

(b) That Landlord shall not be obligated to consent at any time when there exists comparable space available for lease in the Center; and

(c) That the transferee execute and deliver to Landlord a Transfer Assumption Agreement.

Regardless of Landlord's consent, and with respect to a Permitted Transfer, no Transfer shall release Tenant of Tenant's obligation or alter the primary liability of Tenant to pay the rental and to perform all other obligations to be performed by Tenant hereunder. The acceptance of rental by Landlord from any other person shall not be deemed to be a waiver by Landlord of any provision hereof. Consent to one Transfer shall not be deemed consent to any subsequent Transfer. In the event of default by any transferee from Tenant in the performance of any of the terms hereof, Landlord may proceed directly against Tenant without the necessity of exhausting remedies against such transferee. Landlord may consent to subsequent Transfers or amendments or modifications to this Lease with transferees from Tenant, without notifying Tenant, or any transferee from Tenant, and without obtaining its or their consent thereto and such action shall not relieve Tenant of liability under this Lease.

14. Access to Leased Space

Landlord, its employees and agents shall have the right to enter the Leased Space at all reasonable times for the purpose of examining or inspecting the same, showing the same to prospective purchasers or tenants of the Building, or mortgagees, and making such alterations, repairs, improvements or additions to the Leased Space or to the Building as Landlord may deem necessary or desirable. Except in case of emergency, any such entry shall be after reasonable notice to Tenant. Tenant shall provide Landlord with the names and home phone numbers of at least three of Tenant's employees to be utilized by Landlord in the event of an emergency. If a representative of Tenant shall not be present to open and permit entry into the Leased Space at any time when such entry by Landlord is necessary or permitted hereunder, Landlord may enter by means of a master key (or forcibly in the event of any emergency) without liability to Tenant and without such entry constituting an eviction of Tenant or termination of this Lease. No locks or similar devices shall be attached to any doors or windows in the Leased Space without the prior written consent of Landlord.

15. Repairs

(a) Landlord shall make all repairs necessary to maintain the plumbing, air conditioning and electrical systems, elevators, floors (excluding carpeting), and all other items which constitute a part of the Leased Space and are installed or furnished by Landlord; provided, however that Landlord shall not be obligated for any such repairs until the expiration of a reasonable period of time after written notice from Tenant that such repair is needed. In no event shall Landlord be obligated to repair any damage caused by an act, omission or negligence of the Tenant or its employees, agents, invitees, licensees, subtenants or contractors, the cost of which shall be the responsibility of Tenant.

(b) Except as the Landlord is obligated for repairs as provided above, Tenant shall make, at its sole cost and expense, all repairs necessary to maintain the Leased Space and shall keep the Leased Space and the fixtures therein in neat and orderly condition. If the Tenant refuses or neglects to make such repairs, or fails to diligently prosecute the same to completion, after written notice from Landlord of the need therefor, Landlord may make such repairs at the expense of Tenant and such expense shall be collectible as Additional Rent. Any such repairs and any labor performed or materials furnished in, on or about the Leased Space shall be performed and furnished by Tenant in strict compliance with all applicable laws, regulations, ordinances and requirements of all duly

constituted authorities or governmental bodies having jurisdiction over the Building, the requirements of any board of underwriters having jurisdiction thereof, as well as any reasonable regulations imposed by Landlord pertaining thereto. Tenant agrees that prior to performing any work which will become permanently affixed to the Leased Space, Tenant shall provide Landlord with plans and specifications of its proposed improvements for Landlord's review and, if acceptable, its approval. Tenant shall reimburse Landlord for Landlord's cost in reviewing said plans and specifications at Landlord's then current rate for such review, which is currently $90 per hour.

(c) Landlord shall not be liable by reason of any injury to or interference with Tenant's business arising from the making of any repairs, alterations, additions or improvements in or to the Leased Space, or the Building or Center or to any appurtenances or equipment therein.

16. Termination and Extension

This Lease shall terminate at the end of the Term without notice from either party.

17. Surrender of Leased Space

At the end of the Term of this Lease, Tenant shall surrender the Leased Space to Landlord, together with all alterations, additions and improvements thereto (other than those Tenant Alterations required by Landlord to be removed by Tenant pursuant to Section 9 above), in broom clean condition and in good order and repair except for ordinary wear and tear and damage for which Tenant is not obligated to make repairs under this Lease. Subject to Section 10 hereof and if Tenant is not then in default under any of the terms hereof, Tenant shall have the right at the end of the Term to remove any equipment, furniture, trade fixtures or other personal property placed in the Leased Space by Tenant, provided that Tenant promptly repairs any damage to the Leased Space caused by such removal. Tenant shall repair all damage to the Leased Space caused by such removal and restore the Leased Space to the condition in which it was prior to the installation of the items so removed. Tenant shall surrender the Leased Space to Landlord at the end of the Term, without notice of any kind, and Tenant waives all right to any such notice as may be provided under any laws now or hereafter in effect in Pennsylvania. If Tenant shall fail to remove any of its equipment, furniture, trade fixtures or other personal property, Landlord may remove and store the same at the expense of Tenant or sell the same on behalf of Tenant at public or private sale in such manner as is commercially reasonable, with any proceeds thereof to be first applied to the costs and expenses, including attorney's fees, of the storage and sale and the payment of any amounts owed hereunder by the Tenant.

18. Indemnification and Insurance

Tenant covenants and agrees that it shall, without notice or demand and at its own cost and expense, indemnify and save harmless Landlord against and from, and Landlord not be liable to Tenant for, any and all claims by or on behalf of any person arising in any manner whatsoever from, out of or in connection with

(a) the use (including the installation of fixtures) and occupancy of the Leased Space by Tenant, its agents, employees and invitees,

(b) any failure by Tenant to perform any of the terms or conditions of this Lease required to be performed by Tenant,

(c) any failure by Tenant to comply with any statutes, regulations, ordinances or orders of any governmental authority, or

(d) any accident, death, injury, or damage, loss or theft of property in or about the Leased Space (whether involving property belonging to Tenant or any other person) resulting from any cause whatsoever, unless such accident, death, injury, damage, loss or theft is caused by the sole negligence of the Landlord, its agents, employees, or invitees, and from and against all costs, attorney fees, expenses and liabilities incurred in or as a result of any such claim or action or proceeding brought against Landlord by reason of any such claim. Tenant, upon notice from Landlord covenants to resist or defend such action or proceeding by legal counsel reasonably satisfactory to Landlord.

Tenant shall keep in force commercial general liability insurance with respect to the Tenant's operations at the Leased Space, including contractual liability insurance with respect to the covenants and agreements above, with companies with at least a Best rating of A-X, and in form acceptable to the Landlord, to afford protection of not less than Two Million ($2,000,000) Dollars per occurrence with respect to personal injury or death and property damage, combined single limit, and naming the Landlord as an additional insured. Such insurance shall be endorsed to provide that the insurance shall be primary to and not contributory to any similar insurance carried by Landlord, and that Landlord shall receive thirty (30) days written notice prior to non-renewal, cancellation or material change of any insurance, and shall contain a severability of interest clause. Tenant shall furnish to Landlord with evidence of compliance with the insurance requirements set forth above, in the form of an approved ACCORD certificate of insurance, and if such certificate does not evidence the endorsements referenced above, copies of the declarations page of the insurance policy and such endorsements.

The indemnification obligations under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Tenant, or any other person, under Workers or Workman's Compensation statutes, disability benefits statutes or other employee benefit laws.

Landlord and Tenant each waives all claims for recovery against the other for any loss or damage which may be inflicted on the property of such party and damages suffered by either arising from loss of use of the Leased Space or the Building arising from fire or other casualty, even if such loss or damage shall be caused by the fault or negligence of the other party or any of its agents; provided however that such waiver by Landlord shall not apply with respect to any liability of Tenant described in Section 6(h), and in the last sentence of Section 15(a) and in Section 18(c). Each party shall cause its applicable policies of property insurance to contain a clause to the effect that this waiver shall not affect said policies or the right of the insured to recover thereunder. If any policy does not contain such a clause, the insured party shall, at the written request of the other party to this Lease,

have such a clause added to said policy if an endorsement so providing is obtainable.

19. Fire or Other Casualty

(a) If the Leased Space is partially damaged by fire or other casualty, and insurance proceeds are available to Landlord, the damages shall be repaired by and at the expense of Landlord and the rent, until such repairs shall be made, shall be apportioned from the date of such fire or other casualty according to the part of the Leased Space which is usable by Tenant. Landlord agrees to repair such damage within a reasonable period of time after receipt from Tenant of written notice of such damage, except that Tenant agrees to repair and replace its own furniture, furnishings and equipment.

(b) If the Leased Space is totally damaged or is rendered wholly untenantable by fire or other casualty and if Landlord shall decide not to restore or not to rebuild the same, or if the Building shall be so damaged that Landlord shall decide to demolish it or not to rebuild it, then or in any such event Landlord shall, within thirty (30) days after such fire or other casualty, give Tenant written notice of such decision, and thereupon the term of this Lease shall expire by lapse of time upon the third day after such notice is given, and Tenant shall vacate the Leased Space and surrender the same to Landlord. Upon the termination of this Lease under the conditions hereinbefore provided, Tenant's liability for rent, and additional rent, shall cease as the day following the casualty.

20. Condemnation

If the Leased Space or the Building or any material part of either shall be condemned for public use, then and in that event, upon the vesting of title to the same for such public use, this Lease shall terminate, anything herein contained to the contrary notwithstanding, except that Tenant shall have the right to prove and collect the value of the trade fixtures installed by it, including moving expenses. In the event of such termination of this Lease, all rent paid in advance shall be apportioned as of the date of such termination. Notwithstanding the foregoing, if only a part of the Leased Space shall be so taken and the part not so taken shall be sufficient for the operation of Tenant's business, Tenant, at its election, may retain the part not so taken and there shall be a proportional reduction in the rent. All compensation awarded or paid upon such a total or partial taking of the Leased Space shall belong to and be the property of the Landlord without any participation by the Tenant, provided, however, that nothing contained herein shall be construed to preclude the Tenant from prosecuting any claim directly against the condemning authority in such condemnation proceedings for loss of business, or depreciation to, damage to, or cost of removal of, or for the value of stock, trade fixtures, furniture, and other personal property belonging to the Tenant; provided, however, that no such claim shall diminish or otherwise adversely affect the Landlord's award or the award of any mortgagee.

21. Estoppel Certificates

At any time, and from time to time, upon the written request of Landlord or any "Mortgagee" (as defined in Section 30 hereof), Tenant, within five (5) business days of the date of such written request, agrees to execute and deliver to Landlord and/or such Mortgagee, a written statement: (a) ratifying this Lease; (b) confirming the commencement and expiration dates of the Term; (c) certifying that Tenant is in occupancy of the Leased Space, and that the Lease is in full force and effect and has not been modified, assigned, supplemented or amended except by such writings as shall be stated; (d) certifying that all conditions and agreements under this Lease to be satisfied or performed by Landlord have been satisfied and performed except as shall be stated; (e) certifying that Landlord is not in default under the Lease and there are no defenses or offsets against the enforcement of this Lease by Landlord, or stating the defaults and /or defenses claimed by Tenant; (f) reciting the amount of advance rent, if any paid by Tenant and the date to which such rent has been paid; (g) reciting the amount of security deposited with Landlord, if any; and (h) any other information which Landlord or the Mortgagee shall require. The failure of Tenant, after signed receipt, to execute, acknowledge and deliver to Landlord and/or any Mortgagee a statement in accordance with the provisions herein within the period set forth herein shall constitute an acknowledgment by Tenant which may be relied upon by any person holding or intending to acquire any interest whatsoever in the Leased Space or the Building that this Lease has not been assigned, amended, changed or modified, is in full force and effect and that the Annual Rent, and Additional Rent have been duly and fully paid not beyond the respective due dates immediately preceding the date of the request for such statement and shall constitute as to any persons entitled to rely on such statements a waiver of any defaults by Landlord or defenses or offsets against the enforcement of this Lease by Landlord which may exist prior to the date of the written request, and Landlord, at its option, may treat such failure as an event of default.

22. Default

The occurrence of any of the following shall constitute an event of default and breach of this Lease by Tenant:

(a) Failure of Tenant to take possession of the Leased Space within ten (10) days after the Commencement Date.

(b) The vacating or abandonment of the Leased Space by Tenant.

(c) A failure by Tenant to pay, when due, any installment of rent hereunder or any such other sum herein required to be paid by Tenant where such failure continues for ten (10) days after the same is due.

(d) A failure by Tenant to observe and perform any other terms or conditions of this Lease to be observed or performed by Tenant, where such failure continues for thirty (30) days after written notice thereof from Landlord to Tenant; provided, however, such non-performance or non-compliance shall not constitute an event of default or breach of this Lease and such cure period will be extended for an additional thirty (30) days, if Borrower shall commence such cure within the initial

thirty (30) day period and shall thereafter diligently pursue and complete such cure within the additional thirty (30) day cure period.

(e) The making by Tenant of any assignment for the benefit of creditors; an adjudication that Tenant is bankrupt, insolvent, or unable to pay its debts; the filing by or against Tenant of a petition in bankruptcy or of a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against Tenant, the same is dismissed within sixty (60) days after the filing thereof); the appointment of a trustee or receiver to take possession of substantially all of Tenant's assets located in the Leased Space or of Tenant's interest in this Lease (unless possession is restored to Tenant within thirty (30) days after such appointment); or the attachment, execution or levy against, or other judicial seizure of, substantially all of Tenant's assets located in the Leased Space or of Tenant's interest in this Lease (unless the same is discharged within thirty (30) days after issuance thereof).

23. Remedies

Upon the occurrence of any event of default:

(a) Landlord may perform for the account of Tenant any such act, the omission of which constituted a default by Tenant and immediately recover as Additional Rent any expenditures made and the amount of any obligations incurred in connection therewith, plus interest at the Default Rate from the date the obligations are incurred by Landlord until payment therefor to Landlord, whether before or after entry of judgment and issuance of execution thereon.

(b) Landlord may accelerate all Annual Rent and Additional Rent due for the balance of the Term of this Lease and declare the same to be immediately due and payable.

(c) Intentionally deleted.

(d) Landlord, at its option, may serve notice upon Tenant that this Lease and the then unexpired term hereof shall cease and expire and become absolutely void on the date specified in such notice, to be not less than five (5) days after the date of such notice without any right on the part of the Tenant to save the forfeiture by payment of any sum due or by the performance of any term or condition broken; and, thereupon at the expiration of the time limit in such notice, this Lease and the Term hereof, as well as the right, title and interest of the Tenant hereunder, shall wholly cease and expire and become void in the same manner and with the same force and effect (except as to Tenant's liability) as if the date fixed in such notice were the date herein granted for expiration of the Term of this Lease. Thereupon, Tenant shall immediately quit and surrender to Landlord the Leased Space, and Landlord may enter into and repossess the Leased Space by summary proceedings, detainer, ejectment or otherwise and remove all occupants thereof and, at Landlord's option, any property thereon without being liable to indictment, prosecution or damages therefor. No such expiration or termination of this Lease shall relieve Tenant of its liability and obligations under this Lease, whether or not the Leased Space shall be relet.

(e) Landlord may, at any time after the occurrence of any event of default, re-enter and

repossess the Leased Space and any part thereof and attempt in its own name, as agent for Tenant if this Lease not be terminated, or on its own behalf if this Lease be terminated, to relet all or any part of the Leased Space for and upon such terms and to such persons and for such period or periods as Landlord, in its sole discretion, shall determine, including a term beyond the termination of this Lease; and Landlord shall not be required to accept any tenant offered by Tenant or observe any instruction given by Tenant about such reletting. For the purpose of such reletting, Landlord may decorate or make repairs, changes, alterations or additions in or to the Leased Space to the extent deemed by Landlord desirable or convenient; and the cost of such decoration, repairs, changes, alteration or additions shall be charged to and be payable by Tenant as Additional Rent hereunder, as well as any reasonable brokerage and attorneys fees incurred by Landlord; and any sums collected by Landlord from any new tenant obtained shall be credited against the balance of the rent due hereunder as aforesaid. Tenant shall pay to Landlord monthly, on the days when the rent would have been payable under this Lease, the amount due hereunder less the amount obtained by Landlord from such new tenant.

(f) Landlord shall have the right of injunction, in the event of a breach or threatened breach by Tenant of any of the terms and conditions hereof, to restrain the same and the right to invoke any remedy allowed by law or in equity, whether or not other remedies, indemnities or reimbursements are herein provided. The rights and remedies given to Landlord in this Lease are distinct, separate and cumulative remedies; and no one of them, whether or not exercised by Landlord, shall be deemed to be in exclusion of any of the others.

(g) In the event of any breach of Tenant hereunder, Landlord shall have the right to change the locks on the Leased Space and exclude Tenant therefrom, and to discontinue all or part of the services and facilities provided to Tenant under this Lease or otherwise, which action shall not be deemed an eviction. Such action may be taken without prior notice to Tenant, and Tenant hereby releases Landlord from any liability for any damages sustained by Tenant or its property as a result of the same.

24. Confession of Judgment

WHEN THIS LEASE SHALL BE TERMINATED BY COVENANT OR CONDITION BROKEN, EITHER DURING THE ORIGINAL TERM OR ANY RENEWALS OR EXTENSIONS THEREOF, AND ALSO WHEN AND AFTER THE TERM HEREBY CREATED OR, ANY RENEWAL OR EXTENSION THEREOF SHALL HAVE EXPIRED, IT SHALL BE LAWFUL FOR ANY ATTORNEY OF ANY COURT OF RECORD AS ATTORNEY FOR TENANT TO CONFESS JUDGMENT IN EJECTMENT AGAINST TENANT AND ALL PERSONS CLAIMING UNDER TENANT, AND A JUDGMENT FOR THE RECOVERY BY LANDLORD OF POSSESSION MAY ISSUE FORTHWITH WITHOUT ANY PRIOR WRIT OR PROCEEDINGS WHATSOEVER. IF FOR ANY REASON AFTER SUCH ACTION SHALL HAVE BEEN COMMENCED, IT SHALL BE CANCELED OR SUSPENDED AND POSSESSION OF THE LEASED SPACE REMAINS IN OR IS RESTORED TO TENANT, LANDLORD SHALL HAVE THE RIGHT UPON ANY

SUBSEQUENT DEFAULT OR TERMINATION OF THIS LEASE, OR ANY RENEWAL OR EXTENSION HEREOF, TO BRING ONE OR MORE ACTIONS IN CONFESSION OF JUDGMENT FOR EJECTMENT AS HEREINBEFORE SET FORTH TO RECOVER POSSESSION OF THE LEASED SPACE. IF IN ANY ACTION TO CONFESS JUDGMENT IN EJECTMENT, LANDLORD SHALL CAUSE TO BE FILED IN SUCH ACTION AN AFFIDAVIT SETTING FORTH THE FACTS NECESSARY TO AUTHORIZE THE ENTRY OF JUDGMENT AND IF A TRUE COPY OF THIS LEASE (AND THE TRUTH OF THE COPY STATED IN SUCH AFFIDAVIT SHALL BE SUFFICIENT PROOF) BE FILED IN SUCH ACTION, IT SHALL NOT BE NECESSARY TO FILE THE ORIGINAL AS A WARRANT OF ATTORNEY, ANY LAW, RULE OF COURT, CUSTOM OR PRACTICE TO THE CONTRARY NOTWITHSTANDING. TENANT EXPRESSLY RELEASES TO LANDLORD, AND TO ANY AND ALL ATTORNEYS WHO MAY APPEAR FOR TENANT, ALL ERRORS IN THE SAID PROCEEDINGS, AND ALL LIABILITY THEREFOR. TENANT EXPRESSLY WAIVES THE BENEFIT OF ALL LAWS, NOW OR HEREAFTER IN FORCE, EXEMPTING ANY GOODS WITHIN THE LEASED SPACE OR ELSEWHERE FROM DISTRAINT, LEVY OR SALE.

Tenant:

_____

By: Guy A. Donatelli, Chairperson

Tenant hereby waives to the fullest extent permitted by law, the duties imposed on any person relying upon or exercising the warrant of attorney to confess judgment contained in this instrument, as such duties are provided in Section 5601.3(b) of the Pennsylvania Probate Estate and Fiduciaries Code, 20 Pa.C.S.A., Section 5601.3(b). Tenant acknowledges that it is its expectation that Landlord shall, upon the occurrence of an event of default under this instrument, enter judgment by confession against Tenant for possession and/or monetary damages, and thereafter recover possession of the Leased Space and execute upon Tenant's property pursuant to the judgment to recover amounts due to Landlord, and that such actions by Landlord are not contrary to Tenant's best interest, and such action by Landlord shall not constitute an absence of Landlord's good faith, nor an action beyond the scope of authority granted by this instrument.

25. Waiver

The failure or delay on the part of Landlord to enforce or exercise at any time any of the terms and conditions of this Lease shall in no way be construed to be a waiver thereof, nor in any way to affect the validity of this Lease or any part hereof, or the right of Landlord to thereafter enforce each and every such term or condition. No waiver by Landlord of any breach of this Lease shall be held to be a waiver of any other or subsequent breach. The receipt by Landlord of rent at a time when the rent is in default under this Lease shall not be construed as a waiver of such default. The receipt by Landlord of a lesser amount than the rent due shall not be construed to be other than a payment on account of the rent then due, nor shall any statement on Tenant's check or any letter accompanying Tenant's check be deemed an accord and satisfaction, and Landlord may accept such payment without

prejudice to Landlord's right to recover the balance of the rent due or to pursue any other remedies provided in this Lease. No act or thing done by this Lease shall be deemed any acceptance or a surrender of the Leased Space, and no agreement to accept such a surrender shall be valid unless in writing and signed by Landlord.

26. Quiet Enjoyment

If and so long as Tenant pays the rent reserved hereunder and observes and performs all the terms and conditions on Tenant's part to be observed and performed hereunder, Tenant shall and may peaceably and quietly have, hold and enjoy the Leased Space for the entire Term hereof, subject to all of the provisions of this Lease.

27. Force Majeure

Time periods for Landlord's performance of its obligations under any of the term of this Lease shall be extended for periods of time during which the Landlord's performance is prevented due to circumstances beyond the Landlord's control, including without limitation, strikes, embargoes and governmental regulations, acts of God, war or other strife, or Landlord's inability to deliver possession of the Leased Space to Tenant because of the holding over of a previous tenant, or delays in construction of the Building or the Leased Space.

28. Successors

The respective rights and obligations provided in this Lease shall bind and shall inure to the parties hereto, and their successors and permitted assigns.

29. Landlord’s Liability

Landlord's responsibility under this Lease shall be limited to its interest in the Leased Space and in the Building, and no members of Landlord's partnership shall be personally liable hereunder. Tenant agrees to look solely to Landlord's interest in the Leased Space and in the Building for the collection of any judgment, and, in entering any such judgment, the person entering the same shall request the prothonotary to mark the judgment index accordingly. If the Leased Space or the Building is transferred or conveyed, Landlord shall be relieved of all covenants and obligations under this Lease thereafter, provided that notice of said transfer or conveyance is given to Tenant by Landlord.

30. Subordination

Tenant agrees; (a) that, except as hereinafter provided, this Lease is, and all of Tenant's rights hereunder are and shall always be, subject and subordinate to any mortgage, leases of Landlord's property (in sale-leaseback) pursuant to which Landlord has or shall retain the right of possession of

the Leased Space (and/or the Building) or security instruments (collectively called "Mortgage") that now exist, or may hereafter be placed upon the Leased Space or the Building, or any part thereof and all advances made or to be made thereunder and extensions thereof; and (b) that if the holder of any such Mortgage ("Mortgagee") or if the purchaser at any foreclosure sale or at any sale under a power of sale contained in any Mortgage shall at its sole option so request, Tenant will, attorn to, and recognize such Mortgagee or purchaser, as the case may be, as Landlord under this Lease for the balance then remaining of the term of this Lease, subject to all terms of this Lease; and (c) that the aforesaid provisions shall be self-operative and no further instrument or document shall be necessary unless required by any such Mortgagee or purchaser. Notwithstanding anything to the contrary set forth above, any Mortgagee may at any time subordinate its Mortgage to this Lease, without Tenant's consent, by execution of a written document subordinating such Mortgage to this Lease to the extent set forth therein, and thereupon this Lease shall be deemed prior to such Mortgage to the extent set forth in such written document without regard to their respective dates of execution, delivery and/or recording and in that event, to the extent set forth in such written document such Mortgagee shall have the same rights with respect to this Lease as though this Lease had been executed and a memorandum thereof recorded prior to the execution, delivery and recording of the Mortgage as though this Lease had been assigned to such Mortgagee. Should Landlord or any Mortgagee or purchaser desire confirmation of either such subordination or such attornment, as the case may be, Tenant upon written request, and from time to time, will execute and deliver without charge and in form satisfactory to Landlord, to the Mortgagee or the purchaser all instruments and/or documents that may be required to acknowledge such subordination and/ or agreement to attorn, in recordable form within five (5) days following a request therefor from Landlord. Tenant shall agree to any reasonable changes to this Lease as may be required by a Mortgagee, which changes do not materially alter the non-economic terms, or alter in any way the economic terms, of this Lease.

31. Intentionally deleted.

32. Rules and Regulations

Tenant agrees to comply with the rules and regulations established by Landlord for time to time, which Landlord agrees will be applied uniformly to all tenants. The existing rules and regulations are attached hereto as **Exhibit "C"**.

33. Governing Laws

This Lease shall be governed by and construed in accordance with the laws of the state in which the Building is located.

34. Severability

If any provisions of this Lease shall prove to be invalid, void or illegal, it shall in no way affect any other provision hereof and the remaining provisions shall nevertheless remain in full force

and effect.

35. Holding Over

If Tenant shall, with the consent of Landlord, hold over after the expiration of the Term, such tenancy shall be deemed a month-to-month tenancy, which tenancy may be terminated as provided by applicable state law. During such tenancy, Tenant agrees to pay to Landlord the fair market value for the Leased Space, as reasonably determined by Landlord, and to be bound by all the terms and conditions herein. If Landlord shall not give consent in writing to such holdover, such tenancy may be terminated as above provided, and until Tenant has vacated the Leased Space, it agrees to pay to Landlord rent at a monthly rental double the rate payable by Tenant at the expiration of the Term.

36. Notices

All notices and statements required or permitted under this Lease shall be in writing, delivered in person or sent by United States Certified Mail, postage prepaid, by Federal Express or other recognized overnight courier service, or by hand delivery, addressed to the party intended to receive such notice at such party's Notice Address.

37. Brokers

Tenant represents and warrants to Landlord that Tenant has not dealt with any broker, firm, company or person in connection with the negotiation for or the obtaining of this Lease, except the Broker, if any, named in Section 1 of this Lease, and Tenant shall indemnify, defend and hold Landlord harmless from and against any claim by any person claiming a commission or other form of compensation by virtue of having dealt with Tenant with regard to this Lease, and any attorneys fees or other expenses incurred by Landlord in connection therewith. If any Broker is named in Section1 of this Lease, Landlord shall compensate such Broker for its services in accordance with a separate agreement between Landlord and Broker.

38. Signs

Tenant shall not, without the prior written consent of Landlord, paint, place or erect any sign on the exterior doors or walls of the Leased Space or of the Building or Center.

39. Security Deposit

Upon the execution of this Lease, Tenant agrees to deposit with Landlord, in addition to the first month's rent, the Security Deposit, to be held by Landlord as security for the faithful performance of all the terms and conditions of this Lease. If, during the Term, the required monthly installments of Annual Rent and/or Additional Rent are increased, the amount of the Security Deposit shall be increased in proportion to such increase if Landlord so requests, and Tenant shall deposit with the

Landlord the increase in the Security Deposit promptly upon demand therefor. Should the Tenant breach any of the terms and conditions of this Lease, Landlord shall have the right, at any time and from time to time, to apply the Security Deposit or any part thereof, for the purpose of curing any such default or for the purpose of reimbursing Landlord for any damage or costs occasioned by such default, but the right of Landlord to apply the Security Deposit shall not affect any other remedies available to Landlord under this Lease or under applicable law. If the Security Deposit, or any part thereof, is so applied by Landlord, Tenant shall within three (3) days after demand, deposit additional funds with Landlord to restore the Security Deposit, and failure to do so shall constitute a default under this Lease.

If the Tenant shall have faithfully complied with all the terms and conditions of this Lease, the Security Deposit (without interest) shall be refunded to Tenant within thirty (30) days after the expiration or sooner determination of this Lease; provided, however, that Tenant first shall have vacated the Leased Space and surrendered possession thereof to the Landlord by delivery of keys, in accordance with the Lease provisions and shall have returned the Leased Space to Landlord in good order and repair.

Nothing herein contained shall require Landlord to hold the sums so deposited as a trust fund, nor establish any relationship other than that of debtor and creditor with respect to said funds so deposited.

If Landlord shall assign or otherwise transfer its interest in this Lease, Landlord shall have the right to transfer the Security Deposit to the assignee or other transferee of such interest (with like right of transfer to any subsequent assignee or other transferee) and upon such transfer, Landlord shall be released and relieved from all liability and/or responsibility with respect to this Security Deposit and/or the return or application thereof.

40. Use of Information in Advertising

Landlord and any agent employed by Landlord shall be permitted, to utilize the name of Tenant and any occupant or user of the Leased Space, and other general information about the Tenant and such occupant or user, and the terms of this Lease, in advertising and promotional material utilized by them.

41. Captions

The title to paragraphs of this Lease are for convenience of reference only, and are not to be construed as defining, limiting or modifying the scope or intent of any of the terms and conditions of this Lease.

42. Entire Agreement

This Lease contains all covenants and agreements between Landlord and Tenant relating in any manner to the rental, use and occupancy of the Leased Space and Tenant's use of the Building and other matters set forth in this Lease. No prior agreement or understanding pertaining to the same shall be valid or of any force or effect and the terms, covenants and conditions of this Lease shall not be altered, modified or added to except in writing signed by Landlord and Tenant.

43. No Recording

This Lease shall not be recorded in the Office of the Recorder of Deeds or any other place of public record.

IN WITNESS WHEREOF, the parties have caused this Lease to be duly executed the day and year first above written, intending to be legally bound hereby.

LANDLORD

Hankin Eagleview Associates, a Pennsylvania joint venture partnership

By: _____

Robert S. Hankin, President of The Hankin Group, Inc. and Hankin Enterprises, Inc., general partners of, respectively, Hankin Group and Hankin Enterprises, LTD, Pennsylvania limited partnerships and joint venture partners of Landlord

TENANT

Upper Uwchlan Township, a Pennsylvania municipal corporation

By: _____

Guy A. Donatelli, Chairperson

Packet Page 177

STATE OF _____ :
: SS
COUNTY OF _____ :

On this, the____ day of _____, 20__, before me, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____, of _____, a _____, the Tenant named herein, and being authorized to do so, acknowledged that he/she executed the foregoing instrument on behalf of the Tenant for the purposes therein contained.

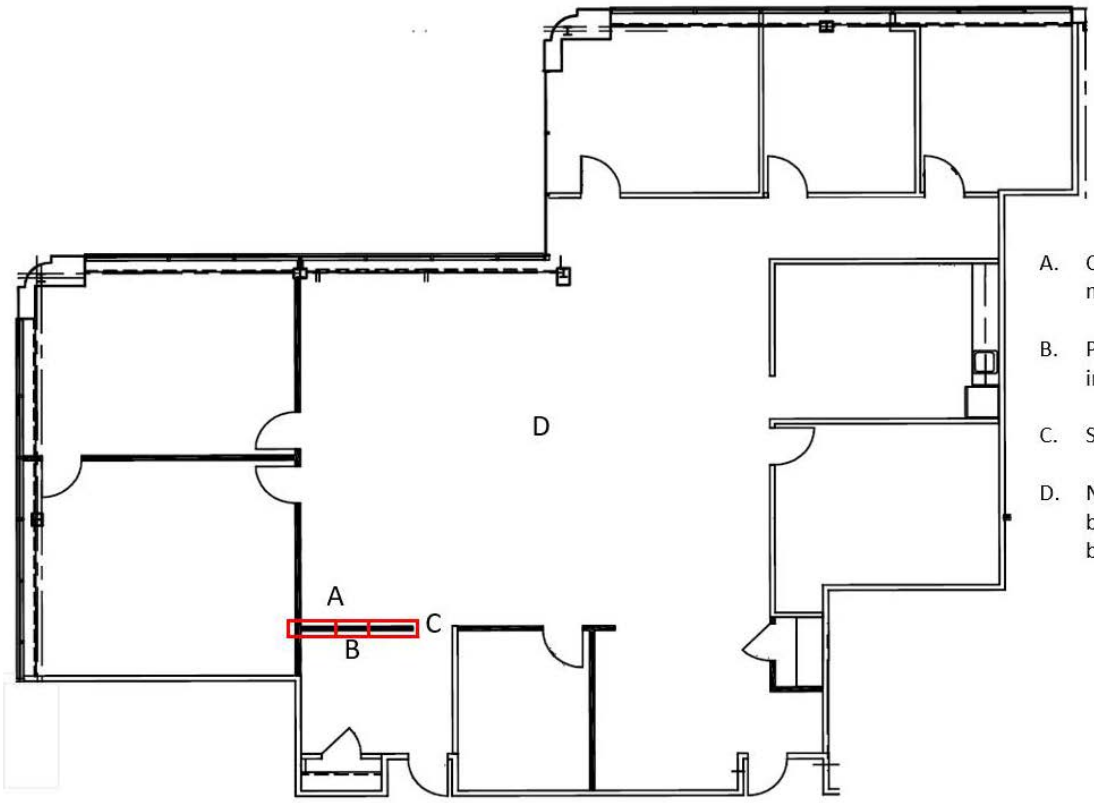
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

EXHIBIT A



EXHIBIT B-1



A. Current ¾ height wall to be made full height.

B. Pass through window to be installed.

C. Solid core door to be installed.

D. New paint, building standard, to be installed. Color to be chosen by Tenant

EXHIBIT C

RULES AND REGULATIONS

1. DEFINITIONS

Wherever in these Rules and Regulations the work "Tenant" is used, it shall be taken to apply to and include the Tenant and his agents, employees, invitees, licensees, subtenants and contractors, and is to be deemed of such number and gender as the circumstances require. The word "room" is taken to include the space covered by the Lease. The word "Landlord" shall be taken to include the employees and agents of Landlord. Wherever terms of these Rules and Regulations conflict with terms of the Lease, the terms of the Lease shall govern.

2. OBSTRUCTION

The streets, sidewalks, entrances, halls, passages, elevators, stairways and other common areas provided by Landlord shall not be obstructed by Tenant, or used by it for any other purposes than for ingress and egress.

3. WASHROOMS

Toilet rooms, water-closets and other water apparatus shall not be used for any purposes other than those for which they were constructed.

4. GENERAL PROHIBITIONS

In order to insure proper use and care of the Leased Space Tenant shall not:

(a) Keep animals or birds in the rooms.

(b) Use rooms as sleeping apartments.

(c) Allow any sign, advertisement or notice to be fixed to the outside of Building, or placed in a window, except as maybe provided in the Lease.

(d) Make improper noises or disturbances of any kind so as to disturb other tenants or tend to injure the reputation of the Building or Center.

(e) Mark or defile elevators, water-closets, toilet rooms, walls, windows, doors or any other part of the Building or Center.

(f) Place anything on the outside of the Building, including roof setbacks, window ledges, balconies and other projections; or drop anything from the windows, stairways or parapets; or place trash or other matter in the halls, stairways, elevators or light wells of the Building.

(g) Cover or obstruct any window, skylight, door or transom in such a way that Landlord - supplied blinds are not visible from the exterior of the Building.

(h) Interfere with the heating or cooling apparatus.

(i) Leave rooms without locking exterior doors.

(j) Install any shades, blinds, or awnings without consent of Landlord.

(k) Give its employees or other persons permission to go upon the roof of the Building without the written consent of Landlord.

(l) Place door mats in public corridors without the consent of Landlord.

5. BUSINESS MACHINES

Business machines and mechanical equipment which cause vibration, noise, cold or heat that may be transmitted to the Building structure or to any area outside the Leased Space shall be placed and maintained by Tenant, at its sole cost and expense, in settings of cork, rubber, or spring type vibration eliminators sufficient to absorb and prevent such vibration, noise, cold or heat.

6. MOVEMENT OF EQUIPMENT

Landlord reserves the right to designate the time and the method whereby freight, small office equipment, furniture, safes and other like articles may be brought into, moved, or removed from the Building or rooms, and to designate the location for temporary disposition of such items.

7. RIGHTS RESERVED TO LANDLORD

Without abatement or diminution in rent, Landlord reserves and shall have the following additional rights:

(a) To install and maintain a sign or signs on the exterior of the Building.

(b) During the last two (2) months of the term if the Tenant vacates the Premises, to decorate, remodel, repair, alter or otherwise prepare the Premises for reoccupancy.

Packet Page 181

UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: **Board of Supervisors**

FROM: **Cary B. Vargo**
Township Manager

RE: **Upland Farms – Adaptive Reuse Plan Completion**
Archer Buchanan Proposal

DATE: **January 17, 2019**

Attached for your review and consideration is a proposal from Archer Buchanan to update and complete the construction documents needed to move forward with construction/renovation of the Upland Farms Barn as designed by Archer Buchanan and the UPFAC Committee dating back to 2012. As a reminder the members of the 2012 committee included: Mary Lou Farrow, Catherine Tomlinson, Bob Schoenberger, Sally Winterton, Don Carlson, Bob Phillips, Cary Vargo, and Archer Buchanan.

Pre-construction costs in the proposal are $24,000. Construction observation costs are $8,500 for a total of $32,500. This project is included in the 2019 Capital Budget.

I would respectfully request that the BOS approve the attached proposal from Archer Buchanan as presented.

ARCHER & BUCHANAN
ARCHITECTURE

Packet Page 183

January 15, 2019

Mr. Cary Vargo
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Reference: Reactivation: Upland Farm Barn Adaptive Reuse Proposal

Dear Cary,

It was good to meet with you and Shanna Lodge last October to discuss the current status of the Upland Barn and the Township's plan for continuing the work we began with you in 2012. The years passed quickly, it does not seem that long ago; it is exciting to see your continued commitment to the project. When our work stopped in 2012 we had almost completed the Construction Documents for the project. Since then the building code has been updated (at least twice) and some work has been done on the barn. We look forward to completing our work and seeing the project through completion. Thank you for the opportunity to continue working with you.

PROJECT UNDERSTANDING:
During a 5 year pause in the architectural work for the adaptive reuse of the Upland Farm Barn, Upper Uwchlan Township (UUT) has made improvements to the site, including new parking, drives, fencing, lighting and trees. UUT also made building improvements during that time, including some refurbishment of the interior space, such as added fans, replacement windows, new light fixtures and work that has stabilized the barn. UUT would like now to have the architectural and engineering documents completed so they can follow through on the balance of the building improvements in phases over the next year.

We understand the Township intends to move forward with the balance of the building improvements focusing first on restrooms, entry and accessibility issues and other more general building upgrades. The long-term plan is to complete all barn improvements by the end of the 2021 fiscal year. When our work stopped in September 2012, the construction drawings were approximately 85% complete. The work that remained included hardware schedule, specifications, light fixture selection, miscellaneous details and final coordination of our consultants' work and our documents. Since 2012 Pennsylvania has twice adopted updated versions of the International Building Code. Part of our work will be to update the drawings to ensure they are compliant with current codes. We will also identify the phases of work as prioritized by the Township.

Packet Page 184

APPROACH TO THE WORK:

As in the past, we are committed to a collaborative working methodology that is clearly organized, open to input from the Township, disciplined in the use of time, and respectful of your mission and objectives. We see UUT involvement as critical to the success of the project. Your contributions will assist in our completion of the design and documentation of the project in an efficient and comprehensive manner.

SCOPE of WORK and WORK PLAN:

The following summarizes the work to be performed:

Reactivation:

- Meet with our consultant team to review and organize the work effort
- Visit the site to confirm all current conditions relative to status of the barn in 2012.
- Photo surveying and measure as necessary

Update and Complete the Construction Documents:

- Prepare revised code search and update documents as required.
- Complete the design and technical documentation, including:
  - Phase 1 Improvements:
    - Public restroom that have exterior access (lower level accessed from outside).
    - Structural remediation that makes the facility code compliant for public use.
    - Life safety, exiting and accessibility improvements that make the facility code compliant for public use.
    - New entry door and grade (elevation) adjustment to the drive that allows the entry ramp to the front door to be ADA compliant.
    - Life safety upgrades, including code compliant detection and alarm devices, signage, and sprinkler system.
  - Phase 2 Improvements:
    - Lower level kitchen/catering area, storage and mechanical space, community space, and offices/archives at the east end lean-to structure.
    - Upper level kitchen, storage, restrooms and event service area.
    - South porch and stairs.
    - Roof insulation, general exterior restoration, and other improvements.
    - Corncrib restoration.
- Prepare all code information, general notes and technical specifications. This information will be placed on the drawings sheets (no separate specification manual).
- Prepare an updated cost estimate.

Packet Page 185

1. Reviews: Included are up to 3 meetings with Township representatives to review the progress of the construction documents, to discuss phasing and priorities and to discuss technical requirements and engineering items with UTT facilities personnel.

Cost Estimate:

2. Prepare a line item cost estimate. We offer two options regarding the cost estimate as follows:
   - Update Existing Estimate - a line item review and escalation of cost based on today's market and soft cost mark-ups. ($1,500.00)
   - New estimate – re-estimate the project based on the complete and updated drawing package and accounting for actual changes in the market, materials, labor, etc. ($3,700.00).

Construction Observation:

In this phase we will provide standard construction phase services which include periodic site visits, reviewing contractor applications for payment, responding to RFIs and field conditions, writing field reports and assisting with project closeout.
We understand that the Township will be bidding the work in phases and "typical" Construction Observation Phase services may not be needed. We will provide services to whatever level the Township requests. We can provided these services on an hourly basis to a not-to-exceed limit.

SCHEDULE:

We are available to begin our work this month upon approval and acceptance of this proposal. We anticipate it taking 6 to 8 weeks to complete.

FEE:

The fee is broken down as follows:

Reactivation:	*$ 5,500.00*
Complete Construction Documents:	*$15,000.00*
Cost Estimating:	*$ 1,500.00* (note1)
Bid/Negotiation:	*$ 2,000.00* (note 2)
Construction Observation:	*$ 8.500.00* (note 3)

Packet Page 186

Notes Regarding the Fee:

1. If the "New Estimate" level of service is requested, add $2,200.00 to the Estimating line.
2. If UUT directly contracts the work and does not need Bid/Negotiation service from the design team, we will not charge for the service, or charge hourly only to provide the assistance requested by UUT.
3. If Construction Observation Phase services are not required, or requested on a reduced scope level, we will work on an hourly basis to a not-to-exceed amount.

Reimbursable Expenses (Estimated): **$750.00**

Reimbursable expenses include travel expenses at the standard IRS established rate, reproduction services, express delivery and mail services, and other out of pocket expenses. Reimbursable expenses are in addition to professional service fees.

Additional services will be provided for work requested by the Owner that is beyond the scope of work identified in this proposal. Substantial changes to already approved work will be considered an additional service. We will perform additional services on a fixed fee basis for an agreed to scope of work or on an hourly basis per the rate schedule below:

Hourly Rate Schedule:

Architecture:

• Partner	$225.00/Hr
• Senior Associate	$150.00/Hr.
• Project Architect / Manager	$105.00 / $125.00/Hr
• Draftspersons / Technical Staff	$ 65.00 / $ 95.00/Hr
• Clerical	$ 65.00/Hr

Structural Engineering:

• Partner	$225.00/Hr
• Associate	$150.00/Hr
• Project Manager	$135.00/Hr
• Structural Engineer I/II/III	$120/130/140.00/Hr
• Structural Designer I/II	$100/115.00/Hr
• Drafter I/II	$ 90/70.00/Hr
• Administrative Assistant	$ 65.00/Hr

MEP Engineering:

• Principal	$225.00/Hr
• Lead Engineer	$150.00/Hr
• Project Manager	$125.00/Hr

Packet Page 187

Invoices are rendered monthly based on the percentage of work completed in the billing period. Payment of invoices will be due within 30 days of receipt by the Township. Invoices not paid within 60 days of receipt are subject to a 1% per month surcharge.

The Archer & Buchanan Architecture, Ltd. Team:
We have retained the same team that contributed to and prepared the work done in 2012. They are:

Keast & Hood Consulting Engineers	
Thomas Normile, PE	Principal
hpeGROUP	
Gary Golaszewski, PE	Principal
Becker & Frondorf Construction Cost Consulting	
John R. Frondorf	Principal

ASSUMPTIONS and EXCLUSIONS:

Assumptions:

- UUT will provide full access to the barn as required by the design team.
- We understand the existing structure is to remain intact and major alterations, additions or changes to the building footprint are not part of this work.
- Site work, landscape design and civil engineering services is by others.
- The scope of this project is limited to the immediate bank barn structure, corn crib and access ramps, walks, doors and paths.
- Utilities and other underground services brought to within 5'-0" of the building are provided by others.
- If the project is placed on hold and restarted after six months the fee may be adjusted to cover the cost of remobilization and salary adjustments.
- This letter agreement may be attached to and made part of an AIA Standard Form of Agreement between Owner and Architect or other UUT purchase order or agreement form.

Packet Page 188

Exclusions:

- Specialty consulting services such as landscape architecture, civil engineering, IT, voice data, audiovisual and security.
- Addressing any hazardous materials or conditions associated with the site or buildings.
- Special presentations before local authorities, and special interest groups.

I hope this RFP response provides you with a clear understanding of our approach to the work and the scope of the services to be provided. It would be our pleasure to work with you on this project.

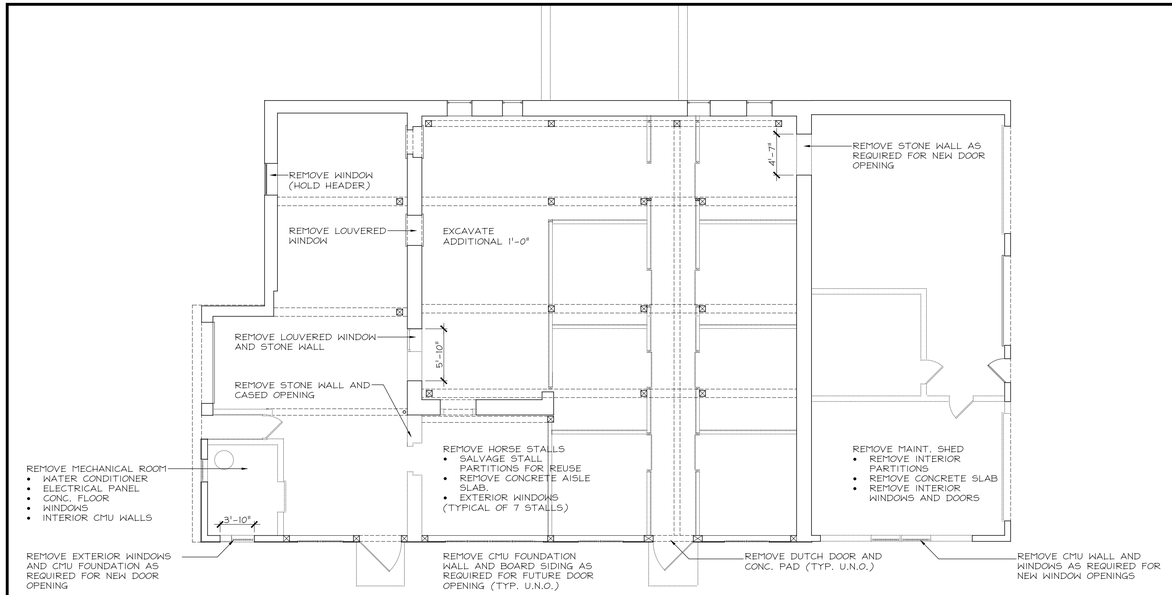
Sincerely,

Daniel G. Russoniello, AIA, LEED® AP
Principal

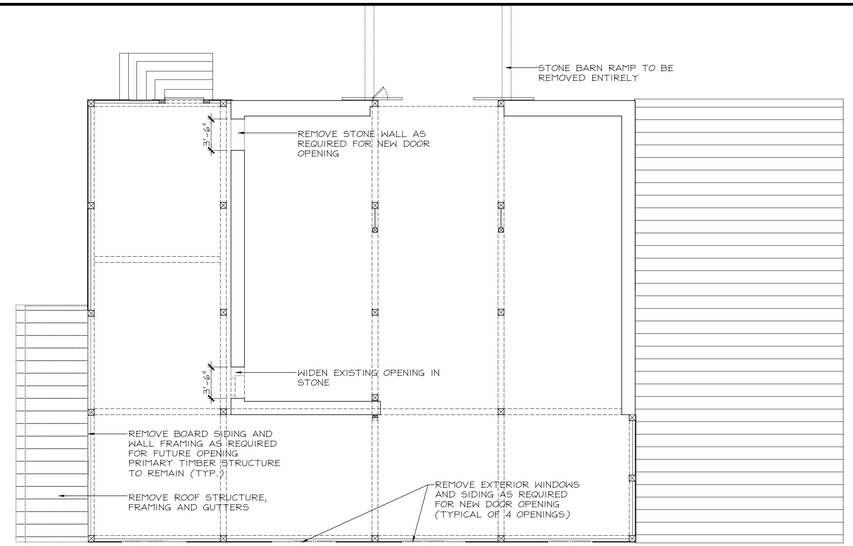
ACCEPTED:

_____ _____

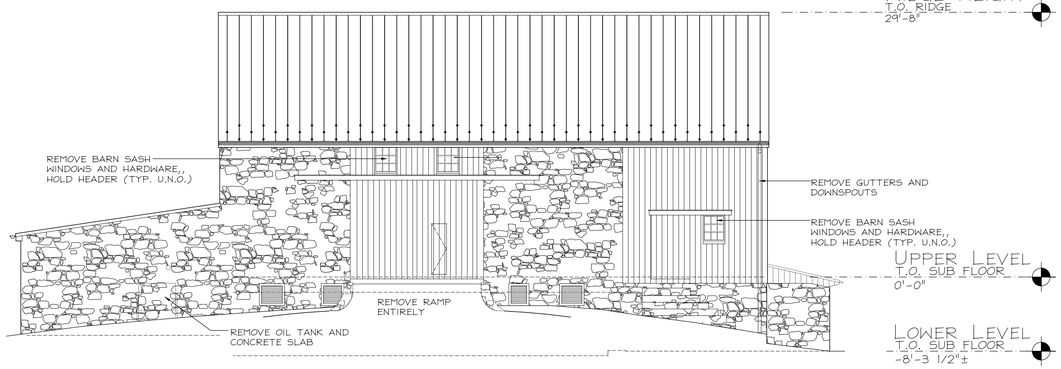
Name/Title Date



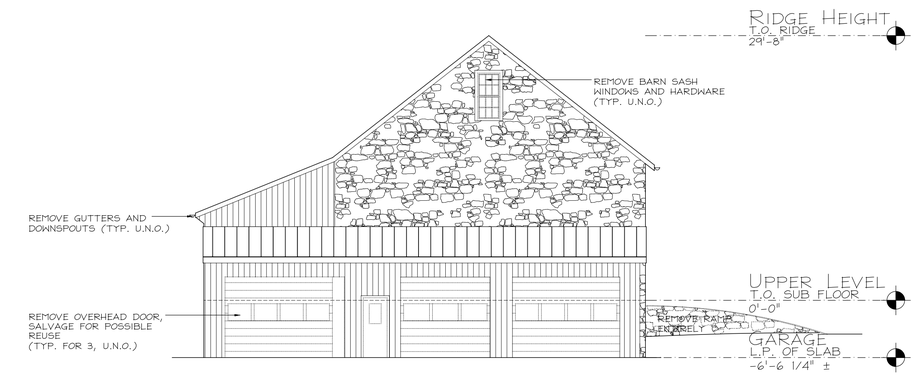
1 D-1 LOWER LEVEL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



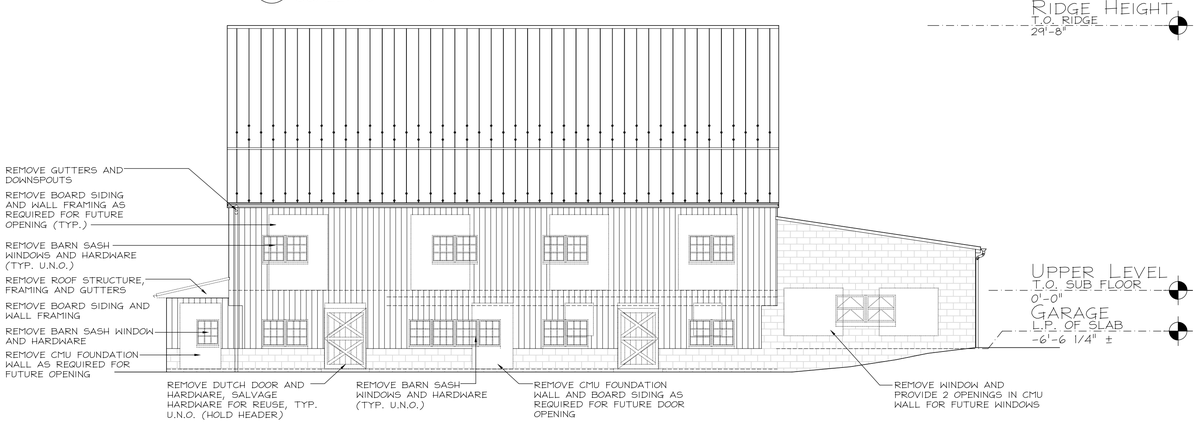
2 D-1 UPPER LEVEL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



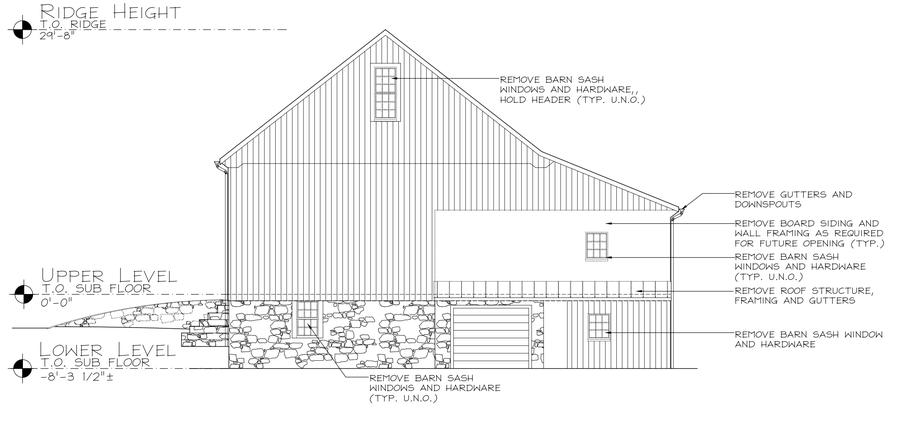
3 D-1 NORTH DEMOLITION
SCALE: 1/8" = 1'-0"



4 D-1 EAST DEMOLITION
SCALE: 1/8" = 1'-0"



5 D-1 SOUTH DEMOLITION
SCALE: 1/8" = 1'-0"



6 D-1 WEST DEMOLITION
SCALE: 1/8" = 1'-0"

COPYRIGHT - ARCHER & BUCHANAN, ARCHITECTURE, LTD.

SCALE: AS NOTED
PROJECT: 1207

DATE: 9/11/2012
REVISIONS: ----

DEMOLITION PLANS

ARCHER & BUCHANAN
ARCHITECTURE, LTD
125 WEST MINER STREET | P 610.692.9112
WEST CHESTER, PA 19382 | F 610.692.9707

PREPARED FOR UPPER UWCHLAN TOWNSHIP:

Upland Farm Barn Adaptive Reuse

Upper Uwchlan Township, Pennsylvania

D-1

15'-11 1/2" | 45'-2 1/4" | 22'-3"

22'-11 1/2"

26'-5"

A/C UNITS
(SEE M.E.P. NARRITIVE)

CONC. STEPS W/ C.I. RAILING

5R @ 7"
4T @ 12"
DN

MECHANICAL
FLOOR: CONCRETE
WALLS: 1x12 VERT. SHIPLAP, PAINTED
CEILING: 1x12 SHIPLAP, PAINTED

INFILL EXISTING WINDOW OPENING AS REQUIRED (STONE T.M.E.)

TOWNSHIP STORAGE
FLOOR: CONCRETE
WALLS: 1x12 VERT. SHIPLAP, PAINTED
CEILING: 1x12 SHIPLAP, PAINTED

ARCHIVES
FLOOR: V.C.T. OVER CONCRETE
WALLS: G.W.B., PAINTED
CEILING: G.W.B., PAINTED

CATERING
FLOOR: CONCRETE
WALLS: 1x12 VERT. SHIPLAP, PAINTED
CEILING: 1x12 SHIPLAP, PAINTED

KITCHEN
FLOOR: CONCRETE
WALLS: G.W.B., PAINTED
CEILING: 1x12 SHIPLAP, PAINTED
C. TOP: STAINLESS STL. W/ FIBERGLASS BACK SPLASH

COMMUNITY
FLOOR: CONCRETE
WALLS: EXISTING STONE OR 1x12 VERT. SHIPLAP, PAINTED
CEILING: 1x12 SHIPLAP, PAINTED

MECH.
FLR.: CONCRETE
WALL: G.W.B., PAINTED
CLG: G.W.B., PAINTED

EQUIP.
FLOOR: CONCRETE
WALLS: G.W.B., PAINTED
CEILING: G.W.B., PAINTED

R.R.
FLR.: V.C.T.
WALL: G.W.B., PAINTED
CLG: G.W.B., PAINTED

SUPPLY
FLR.: V.C.T.
WALL: G.W.B., PAINTED
CLG: G.W.B., PAINTED

CONF.
FLOOR: CARPET OVER CONCRETE
WALLS: G.W.B., PAINTED
CEILING: G.W.B., PAINTED

OFFICE
FLR.: CARPET
WALL: G.W.B., PAINTED
CLG: G.W.B., PAINTED

WOOD TREADS/RISERS W/ STL. STRINGER
14R @ 7"
13T @ 10" W/ 1" NOSING
UP

5'-0 1/2" | 3'-1" | 7'-0"

OPERABLE PARTITION
- W.I. STRAP HINGES
- SUPPORT WHEEL
- 2x6 T&G PARTITON W/ 1/2" STL BARS @ 4" O.C. ABV.

UNISEX
FLR: C.T.
WALL: C.T. WAINSCOT @ 42" W/ VERT. 1x12 SHIPLAP ABV.
CLG: 1x12 SHIPLAP, PAINTED

WOMENS RESTROOM
FLOOR: THINSET CERAMIC TILE
WALLS: CERAMIC TILE WAINSCOT @ 42" W/ VERT. 1x12 SHIPLAP ABV.
CEILING: 1x12 SHIPLAP, PAINTED

MENS RESTROOM
FLOOR: THINSET CERAMIC TILE
WALLS: CERAMIC TILE WAINSCOT @ 42" W/ VERT. 1x12 SHIPLAP ABV.
CEILING: 1x12 SHIPLAP, PAINTED

LOWER PATIO
FLOOR: CONCRETE

WOOD TREADS/RISERS W/ WOOD STRINGER

CORN CRIB
- REMOVE EXISTING WOOD LATH
- CONSTRUCT NEW BENCHES
- MODIFY STRUCTURE AS REQ'D
- INSTALL NEW 1x VERT. LATH
- INSTALL NEW AG. METAL ROOF (T.M.E.)

1 / A-1 LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

4' 0 2' 4' 8' 12'
GRAPHIC SCALE: 1/4" = 1'-0"

COPYRIGHT - ARCHER & BUCHANAN, ARCHITECTURE, LTD.

SCALE: AS NOTED
PROJECT: 1207

DATE: 9/11/2012
REVISIONS: ----

ARCHER & BUCHANAN
ARCHITECTURE, LTD
125 W. ST. MINER STREET | P 610.692.9112
W. CHESTER, PA 19382 | F 610.692.9707

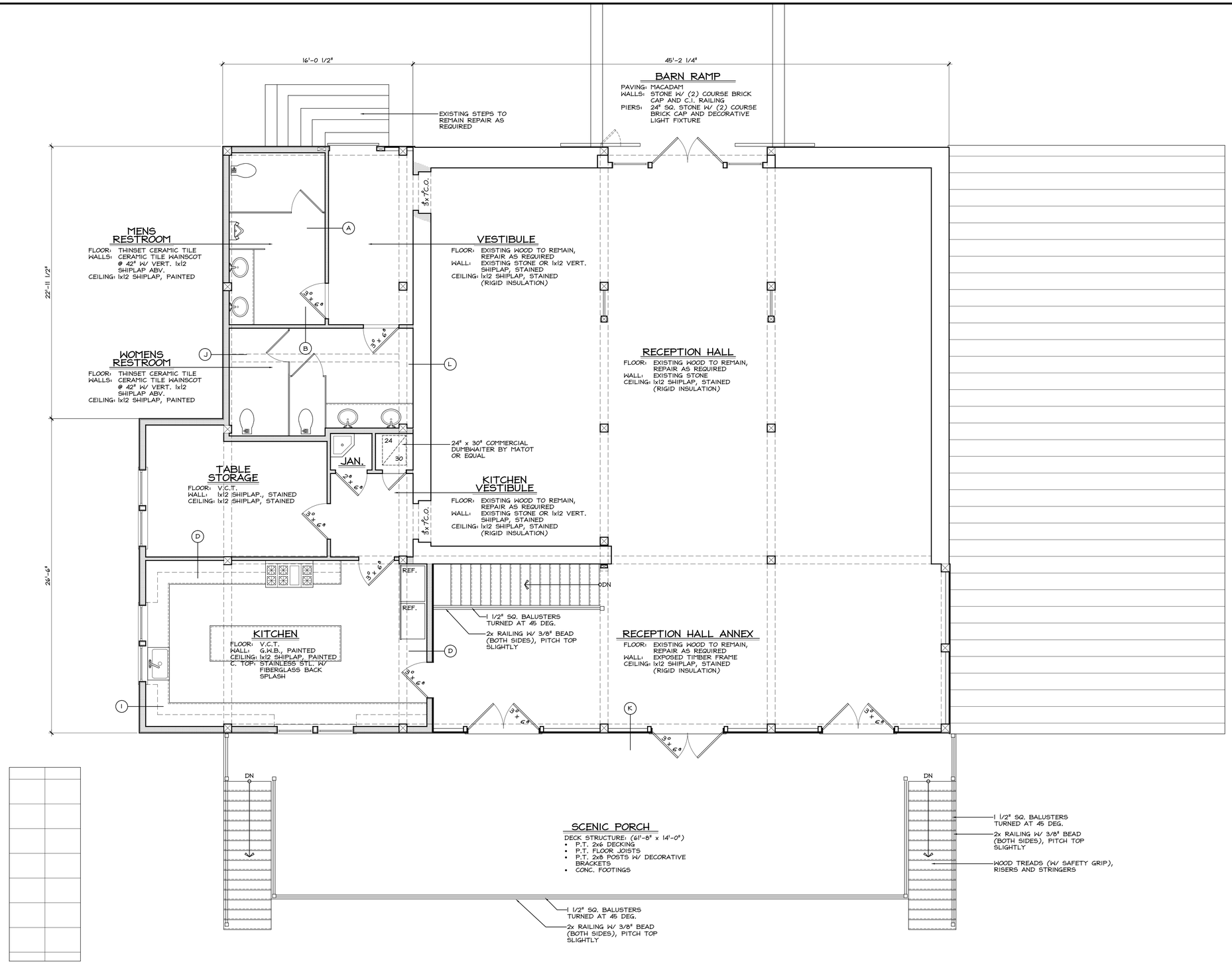
LOWER LEVEL PLAN

PREPARED FOR UPPER UWCHLAN TOWNSHIP:

Upland Farm Barn Adaptive Reuse

Upper Uwchlan Township, Pennsylvania

A-1



1 / A-2 UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

4' 0 2' 4' 8' 12'
GRAPHIC SCALE: 1/4" = 1'-0"

COPYRIGHT - ARCHER & BUCHANAN ARCHITECTURE, LTD.

SCALE: AS NOTED
PROJECT: 1207

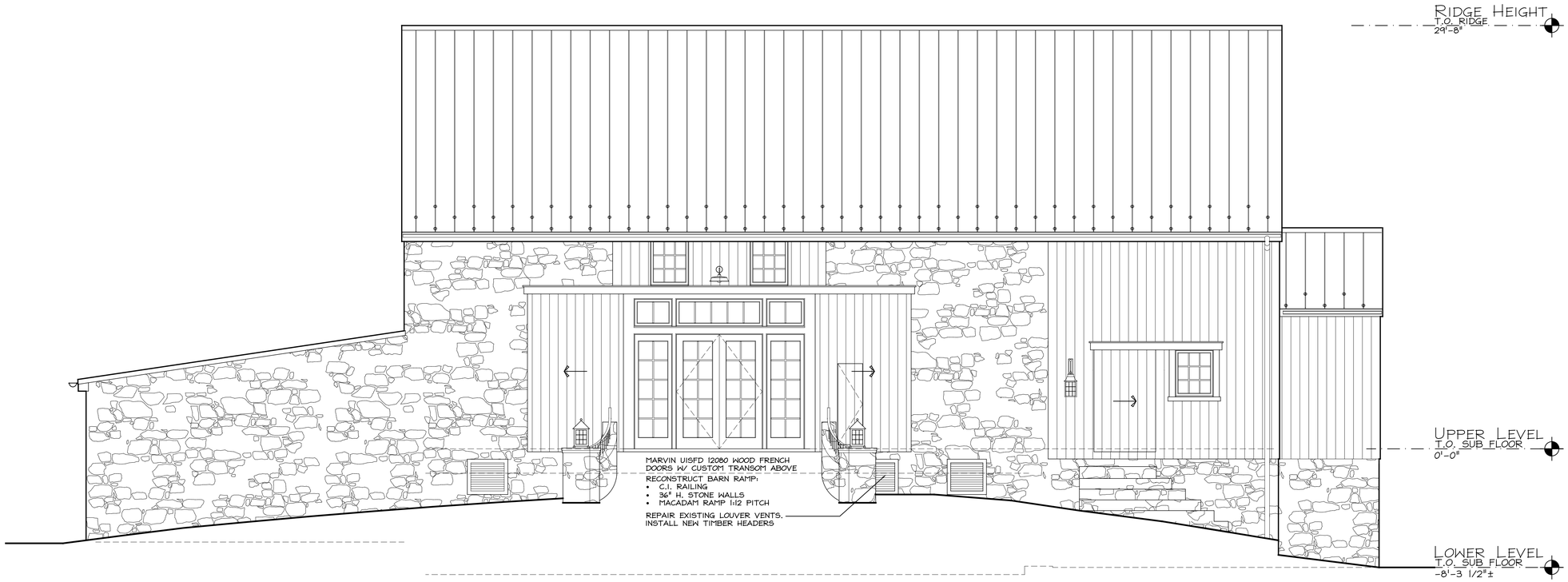
DATE: 9/11/2012
REVISIONS: ----

ARCHER & BUCHANAN
ARCHITECTURE, LTD
125 WEST MINER STREET P 610.692.9112
WEST CHESTER, PA 19382 F 610.692.9707

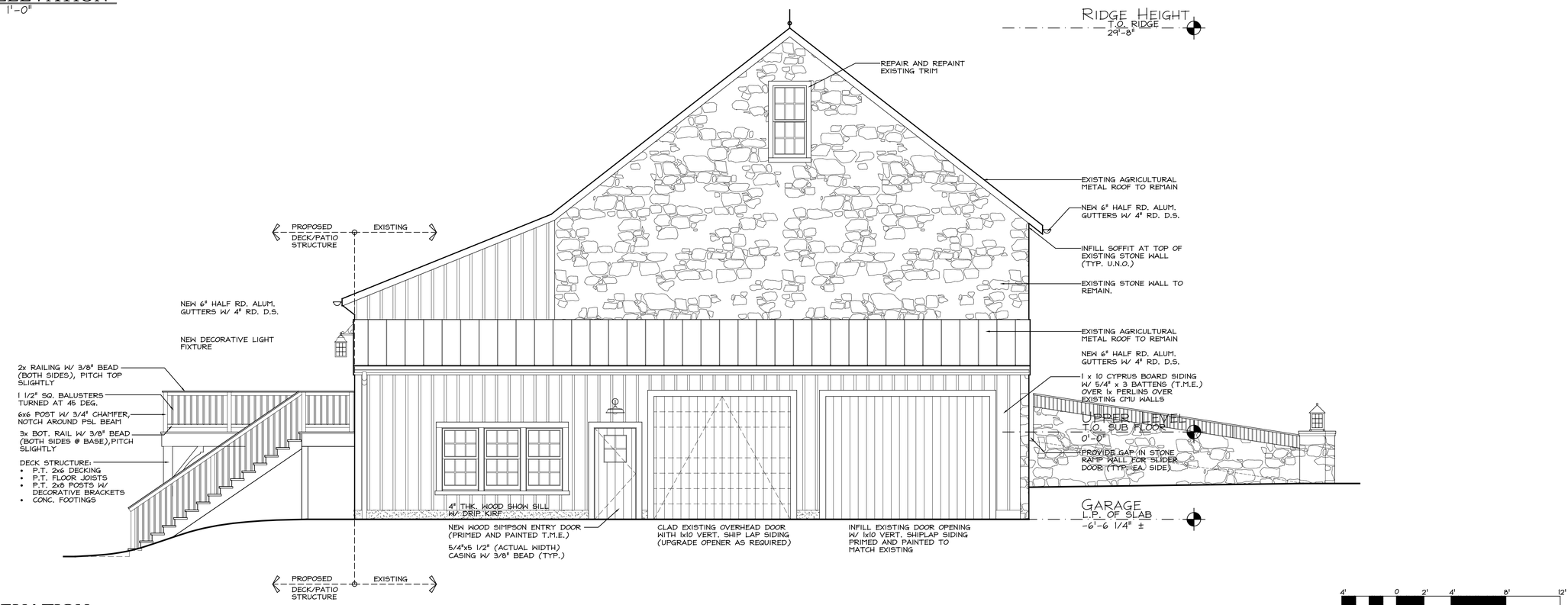
UPPER LEVEL PLAN

PREPARED FOR UPPER UWCHLAN TOWNSHIP:
Upland Farm Barn Adaptive Reuse
Upper Uwchlan Township, Pennsylvania

A-2



1 / A-3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

4' 0 2' 4' 8' 12'
GRAPHIC SCALE: 1/4" = 1'-0"

COPYRIGHT - ARCHER & BUCHANAN, ARCHITECTURE, LTD.

SCALE: AS NOTED
PROJECT: 1207

DATE: 9/11/2012
REVISIONS: ----

EXTERIOR ELEVATIONS

ARCHER & BUCHANAN
ARCHITECTURE, LTD
125 W. ST. MINER STREET P 610.692.9112
WEST CHESTER, PA 19382 F 610.692.9707

PREPARED FOR UPPER UWCHLAN TOWNSHIP:

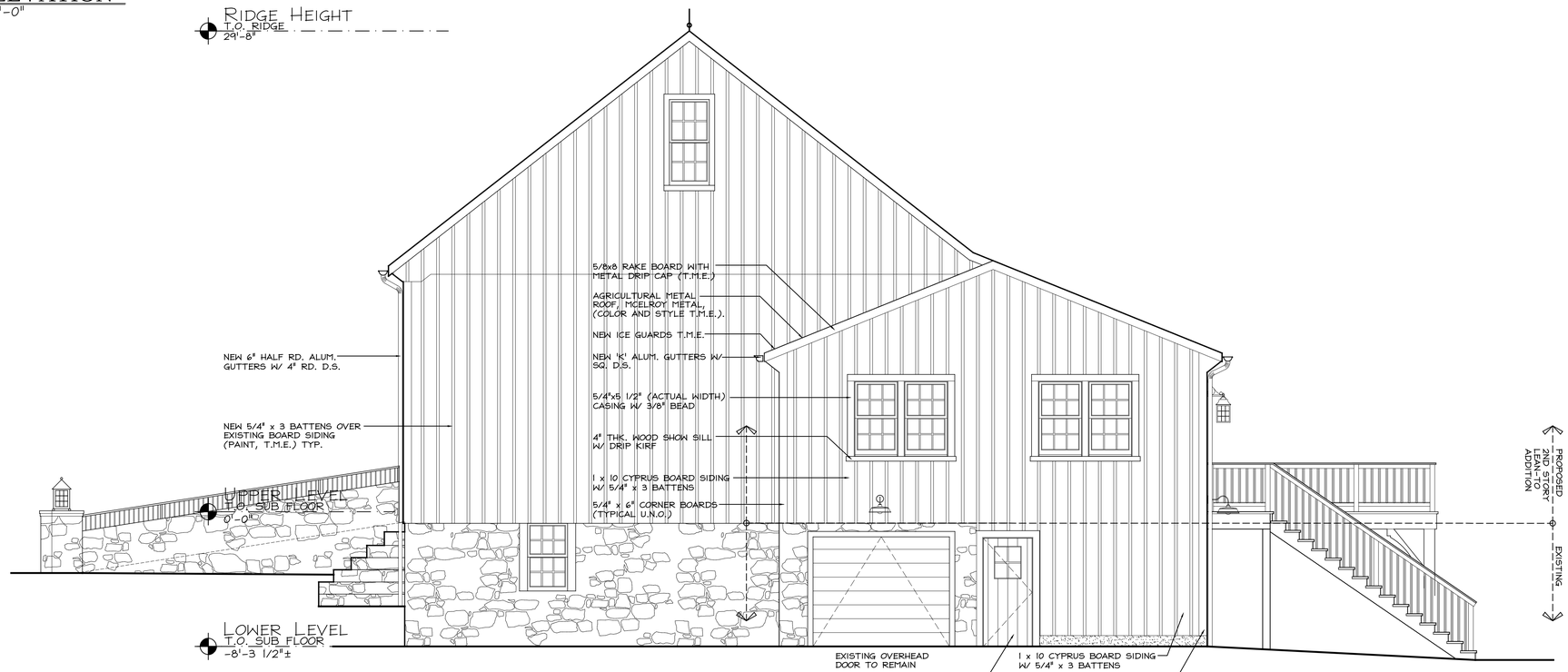
Upland Farm Barn Adaptive Reuse

Upper Uwchlan Township, Pennsylvania

A-3



1 / A-4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

4' 0 2' 4' 8' 12'
GRAPHIC SCALE: 1/4" = 1'-0"

COPYRIGHT - ARCHER & BUCHANAN ARCHITECTURE, LTD.

SCALE: AS NOTED
PROJECT: 1207

DATE: 9/11/2012
REVISIONS: ----

EXTERIOR ELEVATIONS

ARCHER & BUCHANAN
ARCHITECTURE, LTD
125 WEST MINER STREET P 610.692.9112
WEST CHESTER, PA 19382 F 610.692.9707

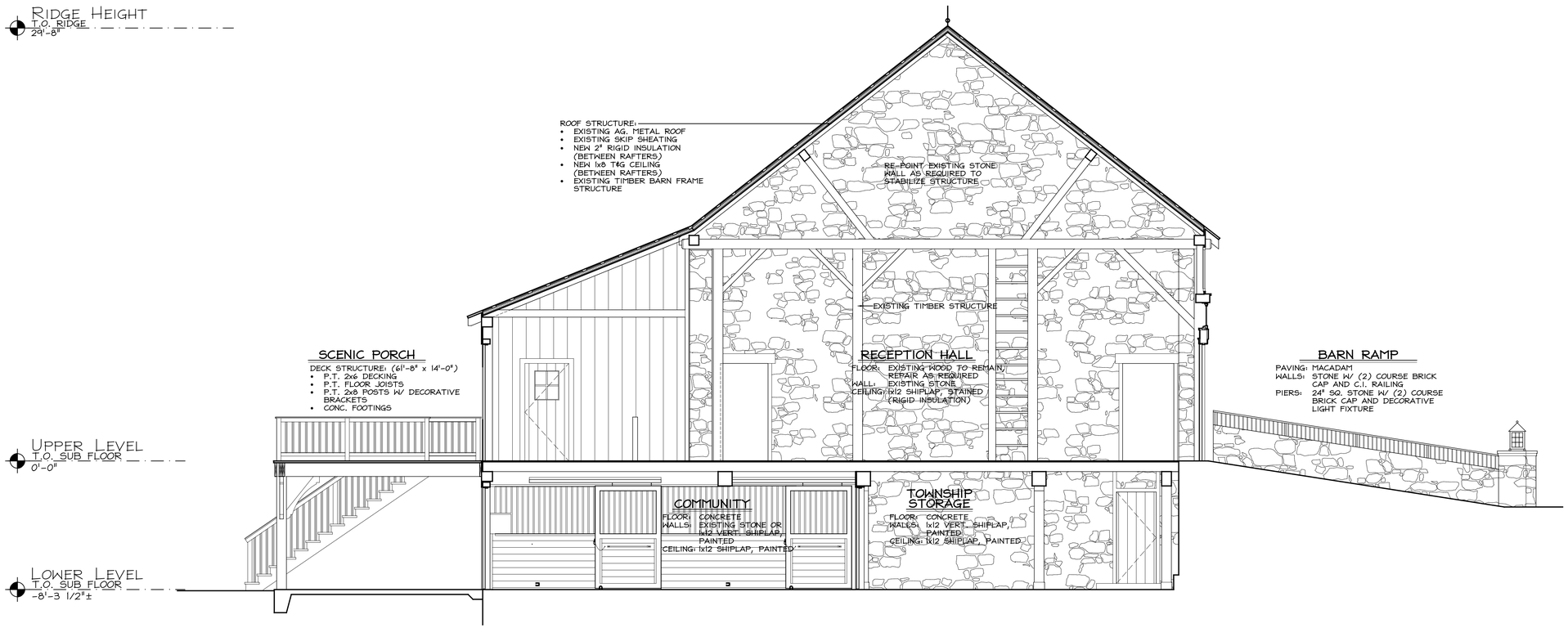
PREPARED FOR UPPER UWCHLAN TOWNSHIP:

Upland Farm Barn Adaptive Reuse

Upper Uwchlan Township, Pennsylvania

A-4

Packet Page 193



1 / A-5 BUILDING SECTION
SCALE: 1/4" = 1'-0"

WALL TYPE A
- 3/4" thk. VERT. SHIPLAP
- 2x6 STUDS AT 16" O.C.
- R-19 (MIN.) INSULATION
- CERAMIC TILE WAINSCOT @ 42"
- 3/4" thk. VERT. SHIPLAP

WALL TYPE B
- CERAMIC TILE WAINSCOT @ 42"
- 3/4" thk. VERT. SHIPLAP
- 2x6 STUDS AT 16" O.C.
- R-19 (MIN.) INSULATION
- CERAMIC TILE WAINSCOT @ 42"
- 3/4" thk. VERT. SHIPLAP

WALL TYPE C
- 3/4" thk. VERT. SHIPLAP
- 2x6 STUDS AT 16" O.C.
- R-19 (MIN.) INSULATION
- 3/4" thk. VERT. SHIPLAP

WALL TYPE D
- 3/4" thk. VERT. SHIPLAP
- 2x6 STUDS AT 16" O.C.
- R-19 (MIN.) INSULATION
- 5/8" thk. G.W.B., PAINTED

WALL TYPE E
- 5/8" thk. G.W.B., PAINTED
- 2x6 STUDS AT 16" O.C.
- R-19 (MIN.) INSULATION
- 5/8" thk. G.W.B., PAINTED

WALL TYPE F
- 5/8" thk. G.W.B., PAINTED
- 2x6 STUDS AT 16" O.C.
- 5/8" thk. G.W.B., PAINTED

WALL TYPE G
- BOARD & BATTEN SIDING
- 1x SKIP SHEATHING
- 8" C.M.U.
- 2x4 STUDS AT 16" O.C.
- R-11 (MIN.) INSULATION
- 5/8" thk. G.W.B., PAINTED

WALL TYPE H
- EXISTING STONE WALL
- 2x4 STUDS AT 16" O.C.
- R-11 (MIN.) INSULATION
- 5/8" thk. G.W.B., PAINTED

WALL TYPE I
- BOARD & BATTEN SIDING
- 1x SKIP SHEATHING
- 1/2" PLYWOOD SHEATHING
- 2x6 STUDS AT 16" O.C.
- R-19 (MIN.) INSULATION
- 5/8" thk. G.W.B., PAINTED

WALL TYPE J
- BOARD & BATTEN SIDING
- EXISTING TIMBER FRAME STRUCTURE
- R-19 (MIN.) INSULATION
- CERAMIC TILE WAINSCOT @42"
- 3/4" thk. VERT. SHIPLAP

WALL TYPE K
- BOARD & BATTEN SIDING
- EXISTING TIMBER FRAME STRUCTURE

WALL TYPE L
- EXISTING STONE WALLS
- EXISTING TIMBER FRAME STRUCTURE

1 / A-5 WALL TYPES
SCALE: 1/4" = 1'-0"

COPYRIGHT - ARCHER & BUCHANAN ARCHITECTURE, LTD.

SCALE: AS NOTED
PROJECT: 1207

DATE: 9/11/2012
REVISIONS: ----

BUILDING SECTION AND DETAILS

ARCHER & BUCHANAN
ARCHITECTURE, LTD
125 WEST MINER STREET | P 610.692.9112
WEST CHESTER, PA 19382 | F 610.692.9707

PREPARED FOR UPPER UWCHLAN TOWNSHIP:
Upland Farm Barn Adaptive Reuse
Upper Uwchlan Township, Pennsylvania

A-5

UPPER UWCHLAN POLICE DEPARTMENT

MEMORANDUM

TO: Upper Uwchlan Township Board of Supervisors
Cary Vargo, Township Manager
Gwen Jonik, Township Secretary

FROM: Chief John D. DeMarco

RE: ***Fireworks Ordinance Amendment***

DATE: January 16, 2019

I have been contacted by our solicitor that we need to amend our current ordinance addressing Fireworks. There has been a court ruling regarding the sale and storage of fireworks. Our solicitor has sent me the amendment needed for this piece of local legislation. I will be asking the Board of Supervisors for permission to advertise this modification at their January 22nd meeting.

Thank you for your attention to this matter.

Attachment:

Ordinance Revision

UPPER UWCHLAN TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

Packet Page 196

AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF UPPER UWCHLAN TOWNSHIP AT CHAPTER 81. FIREWORKS. TO CLARIFY CERTAIN PROVISIONS AND REMOVE TERMS AND PROVISIONS NO LONGER VALID.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township that Chapter 81 of the Code of the Township of Upper Uwchlan is hereby amended as follows:

SECTION 1. Section 81-2. Definitions is hereby amended to remove and delete the definition of "TEMPORARY STRUCTURE".

SECTION 2. Section 81-3.C is hereby amended to read as follows:

> "C. Sale and storage of consumer fireworks. The sale and storage of consumers fireworks within the Township shall comply with Act 43 of 2017, codified at 72 P.S. § 9401-9416, and comply with the applicable regulations and licensing requirements of the Pennsylvania Department of Agriculture."

SECTION 3. Section 81-4. Consumer fireworks: temporary structures. is hereby removed and deleted in its entirety.

SECTION 4. Severability. If any term, condition, or provision of this chapter shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective.

SECTION 5. Repealer. All Ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 6. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this _____ day of _____, 2019.

ATTEST:

_____
Gwen A. Jonik, Township Secretary

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

_____
Guy A. Donatelli, Chair

_____
Sandra M. D'Amico, Vice-Chair

_____
Jamie W. Goncharoff, Member

UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: **Board of Supervisors**

FROM: **Cary B. Vargo**
Township Manager

RE: **Septage Management Ordinance**
Authorization to Advertise

DATE: **January 15, 2019**

Attached for your consideration (authorization to advertise only at this time) is a proposed Septage Management Ordinance. This ordinance regulates on lot septic systems in the Township requiring system owners to have said systems pumped, inspected, and maintained once every three years. The requirements of this ordinance are based on best management practices with the goal of protecting the Townships high quality water resources. The Chester County Health Department has put into place a data management system that allows the Township to capture information on septic system pumping activities. This system allows the Township to identify and track problematic systems or regionally based septic problems and notify property owners of the need to pump, inspect, and properly maintain their systems.

The ordinance has been reviewed by the members of the Municipal Authority, the Municipal Authority Solicitor, Township staff, and the Township Solicitor with all recommended changes being incorporated into the final draft. The news release, the ordinance, and the associated FAQ's have been disseminated via the Township's website and social media. The ordinance is expected to be on your February business meeting agenda for possible adoption.

I would respectfully request approval to advertise the proposed ordinance as required by the Second-Class Township Code.

UPPER UWCHLAN TOWNSHIP

140 Pottstown Pike
Chester Springs, PA 19425
(P) 610-458-9400 (F) 610-458-0307
www.upperuwchlan-pa.gov

Packet Page 198

ADMINISTRATION

Date: January 10, 2019

FOR IMMEDIATE RELEASE

UPPER UWCHLAN TOWNSHIP SEPTAGE MANAGEMENT PROGRAM

CHESTER SPRINGS, PA – In an effort to ensure sustainable water quality and comply with Pennsylvania Department of Environmental Protection (DEP) regulations, Upper Uwchlan Township is implementing a Septage Management Program. This program requires that owners of onsite septic systems have the systems pumped and inspected once every three years. The proposed ordinance has been reviewed by the Township's Municipal Authority, the Pennsylvania DEP, and the Township's Solicitor. The ordinance will be considered for adoption by the Board of Supervisors at their business meeting scheduled for Tuesday, February 19, 2019.

The draft ordinance, as well as an FAQ sheet about the program, are attached to this news release. Property owners with questions about the ordinance and any of its requirements are encouraged to contact the Municipal Authority Administrator Matthew Brown at Authority@upperuwchlan-pa.gov or contact the Township offices at 610-458-9400.

Upper Uwchlan Township is a Township of the Second class, population 11,500, located in central Chester County, PA. Visit us on the web at www.upperuwchlan-pa.gov. Like us on Facebook and Twitter @upperuwchlan.

#####

UPPER UWCHLAN TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

ORDINANCE _____

AN ORDINANCE AMENDING CHAPTER 141 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED, "SEWERS" TO ADD A NEW ARTICLE III TITLED, "ON LOT SEWAGE DISPOSAL SYSTEMS" TO ADOPT REGULATIONS FOR INDIVIDUAL ON-LOT SEWER SYSTEMS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Upper Uwchlan, Chester County, Pennsylvania, as follows:

SECTION 1. Chapter 141 of the Upper Uwchlan Township Code, titled, "Sewers" shall be amended to adopt a new Article III, titled "On Lot Sewage Disposal Systems" which shall provide as follows:

"ARTICLE III. INDIVIDUAL ON-LOT SEWER SYSTEMS.

§ 141-23. Authority; purpose.

A. In accordance with municipal codes, the Clean Streams Law (Act of June 27, 1937, P.L. 1987., No. 394 as amended, 35 P.S. §§691.1 to 691.1001), and the Pennsylvania Sewage Facilities Act (Act of January 24, 1966, P.L. 1535 as amended 35 P.S. §750.1 et seq., known as Act 537), it is the power and the duty of Upper Uwchlan Township to provide for adequate sewage treatment and disposal facilities and for the protection of the public health by preventing the discharge of untreated or inadequately treated sewage. The Official Sewage Facilities Plan for Upper Uwchlan Township indicates that it is necessary to formulate and implement a sewage management program to effectively prevent and abate water pollution and hazards to the public health caused by improper treatment and disposal of sewage.

B. The purpose of this Article is to provide for the regulation, inspection, maintenance, and rehabilitation of Individual Sewage Systems (as hereinafter defined); to further permit intervention in situations, which may constitute a public nuisance or hazard to the public health; and to establish penalties and appeal procedures necessary for the proper administration of a sewage management program.

§ 141-24. Applicability.

From the effective date of this Article, the provisions of this Article shall apply to all portions of the Township served by Individual Sewage Systems. Within such an area or areas, the provisions of this Article shall apply to all persons owning any property serviced by an Individual Sewage System and to all persons installing or rehabilitating such sewage systems.

§ 141-25. Permit Requirements.

A. No Person shall install or construct an Individual Sewage System or install, construct, occupy or use a building or structure served by that Individual Sewage System without first obtaining a permit from the Sewage Enforcement Officer, employed by the Chester County Health Department and/or the Township, which permit shall indicate that the site and the plans and specifications of such system are in compliance with the provisions of the Clean Streams Law (35 P.S. §§691.1-691.1001) and the Pennsylvania Sewage Facilities Act (35 P.S. 750.1 et seq.) and the regulations adopted pursuant to those Acts.

B. No system or structure designed to provide individual sewage disposal shall be covered from view until approval to cover the same has been given by a Sewage Enforcement Officer.

C. Applicants for sewage permits shall be required to notify the Sewage Enforcement Officer of the schedule for construction of the permitted on-lot sewage disposal system so that inspection(s) in addition to the final inspection required by the Sewage Facilities Act shall be scheduled and performed by a Sewage Enforcement Officer.

D. No building or occupancy permit shall be issued for a new building which will contain sewage generating facilities until a sewage permit has been obtained from a Sewage Enforcement Officer.

E. No building or occupancy permit shall be issued and no work shall begin on any alteration or conversion of any existing structure, if said alteration or conversion will result in the increase or potential increase in sewage flows from the structure, until either the structure's owner receives a permit for alteration or replacement of the existing sewage disposal system or until the structure's owner and the appropriate officials of the Township receive written notification from a Sewage Enforcement Officer that such a permit will not be required. The Sewage Enforcement Officer shall determine whether the proposed alteration or conversion of the structure will result in increased sewage flows.

F. No Individual On-lot Sewer System shall be modified or subject to rehabilitation (as defined herein) without the issuance of a permit by the Sewage Enforcement Officer.

G. No Individual On-lot Sewer System shall be used or loaded in a manner which is inconsistent with the permit that was issued to authorize that system's installation or with the requirements of Chapter 73 of Title 25 of the Pennsylvania Code, as the same may be amended from time to time.

H. Permit applications for Individual On-lot Sewer Systems which include electronically, mechanically, hydraulically or pneumatically operated or controlled devices shall be accompanied by the respective manufacturer's recommended maintenance schedule and product specifications.

§ 141-26. Inspections.

A. The following steps shall be taken with regard to the On-Lot Sewage Disposal Systems in the Township:

1. The Property Owner shall arrange for an initial inspection of the On-Lot Sewage System to be conducted by a Certified Inspector within three (3) years of the effective date of this Article for the purpose of determining the type and functional status of each sewage disposal system in the Township. The inspection shall be conducted in accordance with all applicable state and federal regulations. All costs associated with inspection, pumping and remediation shall be the responsibility of the Property Owner.

2. Every three years after the initial inspection, the Property Owner shall have conducted another inspection for the purpose of determining the functional status and condition of the sewage disposal system.

3. The Township or its designee shall send, via regular U.S. Mail, notice to the Property Owner that the On-Lot Sewage Disposal System is due for inspection and certification. Within forty- five (45) days from receiving the notice from the Township, the Property Owner must schedule an appointment with a Certified Inspector provided however that no notice will be sent if the County records reflect that the system has been pumped, inspected and passed inspection within the last three (3) years.

4. At the time of the scheduled inspection the On-Lot Sewage Disposal System shall be pumped by a Pumper/Hauler Business so that it may be inspected by the Certified Inspector. The Property Owner shall ensure that the person performing the inspection and the pumping is both a Certified Inspector and a Pumper/Hauler Business or that separate persons having those

qualifications perform the tasks.

5. The Certified Inspector shall prepare a written report of its inspection (including the name, company and certification number of the inspector and the date of inspection) and furnish a copy to the Property Owner, the Township and the Chester County Department of Health for entry into its tracking system. The Certified Inspector will provide the Property Owner with any specific conclusion(s) relative to the system inspection.

B. To the extent that a Property Owner does not conduct the inspection and pumping of an On-Lot Sewage Disposal System as specified in subsection A above, the On-Lot Sewage Disposal System may be inspected by an Authorized Agent at any reasonable time after the Township provides ten (10) days prior written notice, sent by regular U.S. Mail, to the Property Owner. Such inspection may include a physical tour of the On-Lot Sewage Disposal System and its related components. The Township may also arrange for the pumping of that system. Any costs that the Township or the Authorized Agent incurs with the inspection and pumping shall be reimbursed by the Property Owner. Any delinquent costs are subject to the procedures of Sections 10 and 13.A.5 of this Article.

C. It is recommended that On-Lot Sewage Disposal Systems be routinely inspected by the Property Owner or a Responsible Management Entity in accordance with the following schedule:

1. Semi Annually - Individual Residential Drip Irrigation Systems permitted in accordance with 25 Pa Code § 73.167.

2. Once every three years - All Tanks, including but not limited to Treatment Tanks (i.e, Septic Tanks), Pump Tanks, and Distribution Boxes to be checked for surface discharge and settlement. Surface discharge or settlement of more than 4 inches for Distribution Boxes will require water tightness testing, verification of the structural integrity and proper slope, and the removal of any solids and scum buildup.

§ 141-27. Operation.

A. Property Owners are responsible to properly operate the Sewage Facilities on their individual properties; this includes providing where necessary electrical power and access to communication service for the operation of the Sewage Facilities and to respond to any alarm notification.

B. Property Owners shall not introduce or dispose of any substance into any Sewage Facility that would cause harm or in any way interfere with the proper operation of the Sewage Facility.

C. Only normal domestic wastes shall be discharge into any Sewage Facilities. The

following shall not be discharged into the Sewage Facility:

1. Industrial waste;

2. Automobile oil and other non-domestic oil;

3. Toxic or hazardous substances or chemicals including, but not limited to, pesticides (insecticides, fungicides, herbicides, and anti-microbial agents), disinfectants (excluding household cleaners and non-incidental cleaning products), acids, paints, paint thinners, gasoline, and other solvents; or

4. Clean surface or ground water, including water from roof or cellar drains, springs, basement sump pumps, and french drains.

5. Food waste – Property Owners of On-Lot Sewage Disposal Systems will not install or use garbage disposals.

§ 141-28. Maintenance.

A. After each inspection by a Certified Inspector, the Property Owner shall promptly complete any recommended repairs to the On-Lot Sewage System to prevent System Failure.

B. Maintenance Agreements. Sewage Facilities operated and maintained by any person other than the Property Owner shall be through a maintenance agreement between the Property Owner and a Responsible Management Entity (RME). The RME shall provide the Property Owner an inspection and maintenance report within the three-year cycle and enter such report into the County Septage Management System.

C. All Individual On-lot Sewage System pumping shall be performed in accordance with Chapter 504 of the Chester County Health Department regulations and shall also conform to the following minimum standards, unless other standards are specified by an equipment manufacturer.

1. At all times, the Pumper Truck Operator's personal safety, as well as protection of the environment and the landowner's property, shall receive the highest priority.

2. Tanks shall only be pumped from or through the manhole or access port (i.e., the largest tank opening).

3. Tanks shall not be pumped from or through the observation or Inspection Port.

4. When necessary to break up solids, backwashing with clean water or

material of a similar nature already on board the pumper truck may be employed. Mechanical means (scraping, raking, etc.) are not necessary but may be employed, provided that appropriate safeguards are taken to prevent injury.

5. When backwashing, care shall be taken not to fill or refill the tank to a level greater than 12 inches below the elevation of the outlet pipe.

6. No liquids or solids are to be discharged into or through the outlet pipe.

7. Tanks shall be deemed to be cleaned when adequate organic solids are removed leaving only sufficient biological organism "seed" sludge and the total average liquid depth remaining in the tank is less than one inch.

8. At all times, and in all phases of operations, the Pumper/Hauler shall comply with all laws and regulations regarding the activities associated with Individual On-Lot Sewage System maintenance and disposal of materials removed therefrom.

D. Any person owning a building served by an Individual On-Lot Sewage System which utilizes any components or technologies deemed by DEP to require more detailed operation and maintenance requirements than provided for in this Article, including but not limited to Individual Residential Drip Irrigation Systems, Alternate Systems, or Experimental Systems shall be further subject to the maintenance responsibilities recommended by DEP for said system. The Township may impose additional requirements as deemed necessary to provide for the increased oversight inherent in these cases, including but not limited to entering an operation and maintenance agreement which shall outline the specific maintenance responsibilities for said system, collection of an annual fee and posting financial security with the Township to guarantee proper operation and maintenance of said system.

E. Surface contouring shall be required as necessary to direct surface water and drainage away from all components of Individual On-Lot Sewage Systems.

F. Any person owning a building served by an On-Lot Sewage Disposal System which contains an aerobic treatment tank shall follow the operation and maintenance recommendations of the equipment manufacturer and maintain a service agreement with said equipment manufacturer. A copy of the manufacturer's recommendations and a copy of the service agreement shall be submitted to the Township within six months of the effective date of this Article.

G. Additional maintenance activity may be required as needed including, but not limited to, providing reasonable access to initial treatment unit, cleaning and unclogging of piping, servicing and the repair of mechanical and electrical equipment, leveling of Distribution Boxes, Tanks and lines, removal of obstructing

roots or trees, etc.

H. Property Owners with an Individual Sewage System connecting to a public or private Sewage Facility shall operate and maintain their Individual Sewage Systems in accordance with any rules, regulations, and all other requirements of the receiving community sewage facility. This includes paying fees for collection, conveyance, treatment, and disposal of Sewage, and the maintenance of certain components of their Individual Sewage System unless such facilities and/or appurtenances are part of an Upper Uwchlan Township Municipal Authority system wherein these Property Owners pay fees (e.g., quarterly) which include part, or all, of such services.

I. Property Owners with an Individual Sewage System connecting to a public or private Sewage Facility by means other than with a Building Sewer shall retain the services of an RME to maintain their Individual Sewage System unless the Individual Sewage System is maintained by the community sewage facility.

§ 141-29. Disposal of Septage.

A. All Septage originating within the Township shall be disposed of in accordance with the requirements of the Solid Waste Management Act (Act 97 of 1980, 35 P.S. §§6018.101 et seq.) and all other applicable laws and at sites or facilities approved by DEP.

B. Pumper/Haulers operating within the Township shall operate in a manner consistent with the provisions of the Pennsylvania Solid Waste Management Act (Act 97 of 1980, 35 P.S.§§6018.101–6018.1003), all other applicable laws, and Chester County Health Department regulations.

§ 141-30. System Rehabilitation.

A. No person shall operate or maintain an Individual On-lot Sewage System in such a manner to constitute a System Failure. Any suspected System Failure shall be reported to the Chester County Health Department, who shall make a final determination as to functional status and rehabilitation measures required. Any person owning a building served by an On-lot Sewage Disposal System determined to be in a state of System Failure by the Chester County Health Department shall perform all corrective measures required to abate the System Failure. The Chester County Health Department shall have the authority to require abatement of any System Failure by the following methods: cleaning, repair or replacement of components of the existing system, adding capacity or otherwise altering or replacing the system's initial treatment unit, expanding the existing disposal areas, replacing the existing disposal area, replacing the system with a Retaining Tank, frequent pumping, or any other alternative appropriate for the specific site.

B. In accordance with all applicable laws and after written notice has been provided to the Property Owner, an Authorized Agent shall have the right to enter, upon land for the purposes of inspections described in this section. Such inspection may include a physical tour of the Individual Sewage System and its related components, the taking of samples from surface water, wells, or other groundwater sources, the sampling of the contents of the sewage disposal system itself, and/or the introduction of a traceable substance into the interior plumbing of the structure served to ascertain the path and ultimate destination of wastewater generated within the structure. An Authorized Agent shall inspect systems known to be, or alleged to be, malfunctioning. Should said inspections reveal that the system is indeed malfunctioning, the Authorized Agent shall order action to be taken to correct the malfunction. If total correction cannot be done in accordance with the regulations of DEP including, but not limited to, those outlined in Chapter 73 of Title 25 of Pennsylvania Code or, is not technically or financially feasible in the opinion of the Authorized Agent and a representative of DEP; then action by the property owner to mitigate the malfunction shall be required.

C. If there arises a geographic area where numerous On-Lot Sewage Disposal Systems are in System Failure, a resolution of these area wide problems may necessitate detailed planning and a revision to the portion of the Sewage Facilities Plan pertaining to areas affected by such malfunctions. If a DEP authorized Official Sewage Facilities Plan Revision has been undertaken, repair or replacement of individual sewage disposal systems in System Failure within the area affected by the revision may be delayed, pending the outcome of the plan revision process. However, immediate corrective action will be compelled whenever a System Failure, as determined by Township officials and/or DEP, represents a serious public health or environmental threat.

D. A written notice of violation shall be issued to any person who is the owner of any property which is found to be served by an On-Lot Sewage Disposal System in System Failure or which is discharging sewage without a permit.

E. Within fourteen (14) days of notification by the Township that a System Failure has been identified, the property owner shall make application to the Sewage Enforcement Officer for a permit to repair or replace the failing system. Within 45 days of initial notification by the Township, construction of the permitted repair or replacement shall commence provided that all necessary permits have been issued. Within 60 days of the original notification by the Township, the construction shall be completed unless seasonal or unique conditions mandate a longer period, in which case the Township may set an extended completion date or mandate the use of a Retaining Tank.

F. Should none of the remedies described in this Article be effective in eliminating the System Failure of an existing Individual On-Lot Sewage System, the Property

Owner is not absolved of responsibility for that System Failure. The Township and the Chester County Health Department may require whatever action is necessary to lessen or mitigate the System Failure to the extent necessary.

§ 141-31. Duties and Responsibilities of Responsible Management Entities (RME).

A. Registration Requirements - Any RME offering or performing installation, inspection, operation, or maintenance services on any Sewage Facility in the Township shall meet the licensing and certification requirements as set forth in the definition of a Responsible Management Entity in this Article.

B. Reporting Requirements – RMEs shall provide the Property Owner a copy of any and all inspection and maintenance reports including any supplemental report. In addition, RMEs shall supply applicable information to the County. The report shall be routed via the County Septage Management System.

C. Evaluations of Sewage Facilities – Any person performing an evaluation of a Sewage Facility for a real estate transaction or a mortgage refinancing shall also be a registered RME and comply with reporting requirements above.

D. Emergency Services - RMEs shall include emergency services in all service and maintenance agreements that provide 24-hour contact information. This contact information shall be posted on or near a component of the sewage system in plain sight. If the RME is not licensed to pump and transport liquid waste by the Chester County Health Department, the RME shall provide a subcontract with a licensed liquid waste transporter who would be on 24-hour call to abate any nuisance or Malfunction.

§ 141-32. Performance of Work by Township and Liens.

The Township, upon written notice from the Chester County Health Department that an imminent health hazard exists due to failure of the Property Owner to maintain an Individual On-Lot Sewage System, shall immediately notify the Property Owner in writing of the determination. The Property Owner shall within five (5) working days act to obtain a permit and promptly commence and complete construction per the agreed timeline with the Chester County Health Department and the Township. If the Property Owner fails to meet the agreed schedule, the Township shall have the authority to perform, or contract to have performed, the work required. The Property Owner shall be charged for the work performed and, if necessary, a lien shall be entered therefore in accordance with the Municipal Claims and Tax Liens Act, 53 P.S. §7101 et seq.

§ 141-33. Administration.

A. The Township shall fully utilize those powers it possesses through enabling statutes

and ordinances to affect the purposes of this Article.

B. The Township shall employ qualified individuals to carry out the provisions of this Article and may delegate to the Municipal Authority the authority to carry out certain obligations and powers of the Township pursuant to this Article. The Township may also contract with private qualified persons or firms as necessary to carry out the provisions of this Article. The Township may appoint its Engineer, the Township Manager or Municipal Authority as its Authorized Agent to act on its behalf.

C. The Township's Authorized Agent shall have the right to enter upon land, following notice, for the purpose of administering the provisions of this Article as specified above, subject to compliance with all applicable laws.

D. All records pertaining to sewage permits, building permits, occupancy permits and all other aspects of the Sewage Management Program shall be made available for inspection consistent with the provisions of the Open Records Law.

E. The Board of Supervisors shall establish all administrative procedures necessary to properly carry out the provisions of this Article.

F. The Board of Supervisors may by Resolution establish a fee schedule, and authorize the collection of fees, to cover the cost to the Township of administering this Article.

§ 141-34. Appeals.

Appeals from final decisions of the Township or any of its Authorized Agents under this Article shall be made to the Upper Uwchlan Township Municipal Authority, who is the designated agent of the Board of Supervisors to hear such appeals. Such appeal shall be made in writing within forty-five (45) days from the date of written notification of the action being appealed. The appellant shall be entitled to a hearing before the Municipal Authority at its next regularly scheduled meeting, if a written appeal is received at least seven (7) days prior to that meeting. If the appeal is received within seven (7) days of the next regularly scheduled meeting, the appeal shall be heard at the next regularly scheduled meeting unless another mutually agreed date is selected. Both the appellant and the Municipal Authority may have technical and/or legal representation if desired. The Municipal Authority shall thereafter affirm, modify, or reverse the aforesaid decision. The hearing may be postponed for a good cause shown by the appellant or the Municipal Authority. Additional evidence may be introduced at the hearing provided that it is submitted with the written notice of appeal. A decision shall be rendered in writing within two (2) regularly scheduled meetings of the Upper Uwchlan Township Municipal Authority. In the event an Appeal is requested with respect to a Chester County Health Department designated "imminent health hazard", the Property Owner and Municipal Authority shall work together to hold a hearing and render a decision within the timelines required for Property Owner action under this Article.

§ 141-35. Fines and Penalties.

A. 1. Any person who fails or refuses to comply with any provision of this Article shall be in violation of this Article which violation shall be enforced by action brought before a District Justice in the same manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure.

2. Upon conviction, such person shall pay a fine of not less than $100 and not more than $1,000 (or such other maximum fine as then may be provided or permitted by applicable law) per violation, together with costs of prosecution, including, but not limited to, reasonable attorney's fees, in each case. Upon default in payment of the fine and costs, such person shall be subject to imprisonment to the maximum extent allowed by law for the punishment of summary offenses.

3. Each day, or portion thereof, that a violation is found to exist, and each provision of this Article that is found to have been violated, shall constitute a separate offense each punishable by the aforesaid fine and imprisonment.

4. All fines and costs collected for the violation of this Article shall be paid to the Township.

5 If the payment of fines and costs to the Township are noted as delinquent, the Township shall utilize all current procedures for collection including liens.

B. Other remedies. The provisions of Subsection A above (including, but not limited to, the manner of enforcement of a violation of this Article and the fine and the penalty for such violation) shall not be in limitation of, but shall be in addition to:

1. Such other or further remedies or enforcement actions as may be available to the Township and/or the Municipal Authority under other provisions of this Article or under other law (including, but not limited to, other applicable local, state or federal law) or in equity (including, but not limited to, injunctive relief) for any actions or inactions which violate any provision of this Article. Nothing in this section or other provision of this Article shall be deemed to preclude the Township and/or Authority from pursuing such other or further remedies concurrently.

2. Such other or further remedies or enforcement actions as may be available to any governmental entity, other than the Township, having jurisdiction, under any applicable local, state, or federal law, or in equity (including, but not limited to, injunctive relief), for any actions or inactions which violate any provision of this Article.

§ 141-36. Definitions.

Unless the context specifically and clearly indicates otherwise, the meaning of terms used in this Article shall be as follows:

A. "Absorption Area" shall mean a component of an individual or community sewage system where liquid from a Treatment Tank seeps into the soil; it consists of an aggregate-filled area containing piping for the distribution of liquid and the soil or sand/soil combination located beneath the aggregate.

B. "Act 537 Plan" shall mean a Municipality's Official Plan as defined in the Pennsylvania Sewage Facilities Act, as of January 24, 1966, P.L. 1535 (1965), No. 537, as amended, 35 P.S. §§750.1-750.20a ("Sewage Facilities Act" or "Act 537").

C. "Authorized Agent" shall mean a Certified Sewage Enforcement Officer (SEO), professional engineer or sanitarian, plumbing inspector, soils scientist, water quality coordinator, Chester County Health Department Licensed Liquid Waste Hauler or any other person who is designated to carry out the provisions of this Article as the agent of the Board or Chester County Health Department.

D. "Board" shall mean the Board of Supervisors of Upper Uwchlan Township, Chester County, Pennsylvania.

E. "Building Sewer" shall mean the piping carrying liquid wastes, from a building to the Treatment Tank, Holding Tank, Grinder Pump Tank, or Retaining Tank.

F. "Certified Inspector" shall mean a person who has obtained a certification from the Pennsylvania Sewage Management Association to inspect On-Lot Sewage Disposal Systems.

G. "Chester County Health Department (CCHD)" shall mean the designated Sewage Enforcement Officer (SEO) for Upper Uwchlan Township or an employee of the Chester County Health Department.

H. "Cleanout" shall mean a component of a Sewage Facility that provides access for inspection and cleaning the Building Sewer or other pipes.

I. "DEP/the Department" shall mean the Department of Environmental Protection of the Commonwealth of Pennsylvania.

J. "Distribution Box" shall mean a Tank with one inlet that provides equal distribution

of Effluent from a Treatment Tank through two or more outlets.

K. "Domestic Sewage" shall mean Sewage derived principally from dwellings, business buildings, institutions and the like, and may not contain groundwater, surface water or storm water.

L. "Effluent" shall mean a liquid waste discharged from a sewage system or component of a sewage system.

M. "Improved Property" shall mean any property or lot within the Township upon which there is an erected structure intended for continuous or periodic habitation, occupancy or use by human beings or animals and from which structure Sewage shall or may be discharged.

N. "Individual Sewage System" shall mean a Sewage Facility and all of its components serving a single lot. Individual Sewage Systems include the following:

i. Individual On-Lot Sewage Systems rely on a subsurface absorption or surface infiltration system for the renovation of Sewage through native soils prior to disposal or the retention of Sewage in a Retaining Tank. Individual on-lot sewage systems are permitted through the Chester County Health Department and include but are not limited to the following systems defined by 25 Pa Code § 73.1:

(a) Conventional sewage systems;

(b) Alternate sewage systems;

(c) Experimental sewage systems;

(d) Bonded disposal systems;

(e) Individual residential spray irrigation systems;

(f) Retaining tanks/ Holding tanks; and

(g) Grey Water systems.

ii. Individual Sewerage Systems rely on other means than native soils to renovate Sewage prior to disposal or retention in a Retaining Tank. Individual sewerage systems include but are not limited to the following:

(a) Gravity sewer connections – Where the Building Sewer connects to a gravity service lateral of a community sewage facility;

(b) Pressure sewer connections – Where the Building Sewer is connected to a Tank containing a pump which conveys Sewage through a pressure sewer to either a gravity or pressure service lateral of a community sewage facility; and

(c) Small flow treatment facilities – An Individual sewerage system permitted by the DEP that is designed to adequately treat Sewage flows no greater than 2,000 gallons per day with final disposal to surface waters, a dry stream channel, or storm water collection system.

O. "Industrial Waste" shall mean any solid, liquid or gaseous substance or waterborne wastes or form of energy rejected or escaping from any industrial, manufacturing, trade or business process or from the development, recovery or processing of natural resources, as distinct from domestic sanitary sewage.

P. "Inspection Port" shall mean a component of a Sewage Facility that provides sufficient access for the inspection of the contents of a Tank.

Q. "Maintenance" shall mean those actions required to provide for the long-term proper functioning of a sewage facility.

R. "Malfunction" shall mean the condition which occurs when an Individual On-lot Sewage System fails to function in the expected or satisfactory manner per normal mode of operation.

S. "Municipal Authority" shall mean the Upper Uwchlan Municipal Authority.

T. "Official Sewage Facilities Plan" shall mean a comprehensive plan for the provision of adequate sewage disposal systems, adopted by the Board of Supervisors and approved by the Pennsylvania Department of Environmental Protection, pursuant to the Pennsylvania Sewage Facilities Act.

U. "On-lot Sewage Disposal System" shall mean any system for disposal of domestic sewage involving pretreatment and subsequent disposal of the clarified sewage into a subsurface soil absorption area or retaining tank. For purposes of this Article, the term only refers to individual sewage systems.

V. "Person" shall mean any individual, association, public or private corporation for profit or not for profit, partnership, firm, trust, estate, department, board, bureau of

agency of the Commonwealth, political subdivision, municipality, district, authority, or any other legal entity whatsoever which is recognized by law as the subject of rights and duties. Whenever used in any clause prescribing and imposing a penalty or imposing a fine or imprisonment, the term person shall include the members of an association, partnership or firm and the officers of any local agency or municipal, public or private corporation for profit or not for profit.

W. "Planning Module for Land Development" shall mean a revision to, or exception to the revision of, the Official Plan, submitted in accordance with DEP regulations, and in connection with the request for approval of a Subdivision or land development plan.

X. "Primary Area" shall mean an area on a lot, tract or parcel of land that has been tested by the Sewage Enforcement Officer and found suitable, based upon the then current DEP site requirements, for the installation of an Individual On-lot Sewage System, and which will be preserved and protected from alteration for installation of the initial Individual On-lot Sewage System for sewage generated on that lot, tract, or parcel (see Replacement Area)

Y. "Property Owner" shall mean any person vested with ownership, legal or equitable, sole or partial, of any property located in the Township.

Z. "Pump Tank" shall mean a Tank or chamber or pump that receives and temporarily stores Sewage or partially treated Sewage from which it is pumped or dosed. Pump Tanks include:

1. Effluent Pump Tank – A Tank that receives Septic Tank Effluent or partially treated Sewage and conveys the liquid portion of the wastewater to absorption system or other component of a Sewage Facility. Effluent pumps also include: Dosing Pumps, Lift Pumps, Dosing Siphons, and other specialized discharge control mechanisms; and

2. Grinder Pump Tank – A Tank that receives Domestic Sewage and contains a pump that macerates waste solids prior to ejection.

AA. "Pumper/Hauler Business" shall mean any sole proprietor, company, partnership or corporation which engages in cleaning any or all components of a community or Individual On-lot Sewer System and evacuates and transports the Septage cleaned therefrom, whether for a fee or free of charge. Said Pumper/Hauler Business shall be licensed by the Chester County Department of Health and shall provide said Department with a record of each pumping of on-lot sewage disposal systems in the Township.

BB. "Pumpers Report/Receipt" - Chester County Sludge/Septage Manifest and Report (Manifest) Form which shall be used by all licensed Pumpers/Haulers to report each pumping of on-lot sewage disposal systems in the Township.

CC. "Pumper/Hauler Truck Operator" shall mean a natural person who engages in cleaning any or all components of a community or individual on-lot sewage system and evacuates and transports the Septage cleaned therefrom, whether for a fee or free of charge.

DD. "Regulations" shall mean the Pennsylvania Code, Title 25, Chapters 71, 72 and 73.

EE. "Rehabilitation" shall mean work done to modify, alter, repair, enlarge or replace an existing on-lot sewage disposal system.

FF. "Replacement Area" shall mean an area on a lot, tract, or parcel of land, separate from the Primary Area, that has been tested by the Sewage Enforcement Officer and found suitable, based upon the then current DEP site requirements, for the installation of an on-lot system, and which will be preserved and protected from alteration for potential future use if the Primary Area on the same lot, tract, or parcel shall fail for any reason. (see Primary Area).

GG. "Responsible Management Entity" or "RME" shall mean an individual, firm or corporation experienced in the operation and maintenance of Sewage facilities, who is a licensed Pumper Hauler Business with the Chester County Health Department and/or a Pennsylvania Sewage Management Association Certified Inspector. RME's may also include through a general oversight agreement with the Township such entities as Municipal Authorities, Investor Owned Public Utility Companies and Homeowner Associations.

HH. "Retaining Tank" shall mean a Tank that retains Sewage and is designed and constructed to facilitate ultimate disposal of the Sewage to another site. Retaining Tanks include:

1. Chemical toilet – A permanent or portable non-flushing toilet using chemical treatment in a Retaining Tank for odor control.

2. Holding Tank – A Tank, whether permanent or temporary, to which Sewage is conveyed by a water carrying system. Said Tank is part of a closed system which does not discharge to the ground.

3. Privy – A Tank designed to receive Sewage where water under pressure is

not available.

4. Incinerating toilet – A device capable of reducing waste materials to ashes.

5. Composting toilet – A device for holding and processing human and organic kitchen waste employing the process of biological degradation through the action of microorganisms to produce a stable, humus-like material.

6. Recycling toilet – A device in which the flushing medium is restored to a condition suitable for reuse in flushing.

II. "Septage" shall mean the residual scum, sludge and other materials pumped from septic or aerobic treatment tanks and the systems they serve.

JJ. "Sewage" shall mean any substance that contains any of the waste products or excrement or other discharge from the bodies of human beings or animals and any noxious or deleterious substance being harmful or inimical to the public health, or to animal or aquatic life or to the use of water for domestic water supply or for recreation or any substance which constitutes pollution under the Clean Streams Law, 35 PS §§ 691.1- 691.1001, as amended.

KK. "Sewage Enforcement Officer (SEO)" shall mean a person certified by the State Board for the Certification of Sewage Enforcement Officers, who is employed by the Township or Chester County Health Department (CCHD) to administer the provisions of this Article, the provisions of the Act, and the regulations in PA Code Title 25, Chapters 71, 72 and 73.

LL. "Sewage Facility" shall mean an all-inclusive term for a Sewage collection, conveyance, treatment, and disposal system.

MM. "Sewage Management District" shall mean any area or areas of the Township designated in the Official Sewage Facilities Plan adopted by the Board of Supervisors as an area for which a Sewage Management program is to be implemented.

NN. "Sewage Management Program" shall mean a comprehensive set of legal and administrative requirements encompassing the requirements of this Article, the Sewage Facilities Act, the Clean Streams Law, the regulations promulgated thereunder and such other requirements adopted by the Board of Supervisors to

effectively enforce and administer this Article

OO. "Sewer System" shall mean a system of pipes that collect Sewage from several Improved Properties; Sewer Systems include Pressure and Gravity Sewer Systems or any combination of both.

PP. "Subdivision" shall mean the division or re-division of a lot, tract or other parcel of land into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines. The enumerating of lots shall include as a lot that portion of the original tract or tracts remaining after other lots have been subdivided therefrom.

QQ. "System Failure" shall mean the condition in which one or more malfunctions results in pollution to the ground or surface waters, contamination of private or public drinking water supplies, nuisance problems or a hazard to public health.

RR. "Tank" shall mean a water-tight receptacle which liquids pass through or are retained in.

SS. "Tank Access Cover" shall mean a component of a Sewage Facility that provides access for inspection, cleaning and maintenance of the internal components of a Tank.

TT. "Township" shall mean Upper Uwchlan Township, Chester County, Pennsylvania.

UU. "Treatment Tank" shall mean a Tank designed to provide a suitable environment for the bacterial decomposition or disinfection of Sewage. Treatment Tanks include:

1. Septic Tank – A Treatment Tank or compartment of another Tank that provides for the anaerobic decomposition and the physical separation of solids in Sewage.

2. Aerobic Sewage Treatment Tank – A Treatment Tank or compartment of another Tank that provides for the aerobic biochemical stabilization of solids in Sewage.

3. Filter Tank – A Treatment Tank or compartment of another Tank that contains a media to which microorganisms attach and provide a suitable environment for the biochemical stabilization of solids in Sewage.

4. Chlorine Contact Tank - A Treatment Tank or compartment of another Tank that provides a suitable environment for the disinfection of Effluent."

SECTION 2. Repealer.

All Ordinances or Resolutions or parts of Ordinances or Resolutions, insofar as they are inconsistent herewith, are hereby repealed.

SECTION 3. Severability.

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance, it being the intent of Upper Uwchlan Township, Chester County that such remainder shall be and shall remain in full force and effect.

SECTION 4. Effective Date.

This Ordinance shall become effective within five (5) days of its adoption.

ENACTED this _____ day of _____, 2019.

ATTEST:

_____
Gwen A. Jonik, Township Secretary

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

_____
Guy A. Donatelli, Chairman

_____
Sandra M. D'Amico, Vice-Chairman

_____
Jamie W. Goncharoff, Member

FREQUENTLY ASKED QUESTIONS
UPPER UWCHLAN TOWNSHIP SEWAGE SYSTEMS MANAGEMENT ORDINANCE

WHAT IS THE TOWNSHIP DOING?

The Township is currently in the process of developing a Sewage Systems Management Ordinance (i.e., Septic Management Program (SMP)), as part of the ongoing Act 537 Plan update and to meet the requirements of the Pennsylvania Department of Environmental Protection (PA DEP) and the Chester County Health Department (CCHD). As part of these requirements, the Township remains focused on maintaining the integrity of the remaining operational on-lot septic systems in the community.

WHAT IS THE ACT 537 PLAN?

The Pennsylvania Sewage Facilities Act (Act 537) requires all municipalities to develop and maintain an up-to-date sewage facilities official plan to protect public health from diseases, prevent future sewage treatment problems and protect the quality of the state's surface water and groundwater.

WHY IS THE TOWNSHIP ADOPTING A SEPTIC MANAGEMENT PROGRAM

The Township lies between two (2) high quality watersheds, a designation assigned by the PA DEP. Due to the initiatives to protect the Delaware and Chesapeake Bays from nutrient overload, high quality watersheds must be preserved. Specifically, the goal is to protect these watersheds from elevated levels of nitrogen and phosphorus compounds commonly found in wastewater. Failing or malfunctioning on-lot septic systems adversely impact the watersheds through release of nutrients in excess of allowable levels. In order to take part in caring for the environment we live in, the Township has developed a process for routine pumping and repair of existing on-lot septic systems that are not already covered by operations and maintenance agreements.

The goal of the program is to positively contribute to environmental preservation and to protect the Township against potential legal financial liability. The Township has been directed by the PA DEP to include the Septage Management Program as part of ongoing updates to the Township Act 537 Sewage Facilities Plan. This is a required plan under current Pennsylvania Law.

WHY SHOULD MY MUNICIPALITY MANAGE ON-LOT SEPTIC SYSTEMS?

Most municipalities have areas that can never be physically or cost-effectively served by public sewer facilities, and as such have homes with individual on-lot septic systems. Our Township in particular only serves 60% of homes through public sewer, and the remaining homes have individual on-lot septic systems. While the Township does contain suitable soils for individual on-lot septic systems in some areas, other areas have poor localized soils that increase the risk of on-lot septic system failure if the system is not properly managed and maintained.

When an on-lot septic system fails, it must be repaired or replaced which often includes retiring the existing absorption area (i.e., drain field) and constructing a new one. Construction of a new absorption area must take into account the required isolation distances from property lines, occupied buildings, driveways, water supply lines, and existing on-lot septic systems, which restricts the available space to build a new absorption area. The average residential lot size in the Township is less than one acre, which does not provide significant usable area to construct a new subsurface absorption area. In such cases where there is not enough usable area for subsurface absorption, construction of an above-grade sand mound is required, which comes at an added cost to the homeowner.

Repairing or replacing an on-lot septic system is not a permanent solution to all sewage disposal problems. These systems require regular management and maintenance to prevent malfunctions from occurring. Malfunctioning on-lot

septic systems have the potential to cause public health issues and adverse impacts to watersheds, among other hazards which is why the Township is taking the necessary steps to manage on-lot septic systems.

WHAT IS INVOLVED IN A SEPTIC MANAGEMENT PROGRAM?

The draft SMP includes the following requirements:

- Regular pumping of on-lot septic system tanks at least once every three (3) years;
- Visual inspection of the on-lot septic system and its components by a Certified Inspector at the time of pumping;
- Reporting by a Certified Inspector to the County regarding the inspection; and,
- Public education.

ARE THERE MINIMUM REQUIREMENTS FOR SEPTIC MANAGEMENT PROGRAMS?

There are minimum requirements only if a sewage management program is required by PA DEP regulation. Maintenance standards are listed in 25 Pa. Code §71.73 to make sure that management programs carry out the minimum activities necessary to maintain on-lot septic systems (visit www.pacode.com for additional information). Requirements of the code are as follows:

- The property owner shall arrange for an initial inspection of the on-lot septic system within three (3) years of the effective date of this ordinance;
- Septage removal shall occur once every three (3) years or following an inspection that reveals that the treatment tanks are filled with solids or scum in excess of one-third (1/3) of the liquid depth of the tank; and,
- The property owner shall safely operate and maintain the treatment components and appurtenances that make up the on-lot septic system, including:
  - Maintenance of surface contouring to divert stormwater from the system, and
  - Use of water conservation devices to reduce hydraulic loading to the system.

IS THE SEWAGE MANAGEMENT PROGRAM BEING DEVELOPED FOR A SPECIFIC AREA OF THE TOWNSHIP?

No. The SMP is being developed to address on-lot septic systems on a Township wide basis, not a single area specifically. The Act 537 plan has identified specific areas of potential risk to on-lot septic systems that may require alternative treatment in the future; however the development of an SMP is harmonious with the goals of the requirements of the PA DEP and the CCHD.

I'M NOT SURE IF I HAVE AN ON-LOT SEPTIC SYSTEM. HOW DO I DETERMINE HOW MY SEWAGE IS DISPOSED OF?

If you do not currently receive a quarterly sewer bill from the Township, you most likely have an on-lot septic system. If you contact the Township and provide your address, the Township will let you know if there is a sewer collection system in your general area. If your property is not located near public sewer, then you have an on-lot septic system. However, if your property is located near public sewer, further investigation will be required to determine how your sewage is disposed of. The Township can assist as needed.

MY ON-LOT SEPTIC SYSTEM WORKS GREAT AND HAS NEVER HAD TO BE PUMPED, WHY WOULD YOU REQUIRE THAT IT BE PUMPED NOW?

All septic systems, even those that have always functioned correctly, accumulate solids which require removal. If the solids accumulate to a point where they are discharged into the absorption area (i.e., drain field), there is an increased probability of failure of the absorption area and a possibility for contamination of your property and the surrounding area. This would require you to perform an extensive and costly repair. Having the on-lot septic system pumped out on a regular basis will help prevent this from happening. Additionally, the ordinance requires the Certified Inspector to perform a visual inspection of the septic system which may alert you of a necessary repair in advance of complete system failure, saving you from replacing the leach field in the future.

HOW CAN I FIND A CERTIFIED INSPECTOR?

The Pennsylvania Septage Management Association (PSMA) has a list of approved service providers on their website. Providers with PSMA Inspector Certification have taken and passed a certification exam. The PSMA inspection procedures are recognized as the industry standard by the Commonwealth of Pennsylvania, county, and local courts.

Visit www.psma.net/find_service_provider_new.cfm and enter the applicable search criteria to find a Certified Inspector to service your on-lot septic system. Be sure to check the boxes for "Certified Only?", "Pumping", and "Inspecting" to view providers that can meet all requirements of the SMP. As noted on the PSMA website, you should always:

- Confirm the company is a PSMA member before hiring them;
- Request a PSMA/NOF certified technician perform the work on your system; and,
- Request that the inspector apply the complete PSMA inspection standards

HOW MUCH WILL PUMP OUT, INSPECTION, AND REPORTING COST?

Costs will be determined on a case by case basis by the PSMA Certified company that you hire for the pumping, inspection, and reporting for your on-lot septic system. The Township recommends contacting several companies to evaluate pricing options prior to hiring.

I ALREADY HAVE MY SEPTIC TANK REGULARLY PUMPED. WHAT BENEFIT(S) DO I RECEIVE FROM THE ADDED COST OF A CERTIFIED INSPECTION?

A PSMA Certified Inspector is trained to focus on the overall well-being and health of your on-lot septic system, rather than simply focusing on system malfunction, as an agent of a regulatory agency would. A regulatory agency inspector will consider a system to be in violation only if there is observable sewage emerging onto the land surface or the sewage has backed up into the home. A PSMA Certified Inspector, who must pass a certification exam prior to receiving the PSMA Inspector Certification, is trained to understand how on-lot septic systems work, why they fail, and to recognize the warning signs of impending malfunctions. These Certified Inspectors are taught to examine all necessary components of the septic system to ensure they are in place and in good condition. A Certified Inspector will provide a written report that includes all observations that determine the overall condition of the system, and a recommendation relative to problems that can be expected in the near future based on current system operation.

The following analogy is provided by the Penn State University Agricultural and Biological Engineering Department: "If you were to go buy a car and want it to be legal, you would check for a state inspection to see if it complied with the state laws. But if you would like to know how good the car is, if there is much useful life to it, and if there are any hidden problems not checked in a state inspection, you would have a mechanic inspect the car completely. A comprehensive inspection may reveal a slight engine knock, misfire or smoking exhaust, which are concerns of possible failure." The PSMA Certified Inspector serves as the "mechanic" in this analogy.

WHAT IS THE LIFE SPAN OF AN ON-LOT SEPTIC SYSTEM?

With proper installation, upgrades, care, and maintenance, an appropriately sized on-lot septic system could last the life of the house.

WHAT ARE SOME SYMPTOMS OF ON-LOT SEPTIC SYSTEM PROBLEMS?

There are many signs of a failing on-lot septic system, including, but not limited to: sluggish drains, sewer odor, spongy soil, lush green grass, ponding water, pump failure alarms, sewer backups, erratic pumping, etc.

WHAT CAUSES THESE PROBLEMS?

There are several factors that may lead to failing on-lot septic systems, including, but not limited to: poor site location (i.e., steep slopes, poor soils or high water table); inadequate design (i.e., the system is too small for the current use);

improper construction; overloaded system that allows solids to clog the soil; root invasion; physical damage from driving over the system; flushing of harmful substances, etc.

WHAT CAN I DO TO TAKE CARE OF MY ON-LOT SEPTIC SYSTEM?

Ways to properly care for and maintain an on-lot septic system include, but are not limited to, the following:

- Schedule an inspection and regular pumping of the septic tank at least once every three (3) years;
- Install water conservation fixtures and appliances (specifically, front loading washing machines);
- Be mindful of the frequency of use of washing machines;
- Repair leaking fixtures;
- Do not use the system as a trash can (i.e., do not install or use a garbage disposal);
- Investigate and remedy problems;
- Follow the "do-not-flush" list of items, including trash, food waste, grease, medications, paint, thinner, varnishes, motor oil, chemicals, etc.;
- Divert rainwater runoff from the system, including sump pump discharges;
- Do not drive across the system or compact the soil in any way;
- Do not plant trees or shrubs on the system; and,
- Replace an older septic tank with the latest standard model including an effluent filter.

Additional information pertaining to on-lot septic systems can be found at the following locations:

- *Penn State Septic & Sewage Disposal Fact Sheets:* *http://www.psma.net/fact_sheets.cfm*
- *Environmental Protection Agency's "Why Maintain Your Septic System" Page:* *https://www.epa.gov/septic/why-maintain-your-septic-system*
- *CCHD's On-Lot Septic Systems Pages:* *http://chesco.org/955/On-Lot-Septic-Systems*

UPPER UWCHLAN POLICE DEPARTMENT

MEMORANDUM

TO: Upper Uwchlan Township Board of Supervisors

FROM: John D. DeMarco
Chief of Police

RE: ***Sale of Vehicle***

DATE: January 3, 2019

I am distributing this memorandum to the Board of Supervisors to seek approval for the sale of a police vehicle.

In 2009, the township received grant money to purchase a van. The van was originally utilized for specialty use (vehicle accidents, vehicle enforcement details, etc.). The vehicle was then converted to be used on a daily basis for patrol. A prisoner compartment was installed to accomplish this.

The vehicle has approximately 45,000 miles recorded and is in good condition. Corporal Brian Gathercole is in charge of vehicle maintenance. He has informed me that the Norristown Borough Police Department has inquired as to the sale of this vehicle. Corporal Gathercole has investigated the Blue Book value of this vehicle. Taking into consideration that this is being used as a police vehicle, he values it at $7,000.00. The radios and mobile data terminal have been removed. The vehicle would be sold with all emergency warning lights and prisoner cage.

I am seeking permission to sell the vehicle to the Borough of Norristown for no less than $6,000.00 and no more than $7,000.00 depending on the value at the time of approved sale. If the Board of Supervisors does not approve this sale, then I seek permission to post the vehicle for public sale.

Thank you for your attention to this matter. I am looking forward to your response.

UPPER UWCHLAN TOWNSHIP
Chester County, Pennsylvania

RESOLUTION # _____

A RESOLUTION OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA DECLARING ITS INTENT TO FOLLOW THE SCHEDULES AND PROCEDURES FOR DISPOSITION OF RECORDS AS SET FORTH IN THE PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION BUREAU OF ARCHIVES AND HISTORY "MUNICIPAL RECORDS MANUAL" APPROVED ON DECEMBER 16, 2008 AND AMENDED JULY 23, 2009

WHEREAS, a Local Government Records Committee was created by Act 428 of 1968 and empowered thereby to make rules and regulations for records disposition; and,

WHEREAS, the Municipal Records Manual was approved by said committee on December 16, 2008; and,

WHEREAS, The Township of Upper Uwchlan, Chester County, desires to dispose of records according to statutory requirements;

NOW, THERFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of Upper Uwchlan Township, Chester County, Pennsylvania that it intends to follow the schedules and procedures for disposition of records as set forth in the Municipal Records Manual approved on December 16, 2008, and amended July 23, 2009.

Approved this 22nd day of January 2019.

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

_____
Guy A. Donatelli, Chair

_____
Sandra M. D'Amico, Vice-Chair

_____
Jamie W. Goncharoff, Member

ATTEST:

_____
Gwen A. Jonik, Township Secretary

Attachment: "List Of Files Eligible For Destruction" – January 2019

LIST OF FILES ELIGIBLE FOR DESTRUCTION – January 2019

ADMINISTRATIVE & LEGAL RECORDS

Expired Bonds – thru 2012
Bids, Proposals, and Price Quotations
Unsuccessful - thru 2015
Successful: General Contracts thru 2012
Construction Contracts thru 2006
Correspondence – General – Retain as per assessed administrative value
Ethics Commission – Statements of Financial Interest – thru 2013
Insurance Claims and Policies – thru 2012
Oaths of Municipal Officials – thru 2012
Permits and Related Applications (i.e., peddlers, fireworks) – thru 2015
Proofs of Publication – thru 2008
Right to Know Requests – thru 2016
Survey of Financial Condition Forms – thru 2013

PARKS & RECREATION RECORDS

Accident/Incident Reports – thru 2015
Operation and Maintenance Records – thru 2013
Park Program Files – thru 2016
Park Use Records – thru 2015

PERSONNEL RECORDS

Employee Personnel Records – thru 2013
Employment Applications (not hired) – thru 2016
Job Announcements – thru 2016

PAYROLL RECORDS

Cancelled Payroll Checks – thru 2011
Employee Payroll Adjustment Records – thru 2013
Employee Earning Records
w/out post termination benefits – thru 2013
Payroll Deduction Authorizations – thru 2013
Pay Period Reports – thru 2013
Payroll Voucher Registers – thru 2011
Social Security Reports – thru 2014
Unemployment Compensation Records – thru 2012
Quarterly Returns of Withholding of Federal Income Tax – thru 2014
Quarterly Statements of State & Local Taxes Withheld – thru 2014
Wage & Tax Statements (W-2 Forms) – thru 2014
Withholding Allowance Certificates (W-4 Forms) – thru 2014
1099 Forms – thru 2014
Attendance Records – thru 2015

GENERAL FINANCIAL & PURCHASING RECORDS

Accounts Payable Files & Ledgers – thru 2011
Accounts Receivable Files & Ledgers – thru 2011
Account Distribution Summaries (Treasurer's Reports)
    Weekly – thru 2015
    Annual – thru 2011
Annual Audit and Financial Reports (submitted to the PA DCED) – thru 2013
Budget Work Papers – thru 2011
Bank Statements & Reconciliations – thru 2011
Balance Sheets – thru 2011
Bills – thru 2008
Cancelled Checks – thru 2011
Checks Register – thru 2011
Deposit Slips – thru 2011
General Ledgers – thru 2008
Invoices – thru 2008
Purchase Order Files – thru 2011
Purchasing Files – thru 2012
Voucher Files – thru 2011

TAX COLLECTION & ASSESSMENT RECORDS

General & Special Tax Ledgers – thru 2011
Public Utility Realty Reports (Submitted to PA Dept. of Revenue) thru 2011
Tax Duplicates – thru 2011
Tax Collectors Monthly Report – thru 2011
Bill of Taxes – thru 2016
Tax Certifications – thru 2016
Abatements and Exonerations – thru 2013
Assessment Appeal Forms – thru 2013
Change of Assessment Notice – thru 2013

PUBLIC WORKS

Liquid Fuels Tax Records – thru 2011
Maintenance Records (Road/Bldg./Facility – Routine) – thru 2011
Street Light Records (Routine Maintenance) – thru 2013
PA One Call Records – thru 2017
Recycling Program Records – thru 2008

PLANNING & BUILDING/ZONING CODE ENFORCEMENT RECORDS

Contractors' Licensing Records – thru 2011
Building and Housing Construction Records (Non-Commercial) – thru 2013
Building Permits and Applications (Non-Commercial) – thru 2013
Complaints, Citations, Notices of Violations, and Investigations – thru 2015
Zoning Hearing Board Applications – thru 2015