

UPPER MORELAND TOWNSHIP
Community Development Committee Meeting
March 14, 2022 at 7:00 p.m.

AGENDA ITEMS ARE SUBJECT TO CHANGE

INSTRUCTIONS TO JOIN:

Go to Zoom.us. Click “Join a Meeting” Webinar ID: 917 5771 7982 Password: 182130

Join by Phone: Dial 1-929-205-6099 Webinar ID: 917 5771 7982 Password: 182130

SUBMIT COMMENTS/QUESTIONS:

E-mail in advance or during the meeting to: comments@uppermoreland.org

Call in advance during normal business hours to 215-659-3100 x1058 or x1057

Residents requiring special accommodations, please call the Township during normal business hours

Community Development Committee Members: Commissioner and Committee Chair Kevin C. Spearing, Commissioner Kip McFatridge and Commissioner Anthony Prousi, Township Staff Committee Members: Paul E. Purtell, Director of Code Enforcement and David Elsier, Director of Public Works.

I. Moment of Silent Meditation

II. Pledge of Allegiance

III. Call to Order

IV. Announcements

V. Roll Call

VI. Presentation:

- Faran Savitz of PennEnvironment regarding Plastics in Upper Moreland Township
- Zoning Ordinance Updates provided by Claire Warner, Montgomery County Planning Commission
- KCBA Presentation on the Township/Police Station Building Improvements (attachments)

VII. Approval of Minutes – February 14, 2022 (attachment)

VIII. Land Development/Subdivision

IX. Other Items:

- A. Obstruction within Township Easement - 220 Newington Drive (attachments)
- B. Proposal by McMahon & Associates, Inc. to design Willow Grove Interchange Improvements (attachment)
- C. Blair Mill Road Intersection Project (attachment)
- D. Sketch presentation for a proposed ModWash car wash and Take Five Oil change facility at 2711-2715 Easton Road (attachments).

X. Old Business:

- A. Maryland Road Culvert Project (attachment)
- B. Library Restroom Restorations (attachment)

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XI. New Business:

A. Responsible Contractor Ordinance (RCO) Discussion

XII. Acceptance and Approval of the following monthly reports (attachments):

- A. Code Enforcement Department Reports
- B. Public Works Department Report and Recycling Report
- C. Engineer’s Report
- D. Landscape Architect’s Report
- E. Traffic Engineer’s Report
- F. Environmental Advisory Council {EAC}
- G. Upper Moreland Historical Commission

XIII. Visitor Comments

XIV. Redevelopment

XV. Commissioner Comments

XVI. Adjournment



CENTER AVE

POLICE

EASTON RD

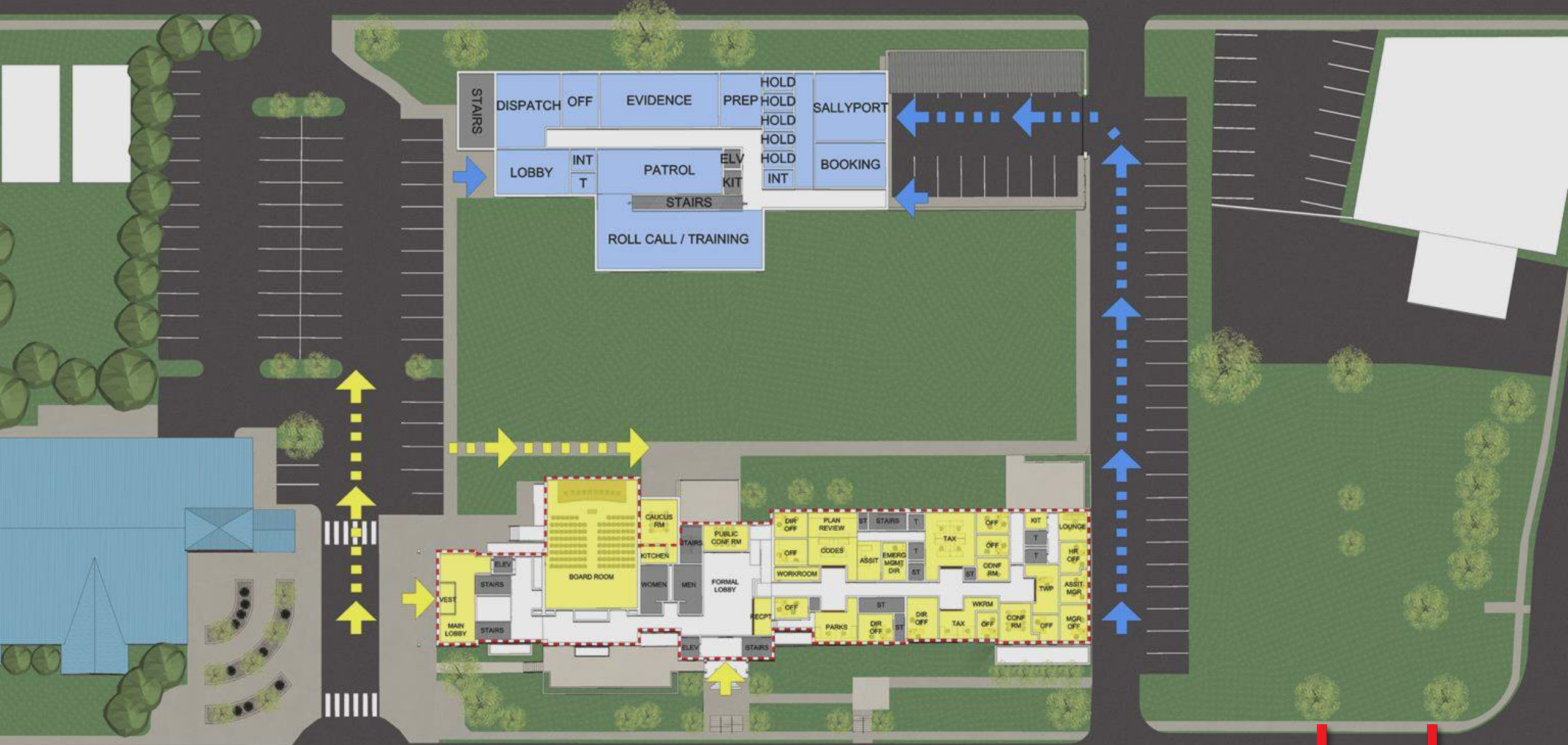
YORK RD

PARK AVE

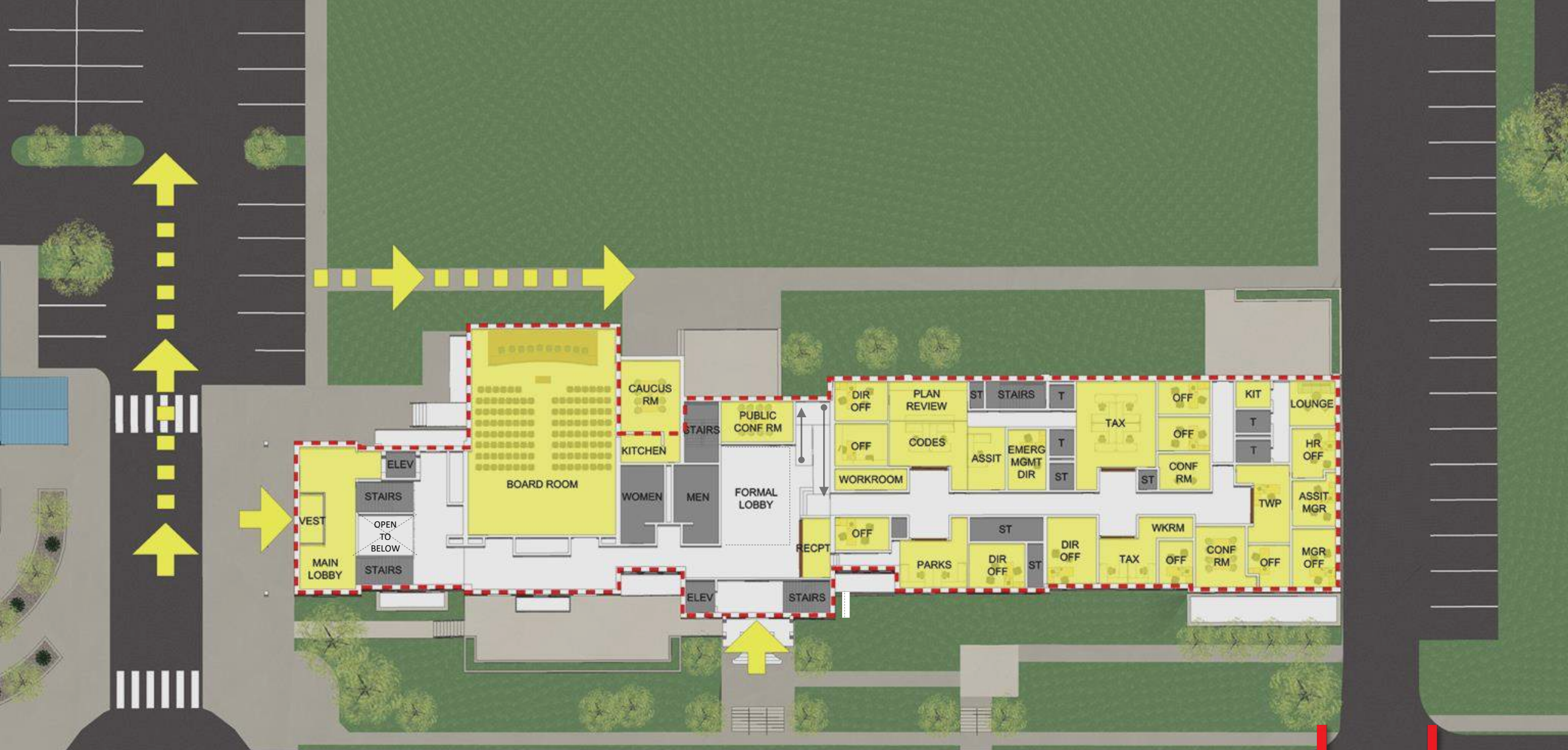
ANTICIPATED
RESIDENTIAL
EXPANSION

FUTURE EXPANSION

Scheme B - Site Plan



Scheme B - Site Conditions



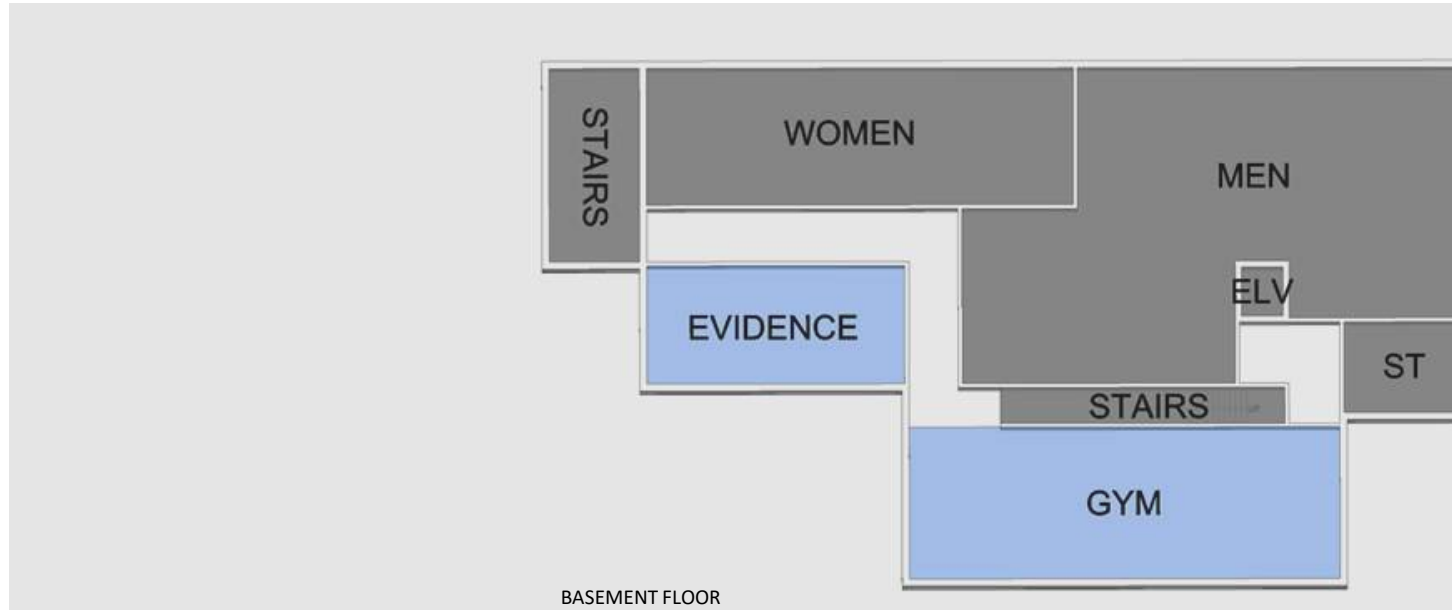
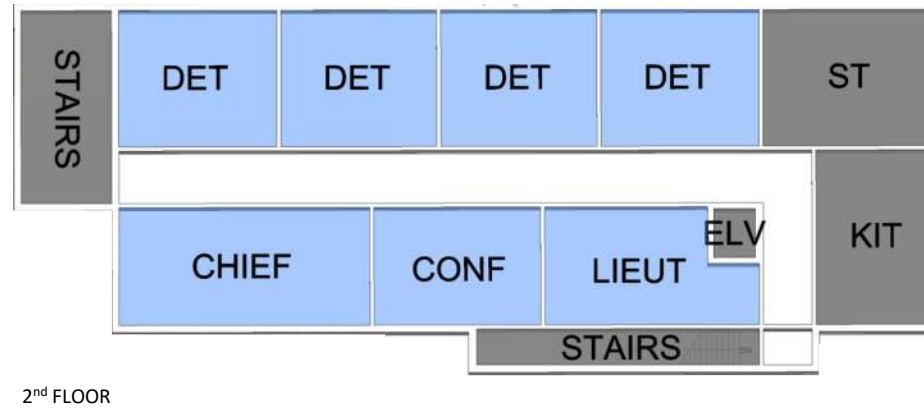
Scheme B - TWP 1st Floor Plan



Scheme B - TWP 2nd and Basement Floor Plans **kcb** Architects



Scheme B - Police 1st Floor Plan



Scheme B – Police 2nd and Basement Floor Plans

ANTICIPATED
RES.
EXP.



Scheme B - Park Ave View



Scheme B - Center Ave Parking lot View



CENTER AVE

EASTON RD

YORK RD

PARK AVE

TWP

FUTURE EXPANSION

ANTICIPATED
RESIDENTIAL
EXPANSION

Scheme C - Site Plan

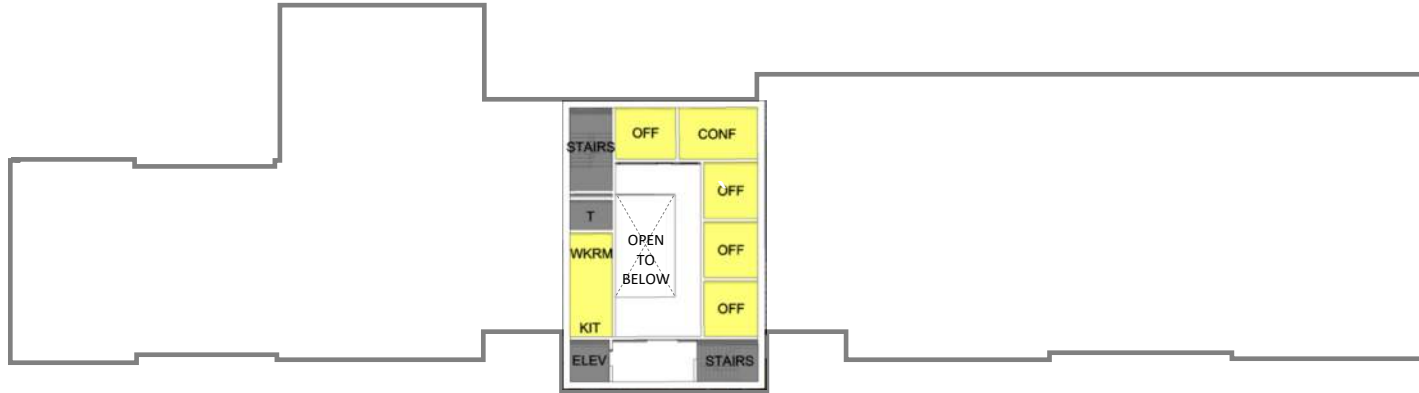
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Scheme C - Site Conditions



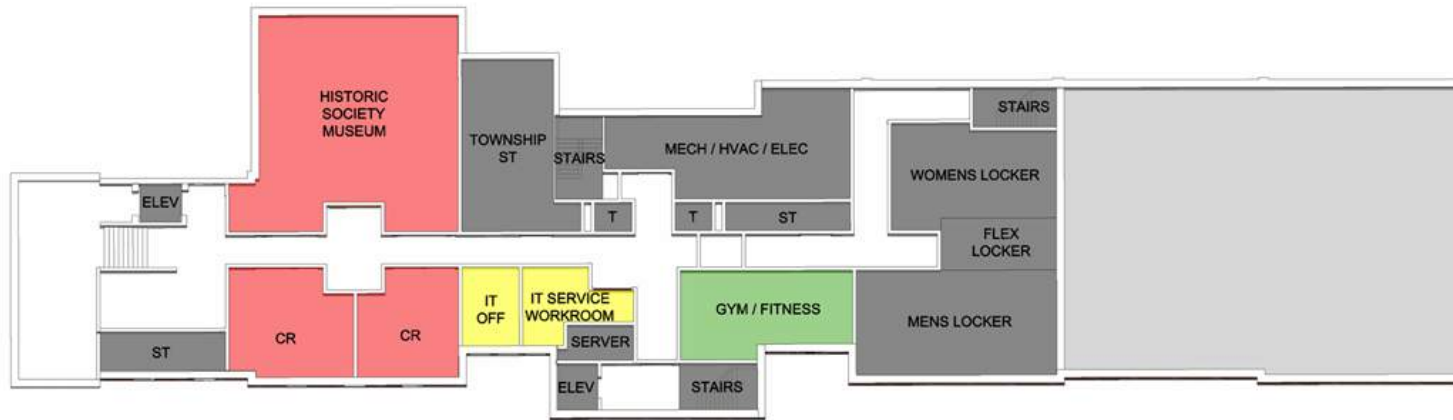
Scheme C - 1st Floor Plan



EXISTING TOWNSHIP BUILDING



NEW TOWNSHIP ADMINISTRATION



Scheme C - 2nd and Basement Floor Plans

ANTICIPATED
RES.
EXP.



Scheme C - Park Ave View



Scheme C - Center Ave View

UPPER MORELAND TOWNSHIP
Community Development Committee
February 14, 2022 - Meeting Minutes

Community Development Committee Members - Commissioner and Committee Chair Kevin C. Spearing; Commissioners Kip McFatrige, Anthony S. Prousi; Paul E. Purtell, Director of Code Enforcement, David Elsler, Director of Public Works

- I. **Moment of Silent Meditation**
- II. **Pledge of Allegiance**
- III. **Call to Order** - The meeting was called to order by Committee Chair and Commissioner Kevin C. Spearing.
- VI. **Roll Call:** Committee Chair and Commissioner Spearing; Commissioners McFatrige, Prousi; Mr. Purtell. Absent: Mr. Elsler. Also, present: Matthew H. Candland, Township Manager; James Hersh, Township Engineer; Alex Baumler, Township Solicitor.
- V. **Presentations/Announcements** - Nothing to report.
- VI. **Approval of Minutes** – January 10, 2022:
 - Dr. Lynnette Saunders, EAC, amended Section XII, F. fourth comment to read, "Recommending that the Township have specified locations where "in-lieu-of landscaping money" from developers could be used by the Township to create woodland habitat locations,...".
 - The Committee unanimously approved the meeting minutes as amended.
- VII. **Land Development/Subdivision:**
 - A. Application of Land Development by Federal Realty Investment Trust at the Willow Grove Shopping Center (Park Avenue) for proposed 18K square foot building and associated site improvements:
 - James Garrity, Wisler Pearlstine, LLP, reviewed the proposal for an 18K sf multi-tenant building, entrance drive relocation, parking, a plaza, seating and other improvements. The estimated cost for the entire shopping center is \$90 to \$100 million between Phases I, II and III.
 - A lengthy discussion was held on the waiver list based on Preliminary Land Development Plans.
 - Stormwater management issues will be further reviewed and approved by Mr. Hersh and Kim Flanders, McCloskey & Faber, P.C.
 - The Committee recommends the Board of Commissioners take action at the March 7, 2022 Regular Meeting on a resolution.
 - B. Request for waiver of Land Development by Palz Tap House, 1902 County Line Road, for construction of a deck with roof for outdoor dining:
 - The Committee discussed details of the proposed impervious surface and improvements.
 - The Committee recommends the Board of Commissioners take action at the March 7, 2022 Regular Meeting on a resolution.
- VIII. **Other Items:**
 - A. Submission of an application for PEMA/FEMA Buyout Program:
 - Mr. Candland reported that the application has been submitted with information provided by the property owners. The Township is awaiting a response in approximately six months.

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- Commissioners Prousi and Spearing commented that this is a focus area for stormwater management opportunities, which will revert to park land in the Township.

IX. Old Business:

A. Zoning Ordinance Updates - Mr. Purtell discussed the following:

- A meeting will be held this week to discuss proposed redistricts and consolidations of industrial districts.
- Claire Warner from Montgomery County Planning Commission, will present updates at the March 14, 2022 Community Development Committee Meeting.

XI. New Business:

A. Library Restroom Restorations:

- Mr. Candland recommends restoring the tile finishes, repainting, and the repair of plumbing as needed.
- The Committee supports refurbishment, prioritizing projects and making a re-evaluation at a future date.
- Commission Scull made suggestions of items to bring up-to-date and the researching of grants for the redesign of a new restroom.
- The Committee will continue a discussion at a future Community Development Committee Meeting.

XII. Acceptance and Approval of the following monthly reports for January 2022:

A. Code Enforcement Department Reports - Nothing further to report.

B. Public Works Department Report and Recycling Report:

- Commissioner Spearing commented the following:
 - Support for the Consortium's move to Republic Services for recycling.
 - The Public Works crew did an outstanding job of salting and clearing roads during recent storms.
 - Reminded residents to remove additional vehicles from their streets and be considerate to neighbors and street crews who are working to clear snow.

C. Engineer's Report - Mr. Hersh discussed the following:

- Woodlawn School demolition bid specifications are listed on PennBid. An onsite pre-bid meeting will be held February 22, 2022 with bids to open on March 3, 2022, for a contractor recommendation to the Board of Commissioners at the March 7, 2022 Regular Meeting.
- Three grant opportunities from the Department of Community & Economic Development (DCED):
 - Watershed Restoration Protection Program for Fair Oaks Basin (up to \$300,000 with 15% local match) for streambank stabilization and water quality;
 - Flood Mitigation Program (up to \$500,000 with a 15% match) for construction and conducting studies;
 - Greenways Trails and Recreation Program (up to \$250,000 with 15% match) for rehabilitation development of public indoor/outdoor park; recreation conservation areas facilities; renovation of public facilities i.e., bike paths, walking and equestrian trails; and enhancing rivers, streams and watersheds for recreation purposes.
- Several project suggestions that were discussed included: a pipe over the stream as part of the cross-county trail on Maryland Road; streambank stabilization by the Maryland Road storage facility between Commerce Road and Easton Road; replacement of the

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culvert pipe with a slip line; retrofits at County Line Road and Davisville Road; naturalized wetland in the area of the Turnpike Interchange; and streambank stabilization for Carson Simpson Farm.

D. Landscape Architect's Report - Commissioner Spearing reviewed items from the report.

E. Traffic Engineer's Report - Mr. Candland discussed the following

- The pipe work is finished at Byberry Road and Davisville Road and the base course will be completed within the next few weeks. Traffic signalization will be completed in the Spring.
- Two signs are necessary for Mill Road and a follow up will be provided.

F. Environmental Advisory Council (EAC) - Dr. Lynnette Saunders, Chair, discussed the following:

- Planning for the Earth Day Event on April 23, 2022, 10 am to 2 pm, at Masons Mill Park.
- Plans are being drafted for the Outdoor Educational Center.
- Designation of a reforestation site within the Township with native and mixed species using "in-lieu-of money" from developments:
 - Commissioner Spearing recommended the area along the Pennypack Creek next to the Dog Park.
 - James Hersh, Gilmore & Associates, and James Faber, McCloskey & Faber, will provide an evaluation with an aerial map, a sketch, recommendations of species and costs.
- Working on the purchase of a reusable water bottle filling fountain at Masons Mill Park.
- Requested the reduction of the application of Roundup at the Township and School District properties.
- A draft brochure concerning the use of plastics and a presentation by Farin Savitz of PennEnvironment.
 - The Committee directed Dr. Saunders to develop an action item for education; agreed to host a presentation by Farin Savitz at a future Committee Meeting; recommended a presentation for students at the schools; agreed to post an educational brochure to the Township's website, in the Township's lobby and at the Library.
- Salting of roads and sidewalks infiltrates groundwater and contaminates streams.

G. Upper Moreland Historical Commission - Mr. Candland read updates from their report.

XIII. **Redevelopment** - Nothing to report.

XIV. **Visitor Comments** - Nothing to report.

XV. **Commissioner Comments** - Nothing to report.

XVI. **Adjournment** - There being no further business to discuss, the meeting was adjourned at 10:45 p.m.

Respectfully submitted by Kathleen Kristire.

February 18, 2022

Paul Purtell, Director of Code Enforcement/Building Code Official/Zoning Officer
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: Daniel and Sharon Weismuller - 220 Newington Drive, Hatboro

Dear Mr. Purtell:

In response to your letter dated January 10, 2022 regarding the swale in our backyard, we did have the debris cleared from the swale prior to receiving the letter. This work was scheduled months prior but due to the landscaper's schedule we had to wait.

We met with Patrick Stasio and he explained our options with our fence. We would like to leave the fence as it stands with the understanding that it is our responsibility to remove the fence from the swale if ever the township needed access.

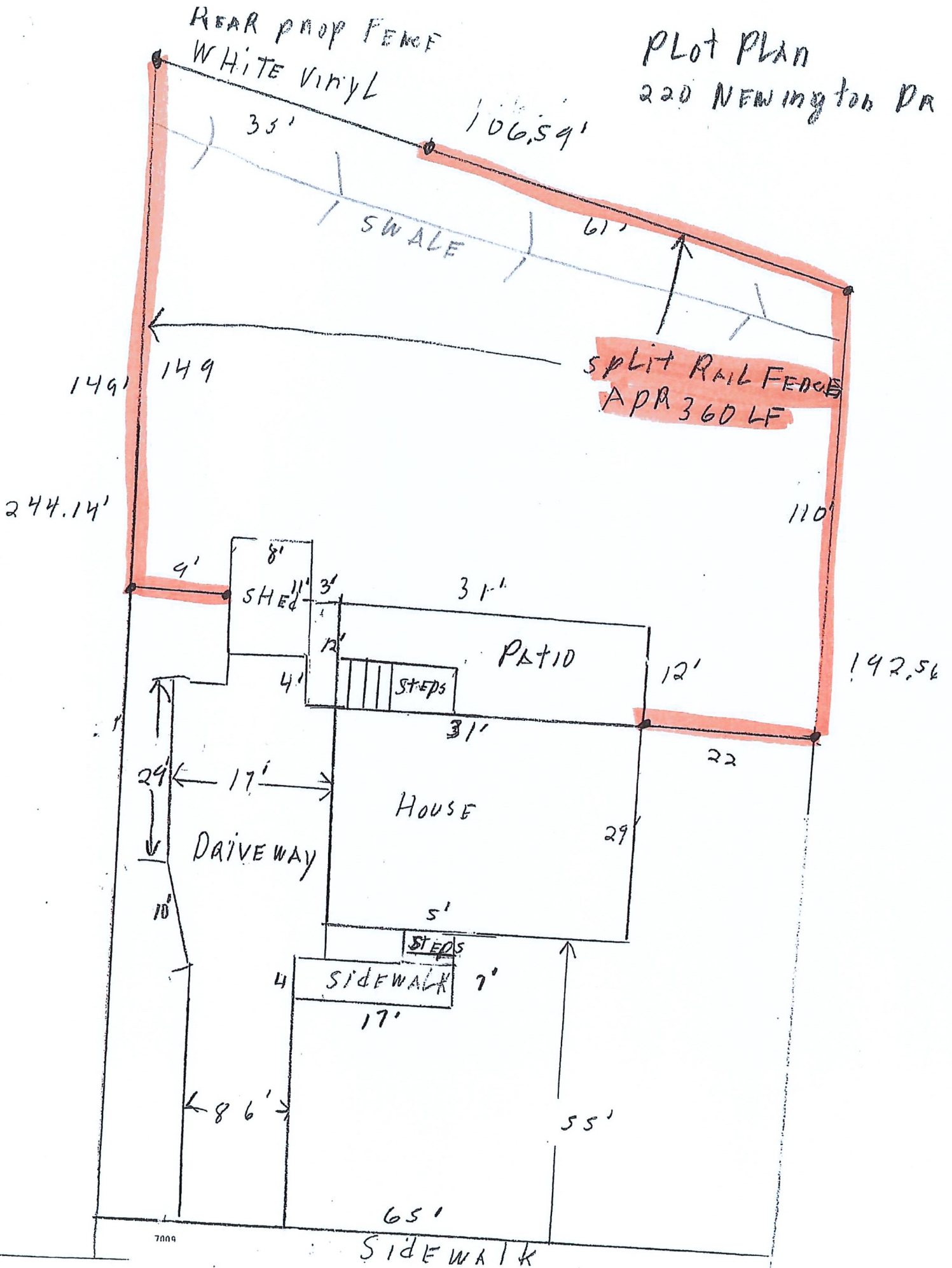
Enclosed please find a plot plan of our property.

Thank you,

Daniel and Sharon Weismuller

Plot Plan
220 NEWINGTON DR

REAR PROP FENCE
WHITE VINYL





TRANSPORTATION ENGINEERS &

McMahon Associates, Inc.
835 Springdale Drive, Suite 200
Exton, PA 19341
P. 610.594.9995
mcmahonassociates.com

March 8, 2022

Mr. Matthew Candland, Township Manager
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: Proposal for Engineering Services
PA Turnpike Willow Grove Interchange Improvement Project
Upper Moreland Township, Montgomery County, PA
McMahon Project No. 822219.2P

Dear Mr. Candland:

McMahon Associates, Inc. is pleased to submit this proposal to provide engineering services related to the Willow Grove Interchange Improvements. The improvements include the replacement of the Route 611 bridge structure over the PA Turnpike ramps and construction of a second lane on the PA Turnpike ramp from southbound Route 611 as shown on the concept plan, dated July 28, 2021, prepared by our office (refer to the attachment).

It is our understanding that the funding for the construction of the proposed improvements has yet to be determined. The source of the construction funding will impact the necessary requirements for project approvals and construction bidding procedures.

For projects with Federal or State TIP funding, the project will adhere to PennDOT project delivery procedures, which includes environmental studies and clearances, PennDOT oversight and review of several design milestones (outlined in this proposal), right-of-way and utility clearances, Plans, Specification and Estimate (PS&E) and bidding through PennDOT's Engineering and Construction Management System (ECMS).

It is unknown at this time if the entire project or a portion of the project will receive TIP funding.

Additionally, the PA Turnpike Open Road Tolling Project is anticipated to start construction in 2022 with completion in 2024. This project will include modifications to the existing toll booth area and PA Turnpike on-ramps. It is our understanding that the PA Turnpike will be commencing with the design of the toll booth area in Summer 2022. Coordination with the Turnpike will be required to determine the final ramp configuration.

For the purpose of this proposal and due to the potential for revisions to the project scope as the project progresses, it is recommended to proceed in four phases for the project as follows:

- Phase 1 – Site Investigations and Line and Grade
- Phase 2 – Preliminary Engineering
- Phase 3 – Final Design
- Phase 4 - Bidding

The services to be performed pursuant to this agreement are strictly limited to those expressly set forth herein. No additional services will be provided unless requested and agreed to in writing.

Please note that this proposal is the product of McMahon Associates, Inc. and it has been prepared exclusively in scope and fee for review and authorization only by Upper Moreland Township. Further distribution of this proposal or any portion of its contents to any other firm, person, or entity is not authorized without the written consent of McMahon Associates, Inc.

Scope of Services

Phase 1 – Site Investigations and Line and Grade

Task 1: Topographic Survey

The topographic survey will be obtained for the bridge replacement and ramp widening portions of the project using the following procedures and requirements:

- The survey will cover approximately 23 acres and 2,500 feet of roadway in support of the improvement project for I-276 Pennsylvania Turnpike Willow Grove interchange with Easton Road (SR 0611).
- Detailed ground survey will be performed along the Pennsylvania Turnpike on-ramp and over pass.
- The overall survey will use an aerial survey of the entire area for efficiency and supplement ground-based measurements to increase accuracy in the areas of detailed engineering. The overall survey will serve multiple engineering disciplines throughout the project.
- This estimate includes time for the stakeout and location of test pits and boring studies for the anticipated Subsurface Utility Engineering (SUE) work associated with a roadway project of this type.
- The limits of survey are shown below.



Procedures

- The survey datum will be tied to the Pennsylvania State Plane Coordinate System.
- The Right-of-Way lines will be reconstructed utilizing Turnpike, PennDOT, County and local Township public records and resources.
- AutoCAD Civil 3D 2018 will be used to prepare the survey. All drawing files will be in an AutoCAD Format (DWG) with a base point of 0,0,0 and a North Rotation of 0 degrees.

Requirements

- Edge of road and edge of shoulder locations.
- Roadway cross sections will be obtained on station at 50 foot intervals. Additional cross sections will be obtained at 25' intervals for where there are grade breaks or changes in topography.
- Traffic line patterns and the location of all roadway pavement markings.
- Traffic signs with a description of each sign.
- Utility poles with identification numbers and guy wires.
- Guide rails, median barriers and traffic separation islands.
- Curbs, sidewalks and curb ramp locations.
- Surface location of drainage inlets, end walls, and manhole covers within the specified limits.
- Invert data for storm water structures within the scope of services.
- Visible utilities including water and gas valves, junction boxes and any other utility structures on or near the roadway.
- Location of underground utilities which are identifiable from utility markings and/or plan information from the results of PA One Call inquiry. The locations of underground utilities are only approximate.
- Intersecting streets and driveways, including widths and types.
- Any other topography within the specified limits which may interfere with grading, construction, or paving operations.
- Location of sanitary sewer manholes if structures are safe and accessible and access is not restricted by the governing sewer authority.

Access

This access is limited to only the areas near the project scope and will occur during normal business hours. McMahon will send out Intent to Enter letters to all property owners within the project limits prior to completing the field survey work.

Research

Deed and plan research will be conducted on the Pennsylvania Turnpike Right-of-Way and will need boundary recovery. Right-of-Way research will be performed utilizing the State, County and local public records and resources.

Plan of Survey

Final mapping will include the required information as well as the property line locations. In addition, property owner names, block numbers, unit numbers and tax parcel numbers will be shown on the AutoCAD drawing. Existing found monumentation on the project will be shown on the plan.

Task 2: Environmental Clearance Scoping

McMahon's sub-consultant, Lotus Environmental (Lotus) will be responsible for the completion of this task with McMahon's assistance. The following are the assumptions for this task:

- 1) The project will require development of a Scoping Field View (SFV) Document, and coordination and attendance of a SFV meeting, as well as a Level 1b Categorical Exclusion Evaluation (CEE).
- 2) Preliminary review of PNDI assumes no potential conflicts.
- 3) No wetlands or streams will be identified in the project area. This will be confirmed by a presence absence survey.
- 4) This project type is assumed to be exempt from Environmental Justice (EJ) Analysis.
- 5) PennDOT will provide the cultural resources finding for the project.
- 6) Lotus assumes the project will be classified as a Type III project for noise assessment, and no detailed noise studies or screening will be required.
- 7) It is assumed there are no Section 4(f) resources present in the project area, and no Section 4(f) Evaluation will be necessary.
- 8) It is anticipated that no additional detailed field studies, investigations, meetings, or coordination beyond what is specified in this proposal will be required. ***If it is determined that any additional detailed studies are required, an addendum proposal will be prepared for the Township's authorization.***

Engineering and Environmental Scoping

This task will be completed by Lotus with assistance from McMahon for the engineering portions. The project will require preparation of the initial Scoping Document, a Scoping Field View (SFV) meeting, and updating of the Scoping Document for District review and approval. It is anticipated that the project will be processed as a Level 1b CEE; however, the level of environmental documentation will be confirmed upon completion and approval of the Scoping Documents. Lotus will create the initial Scoping Document package in the ECMS expert system and will provide all the required environmental information. McMahon will verify and provide the engineering information needed for the initial Scoping Document. Qualitative information will be obtained through secondary sources and documented for the environmental subject areas in the scoping form. The initial scoping form will be generated in the Department's CE Expert System and posted for review by the District. Any anticipated public and agency involvement, permits and consistency determinations will be identified in the form. Lotus will have one (1) staff member participate at the SFV meeting and will provide the appropriate number of copies of the initial Scoping Document for use during the field view. During the SFV meeting, the Scoping Document will be reviewed and completed by verifying and updating the information. SFV meeting minutes will be incorporated into the Scoping Document for the project. Lotus will address and provide updates/revisions to the environmental portion of the Scoping Document based on review comments and make the complete Scoping Document for the project available for review/approval by PennDOT through the CE Expert System.

Task 3: Line and Grade

This task consists of the development of the horizontal and vertical geometry of the bridge replacement and ramp widening portions of the project in accordance with Publication 13M, Design Manual Part 2 and A Policy on Geometric Design of Highways and Streets (Green Book), Sixth Edition (2018), American Association of State Highway and Transportation Officials (AASHTO). The following design elements will be completed for this task:

- 1) Finalize horizontal and vertical geometry in conjunction with Type, Size and Location (TS&L) design for the bridge. This includes design of the traffic barriers along the PA Turnpike ramp under the SR 0611 bridge.
- 2) Develop design criteria and review for compliance with environmental constraints.
- 3) Apply the traffic data and analysis that was completed as part of the *“Traffic Analysis Report for the Willow Grove Interchange Turnpike Toll Plaza Entry, Operational Review of the PA Route 611 Proposed 2 Lanes Southbound On Ramp”*, dated March 13, 2014, prepared by Orth Rodgers & Associates, Inc. to the design criteria to determine lane requirements, turning movements, and weaving movements for the ramp widening design.
- 4) Determine pavement grades and superelevation for development of cross sections.
- 5) Provide project control point coordinates (POT, PC, PT, and PI) for all roadways.
- 6) Submit Construction Plans in accordance with Publication 10A, Design Manual Part 1A to PennDOT and the PA Turnpike. The Construction Plan set will include the following:
 - Title Sheet
 - Index Map and General Notes
 - Typical Roadway Section Details, indicating existing and proposed pavement structure type and depths, proposed curb, pavement restoration, buffer widths and materials, and roadside development elements
 - Plans and Profile Sheets, drawn to 1" = 25' scale. Plan sheets will include pavement markings and signs.
 - ***ADA Curb Ramp plans and traffic signal plans will not be required for the bridge replacement.***

For the Line and Grade submission, two (2) Construction Plan sets will be created for the bridge replacement and ramp widening portions of the project. The plans will show the existing and proposed drainage features (inlets and pipes), major drainage crossings, drainage ditches, and preliminary PCSM facilities. In addition, a 30% Engineer's Opinion of Construction Cost Estimate will be prepared for the bridge replacement and ramp widening improvements.

The Line & Grade plans will be submitted to PennDOT and the Turnpike for review. It is anticipated that one (1) meeting may be required to review. McMahon will address all review comments from PennDOT and the PA Turnpike as it relates to the bridge replacement and ramp widening portions of the project.

Phase 2: Preliminary Engineering

Prior to progressing with this Phase, McMahon will meet with the Township to review the project status and budget. The following tasks have been identified to be completed in this phase and will be reviewed with the Township. For the purposes of this proposal, an estimated fee has been provided.

Task 1: Environmental Clearance Documentation

McMahon's sub-consultant, **Lotus Environmental (Lotus)** will be responsible for the completion of this task with McMahon's assistance. The following are the assumptions for this task:

- 1) The project will require development of a Scoping Field View (SFV) Document, and coordination and attendance of a SFV meeting, as well as a Level 1b Categorical Exclusion Evaluation (CEE).
- 2) Preliminary review of PNDI assumes no potential conflicts.
- 3) No wetlands or streams will be identified in the project area. This will be confirmed by a presence absence survey.
- 4) This project type is assumed to be exempt from Environmental Justice (EJ) Analysis.
- 5) PennDOT will provide the cultural resources finding for the project.
- 6) Lotus assumes the project will be classified as a Type III project for noise assessment, and no detailed noise studies or screening will be required.
- 7) It is assumed there are no Section 4(f) resources present in the project area, and no Section 4(f) Evaluation will be necessary.
- 8) It is anticipated that no additional detailed field studies, investigations, meetings, or coordination beyond what is specified in this proposal will be required. ***If it is determined that any additional detailed studies are required, an addendum proposal will be prepared for the Township's authorization.***

CE Documentation

Lotus will complete a Level 1B CEE environmental clearance document for this project in the PennDOT CE Expert System. No detailed investigations will be required for groundwater resources; Section 4(f) properties and parks; floodplains; farmlands; geologic resources; natural and wild areas; community facilities and services; Environmental Justice; cultural resources; air; or noise.

Lotus will conduct a field reconnaissance of the project study area. Lotus will also conduct a wetland and stream presence/absence survey. Lotus will take photos and collect data on the plants, hydrology and soils at locations within the project area that display potential for wetland indicators. Lotus will map the approximate boundaries or record the position of aquatic resources using GPS, if feasible. The results will be summarized in a memorandum. A formal wetland delineation is not included within this scope.

Lotus will conduct a pedestrian field survey of the project area to take photographs and gather basic information (address, building materials, etc.) on the above-ground resources for use in coordinating with the District Architectural Historian. Preliminary research using PA-SHARE indicates that there are no previously identified archaeological sites in the study area. Based on the scope of the project, Lotus does not anticipate the need for detailed archaeological investigations for the proposed project. It appears that most of the improvements will occur within areas that had been previously disturbed as a result of the adjacent development. Mapping, project

description, and preliminary plans will be provided to the District CRP for their use during their field view as part of the Scoping Field View Meeting to verify prior disturbance.

Lotus will coordinate with the District CRPs to provide a project description and mapping for their use in clearing the cultural resources and Section 106 requirements for the CEE. Lotus assumes attendance at one meeting with the District CRPs to discuss and review the cultural resources information if needed.

McMahon will supply the engineering information and the bike-ped checklist, if required. Lotus will complete the Environmental Commitments and Mitigation Tracking System (ECMTS) Table and Construction Tracking Signature Sheet for use in contract documents, if required.

The Level 1B CEE form will be generated in the Department's CE Expert System and posted for review, concurrence and approval by the District. One revision is anticipated. ***If it is determined that additional work is required, then the work will be completed under an addendum proposal as authorized by the Township.***

Hazardous and Residual Wastes

The proposed project is located within commercial or transportation land uses for the majority of the project area. A review of the PA One Map indicated two potential sensitive waste issues: Forms Inc. and Transcontinental Printing located at 1 Forms Lane. Forms Inc is listed as an abandoned landfill and may be a superfund site. Lotus will prepare a Hazardous Waste Memo, and prepare an Environmental Due Diligence form for use in the contract documents. Lotus will review the PADEP E-Facts, order an EDR report, conduct a field view, take photographs and document the findings in the memo.

PADEP File Review – Based upon the results of the Records Review and the Site Inspection, Lotus will contact Pennsylvania Department of Environmental Protection to obtain permission to review departmental files related to environmental concerns or conditions that have been identified. It is assumed a PADEP file review will be conducted on the two sites identified within the project area to determine the type of contamination. The records will also be reviewed to determine the status of the sensitive waste condition.

Interviews – If available, Lotus assumes contacting site owners, Township officials, or others with site specific knowledge of the site or records identified to ascertain details about the status of the site.

This task does not include Phase I or Phase II investigations (if required) or the preparation of a waste management plan or contract special provisions for identified sensitive waste issues.

Task 2: Geotechnical Engineering

Subsurface Exploration Planning Submission (SEPS) – During Preliminary Design, GeoStructures will prepare a Subsurface Exploration Planning Submission (SEPS) covering the bridge, roadways, and stormwater facilities. The SEPS-related subtasks are as follows:

1. GeoStructures will research available geological and geotechnical information on the surface features and subsurface conditions.

2. Site Reconnaissance – Findings from the information research and review will serve as a basis for visiting the site to conduct site reconnaissance with the following objectives: (1) visually evaluate noteworthy conditions identified in our review of available information and (2) document existing surface features and boundary conditions.
3. SEPS Documentation and Report Preparation – The findings from the information research and site reconnaissance will be documented in a SEPS report covering the bridge, roadways, and stormwater basins. Based on the site conditions, influencing geologic factors, and proposed construction, we will finalize the details of our subsurface exploration for each element of the project and put together an anticipated geotechnical laboratory testing program for submission to PennDOT. The format and content of the SEPS report will conform to the requirements of Section 1.5.3.1 of Pub. 293, including: geotechnical exploration plan; schedule of the structure, roadway, and pavement borings and stormwater test pits; and itemization of geotechnical laboratory tests. Issues such as equipment access, site clearing, temporary benching, MPT, special permits, night drilling, etc. will be addressed in the SEPS.

Test Borings with Engineering Supervision (Includes Infiltration Testing) – Upon approval of the SEPS, GeoStructures will begin final design services, starting with the test borings and infiltration testing. McMahon will obtain a Highway Occupancy Permit (HOP) and specify the standard PennDOT MPT patterns for the borings. In addition, McMahon will stake out and survey the test boring locations in the field. ***The Township will need to assist with site clearing and benching of the ground, if needed, for drill rig access. Maintenance and Protection of Traffic during the boring operation will be billed as a reimbursable expense, in accordance with our agreed upon Provisions for Professional Services.***

For the purpose of this proposal, McMahon and GeoStructures have collectively scoped a reasonable field exploration for the project. It should be recognized, however, that the PennDOT reviewer may request scope revisions or specify additional work. ***This additional scope of work, if needed, will be completed under a separate addendum proposal as authorized by the Township.*** The field exploration work will be as follows:

1. Eight (8) Structure borings with rock cores for SR 0611 Bridge over PA Turnpike Ramps:

8 structure borings x 35 ft = 280 LF soil
8 structure borings x 15 ft = 120 LF rock
400 LF total (soil + rock) for 8 structure borings

2. Four (4) Roadway borings and four (4) pavement cores and four (4) CBR samples for On-Ramp of PA Turnpike. One (1) Roadway boring and one (1) pavement core and (1) CBR sample along SR 0611:

5 roadway borings x 15 ft = 75 LF soil
5 pavement cores
Augering for 5 bulk CBR samples = 40 LF soil
115 LF total soil for 5 roadway borings + 5 CBR samples
(5 pavement cores will be done using core barrel)

3. Eight (8) Stormwater borings and eight (8) cased borehole infiltration tests:

8 stormwater borings x 15 ft = 120 LF soil

Augering for 8 infiltration casings x 10 ft = 80 LF soil
200 LF total soil for 8 stormwater borings + 8 cased borehole infiltration tests

Geotechnical Laboratory Testing – Samples of the soil and rock obtained from the subsurface boring, sampling and testing operation will be selected for geotechnical laboratory testing after completion of the field exploration. GeoStructures will submit the details of the recommended testing program beforehand to the District Geotechnical Engineer or designated design management reviewer for approval. The following laboratory tests are anticipated to be done per ASTM, AASHTO, and PTM standards in our AASHTO-accredited, in-house geotechnical laboratory. For the purpose of this proposal, we have included an estimated laboratory testing program as follows:

Soil Tests – Moisture content, Atterberg limits, Particle-size analysis (sieve and hydrometer), USCS and AASHTO soil classification, Standard Proctor laboratory compaction, California Bearing Ratio (CBR), Direct shear, Corrosion-related testing of soils – pH, sulfates, chlorides, resistivity.

Rock Tests – Unconfined compressive strength with stress-strain curve and Unit weight and elastic modulus.

Structure Foundation Report for SR 0611 Bridge over PA Turnpike Ramps – Upon completion of the test borings and laboratory testing, GeoStructures will prepare a Structure Foundation Report for the proposed SR 0611 Bridge replacement over the PA Turnpike Ramps in conformance with the guidelines of PennDOT Pubs. 15M and 293. The subsurface soil and rock conditions will be evaluated in terms of the proposed construction, structural loads, and other factors to consider various options and identify the optimal foundation system for final design. Two likely alternatives for this geologic setting are spread footing on soil and spread footing on rock. Our geotechnical analysis will include the required calculations. Upon completion, we will document our findings and recommendations in a Structure Foundation Report, which will provide a detailed description of subsurface soil, rock and groundwater conditions at the bridge location and discuss the influencing geologic factors.

Preliminary and Final Geotechnical Engineering Report (GER) for Roadways – GeoStructures will document the field exploration and laboratory testing data pertaining to the ramp widening and other roadway improvements in Geotechnical Engineering Report (GER) submissions (preliminary and final), which will provide a detailed description of subsurface soil, rock and groundwater conditions along the roadways and discuss the influencing geologic factors. Our final GER will incorporate any revisions and address PennDOT review comments. These documents will be prepared in accordance with Section 1.5.5.3 of Pub. 293.

Infiltration Letter Report for Stormwater Management – We anticipate that it may be necessary to submit the findings and test results from the stormwater test pits and infiltration testing in advance of the Geotechnical Engineering Report (GER) that covers the roadway related components of the project. Therefore, our scope includes preparing and submitting a letter report addressing the infiltration rates and other recommendations for the design and construction of the stormwater management facilities. Our report will include a test boring plan, test boring logs, infiltration testing forms, data and summary table of the soil conditions and design infiltration rates. We will also address the stability and preparation of the cut and fill side slopes of the basins.

CBR Letter Report for Pavements – The pavement cores, roadway borings and laboratory results from the CBR testing will be documented and submitted as a CBR letter report with recommendation for pavements. We will

include a core/boring plan, core and boring logs, laboratory testing results, and design CBR values. We will also present recommendations on subsurface drainage and transition zones.

Task 3: Safety Review Submission

Upon receipt of Line and Grade Approval, a Safety Review Submission package will be prepared as required by PennDOT's Publication 10X, Design Manual Part 1X. McMahon will submit the Safety Review Submission package to PennDOT in accordance with current standards and requirements, including all required PennDOT District 6-0 forms and Publication 10X checklist. This submission will include revised Construction Plans completed in Phase 1, a Design Criteria Report, Confidential Safety Study Report and a Bicycle and Pedestrian Checklist and the Safety Review Submission Quality Assurance Certification Form. This task includes all resubmissions necessary to obtain Safety Review approval should PennDOT have any comments. McMahon will forward the Safety Review submission package to PennDOT's Project Manager. McMahon will attend a formal meeting with the District's Safety Review Committee.

For the Safety Study, McMahon will obtain and review the most recent five-year crash history for reportable and non-reportable crashes on file within the project area that will include vehicular and pedestrian crashes, to be obtained from both State and local sources. McMahon will create collision diagrams to identify clusters of crashes and conclusions will be drawn based on the collision patterns. McMahon will also supplement this data by contacting State and local law enforcement officials to identify and discuss known high-crash locations that could be related to specific capacity, geometric, traffic control, or access control deficiencies along the study corridor. McMahon will also compare the crash rates to the statewide average crash rates for similar roadways.

In addition to the Construction Plan set, the Safety Review Submission package will include preliminary traffic control plans, pavement marking and signage plans, critical cross sections, 60% Engineer's Opinion of Construction Cost Estimate, Safety Study and Design Criteria Report. ***ADA Curb Ramp plans and traffic signal plans will not be required for the bridge replacement.***

Task 4: Preliminary Drainage Design

The preliminary conventional drainage system as it relates to the bridge replacement and ramp widening portions of the project will be designed by McMahon using preliminary calculations and engineering judgment. It is anticipated that within the project limits of the bridge replacement, the modification of the existing drainage inlets and pipes along SR 0611 and the Turnpike Ramp will be required. In addition, the ramp widening will require additional inlets and pipes. The existing drainage system will be analyzed to determine where to connect to the proposed conventional drainage system and the preliminary Post Construction Stormwater Management (PCSM) facilities. The preliminary PCSM facility design will be completed in Task 5 and in conjunction with conventional drainage design.

The need for size of drainage structures, pipes, roadway, top of slope and toe of slope ditches will be analyzed by determining the approximate drainage areas. All existing drainage restrictions will be determined and drainage structures that require permitting will be identified.

For the Line and Grade submission, the Construction Plans for the ramp widening portion of the project will show the existing and proposed drainage features (inlets and pipes), major drainage crossings, drainage ditches, and preliminary PCSM facilities.

For the Design Field View submission, the Construction Plans will show the existing and proposed drainage features (inlets and pipes), major drainage crossings and drainage ditches as it relates to the bridge replacement portion of the project. ***It is not anticipated that the bridge replacement improvements will require PCSM facilities and a NPDES Permit.***

Task 5: Preliminary Stormwater Design

For the purpose of this proposal, it is anticipated that the bridge replacement improvements will not require PCSM facilities and a NPDES Permit. However, the ramp widening improvements will require PCSM facilities and a NPDES Permit. This task will involve completed preliminary stormwater calculations, storm water infiltration testing, the preliminary type, size and locations of the proposed PCSM facilities and other permit requirements for the ramp widening. As a result of this work, McMahon will be able to determine the overall limits of disturbance, right-of-way requirements, utility impacts, additional permits and construction cost for the ramp widening portion of the project. At this stage we will not have a pre-application meeting with the Montgomery County Conservation District (MCCD) and PADEP for the ramp widening improvements. This task will be completed in accordance with the PADEP Erosion and Sediment Pollution Control Program Manual, dated March 2012, Pennsylvania Storm water Best Management Practices Manual, dated December 2006 and PennDOT Drainage Manual –Publication 584, 2010.

The pre-application meeting, the need for additional stormwater testing, final design of the PCSM facilities, PCSM plans and calculations and the preparation of the NPDES Permit will be completed under a separate addendum proposal as authorized by the Township.

Task 6: Preliminary Erosion and Sedimentation Pollution Control Plan

McMahon will prepare a Preliminary Erosion and Sedimentation Control Plan during the Design Field View for the bridge replacement portion of the project. The preliminary sizing and placement of all major E&S BMP features will be designed and shown on the plans in accordance with the PADEP Erosion and Sediment Pollution Control Program Manual, dated March 2012. The plans will be utilized in the development of the required right-of-way for the project.

Task 7: Type, Size and Location

McMahon will develop the preliminary Type, Size and Location (TS&L) study for the proposed bridge structure replacement in accordance with the roadway line and grade. The proposed bridge structure replacement work is anticipated to consist of replacing the existing single-span concrete beam superstructure founded on reinforced concrete abutments with a new bridge structure. A minimum of three (3) superstructure types will be investigated and the results will be presented in the Alternatives Study Report. The three (3) superstructure types investigated will include P/S concrete box beams, P/S concrete bulb tee beams, and steel I-beams on conventional CIP reinforced concrete cantilever abutments. McMahon will review all available NBIS inspection data and existing structure plans regarding the existing structure for inclusion in the TS&L report. No site meetings or structure

inspections are anticipated as part of this task. GeoStructures, Inc. will prepare the Subsurface Exploration Planning Submission (SEPS) under Task 2, for submission with the TS&L. McMahon will address all review comments from PennDOT and resubmit to the District's Bridge Unit for final TS&L approval prior to commencing with the final design of the bridge structure.

Task 8: Design Field View

Upon receipt of Environmental Clearance/Design Approval, this task consists of further refinement and development of the design and Construction Plan set for the bridge replacement to in accordance with Publication 13M, Design Manual Part 2 and A Policy on Geometric Design of Highways and Streets (Green Book), Sixth Edition (2018), America Association of State Highway and Transportation Officials (AASHTO). The following will be completed for this task:

- 1) Prepare a Design Field View submission package, including a design exception report if applicable. All comments from the Safety Review will be addressed prior to the submission. The submission package will include the Construction Plan set, preliminary traffic control plans, pavement marking and signage plans, critical cross sections, 75% Engineer's Opinion of Construction cost estimate, safety study and design criteria report. ***ADA Curb Ramp plans and traffic signal plans will not be required for the bridge replacement.***
- 2) The Design Field View submission will include the preliminary development of required right-of-way, anticipated utility impacts and a preliminary pavement section design.
- 3) A preliminary Erosion and Sedimentation Pollution Control Plan will be included with the Design Field View submission.
- 4) Attendance at the Design Field View meeting and preparation of meeting minutes.
- 5) Response to the District's Design Field View comments.
- 6) Secure Design Field View approval from the District to advance to final design.

Task 9: Utility Coordination

McMahon will notify the Pennsylvania One Call System of design and construction activity for the project and will send plans and request markups and as-built plans from utilities with involvement at this location. As utility plans are received, they will be checked against the field data to verify utility locations and will then be plotted on the project construction plans. During the preliminary design phase of the project, McMahon will also work with the facility owners to determine accurate locations of known underground utilities to try to avoid relocations. We will attempt to avoid utility conflicts with the resources that are available to us. Our office will identify all known utilities that will need to be relocated to the best of our ability. Based on the existing utility information received for the project area, ***it may be recommended to perform subsurface utility engineering (SUE) to determine existing utility depths and locations that may be in conflict with the proposed improvements. Based on our preliminary research, there is a potential for underground facilities that are within the vicinity of the proposed improvements. It will be determined during the final design phase if SUE will be required. An estimated cost for the SUE work is listed under Additional Field Services in the fee section of the proposal. The SUE work will include field designation (if necessary), test pits, field documentation and plotting of utility SUE data in AutoCAD.***

Phase 3: Final Design

Prior to progressing with this Phase, McMahon will meet with the Township to review the project status and budget. The following tasks have been identified to be completed in this phase and will be reviewed with the Township. For the purposes of this proposal, an estimated fee has been provided.

Task 1: Final Design Plans

This task includes the final design in accordance with PennDOT Design Manual Part 1A, Section 7.1; Design Manual Part 2; Publication 408; Roadway Construction Standards Publication 72M, and AASHTO's "A Policy on Geometric Design of Highways and Streets." Plan presentation will adhere to PennDOT Design Manual Part 3, Chapter 2.

McMahon assumes that the line and grade established during Preliminary Engineering will be the line and grade that is carried forward to Final Design. McMahon will complete any minor adjustments, establish final tie-in locations and elevations based on the field survey, and review the entire roadway design as required to finalize the roadway design and minimize right-of-way, utility, and environmental impacts.

Drainage – McMahon will finalize the preliminary drainage design based on the final design coordination with the underground utilities, including required hydraulic computations. McMahon will complete a final site field view of the entire project area to verify existing conditions and drainage areas. The plans will detail all existing and proposed conventional roadway drainage facilities, including but not limited to parallel and crossing pipes, inlets, manholes, ditches, swales, and erosion/sediment control items.

Final Pavement Design – McMahon will complete the final pavement design based on the approved CBR letter which will include recommendations and lab testing data. The final pavement design will include the full depth pavement section for the SR 0611 bridge approaches and on-ramp pavement within the limits of the project based on the CBR approval. The pavement design will be completed in accordance with Publication 242, Pavement Policy Manual.

Cross Sections – McMahon will develop final cross sections for the roadway work along SR 0611 and along the PA Turnpike ramp under the bridge in accordance with PennDOT Design Manuals 2 and 3. The final cross sections will contain all information necessary for the contractor to construct the roadway templates. Cross sections will include all information related to the existing surface; proposed ground; grade points and elevations; final pavement depth; cut/fill slopes and earthwork; guide rail; travel lane/shoulder dimensions and widening tapers; cross slopes and superelevation transitions, existing and proposed drainage features; pavement base drain; legal right-of way and easements; existing and proposed utilities; structure; and any additional significant or unique features such as wetlands, stream edges, fences, buildings, driveway/intersection tie-ins, etc.

McMahon will generate the final Cross Sections at 50 ft intervals and at critical locations utilizing AutoCAD Civil 3D software.

Final Drawings for Construction – McMahon will address all comments received from the Design Field View and incorporate into the Final Drawings for Construction Plan set. Substandard elements and/or design exceptions are not anticipated. Special details for non-standard items including earthwork, drainage, pavement, intersection elevations, curbs, driveways, concrete barrier, guide rail, etc. will be incorporated into the plan set as required.

Quantities for standard and non-standard items, including roadway, drainage, post construction stormwater management, erosion and sediment control, guide rail and utility items will be calculated and presented in Summary and Tabulation sheets, as generated by Auto TAB.

McMahon anticipates the following sheets to be included in the Final Drawings for Construction Plan set:

- Title Sheet
- Index Sheet
- Location Map/General Notes
- Control Points/Bench Marks/Reference Ties
- Typical Sections/Special Details
- Summary Sheet
- Tabulation Sheets
- Plan
- Profile

Final Design Office Meeting – McMahon will submit plans after all design issues are resolved and the plans have been developed to a 90% level of completion. Summary and tabulation sheet design items will be shown; however, final quantities and plan station may not be provided. The following plan sets and information will be included with the submission:

- Drawings for Construction
- Traffic Control Plan
- Signing and Pavement Marking Plan
- Erosion and Sediment Pollution Control Plan
- Cross Sections
- Utility Relocation Forms
- Draft Special Provisions
- Computations (as requested)

McMahon assumes attendance at one (1) virtual Final Design Office Meeting. McMahon will prepare meeting minutes and distribute to all attendees, as requested. McMahon will address all comments received during the Final Design Office Meeting and resubmit the revised plan sets with the final PS&E package for approval.

Special Provisions: McMahon will utilize standard items to the extent feasible. In the cases where standard items cannot be used, McMahon will create the required special provisions using Department guidelines and the standard Publication 408 format.

Task 2: Traffic Control

This task is the development of the Final Traffic Control Plan (TCP) in accordance with PennDOT Publication 14M, Design Manual 3, the MUTCD and Publication 213. Based on the preliminary traffic control, McMahon will develop the Final TCP to include the following:

- Phasing sequence

- Traffic control staging
- Development of sequence of operations narrative
- Development of typical sections
- Development of temporary pavement markings and removal per TCP stage
- Development of temporary barrier and removal per TCP stage
- Calculation of quantities for pay items
- Calculation of information only quantities
- Completion of Auto Tab
- Development of Temporary Traffic Signals, if required
- Pedestrian detours
- Development of special provisions
- Other considerations include temporary signing, turning radii and ingress and egress movements to all businesses, residences, and side roads.
- RULD calculations

Special provisions will be developed for Maintenance and Protection of Traffic items not included in Publication 408 or requiring project-specific details, including Maintenance and Protection of Traffic during Construction. ***Temporary highway lighting is not included in this proposal. If required, the work will be completed under a separate addendum proposal as authorized by the Township.***

McMahon will address any comments received and update the Traffic Control Plan for resubmission to the District Traffic Unit for approval prior to submitting the final PS&E package to District 6-0 Contract Management.

Task 3: Signing and Pavement Marking Plan

The signing and pavement marking plan will be developed in accordance with PennDOT Publication 14M, Design Manual Part 3, the Manual on Uniform Traffic Control Devices, Traffic Standards (TC 8600/8700 Series), Publication 68 with guidance from the Pavement Marking Handbook, Publication 236 with guidance from the Handbook of approved signs.

This task includes the plan preparation, quantities, special provisions and Auto TAB. The final Signing and Pavement Marking Plans will be prepared at 1" = 25 feet. McMahon will complete the layout of the pavement markings and legends, calculation of quantities, completion of Auto TAB and development of special provisions. McMahon will address any comments received and update the Signing and Pavement Marking Plans for resubmission to the District Traffic Unit for approval prior to submitting the final PS&E package to District 6-0 Contract Management.

Task 4: Erosion and Sedimentation Pollution Control Plan

This task includes finalizing the Erosion and Sediment Pollution Control (E&SPC) Plan started in preliminary design. McMahon will prepare the E&SPC Plan in accordance with the Department's DM-2 Chapter 13 and Chapter 12 of Publication 584 and the Pennsylvania Department of Environmental Protection (PADEP) Erosion and Sedimentation Control Program Manual. Design of E&SPC Best Management Practice (BMP) measures will be coordinated with the final roadway and drainage, bridge structure design and the final traffic control plan/construction staging. McMahon's design effort will include sizing and selecting appropriate stabilization

(e.g., lining) for temporary and permanent drainage channels. Additional E&SPC design effort includes but is not limited to, compost filter sock, inlet protection, and outlet protection. E&SPC calculations will be summarized on DEP standard worksheets for inclusion in the E&SPC Report.

E&S BMPs will be located based on the proposed improvements. The proposed E&SPC BMP locations will be used to determine the location of temporary construction easements for the final right-of-way plan. The E&SPC plans will describe the construction phasing and details for the BMP locations and sequence of installation and removal during each stage of construction. The E&SPC Plan set will include:

- Title Sheet/Location Map
- Standard Notes/Seeding and Mulching Notes
- Sequence of Installation and Removal
- E&SPC BMP Details
- Plan Sheets

McMahon will attend a pre-application meeting with the MCCD and PADEP to discuss the design of the E&SPC BMP measures prior to completing the final E&SPC BMP design, plans, reports and applications.

The E&SPC report will contain a project description, plan preparer's qualifications, alternative E&SPC measures and facilities, topographic features of the project areas, soil descriptions, runoff and watershed characteristics, Chapter 93 classification, sequence of construction, monitoring and inspection requirements, description of E&S BMPs, thermal impacts, project locations map, and all supporting calculations. This scope of work includes time for McMahon to address comments from the District related to the E&SPC plan and report as well as up to three (3) rounds of comments from the MCCD. E&S quantity calculations and unit costs will be prepared for standard and non-standard E&SPC items and presented in the Summary and Tabulation sheets, as generated by Auto TAB. Special provisions will be developed for E&SPC items not included in Publication 408 or requiring project specific details.

Task 5: Final Structure Plans

This work consists of the final design and preparation of final structure plans. McMahon will complete final engineering design(s), final structure plans, details, quantities, cost estimates, and special provisions for the project based upon the approved TS&L plans and approved foundation recommendations. McMahon will prepare all structure design calculations, structure related construction contract documents, and QA/QC forms in accordance with the Department's Design Manuals as amended by current strike off letters. Alternate designs will not be provided; however, provisions for alternate bidding will be included in the plans, specifications, and bid package for the structure. Structure inspection is not included in this task.

Drawings will be prepared in accordance with Department criteria utilizing AutoCAD. All drawings will include complete details and appropriate cross-references to other sheets. Designs and drawings will conform to all requirements of Design Manual 4.

The need for temporary excavation support and protection will be evaluated during the design process. While the actual shoring design will be a contractor-designed item, McMahon will show approximate temporary excavation support and protection system locations on the General Plan Drawing, as required. McMahon will develop

conceptual limits for cost estimating purposes and include the temporary excavation support and protection system design parameters in the contract special provisions.

Design Specifications/Standards: The design will be performed in accordance with AASHTO LRFD Bridge Design Specifications, Design Manual 4 with latest revisions, Publication 15, and applicable strike-off letters. The Department Standards BD-600M and BC-700M, as well as the roadway RC Standards, will be utilized to complete the structure design.

Task 6: Utility Clearance

McMahon will determine if underground and aboveground relocations will be required for the project based on the utility coordination and SUE work completed during preliminary engineering. McMahon will coordinate with the facility owners to determine the details of the relocation design. In addition, McMahon will schedule utility coordination meetings with all affected utilities in accordance with PennDOT requirements.

The utility clearance process will be completed by McMahon and submitted to PennDOT District 6-0 for approval just prior to the PS&E submission through the **Utility Relocation Management System (URMS)**. McMahon will provide the utility companies with all construction and right-of-way information necessary and will obtain a completed Form D-4181-UC from each utility company within the project area. McMahon will prepare a draft Form D-419 using the completed Form 4181 to include the name of each utility in the project area, the contact person for each utility, a description of work to be accomplished for aerial or underground facilities, the estimated time to complete the relocation and the classification of work (prior, restrictive, concurrent, coordinated, incorporated). The Form D-419 will also indicate restrictions to the utility work. The draft D-419 will be submitted to the PennDOT Project Manager and PennDOT Utility Unit for final approval prior to the submission of the PS&E. Our office will prepare a Subsurface Utility Exploration (SUE) Impact Report for the project in accordance with PennDOT requirements.

At this time, McMahon does not anticipate the incorporation of utility relocation work into the PS&E package and the preparation of utility reimbursement agreements for this project. If required, this work will be completed under a separate addendum proposal as authorized by the Township.

Task 7: Right-of-Way Plan and Clearance

This task includes preparation of the Right-of-Way Plan for any permanent right-of-way and temporary construction easements that are required for the bridge replacement portion of the project. The plans will be prepared in accordance with PennDOT Publication 14M, Design Manual Part 3. The Right-of-Way Plan will be submitted to PennDOT for DM-3 Plan Review and District Survey approval.

For the purpose of this proposal, it is assumed that the Township will acquire the required right-of-way for the project and will be responsible for the appraisals and right-of-way agreements. McMahon will work with the Township to complete all of the required documentation needed to receive the final right-of-way clearance for the project.

Phase 4: Bidding

Due to the unknowns relative to project funding, only an estimated fee for this service has been provided. This item will be reviewed during final design to determine true level of effort.

Schedule

We are prepared to initiate the Preliminary Engineering tasks upon receipt of written authorization to proceed. The environmental clearance process and design/plan submissions to PennDOT cannot commence until a PennDOT Project Manager is assigned to the project. It is anticipated that Preliminary Engineering will take eighteen (18) months. Final Design will commence once the project receives environmental clearance and Design Field View approval. It is anticipated that the Final Design process and preparation of the PS&E will take eighteen (18) months. The Final PS&E will not be submitted until the right-of-way is acquired and clearance is granted by PennDOT. The duration of each phase of the project assumes standard and timely agency review periods. However, if review periods extend beyond expected durations, the Preliminary Engineering and Final Design phases may require additional time.

Fee

Based on the scope of services described above, our fee for the above tasks is as follows:

Phase 1 – Site Investigations and Line and Grade

Task 1 – Topographic Survey	\$ 60,000
Task 2 – Environmental Clearance Documentation	\$ 27,000
Task 3 – Line and Grade	<u>\$ 150,000</u>
Phase 1 Total	\$237,000

* For the subsequent phases identified, we have provided an estimated fee for budgeting purposes due to the potential for changes in scope as the project progresses. Prior to commencing with each phase, McMahon will meet with the Township to review the scope and estimated fee.

Phase 2 - Preliminary Engineering: (estimated fee)

Task 1 – Environmental Clearance Documentation	\$ 33,000
Task 2 – Geotechnical Engineering (GeoStructures)	\$160,000
Geotechnical Engineering (McM)	\$ 29,500
Task 3 – Safety Review Submission	\$ 66,500
Task 4 – Preliminary Drainage	\$ 21,500
Task 5 – Preliminary Stormwater Design	\$ 37,500
Task 6 – Preliminary Erosion and Sedimentation Pollution Control Plan	\$ 7,000
Task 7 – Type, Size and Location	\$ 55,500
Task 8 – Design Field View Submission	\$ 26,500
Task 9– Utility Coordination	<u>\$ 20,000</u>
Phase 2 Subtotal (Est.)	\$457,000

Additional Phase 2 Field Services

Subsurface Utility Engineering (SUE)	\$ 74,000
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Phase 3 - Final Design: (estimated fee)

Task 1 – Final Design Plans	\$235,000
Task 2 – Traffic Control	\$ 90,000
Task 3 – Signing and Pavement Marking Plans	\$ 30,000
Task 4 – Erosion and Sedimentation Pollution Control	\$ 75,000
Task 5 – Final Structure Plans	\$200,000
Task 6 – Utility Clearance	\$ 55,000
Task 7 – Right-of-Way Plans	<u>\$ 25,000</u>

Phase 3 Subtotal (Est.)	\$710,000
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Phase 4 – Bidding: (estimate fee)	\$ 40,000
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Design Contingency	\$112,000
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(This is an estimated fee within the project budget for potential addendum items as discussed in the proposal. Approval of all addendum are subject to review by the Township.)

*Reimbursable Expenses	<u>\$ 20,000</u>
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Total Fee	\$1,650,000
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This above fee is inclusive of reimbursable and out-of-pocket expenses to the amount listed, including reproduction, plotting, graphics, and reimbursement of personal automobile usage, which will be billed separately in accordance with our agreed upon Provisions for Professional Services. The services to be performed pursuant to this agreement are strictly limited to those expressly set forth herein. No additional services will be provided unless requested and agreed to in writing. Supplemental services not specifically described above, including but not limited to, additional data collection, traffic analysis, traffic signal design, ADA curb ramp design, NPDES and PADEP permitting, additional PA Turnpike reviews not listed above, additional PS&E packages, scope changes, changes to the assumptions, response to review comments, report revisions, additional meetings, hearings, etc., are not included in the scope of this proposal, but will be provided, as necessary and as authorized, on a time-and-materials basis. Please refer to our agreed upon Provisions for Professional Services.

TERMINATION

This agreement may be terminated by the authorized representative effective immediately on receipt of written notice. Payment will be due for services rendered through the date written notice is received.

BINDING STATUS

The client and McMahon Associates, Inc. bind themselves, their partners, successors, assigns, heirs, and/or legal representatives to the other party to the Agreement, and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of the proposal. If this Agreement is between McMahon Associates, Inc., and a Limited Liability Corporation, i.e., LLC, or Other business, than that addressed in this Proposal, another "binding" business, or personal business must be assigned, and indicated below, to guarantee the payment for the services rendered, herein. In addition, we would require the name and Owner of the subject project property. If the provided information cannot be verified by McMahon Associates, Inc., work will not commence on your project until verification is satisfied.

TERMS AND CONDITIONS

The conditions of this agreement call for the signed execution of this contract with the understanding that **invoices for services will be submitted monthly and are payable within 30 days of issuance.** All invoices not paid within 30 days are subject to a 1.5% monthly interest charge, and all projects with overdue balances exceeding 60 days will be subject to a stoppage of work. Any changes in the specific work program described above will result in an adjustment of the conditions and fees. This agreement (and Exhibits, if any) hereto sets forth the entire understanding between the parties with respect to the subject matter hereof, supersedes any and all prior understandings, whether written or oral with respect to the subject matter hereof and may not be altered, modified, changed, amended or waived in any manner, except in a writing signed by all of the parties hereto. The fee quoted is valid for a period of 90 days from the date of this proposal. If the terms of this contract, as contained herein, and in the attached *Standard Provisions for Professional Services* are agreeable to you, please execute both copies of the agreement in the space provided and return one signed copy to our office.

If you should have any questions, or require further information, please feel free to contact me. We appreciate the opportunity to submit a proposal on this project and look forward to working with you on this important engagement.

Sincerely,



Joseph DeSantis, P.E., PTOE
President

SCG\AKK
Attachments

Accepted for Upper Moreland Township:

By: _____
(Signature of Authorized Representative)

(Printed Name of Authorized Representative)

Title: _____

Date: _____

McMAHON ASSOCIATES, INC.
STANDARD PROVISIONS FOR PROFESSIONAL SERVICES
UPPER MORELAND TOWNSHIP
2018

SERVICES

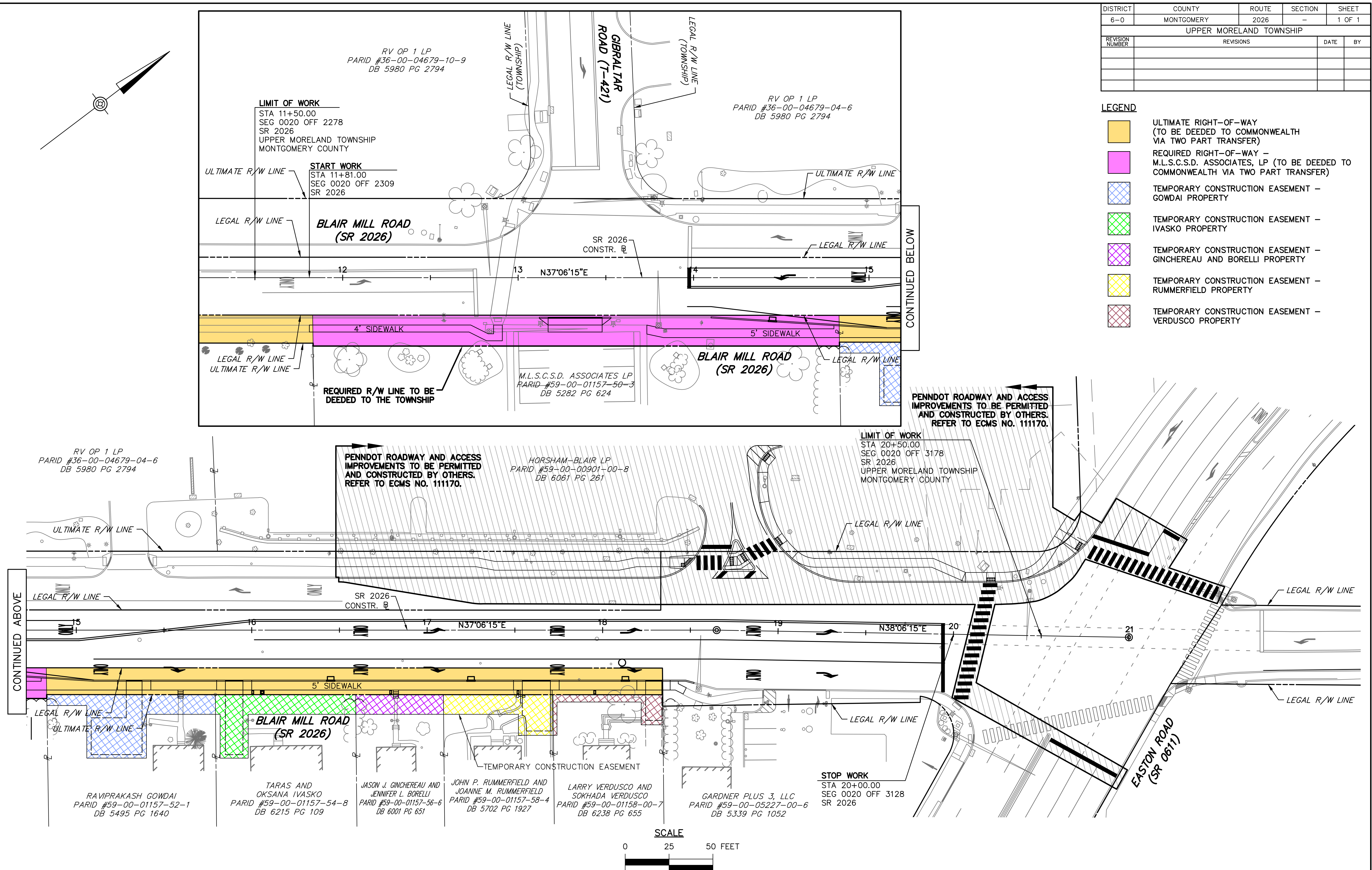
McMahon Associates, Inc. reserves the right to make adjustments for individuals within these classifications as may be desirable in its opinion by reason of promotion, demotion, or change in wage rates. Such adjustments will be limited to the manner in which charges are computed and billed and will not, unless so stated in writing, affect other terms of an agreement, such as estimated total cost. The following rates will apply to actual time devoted by McMahon Associates, Inc. staff to this project computed to the nearest one-half hour.

<u>PERSONNEL</u>	<u>HOURLY RATES</u>
Senior Project Manager	\$175
Project Manager/Survey Chief	\$155
Senior Project Engineer	\$135
Project Engineer	\$120
Staff Engineer	\$100
Technician/Word Processor/Survey Tech	\$75

TERMS

1. **Invoices** – Invoices will be provided on a monthly basis and will be based upon percentage of completion or actual hours, plus expenses. Payment is due to McMahon Associates, Inc. within 30 days of the invoice date. Unpaid balances beyond 30 days are subject to interest at the rate of 1.5% per month. This is an annual percentage rate of 18%.
2. **Rates** – Principal and Associate time will be billed at a rate of \$195 per hour, when involvement is requested by the client, or project needs dictate. The above billing rates are for invoices payable by the municipality.
3. **Confidentiality** – Technical and pricing information in this proposal is the confidential and proprietary property of McMahon Associates, Inc. and is not to be disclosed or made available to third parties without the written consent of McMahon Associates, Inc.
4. **Commitments** – Fee and schedule commitments will be subject to renegotiation for delays caused by the client's failure to provide specified facilities or information, or any other unpredictable occurrences.
5. **Expenses** – Automatic Traffic Recorder equipment usage will be billed at \$25.00 per 24-hour count. Incidental expenses are reimbursable at cost. These include subconsultants, reproduction, postage, graphics, reimbursement of automobile usage at the IRS-approved rate, parking and tolls. Expenses which by company policy are not billed as reimbursable expenses to clients and therefore, will not be billed as part of this contract include the following: air travel, rental car, lodging, meals, and long distance phone charges between McMahon Associates offices. If it becomes necessary during the course of this project to travel elsewhere, those travel costs will be treated as reimbursable expenses. These expenses will be reflected in the monthly invoices.
6. **Attorney's Fees** – In connection with any litigation arising from the terms of this agreement, the prevailing party shall be entitled to all costs including reasonable attorney's fees at both the trial and appellate levels.
7. **Ownership and Use of Documents** – All original drawings and information are to remain the property of McMahon Associates Inc. The client will be provided with copies of final drawings and/or reports for information and reference purposes.
8. **Insurance** – McMahon Associates, Inc. will maintain at its own expense Workman's Compensation Insurance, Comprehensive General Liability Insurance and Professional Liability Insurance and, upon request, will furnish the client a certificate to verify same.
9. **Termination** – This agreement may be terminated by the authorized representative effective immediately on receipt of written notice. Payment will be due for services rendered through the date written notice is received.
10. **Binding Status** – The client and McMahon Associates, Inc. bind themselves, their partners, successors, assigns, heirs, and/or legal representatives to the other party to this Agreement, and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Contract.

DISTRICT	COUNTY	ROUTE	SECTION	SHEET	
6-0	MONTGOMERY	2026	-	1 OF 1	
UPPER MORELAND TOWNSHIP					
REVISION NUMBER	REVISIONS			DATE	BY





An Employee-Owned

March 7, 2022

Mr. Paul Purtell
Upper Moreland Township
Director of Planning, Zoning and Inspections
117 Park Avenue
Willow Grove, PA 19090

Re: Mod Wash/Take Five Concept Plan
BL Project No. 2102228

Dear Mr. Purtell:

On behalf of the applicant, Hutton Build, BL Companies is pleased to submit the followings items for review and discussion with the Community Development Committee for a proposed project located at 2711-2717 Easton Road. The applicant is proposing a lot consolidation and development of a Mod Wash Car Wash and Take Five Oil Change

Five (5) copies of:

- Site Plans consisting of Existing Condition plan, proposed site plan and colored site plan
- Elevations of typical Mod Wash building and trash enclosure
- Photograph of typical Take Five building

Our project team appreciates the opportunity to discuss this development and requests we be placed on the March 14th Community Development Committee meeting agenda.

Should you have any questions or require any additional information, please do not hesitate to contact me at 610-994-4611 or kkelly@blcompanies.com.

Respectfully Submitted,

BL COMPANIES, INC.

Kestra Kelly, P.E.

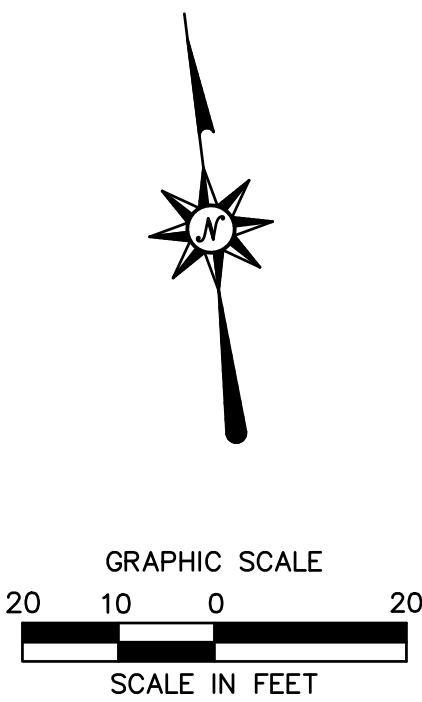
S:\2022\ARCH\CA\USR63\122-01\2228\DWG\2228-01.DWG:EX-1

THIS PLAN AND ALL INFORMATION HEREON ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.



LEGEND

- Property Line
- Retaining Wall
- Fence
- Sign
- Ballard
- Handicap Symbol



Xref (s): BD2102228-01; XY210222801; XC2102228-01

REVISIONS
No. Date Desc.

Designed: BSP
Drawn: BSP
Reviewed: AAK
Scale: 1"=20'
Project No.: 2102228
Date: 02/02/2022
CAD File: EX2102228-01

Title

EXISTING
CONDITIONS
PLAN

Sheet No.

EX-1
1 of 3



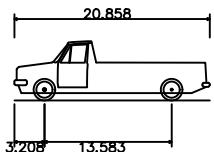
1100 First Avenue
Suite 104
King of Prussia, PA 19406
(610) 994-4608
(610) 337-3642 Fax

MODWASH - WILLOW GROVE, PA
2711-2717 EASTON ROAD
UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PA

ZONING INFORMATION

LOCATION: 2711-2717 EASTON ROAD, UPPERMORELAND TOWNSHIP, MONTGOMERY COUNTY, PA				
ZONE: C-2 (COMMERCIAL C-2)				
USE: CAR WASH (SPECIAL EXCEPTION), AUTO SERVICE (SPECIAL EXCEPTION)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	20,000 SF	60,577 SF (1.39 ACRES)	NO
2	MINIMUM LOT WIDTH	65 FEET AT BUILDING LINE	215 FEET	NO
3	MINIMUM LOT DEPTH	100 FEET	120 FEET	NO
4	MINIMUM LOT FRONTAGE	-	315 FEET	NO
5	MINIMUM FRONT SETBACK	40 FEET (15 FEET IF NO PARKING PROPOSED ON PARTICULAR FRONTAGE)	15 FEET	NO
6	MINIMUM SIDE SETBACK	20 FEET OR 30 FEET IF ABUTTING A RESIDENCE	30 FEET	NO
7	MINIMUM REAR SETBACK	20 FEET OR 30 FEET IF ABUTTING A RESIDENCE	30 FEET	NO
8	MAXIMUM BUILDING HEIGHT	35 FEET OR 3 STORIES	<35 FEET	NO
9	MAXIMUM IMPERVIOUS COVERAGE	60%	67.4% (40,825 SF)*	YES
10	MAXIMUM BUILDING COVERAGE	30%	10%	NO
11	MINIMUM BUFFERS	10 FEET ALONG ADJACENT RESIDENTIAL ZONE	10 FEET	NO

*PROPOSED IMPERVIOUS IS ABOVE THE REQUIRED 60% MAXIMUM IMPERVIOUS, HOWEVER THE EXISTING IMPERVIOUS COVERAGE IS 88% (53,030 SF), WHICH IS AN EXISTING NON-CONFORMANCE.



F-150 SuperCab 4x2 STYLESIDE 8' Box
Overall Length 20.85ft
Overall Width 6.57ft
Overall Body Height 6.57ft
Min Body Ground Clearance 0.75ft
Track Width 6.57ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 26.150ft

VARIANCE SUMMARY TABLE

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MAXIMUM IMPERVIOUS COVERAGE	60%	67.4% (40,825 SF)
2	PARKING REQUIRED	C-2 ZONE (CAR WASH): SUFFICIENT PARKING SPACE TO STORE OR HOLD VEHICLES BEFORE OR AFTER SERVICING IN NO CASE LESS THAN 15 SPACES OF WAITING AREA PER WASHING LANE AND 1,000 SF OF FINISHING AREA	CAR WASH - 14 CAR SPACES
3	TWO PRIMARY USES	ONE PRIMARY USE	CAR WASH - PRIMARY USE AUTO SERVICE - PRIMARY USE

PARKING INFORMATION

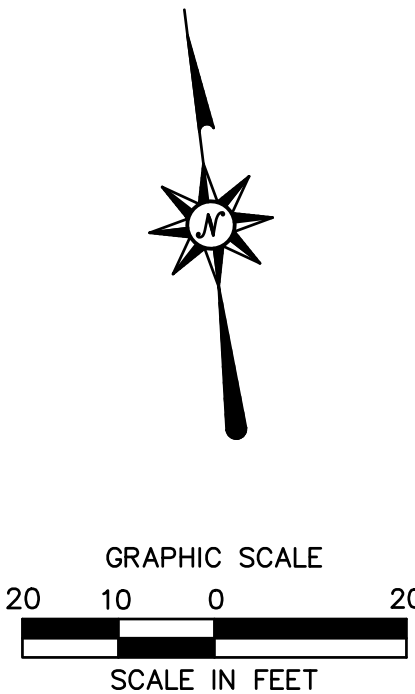
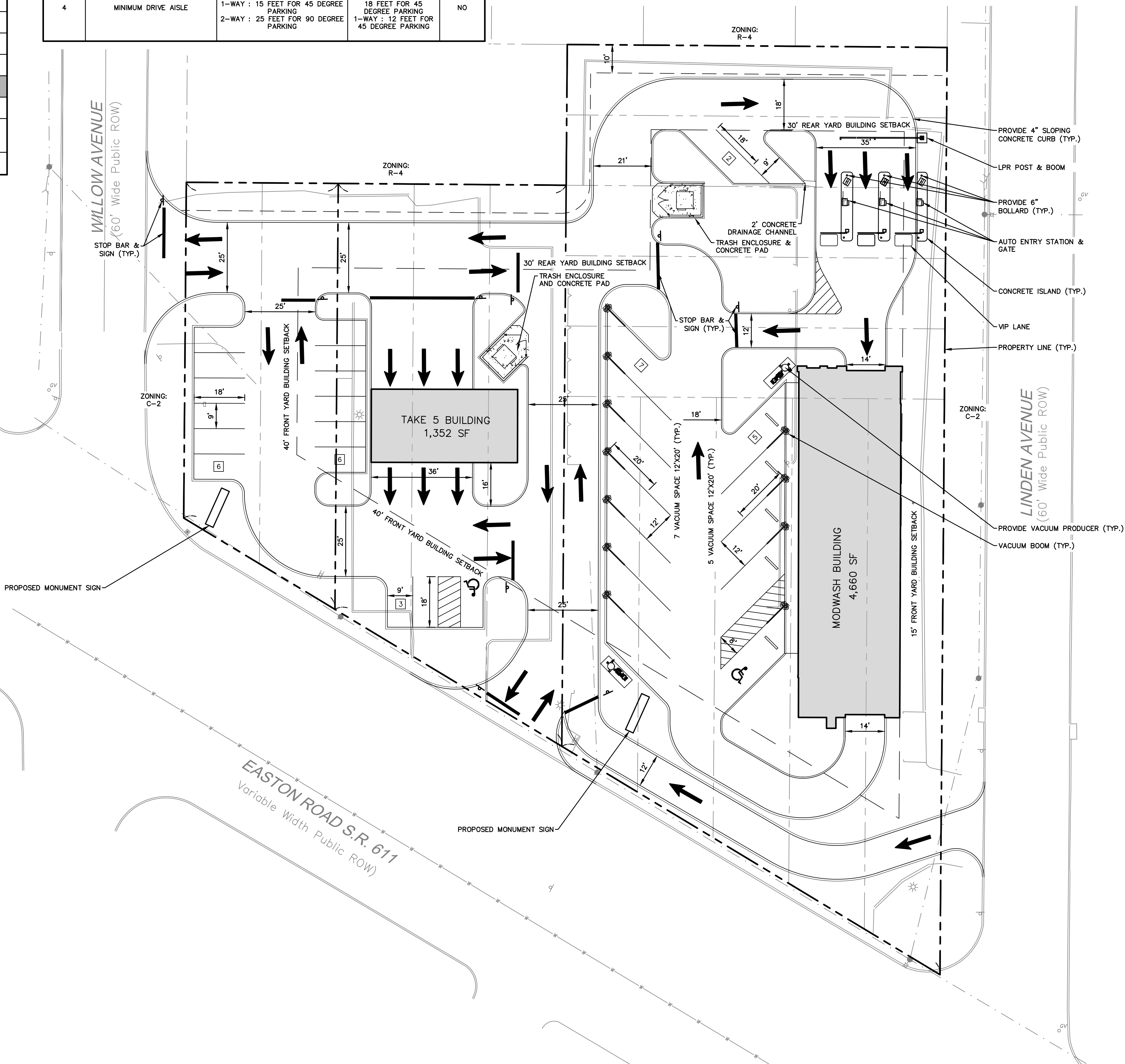
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	PARKING REQUIRED	C-2 ZONE (CAR WASH): SUFFICIENT PARKING SPACE TO STORE OR HOLD VEHICLES BEFORE OR AFTER SERVICING IN NO CASE LESS THAN 15 SPACES OF WAITING AREA PER WASHING LANE AND 1,000 SF OF FINISHING AREA C-2 ZONE (AUTOMOBILE SERVICE ESTABLISHMENT): FIVE SPACES FOR EACH SERVICE STALL OR SIMILAR AREA (THREE STALLS = 15 SPACES)	CAR WASH - 21 STACKING SPACES 14 CAR SPACES** AUTOMOBILE SERVICE ESTABLISHMENT - 15 SPACES	YES**
2	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	FOR 1-30 PROVIDED PARKING SPACES, 1 VAN ACCESSIBLE PARKING SPACE IS REQUIRED	2 VAN ACCESSIBLE SPACES	NO
3	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
4	MINIMUM DRIVE AISLE	2-WAY : 18 FEET FOR 45 DEGREE PARKING 1-WAY : 15 FEET FOR 45 DEGREE PARKING 2-WAY : 25 FEET FOR 90 DEGREE PARKING	2-WAY : 25 FEET FOR 90 DEGREE PARKING 18 FEET FOR 45 DEGREE PARKING 1-WAY : 12 FEET FOR 45 DEGREE PARKING	NO

NOTES

1. INFORMATION SHOWN HEREON IS CONCEPTUAL IN NATURE FOR THE PURPOSES OF EVALUATING DEVELOPMENT POTENTIAL. ADDITIONAL DUE DILIGENCE WOULD INCLUDE, BUT NOT NECESSARILY BE LIMITED TO BOUNDARY AND TOPOGRAPHIC SURVEY, ENVIRONMENTAL RESOURCE INVESTIGATIONS, ENVIRONMENTAL SITE ASSESSMENT, UTILITY INVESTIGATION, GEOTECHNICAL INVESTIGATION, AND MUNICIPAL CODE COMPLIANCE ANALYSIS.
2. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "MODWASH - WILLOW GROVE, PA," SCALE 1"=20', DATED 01/24/2022, BY BL COMPANIES, INC.
3. ACCORDING TO FEMA FLOOD MAP 42091C02926, EFFECTIVE 03/02/2016, THE PARCELS ARE LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
4. ACCORDING TO NATIONAL WETLANDS INVENTORY, THERE ARE NO WETLANDS LOCATED ON PROJECT PARCELS.

LEGEND

PROPERTY LINE	---
SETBACK LINE	---
PROPOSED CURB	---
PROPOSED STRIPING	---
PROPOSED BUILDING	---



S:\2022\ARCH\CL\022228\MODWASH\SP2\022228-01.DWG (SP-2)



LEGEND

PROPOSED BUILDINGS		0.14 ACRES
PROPOSED SIDEWALKS, ACCESS ROADS, AND PARKING		0.85 ACRES
PROPOSED LANDSCAPED/VEGETATED AREA		0.42 ACRES
PROPOSED TREE		
PROPOSED SHRUB		

REVISIONS		Desc.
No.	Date	
Designed	BSP	
Drawn	BSP	
Reviewed	AAK	
Scale	1"=20'	
Project No.	2102228	
Date	02/02/2022	
CAD File:	SP2102228-01	
Title		COLORED SITE PLAN
Sheet No.		



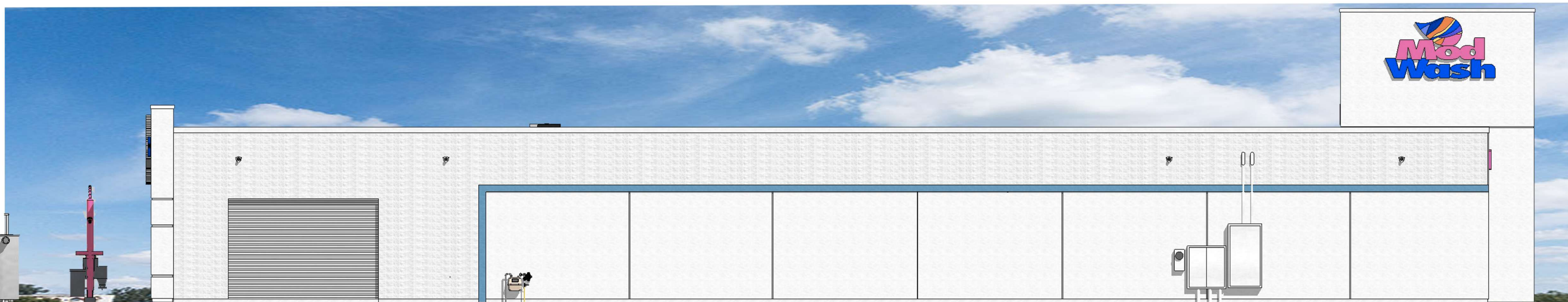
ENTRY ELEVATION



EXIT ELEVATION/ STREET FACING



VACUUM ELEVATION



TUNNEL ELEVATION







February 10, 2022

Mr. Matthew Candland, Township Manager
Upper Moreland Township
117 Park Avenue
Willow Grove, PA 19090

RE: Proposal for Preliminary Engineering Design Services
Maryland Road Culvert Rehabilitation
Upper Moreland Township, Montgomery County, PA
McMahon Project No. 821A20.7P

Dear Mr. Candland:

McMahon Associates, Inc. (McMahon) is pleased to provide this proposal to assist Upper Moreland Township with preliminary design for the rehabilitation of the Maryland Road Culvert over a Tributary to Pennypack Creek. It is understood that the Township is pursuing these improvements as a result of recent Priority 1 Repair Recommendations the Township has received from PennDOT's bridge inspection consultant. During recent inspections, severe rust and advanced section loss were noted along the base of the corrugated metal arch segments. In several segments, there are numerous holes along the top of the concrete footing resulting in 100% section loss in half of the segment length.

Description of Improvements

This proposal consists of the preliminary design tasks required in order to determine if rehabilitation of the existing corrugated steel pipe arch structure is feasible. The rehabilitation option consists of the construction of a proposed abutment stem located adjacent to the existing stem and the installation of a new corrugated steel arch inside the existing steel arch.

SCOPE OF SERVICES

The services to be performed pursuant to this agreement are strictly limited to those expressly set forth herein. No additional services will be provided unless requested and agreed to in writing.

Please note that this proposal is the product of McMahon Associates, Inc. and it has been prepared exclusively in scope and fee for review and authorization only by Upper Moreland Township. Further distribution of this proposal or any portion of its contents to any other firm, person, or entity is not authorized without the written consent of McMahon Associates, Inc.

Scope of Services

The specific tasks to be completed as part of this proposal are as follows:

Task 1: Topographic Survey

- Task 2: Environmental Studies (AD Marble)
- Task 3: Hydrologic and Hydraulic Analysis
- Task 4: Structure Alternative Analysis and Preliminary Cost Estimate

Task 1: Topographic Survey

McMahon will provide the topographic survey using the following procedures and requirements for all approaches to the intersection for the following distances:

- 1000' along Maryland Road (500' East and 500' West of the centerline of the structure).
- Location of structure details including low chord elevations, deck elevations, walls, beams and abutment locations, parapet or railing height locations.
- 1000' along the unnamed tributary of the Pennypack Creek (500' southeast and 500' northwest of the structure). Provide detailed survey 100' east and west of the structure and every 100' beyond to the study limits.
- The surveyed Cross Section should be oriented approximately perpendicular to the anticipated flow direction (or roughly perpendicular to the existing contours) and be of sufficient width to contain the expected 100-year floodplain. The points collected should include but not be limited to: the top and bottom of any stream bank, edges of water, thalweg (lowest point in channel), gravel bars, scour holes, levees, and changes in grade within the floodplain.
- Cross-sections of the underside of the bridge showing any areas of damage and deformation.
- It is anticipated that portions of the parcels located next to the structure will need to have topographic survey performed on them near the bridge. The recovery of boundary information will be needed to establish the Right-of-Way and property lines on these parcels stated above.

Procedures

- The survey datum will be tied to the Pennsylvania State Plane Coordinate System and NAVD88.
- The topographic survey will be performed by ground-based measurement techniques.
- The Right-of-Way lines will be reconstructed utilizing PennDOT, County and local township public records and resources
- AutoCAD Civil 3D will be used to prepare the survey. All drawing files will be in an AutoCAD Format (DWG) with a base point of 0,0,0 and a North Rotation of 0 degrees.

Requirements

- Roadway cross sections will be obtained on station at 50-foot intervals. Additional cross sections will be obtained where there are grade breaks or a change in the terrain.
- Traffic line patterns and the location of all roadway pavement markings.
- Traffic signs with a description of each sign.
- Utility poles and guy wires. The heights of the attachment points and sag heights of the aerial wires crossing the existing structure will be located if present.
- Guide rails, Median barriers, and traffic separation islands.
- Curbs, sidewalks, and curb ramp locations
- Location of drainage inlets and end walls, manhole covers within the specified limits.

- Invert data for storm water structures.
- Visible utilities including water and gas valves, junction boxes and any other utility structures on or near the roadway or trail.
- Location of underground utilities which are identifiable from utility markings and/or plan information from the results of PA One Call inquiry. The locations of underground utilities are only approximate.
- Tree locations within 50' of the existing bridge structure.
- Intersecting Streets and driveways, including widths and types.
- Any other topography within the specified limits which may interfere with grading, construction, or paving operations.
- Location of sanitary sewer manholes if structures are safe and accessible and access is not restricted by the governing sewer authority.
- Wetland flag location is anticipated.
- Location of structure details including low chord elevations, deck elevations, walls, beams and abutment locations, parapet or railing height locations.

Access

This access is limited to only the areas near the project scope and will occur during normal business hours. This proposal **does** contain time for the coordination with property owners and the preparation of intent to enter letters.

Research

Deed and plan research will be conducted on the surrounding parcels within the limits outlined above: Right-of-way research will be performed utilizing the State and local public records. Intent to Enter Documentation-draft letters will be prepared for the surrounding parcels.

Task 2: Environmental Studies (AD Marble)

For purposes of this proposal, it is assumed that a full NEPA level documentation is not necessary. There are no federal funds associated with the contract. If it is determined to be necessary, it will be prepared under a separate proposal. The environmental tasks outlined below are associated with the anticipated PADEP GP-11 permit.

Task 2a. Wetlands and Waterways

Delineation of wetlands and waterways for the bridge project is necessary to determine whether these aquatic resources are present and will be impacted. A cursory review of the OneMap data indicates no hydric soils or Modeled Primary Wetlands in proximity to the existing bridge. For permitting purposes, a field view and documentation to confirm wetland boundaries will be necessary.

All wetlands' tasks will be performed in accordance with PADEP Chapter 105 Regulations as amended, Section 404 of the Federal Clean Water Act, EPA Section 404 (b) (1) guidelines, and the EPA/Corps of Engineers Memorandum of Agreement dated February 6, 1990. We anticipate that the project study area will extend 50 feet upstream and downstream of the existing bridge and 100 feet along the Maryland Road approaches.

Wetland delineations will be completed in accordance with the U.S. Army Corps of Engineers' (USACOE's) 1987 *Wetland Delineation Manual* (Y-87-1) and the *Regional Supplement to the Corps of Engineers Wetland Delineation*

Manual: Eastern Mountains and Piedmont Region (Version 2.0) and the PADEP's Title 25, Chapter 105.17 of the Pennsylvania Code. This detailed investigation will determine the boundaries of each wetland area by identifying wetland soils, vegetation and hydrology that meet the criteria outlined in the manual. Soil testing will be conducted to determine the presence and location of hydric soils, an inventory of plant species will determine the presence of hydrophytes, and an investigation of hydrologic conditions will be made. Wetlands will be classified according to *Classification of Wetlands and Deepwater Habitats of the United States, Version 2* (FGDC, 2013)

Locational information generated will be at a level of detail sufficient to meet the documentation requirements of the PADEP and the USACE. Wetland boundaries and the waterway's ordinary high-water mark (OHWM) will be flagged for survey by others as required for by USACE in the Philadelphia District. The Tributary to Pennypack Creek, has a designated use of TSF, MF and no instream construction restrictions are anticipated.

This proposal assumes that impacts to wetlands will be De Minimus (0.05 acres or less), and that an application for jurisdictional determination (JD) and field view with the USACE and PADEP will not be required.

A.D. Marble will prepare a draft Aquatic Resources Fact Sheet in pdf format for client review and comment. After all comments are incorporated into the draft one final pdf will be developed for the permit application.

Task 2b. Threatened and Endangered Species

A.D. Marble will complete a PNDI Project Environmental Review to identify potential T&E species that may exist within the project area. If a conflict is identified in the receipt, ADM will provide additional information including project description, locations of streams and wetlands, photos, estimated limits of work and general habitat descriptions to the specified agency via upload to the PA Conservation tool for state agencies and email transmittal for U.S. Fish & Wildlife Service. No detailed habitat assessments are anticipated. Although the project is located within a county of known bog turtle occurrence this location is not within the range and no conflict is anticipated on the PNDI receipt.

Task 3: Hydrologic and Hydraulic Analysis

McMahon will provide hydrologic and hydraulic services in support of preliminary design. Under this task, we will review available existing information and perform a field view of the site. During the field reconnaissance, McMahon will collect pertinent hydrologic and hydraulic information and photo document the project location. McMahon will perform a hydrologic analysis that will include the development of peak flood discharges for the 2- through 500-year flood events. Peak flood discharges will be computed utilizing regional regression equations developed by the Pennsylvania USGS in the Scientific Investigations Report 2008-5102: "Regression Equations for Estimating Flood Flows at Selected Recurrence Intervals for Ungaged Streams in Pennsylvania." McMahon will also perform hydraulic modeling of the stream utilizing the USACE HEC-RAS computer model. Geometric data will be developed from the detailed field survey and hydraulic parameters will be estimated based on field inspection. The existing conditions model will extend approximately 500 feet upstream and downstream of the existing structure. The proposed hydraulic models will include the rehabilitation option previously described as well as a single span precast arch or corrugated steel arch replacement option. A formal H&H report is not included in this task and will be provided during final design of the structure and will be included as part of the general permit application to the Department of Environmental Protection (DEP).

Task 4: Structure Alternative Analysis and Cost Estimate

The rehabilitation option consists of the construction of a proposed abutment stem located adjacent to the existing stem and the installation of a new corrugated steel arch inside the existing steel arch. The annular space between the two arches would be grouted after installation. McMahon will coordinate with Contech Engineered Solutions to determine the size of the proposed corrugated steel arch in order to maintain a minimum of 3" of clearance between the existing and proposed steel arches. The proposed corrugated steel arch will have a smaller hydraulic opening than the existing corrugated steel arch. McMahon will develop a typical section showing the dimensions of the proposed rehabilitated structure to be included in the proposed H&H model. The results of the H&H analysis and corresponding DEP requirements will determine whether rehabilitation of the existing structure is feasible, otherwise a full structure replacement would be required. Full replacement of the existing structure would consist of the installation of a proposed precast concrete arch structure or a similar corrugated steel arch structure. McMahon will prepare engineering and construction cost estimates for both the rehabilitation and replacement options.

Fee

The fee for the foregoing scope of work is as follows:

Task 1: Topographic Survey	\$9,950
Task 2: Environmental Studies (AD Marble)	\$11,000
Task 3: Hydrologic and Hydraulic Analysis	\$31,000
Task 4: Structure Alternative Analysis and Cost Estimate	\$15,000
Total Fee:	\$66,950

The above fee (Tasks 1 through 4) excludes out-of-pocket expenses, including reproduction, plotting, graphics, reimbursement of automobile usage at the IRS-approved rate, and other incidental expenses in accordance with our Standard Provisions. We will include documentation for all out-of-pocket expenses incurred on the project. The estimated not-to-exceed fee for expenses is \$500. Additional costs for other unforeseen additional issues will be billed on a time-and-materials basis in accordance with the attached Standard Provisions for Professional Services.

Conditions

The conditions of this agreement call for the execution of this contract in the space provided below with the understanding that invoices will be provided monthly and are payable in accordance with the schedules and conditions contained in the Invoice/Payment Schedule section of this agreement. Any changes in the specific scope of work described above will result in an adjustment of the conditions and fees.

If the terms of this Agreement, as contained herein, and in the attached Standard Provisions for Professional Services, are agreeable to you, please execute both copies of the agreement below in the space provided and return one signed copy to me.

The services to be performed pursuant to this agreement are strictly limited to those expressly set forth therein. No additional services will be provided unless requested and agreed to in writing.

The agreement and exhibits hereto set forth the entire understanding between the parties with respect to the subject matter hereof, supersedes any and all prior understandings, whether written or oral, with respect to the subject matter hereof and may not be altered, modified, changed, amended, or waived in any manner, except in a writing signed by all of the parties hereto.

Thank you for allowing McMahon Associates, Inc. to assist Upper Moreland Township on this project. If you should have any questions, or require further information, please feel free to contact me at 610-594-9995.

We look forward to working closely with you on this project.

Sincerely,



Christopher Seaman, P.E., C.B.S.I
Senior Project Manager

Accepted by Upper Moreland Township

I have reviewed all terms of this contract, and I am authorized to sign in the space below for execution of this contract.

By: _____
(Signature of Authorized Representative)

(Printed Name of Authorized Representative)

Title: _____

Date: _____

Please provide your Accounts Payable contact information:

Name: _____

Phone Number: _____

E-mail Address: _____

McMAHON ASSOCIATES, INC.
STANDARD PROVISIONS FOR PROFESSIONAL SERVICES
2022

SERVICES

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<u>PERSONNEL</u>	<u>HOURLY RATES</u>
Principal/Associate/General Manager/Service Leader	\$195
Senior Project Manager	\$180
Project Manager/Survey Manager	\$160
Senior Project Engineer	\$135
Project Engineer	\$125
Staff Engineer/Survey Party Chief/FAA Certified Drone Pilot	\$100
Technician/Admin/Survey Tech	\$85
Field Personnel/Drone Field Spotter	\$50

TERMS

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9. **Binding Status** – The client and McMahon Associates, Inc. bind themselves, their partners, successors, assigns, heirs, and/or legal representatives to the other party to this Agreement, and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Contract.

Memo

To: Matthew Candland
From: Matthew Hocker
cc: BOC; Vicky Sykes
Date: 3/10/2022
Re: Upper Moreland Library Restrooms

The purpose of this memo is to explore the cost of refreshing and fixture updates to the public bathrooms at The Upper Moreland Public Library.

Current condition of the public restrooms.

The public bathrooms at the Library are original to the construction of the Library in 1996. The bathrooms have remained largely unchanged since. The bathrooms were ADA compliant to the relevant standards at the time of construction, and a review of the facilities by the Upper Moreland Township Codes Department has determined that there are nonconforming issues by current standers. The Codes Department has indicated that, while these items do not meet current requirements, the bathrooms can continue to accommodate persons with disabilities and/or mobility issues. The goal, at this time, is to refresh the bathrooms without making changes that trigger the obligation to bring them into current ADA standards.

The restrooms are showing the wear of use and time including stained grout, loose anchorage of the stall walls, undetailed touch up paint on the stalls, and dated fixtures.

Refreshing of the restrooms.

The requested refreshing and fixture updates include cleaning and sealing the tile floor, repair the stalls anchorage, repainting the stalls and walls, replacing all fixtures with touchless fixtures, installation of hand driers, and the installation of step stools.

Below is a list of the requested changes and their associated costs:

- Cleaning and sealing the tile floor: quoted at \$158
- Painting stalls and walls: quoted at \$1,640
- Replace fixtures with touch free: quoted at \$10,985

- Installation of hand driers: Appropriate hand driers range in price from \$550 to \$800 each, with an estimated install of \$200. The total for both restrooms is approximately \$2,000
- Repairing the stalls: Parts of the stalls need to be re-anchored to the walls. This work is not quoted, but estimated to be \$500.
- Installation of step stools: The installation of step stools is dependent on the review of the Codes Department to determine if their installation generates a non-confirming issue with the open space required at the sinks. The stools, with installation, are estimated at \$1250.

The approximate total cost for the project, as defined, is \$16,533.



PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	3	1	\$2,000.00	\$24.50
Bulk Pick Up	32	32	\$0.00	\$762.00
Trailer	2	1	\$0.00	\$40.00
Plumbing	17	18	\$136,537.64	\$1,569.00
Garage Sale	0	0	\$0.00	\$0.00
Public Works	7	6	\$4,400.00	\$222.40
Building	37	30	\$915,757.10	\$10,990.00
Commercial Zoning Use	2	3	\$0.00	\$225.00
Fire	4	26	\$6,850.00	\$2,025.00
Miscellaneous	2	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	6	0	\$0.00	\$0.00
Well	0	0	\$0.00	\$0.00
Electrical	21	14	\$134,927.51	\$3,588.00
Mechanical	12	8	\$95,561.00	\$1,851.00
Totals:	145	139	\$1,296,033.25	\$21,296.90

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	1	0	\$75.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	5	8	\$975.00
General Contractor	10	5	\$1,125.00
Sign Contractor	0	2	\$150.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	5	4	\$675.00
Totals:	21	19	\$3,000.00

Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	1	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	1	0	\$0.00

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	1	0	\$0.00
Demolition Contractor	1	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	3	0	\$0.00
Sign Contractor	0	0	\$0.00



Commissioners Report

For the period of: 2022-02-01 to 2022-02-28 23:59:59

Date Printed: 03/02/2022

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	1	0	\$0.00
Totals:	6	0	\$0.00

Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	0	0	\$0.00

PERMIT INSPECTIONS

Total Inspections:	73
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LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	1	17	\$850.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	1	6	\$35.00
Totals:	2	23	\$885.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	0	\$0.00
Public Hearing	3	\$1,550.00
Totals:	3	\$1,550.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	0
Misc	3
Exterior Maintenance	2
High Grass	0
Work Without Permit	5
Totals:	10

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	\$0.00
Totals:	0	\$0.00



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2022-02-01 to 2022-02-28 23:59:59

Date Printed: 03/02/2022

OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	\$0.00
Totals:	0	\$0.00

Total Revenue Collected: \$26,731.90



PERMITS

Type	# of Apps. Created	# of Permits Issued	Estm. Cost of Issued	Revenue Collected
Grading	3	2	\$210,000.00	\$59.00
Bulk Pick Up	16	16	\$0.00	\$309.00
Trailer	1	1	\$0.00	\$40.00
Plumbing	9	13	\$130,953.00	\$1,068.50
Garage Sale	0	0	\$0.00	\$0.00
Public Works	3	3	\$3,650.00	\$84.00
Building	20	28	\$1,743,405.24	\$27,906.00
Commercial Zoning Use	3	2	\$0.00	\$150.00
Fire	2	21	\$12,500.00	\$1,999.50
Miscellaneous	0	0	\$0.00	\$0.00
Holding Tank	0	0	\$0.00	\$0.00
Sign	1	1	\$0.00	\$75.00
Well	0	0	\$0.00	\$0.00
Electrical	14	15	\$127,071.00	\$3,517.50
Mechanical	13	12	\$343,835.00	\$7,379.00
Totals:	85	114	\$2,571,414.24	\$42,587.50

CONTRACTORS

Commercial

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	1	\$75.00
Mechanical Contractor	2	2	\$300.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	2	2	\$300.00
General Contractor	13	6	\$1,425.00
Sign Contractor	0	1	\$75.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	2	1	\$225.00
Totals:	19	13	\$2,400.00

Residential

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	0	0	\$0.00

Home Improvement

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	1	0	\$0.00
Sign Contractor	0	0	\$0.00



Commissioners Report

For the period of: 2021-02-01 to 2021-02-28 23:59:59

Date Printed: 03/02/2022

General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	1	0	\$0.00

Uncategorized Subtype

Type	# of New Contractors	# of Renewals	Revenue Collected
Fire Sprinkler Contractor	0	0	\$0.00
Mechanical Contractor	0	0	\$0.00
Demolition Contractor	0	0	\$0.00
House Moving Contractor	0	0	\$0.00
Plumbing Contractor	0	0	\$0.00
General Contractor	0	0	\$0.00
Sign Contractor	0	0	\$0.00
General Contractor - Under \$30,000	0	0	\$0.00
Electrical Contractor	0	0	\$0.00
Totals:	0	0	\$0.00

PERMIT INSPECTIONS

Total Inspections:	56
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LICENSING

Type	# of New Licenses	# of Renewals	Revenue Collected
Home Occupancy Zoning Use	8	19	\$1,350.00
Amusement License	0	0	\$0.00
Sandwich Sign	0	0	\$0.00
Massage	0	0	\$0.00
Billboard	0	0	\$0.00
Recreational Trailer	0	3	\$15.00
Totals:	8	22	\$1,365.00

LAND DEVELOPMENT

Type	# of Apps. Created	Revenue Collected
Zoning Change	0	\$0.00
Conditional Use	0	\$0.00
Subdivision	0	\$0.00
Land Development	1	\$325.00
Public Hearing	4	\$2,650.00
Totals:	5	\$2,975.00

CODE ENFORCEMENT

Type	# of Complaints
Trash and Debris	0
Misc	1
Exterior Maintenance	2
High Grass	0
Work Without Permit	0
Totals:	3

CASHIERING

Type	# of Transactions	Revenue Collected
Total Transactions	0	\$0.00
Totals:	0	\$0.00



Upper Moreland
Township
117 Park Avenue
Willow Grove, PA
19090

Commissioners Report

For the period of: 2021-02-01 to 2021-02-28 23:59:59

Date Printed: 03/02/2022

OPEN RECORDS

Type	# of Requests	Revenue Collected
Public Record Request	0	\$0.00
Totals:	0	\$0.00

Total Revenue Collected: \$49,327.50

To: Public Works Committee

From: David Elsier, Director of Public Works

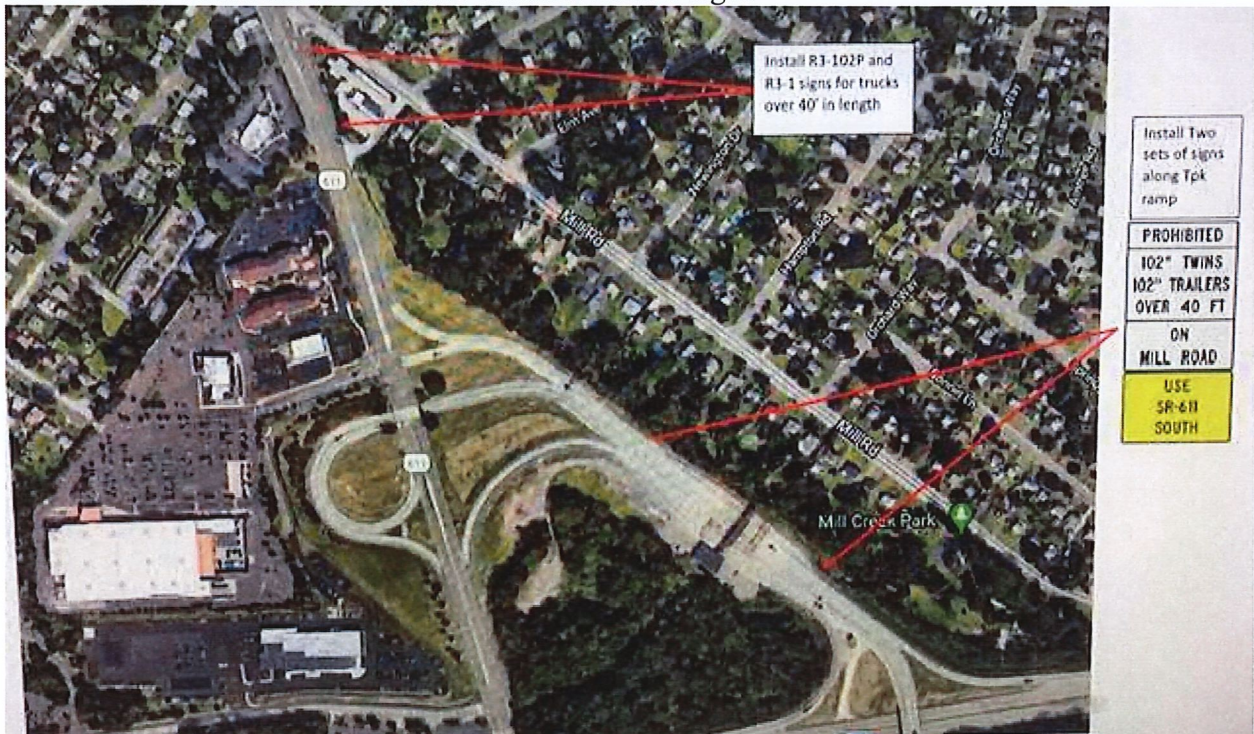
Date February 2022

Re: **UMPW DEPARTMENTAL REPORT**



PUBLIC WORKS DIRECTOR'S NOTES

- Oversaw all day-to-day operations of the Public Works Department
- Repaired potholes throughout the Township.
- Reported street lights that are not working.
- Contacted Penn Dot about pothole concerns on all state roads within the Township.
- Reported traffic and street lights that needed attention.
- Responded to e-mails and phone calls from residents with questions or problems.
- Completed various reports and schedules to help with operations of the Public Works Department.
- Purchased new paver, Voge Super 170-3I from Elliott & Frantz. COSTARS pricing
- Installed 3 Historical Informative and 8 Pedestrian directional signs that were funded with a Wayfinding grant
- Met with the Turn Pike to determine location of new signs



- **Vehicle Maintenance** - Township mechanics maintained all Township vehicles and equipment.
- **Storm Water Maintenance** - Township staff continues to inspect and repair all storm water inlets.

SANITATION DIVISION

February 2022

During the month of February 2022, our Sanitation Division picked up 476 tons of compacted trash.

Since the last report period we had 20 bulk pick-ups. For the same period in 2021 we collected 20 bulk items

We collected 14 tons of yard waste since the last report period. For the same period in 2021, we collected 0 tons of yard waste.

We collected 12 electronic items (E-cycling) since the last report period. For the same period in 2021, we collected 8 electronic items.



**Public Works Department
February 2022**

**Summary of materials handled by Sanitation Division
(in tons)**

Single Stream	160	
Curbside Yard Waste	14	
<hr/>		
Total Recycling Tonnage	174	
Trash Tonnage	476	
Tipping Fee Cost Avoidance	\$9,796	\$58.58
Cost of Single Stream	\$3,275	\$ 31.18
Percent of Waste Recycled	27%	

<u>Materials</u>	<u>Single Stream</u>	<u>Yard Waste</u>	<u>Trash</u>	<u>% Recycled</u>
2022	160	14	476	27%
2021	155	0	447	26%

	2022	2021
Bulk Metal Items	20	2
E-Cycling Items	12	8



PROJECT	WORK PERFORMED LAST PERIOD (February 14 th to March 14 th)	WORK TO BE PERFORMED THIS PERIOD (March 14 th to April 14 th)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none">No work provided this period	<ul style="list-style-type: none">Monitor project status and perform work as necessary.
2. Misc. Consulting Services	<ul style="list-style-type: none">Gateway sign easement at Moreland Road.HOP submission for gateway sign at Easton Road.Bid Specs, Construction Plans, and Easement description for Carson Simpson Streambank project.	<ul style="list-style-type: none">Monitor project status and perform work as necessary.
3. Fair Oaks Basin	<ul style="list-style-type: none">No work performed this period.	<ul style="list-style-type: none">Monitor project status and perform work as necessary.Project is in 18-month maintenance period which is set to end on June 1, 2023.
4. Mason's Mill Park	<ul style="list-style-type: none">No work performed this period.	<ul style="list-style-type: none">Project is in 18-month maintenance period.
5. Library ADA Improvements	<ul style="list-style-type: none">No work performed this period.	<ul style="list-style-type: none">Monitor project status and perform work as necessary.
6. Woodlawn School Demolition	<ul style="list-style-type: none">Pre-bid meeting on 2/22Bids opened on 3/3Project awarded to BRB Construction at 3/7 BOC meeting.	<ul style="list-style-type: none">Coordinate with BRB to get signed contracts, bonds, insurance certs, etc.Anticipate issuing Notice to Proceed on or before March 18th.Monitor project and perform work as necessary.
PRIVATE DEVELOPMENT PROJECTS		
1. Fairhill Commons	<ul style="list-style-type: none">Construction observation	<ul style="list-style-type: none">Monitor project status and perform work as needed
2. 2700 Turnpike Dr. (Acme Box)	<ul style="list-style-type: none">Construction Observation	<ul style="list-style-type: none">Move project into 18-month maintenance period upon request from Applicant.

PROJECT	WORK PERFORMED LAST PERIOD (February 14 th to March 14 th)	WORK TO BE PERFORMED THIS PERIOD (March 14 th to April 14 th)
3. Jaguar Land Rover Dealership	<ul style="list-style-type: none"> No work performed this period. 	<ul style="list-style-type: none"> Monitor project status and perform work as needed.
4. 28 N. York Road	<ul style="list-style-type: none"> Construction observation 	<ul style="list-style-type: none"> Monitor project status and perform work as needed.
5. Federation Housing (432-512 Davisville Road)	<ul style="list-style-type: none"> Construction observation Escrow Release #2 	<ul style="list-style-type: none"> Monitor project status and perform work as needed.
6. 2255 Wyandotte Road	<ul style="list-style-type: none"> No work performed this period. 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
7. 10-170 Park Ave (Federal Realty - Grocery Store & Marshals LD Waiver)	<ul style="list-style-type: none"> Construction observation 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
8. Aqua Parking Lot Expansion (Computer Ave)	<ul style="list-style-type: none"> Construction observation 	<ul style="list-style-type: none"> Move project to 18-month maintenance period upon request from Applicant.
9. Federal Realty – Retail Pad Building (10-170 Park Avenue)	<ul style="list-style-type: none"> Project granted conditional prelim/final LD approval at 3/7 BOC meeting. 	<ul style="list-style-type: none"> Monitor project and perform work as needed.
10. 4205 Maryland Road Appts	<ul style="list-style-type: none"> No work performed this period 	<ul style="list-style-type: none"> Coordinate project closeout and end of maintenance period.
11. Lightbridge Academy	<ul style="list-style-type: none"> No work performed this period 	<ul style="list-style-type: none"> Coordinate project closeout and end of maintenance period.



McCloskey & Faber, P.C.

Landscape Architecture • Land Planning • Graphic Design

Date: March 07, 2022 (prior report dated 3/3/2022)

Subject: Township Landscape Architect's Monthly Status Report

Project: Upper Moreland Township, Montgomery County, PA
M&F Project No. 215

From: James R. Faber, ASLA
Kimberli J. Flanders, ASLA

The following is a summary of our work during the previous month and pending work that we anticipate in the coming months. Developments with no activity for the previous months and/or are not on-going are included in our "Township Landscape Architect – Application Reviews and Field Work Schedule" spreadsheet (unless otherwise directed).

A. Landscape Architectural Plan and Field Reviews:

1. Willow Grove Shopping Center – Marshall's
 - a. General coordination with Project Landscape Architect.
 - b. Prepare and issue 2nd Landscape Plan review on February 24, 2022.
2. Willow Grove Shopping Center – Pad Site – Park Avenue
 - a. Work items performed as a follow up to the February 14, 2022 CDC meeting:
 - General coordination with Township Staff and Township Engineer regarding recommended parking island locations.
 - General coordination with Applicant's Attorney regarding potential landscape related waivers.
 - Receive written landscape review response comments from Applicant's Attorney; Review and provide comments regarding same.

McCloskey & Faber, P.C.

Township Landscape Architect's Monthly Report

March 7, 2022

Page 2

B. Fair Oaks Park – Construction Administration:

1. **PENDING:** Await spring for follow up from December 9, 2021 punch list.

Distribution List (via Email):

Kevin Spearing, Board of Commissioners, Ward 2
Anthony Prousi, Board of Commissioners, Ward 4
Kip McFatridge, Board of Commissioners, Ward 5
Matthew Candland, Township Manager
Vicky Sykes, Executive Assistant to Township Manager
Paul Purtell, Director of Code Enforcement
David Elsier, Director of Public Works
Sean Kilkenny, Esq., Solicitor
Alex Baumler, Kilkenny Law Office
Erik Garton, P.E., Gilmore & Associates
Jim Faber, ASLA, Township Landscape Architect

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egarton@gilmore-assoc.com
jfaber@mcfpc.com

Issue Date: March 7, 2022

UPPER MORELAND TOWNSHIP - TOWNSHIP LANDSCAPE ARCHITECT
APPLICATION REVIEWS AND FIELD WORK SCHEDULE
M&F No. 215

Project Name and Address	Landscape Plan Review/Approval Date	Site Visit and/or Tree Count	Pre - Construction Meeting	Tree Protection Fence Review	Most Recent Landscape Install. Review	Most Recent Escrow Release Review	Insp. to Begin 18-Mth Guarantee Period	End of Guarantee Period		Status
								Date Due	Insp. Letter	
Landscape Plan Reviews in Progress or Not Approved										
1130 Easton Road - Pad site LD 15-28	LPR3 3/9/16	7/23/2015 & 8/4/2015								Development staff meeting: August 18, 2015 [Await revised plan submission (technical plan comments)]
Willow Grove Shopping Center Marshalls	LPR2 02/24/22									[Await plan resubmission]
Willow Grove Shopping Center Pad Site 102-170 Park Avenue	LPR1 12/22/21									Virtual Twp Staff / Consultant meetings 12/13/21 and 12/15/21 Development staff meeting: 12/21/21 [Await plan resubmission]
Landscape Plan Approved - Awaiting Construction										
240 Fitzwatertown Road (Malvern Inst) (Amended Phase II of Willow Crest Manor) LD 16-23	LPR2 6/16/17	5/17/16								Development Staff meeting: 5/20/16; Waiver review memo: 7/7/16; Email review of technical plan comments: 7/5/17 [Await formal response to technical plan comments - reviewed informally]
Project Under Construction - Landscape Installation NOT Approved										
2300 Easton Road - Verizon store LPR3 10/24/2016		9/1/16	12/21/16 KJF	n/a	6/12/19					[Await final request for escrow release associated with landscape installation.]
900 S. York Road - Jaguar Land Rover Waiver of land development	LPR4 8/26/19		9/25/19		Ph 12/4/20 2/19/20 Ph 2 4/8/21 Ph 1&2: 6/16/21	ACTIVE	8/18/21			[Await final request for escrow release associated with landscape installation.]
28 N. York Road - Land Development Martin Harrison	LPR2 01/27/20	11/7/18	9/11/20 KJF		ACTIVE					[Monitor tree protection; Await installation of required landscaping]
3195 Pennypack Road - Grading Permit Plan LPR1 01/27/20		Tree count by Arborist	9/1/20 KJF	9/17/20						[Provide tree replacement input, when requested.]
2700 Turnpike Drive - Acme Corrugated Box LPR4 3/19/20		12/12/18	10/27/20 KJF	11/25/20	ACTIVE					[Await installation of required landscaping - anticipated to be spring of 2022]

Project Name and Address	Landscape Plan Review/Approval Date	Site Visit and/or Tree Count	Pre - Construction Meeting	Tree Protection Fence Review	Most Recent Landscape Install. Review	Most Recent Escrow Release Review	Insp. to Begin 18-Mth Guarantee Period	End of Guarantee Period		Status
								Date Due	Insp. Letter	
Willow Grove Shopping Center - Tenant Fitout Federal Realty	LPR2 4/23/21	10/2/20	3/30/21 KJF		ACTIVE					Review of OPC: 2/22/21 [Await review of planting design in easements by each governing jurisdiction] [Await review of installed landscaping]
2855 Wyandotte Road	LPR3 5/6/2021	1/30/20	6/29/21 KJF	8/17/21 8/25/21	10/21/21 ACTIVE					LS pre-install meeting 8/25/21 [Follow up 10/21/21 site visit]
432-514 Davisville Road Federation Housing	LPR4 4/27/21	10/9/20	8/17/21							Pre-submission meeting: 8/10/20 Development staff meeting: 10/15/20 Fee-in-lieu / Tree deficiency memo: 11/19/20 [Await installation of landscaping anticipated Fall 2022]
2290 Computer Avenue Aqua PA	LPR2 5/25/21	Online photos	9/22/21 KJF	9/22/21	ACTIVE					Development staff meeting: 3/23/21 [LS installation is anticipated for late winter/early spring 2022]
551 N. York Road and 230 Fairhill St. Fairhill Commons	CU Review 11/25/19 LPR5 04/21/21	3/5/2019 Site visit 9/5/19 Tree count	11/5/21 KJF							Phone conference (Conditional Use): 3/26/19 Development staff meeting: 8/28/19 Development pre-submission meeting: 1/30/20 Virtual Development coordination meeting: 5/13/20 [Await installation of landscaping anticipated Spring 2023]
1150 Easton Road - parking expansion Urban Air Administrative Plan review	Memo 8/18/21	5/12/21	11/4/21 KJF		ACTIVE					[Await landscape installation]
Project Under Guarantee - Landscape Installation Approved - in Guarantee Period										
End of Guarantee Inspection Performed - Landscape Issues Remain										
2321 Blair Mill Road (Lightbridge Academy) LD 16-10	LPR3 10/11/16	3/30/16	2/21/19 no M&F rep		7/2/20 plan markup			1/1/22 G&A ltr 8/12/20	11/8/21 punch list	Development staff meeting: 4/22/16 Waiver review memo: 7/7/16 [Await response to review of landscaping associated with end of guarantee - anticipated Spring of 2022]
2901 Blair Mill Road (Blair Mill TH), Willow Crossing LD-06-7 Formerly Sabia Townhouses (Builder: Ed Moser)	10/3/12 Amended plan review	5/1/06	7/15/11		10/30/15 email		12/28/15	6/16/17	5/30/17 email	[Revisit site upon completion of punch list items.]
2440 Maryland Road (Fairfield Inn) Ajesh Patel LD14-2	LPR4 10/17/14	1/16/14	2/17/15	3/19/15	5/27/16	12/4/15		12/1/17 G&A ltr 6/23/16	10/11/17	[Revisit site upon completion of punch list items.]



UPPER MORELAND TOWNSHIP
MONTGOMERY COUNTY

PROJECT STATUS
March 14, 2022

WARMINSTER ROAD BRIDGE RECONSTRUCTION

- Project Bids opened 12/16/21 – Project awarded to Allan A. Myers.
- Utility work to be completed in 2022. Bridge work not anticipated to start till 2023.
- Full reconstruction of bridge along Warminster Road by PennDOT.
- Full road closure is required. Approximate 6 - 8 month closure.
- Pedestrian flashing warning device at Mill Road.

MORELAND AVENUE BRIDGE RECONSTRUCTION

- Full reconstruction of bridge along Moreland Avenue at Hatboro Borough border by County.
- Full road closure is required. Approximate 6 - 8 month closure.

WILLOW GROVE TRAIN STATION RELOCATION

- Meeting held with SEPTA to discuss restarting project. SEPTA programming capital project for 2022-2023 budget.

ROUTE 611 BRIDGE OVER TURNPIKE RAMP

- 2021 DCED MTF grant awarded for Design of Interchange Improvements.
- 2021 PennDOT MTF grant application submitted for construction of ramp widening.

BYBERRY ROAD AND DAVISVILLE ROAD

- PECO Utility relocation work completed end of December 2021
- JDM started construction. Utility relocation work complete. **Sanitary clean-outs installed. JDM scheduled to begin paving in March. Traffic Signal poles anticipated by the end of March.**
- Davisville Road to be paved by PennDOT in Spring 2022.
 - **Township project to pave up to binder. PennDOT project will complete final paving and pavement markings.**
- Awarded Green Light Go Grant for traffic signal improvements at the intersection. Grant Award - \$252,520. Township match - \$63,130. Green Light Go funding restored July 1, 2021.
- Awarded Montgomery County Transportation Program (CTP) funding for \$31,565 to be applied to Green Light Go match requirement. County allowing CTP funding to be utilized for project. – Extension provided to June 2022.
- Awarded PennDOT MTF for right-turn lane on Davisville Road in the amount of \$390,000.

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BLAIR MILL ROAD

- Project for widening along Blair Mill Road at Easton Road to lengthen existing right turn lane to new traffic signal at Gibraltar Road and adding sidewalk along the southern side to connect to existing sidewalk.
- DCED MTF award of \$575,000 for improvements on west side of intersection.
- **PennDOT comments received on HOP Submission. McMahon will address comments. Property owner coordination to begin.**

BLAIR MILL ROAD (HORSHAM PROJECT)

- Project for widening along Blair Mill Road at Commerce Avenue\Witmer Rd and at Easton Road. Project be led by Horsham Township. Michael Baker is the designer.

MARYLAND ROAD BRIDGE

- Bridge culvert deficiencies identified by PennDOT inspections.
- August 2020 memo from Gilmore Associates identified possible remediation options
- McMahon currently evaluating feasibility of relining the existing structure.
- Bridge spans Pennypack Creek Tributary No. 1 and is located in a detailed FEMA Study area. Since it is in a detailed FEMA Study area the 100 year water surface elevations cannot increase (without going through the CLOMAR process).
- **McMahon proposal to perform survey and analysis to determine bridge repairs.**

EASTON ROAD (PA 611) AND MILL ROAD/SYCAMORE ROAD

- McMahon submitted formal request to PennDOT to prohibit large trucks from turning right from NB Easton Road to Mill Road.
- Signing plan and alternate route analysis submitted to PennDOT for review 8/3/2020.
- Meeting with PA Turnpike staff on 10/14/2020.
- Memorandum submitted to PA Turnpike on 1/18/2021 requesting approval of signing plan for Willow Grove Interchange.
- PA Turnpike approved signing plan with modifications on 3/3/2021.
- PA Turnpike provided sample maintenance agreement on 6/9/2021. Revised maintenance agreement signed by Township and submitted to PA Turnpike on 8/25/2021 for final review and approval.
- PA Turnpike has returned draft maintenance agreement with requested revisions which are being reviewed with Township staff.
- Revised draft maintenance agreement sent to PA Turnpike on 11/9/2021 for their review.
- Maintenance agreement and signing comments received from PA Turnpike on 12/3/2021.
- Revised agreement, sign specifications and exhibits submitted to PA Turnpike on 1/6/2022.
- Field meeting held 2/3/22 with Turnpike staff to locate proposed sign locations. Revised agreement sent to Turnpike 2/4/22.
- **Agreement approved by PA Turnpike Commission at 3/1/2022 meeting. Awaiting signature from Attorney General Office for final execution. Turnpike marking out utilities in proposed sign locations.**
- **McMahon coordinating with PennDOT for approval to install signs along Route 611**

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WELSH ROAD ADAPTIVE TRAFFIC SIGNAL SYSTEM

- Joint municipal project between Upper Dublin Township, Horsham Township, Abington Township, Upper Moreland Township to upgrade 17 intersections to adaptive operation. Upper Moreland Township maintains Blair Mill Road and Computer Road intersections.
- Rhythm Engineering INSync System initially selected. Design engineer revised recommendation to the Econolite Adaptive system.
- **Project Schedule – Traffic Signal equipment installed. Traffic Signal System being setup March 2022. System settings to be optimized in the next couple months to develop timing programs.**

2020 ARLE SUBMISSION – YORK AND DAVISVILLE\EASTON SIGNAL UPGRADES

- Submitted 2018 GLG award for York Road Signal upgrades (Signal coordination from Davisville to Easton, rail crossing coordination, addition of pedestrian crossing on western leg of intersection with Davisville Road).
- Grant Request - \$288,750. Township match \$40,000.
- Grant Awarded to Township. Design started.

MONTCO CTP GRANT – MARYLAND AND COMMERCE INTERSECTION IMPROVEMENTS

- Grant Award - \$354,685. Township match \$204,685.
- Topo Survey Completed, design underway.
- Coordination with Jefferson Health property started.
- Anticipated design completion in 2022 with construction in Summer\Fall 2022.

WARMINSTER ROAD SIDEWALK

- Installation of sidewalk along Warminster Road from Greenbelt to Mill.
- Submitted 2021 Montco 2040 grant for construction.
- Grant Request - \$195,500. Township match \$62,500.
- Preliminary design complete for property owner coordination. **Letters sent to property owners.**
- **Montco 2040 submission made 3/1/2022.**

POWER LINE TRAIL

- Installation of Trail along PECO power line from Blair Mill Road to Maryland Road.
- Topographic Survey and Preliminary design Complete.
- TASA Grant Preliminary Submission made August 16, 2021. Preliminary Meeting held 9/8/2021. Final submission made October 15, 2021.
- **Coordination Meeting held with PECO to review trail alignment 3/11/22.**

2020 GREEN LIGHT GO SUBMISSION

- York Road Signal upgrades (Terwood Road to Newington Road) - Addition of video\radar detection, pedestrian countdown timers, and controller upgrades.
- Grant Award - \$147,760. Township match \$36,940.
- Design underway. Submission made to PennDOT 1/25/2022.

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BONNET LANE PARK – PHASE 1 ROADWAY CONNECTIONS AND ACCESSES

- Improvements to provide new road connection from Mill Road to Bonnet Lane, with turning lane on Mill Road. Closure of Bonnet Lane between St. Dunstons and Burnbridge, and installation of parking lot per Bonnet Lane park master plan
- Local Share Account – Statewide grant submission due 3/15/2022

WELSH ROAD AND COMPUTER AVENUE TRAFFIC SIGNAL

- PennDOT contacted Township regarding complaint they received regarding conflicts of pedestrians crossing Computer Avenue and right turning traffic from Welsh Road.
- Through coordination with PennDOT and Township staff the following improvements have been recommended:
 1. Modify the intersection signal phasing for the EB left turn arrow from a leading phase to a lagging phase
 2. Implement a 5-7 second Lead Pedestrian Interval (LPI) for the Computer Avenue Crossing. The traffic signals will remain red during the LPI to allow pedestrians to start crossing. Would only occur when activated by the pedestrian pushbutton
 3. Install continental crosswalks for the Computer Avenue and Welsh Road crossings.
- Items 1 and 2 can be implemented in coordination with the Welsh Road adaptive system setup. There would be no physical changes required.
- Item 3 would need to be completed by the Township. Approximate cost for the pavement marking installation is \$5,000-\$6,500.
- Revisions to the traffic signal permit plan would be required for any of the modifications above. The revisions would be incorporated into the as-built plans being prepared as part of the Welsh Road Adaptive Signal project.

2022 GRANT SCHEDULE

- ARLE Grant – June 2022
- DCED Multimodal Transportation Fund – **Applications period open through July 31, 2022**
- MontCo CTP Grant – Summer 2022
- PennDOT Multimodal Transportation Fund – Fall 2022
- Green Light Go – Fall 2022

EAC March 2022 Report to CDC

We welcome James Morrison as our newest member. He has been volunteering with us for several years.

The brochure on plastics has been completed and approved for display at the township building, library and online.

Faran Savitz of PennEnvironment has been communicating with Matt Candland about scheduling a presentation on the problems with plastics.

The area next to the dog park, near the turnpike, has been approved for reforestation. We will assess the area this spring and discuss plans. Putting in a rain garden to handle the stormwater outlet in Bonnet Lane Park was also discussed.

Plans continue for the Earth Day Fair at Masons Mill Park on Saturday, April 23 from 10-2. Briar Bush Nature Center will again be doing a live animal presentation, there will be a live DJ, several types of electric cars, Audubon Society and Bird Town information, free tree raffles, crafts for kids, activities by the library, and much more.

We are in communication with the elementary school about planting a shade tree with an educational sign on their grounds. The sign would explain the many values of trees and their connection to the water cycle.

We would like to see a water bottle filling fountain at Masons Mill Park.