JOINT BOARDS & COMMISSIONS
WORKSHOP
April 13, 2021
4:00 p.m.

AGENDA

LOCATION: This meeting will be held **virtually**. Any member of the public interested in participating in the meeting should email the Township at tscheivert@upperuwchlan-pa.gov for a link and a password to join in the meeting. To minimize public exposure to COVID-19, the meeting will be conducted via webinar. No attendance in-person will be allowed. If you require special accommodation, please call the Township office at 610-458-9400.

I. Call to Order
   A. Salute to the Flag
   B. Moment of Silence
   C. Inquire if any Attendee plans to audio or video record the Workshop
   D. An Executive Session was held March 15, 2021 re: legal and personnel matters

II. Dewees Minor Subdivision Plan – Introduction

III. Upland Farms ~ barn improvements prime contractor bid results
~ public water/sewer connection contractor – bid results

IV. Boards & Commissions Updates

   A. Board of Supervisors / Township Manager's Report
   B. Emergency Management Planning Commission (Byron Nickerson, EMC, Chair)
   C. Historical Commission (Jordan Staub, Vice-Chair)
   D. Municipal Authority (Bob Watts, Chair; Matt Brown, Administrator)
      1. Additional Land for Disposal
      2. Update on Act 537 Sewage Facilities Plan
      3. Update on Phase III Collection System Improvements (Byers Road, Milford Farms)
   E. Park & Recreation Board (Sushila Subramanian, Chair)
   F. Planning Commission (Sally Winterton, Vice-Chair)
   G. Zoning Hearing Board

V. Disposition of Township property – authorize advertisement

VI. Open Session

VII. Adjournment

UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Gwen Jonik
Township Secretary

RE: Introduction - Dewees Final Minor Subdivision Plan – 363 Byers Road

DATE: April 9, 2021

Jim Dewees plans to attend the April 13, 2021 Joint Boards & Commissions Workshop to introduce to the Board a Minor Subdivision Plan, dividing an 11+ acre parcel into 2 Lots: a 1+ acre parcel containing the existing house (to be sold) and a 10+ acre agricultural parcel to remain as-is with no plans for improvement or development.

Gilmore & Associates, ARRO, and the County and Township Planning Commissions have reviewed the Plan. The Township Planning Commission, at their March 11, 2021 meeting, recommended approval of the Plan and granting the requested waivers conditioned on the Applicant complying with all comments in Gilmore's March 8, 2021 letter.

The Board will be asked to grant Final Minor Subdivision Approval at your April 19, 2021 meeting.

Attachments:

- Subdivision Plan dated January 29, 2021 and revised March 10, 2021
- Gilmore & Assoc. letter dated April 5, 2021
- Beideman Associates letter dated March 10, 2021
- Draft Motion of Approval

UPPER UWCHLAN TOWNSHIP
D R A F T MOTION OF THE BOARD OF SUPERVISORS
GRANTING FINAL MINOR SUBDIVISION PLAN APPROVAL
JAMES C. DEWEES AND REBECCA JANE DEWEES
363 BYERS ROAD

The Board of Supervisors of Upper Uwchlan Township at their April 19, 2021 meeting hereby grants **Final Minor Subdivision Approval** of a plan titled "Plan of Subdivision James C. Dewees and Rebecca Jane Dewees", prepared by Beideman Associates, dated January 29, 2021, last revised March 10, 2021 (the "Final Plan") subject to the following conditions of approval:

1. The Final Plan shall be revised to comply with Gilmore & Associates, Inc. review letter dated April 5, 2021.

2. Applicant shall prepare a driveway easement over Lot 2 for the benefit of Lot 1 for use of a shared driveway depicted on the Final Plan. Such easement shall be approved by the Township Solicitor and recorded contemporaneously with the Final Plan. Plan Note C shall be revised to require this easement agreement to be recorded with the Final Plan.

3. Applicant shall prepare an easement for the replacement septic field for the septic system on Lot 1 in the location depicted on Lot 2 on the Final Plan. Such easement agreement shall be approved by the Township Solicitor and recorded contemporaneously with the Final Plan. Plan Note D shall be revised to require this easement agreement to be recorded with the Final Plan.

4. Due to the limited scope of the subdivision proposed on the Final Plan, the Board grants waivers from the following sections of the Township's Subdivision and Land Development Ordinance: § 162-9.B(1)(h), §162-9.B(2)(d)[1], §162-9.B(2)(d)[2] and §162-9.B(2)(d)[3] to not require a site analysis, conservation plan or impact plan.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 5, 2021

File No. 21-02051T

Mr. Tony Scheivert
Upper Uwchlan Township Manager
140 Pottstown Pike
Chester Springs, PA 19425

Reference: Dewees Subdivision
Final Minor Subdivision Application
Upper Uwchlan Township, Chester County, PA

Dear Tony:

Gilmore & Associates, Inc. (G&A) is in receipt of the following documents:

- Plan set consisting of four (4) sheets titled "Plan of Subdivision James C. Dewees and Rebecca Jane Dewees" prepared by Beideman Associates, dated January 29, 2021, last revised March 10, 2021.

- Legal Descriptions for Proposed Lots 1 and 2, both dated March 10, 2021

G&A, have completed our second review of the above referenced Final Minor Subdivision Application for compliance with the applicable sections of the Township's Zoning Ordinance and Subdivision and Land Development Ordinance, and wish to submit the following comments for your consideration.

I. OVERVIEW

The site contains an existing single-family dwelling, and several outbuildings located on 11.31 acres on Byers Road (S.R. 1022) near its intersection with Township Line Road. The property is located within the R-3 Residential District.

The Applicant is proposing to create a 2 lot subdivision with the first lot being 1.271 acres in size and the second being 10.04 acres. Lot 1 is already improved with the existing residence and outbuildings. Lot 2 is unimproved and no land

development is proposed with this application. The site is located in Zone A, as delineated by FEMA. There are also wetlands present on the property.

II. REVIEW COMMENTS

We have reviewed the revised submission and find that all of our outstanding comments have been satisfactorily addressed. The sole remaining matter is the need for a waiver from SALDO Sections 162-9.B(1)(h), 162-9.B(2)(d)[1], 162-9.B(2)(d)[2], and 162-9.B(2)(d)[3] which requires all subdivision / land development applications to provide a site analysis, conservation plan and impact plan. The Planning Commission recommended the granting of this waiver and due to the limited scope of this project, we are in support of it as well.

Therefore, we would recommend **Final Minor Subdivision Plan Approval** be considered at this time contingent upon the granting of the above referenced waiver, as well as any concerns of the Board of Supervisors being adequately addressed.

If you have any questions, please do not hesitate to contact me.

Sincerely,

David N. Leh

David N. Leh, P.E.
Municipal Services Manager
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Board of Supervisors
Kristin Camp, Esq. – BBM&M LLP (via email only)
David Schlott, P.E, ARRO Consulting, Inc. (Via e-mail only)
David A Beideman, PLS, Beideman Associates (Via e-mail only)
James C. Dewees, Applicant (Via e-mail only)

BEIDEMAN ASSOCIATES
10 Rosemary Lane, Suite 100
Glenmoore, PA 19343
610-310-4111 www.PaLandSurveyor.com

March 10, 2021

Mr. Tony Scheivert
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

VIA Email (Gwen Jonik)

Re: Dewees Subdivision
Final Minor Subdivision Application
Upper Uwchlan Township, Chester County, PA
RESPONSE TO GILMORE & ASSOCIATES, INC. LETTER OF MARCH 8, 2021

Dear Mr. Scheivert,

I am in receipt of a letter prepared by Gilmore & Associates, Inc., dated March 8, 2021, the subject of which is the engineering review of the Dewees Subdivision with an original plan date of January 29, 2021.

I have revised the Dewees Subdivision Plans to address the comments raised in the Gilmore letter. The revised plans have the original plan date of January 29, 2021 and a revision date of March 10, 2021. The plan set consists of four sheets. A pdf file of the sheets are submitted via email to the township along with this letter. In addition to the four sheet set, an additional redline mark up is included of Sheet 1, the record plan sheet, showing the revisions in red, or outlined in red, with the number of the comment being addressed, with Z-1 addressing Zoning Comment 1 and S-1 addressing SALDO Comment 1, and so forth.

The revisions are described as follows, with the numbering describing the revisions corresponding to the numbering of the comments in the Gilmore letter:

<u>Zoning Ordinance Review</u>

1. <u>Section 200-67.A.(3)</u> - The zoning table has been amended to include the correct rear yard agricultural building setback of 100 feet. The plan view has been revised to show the rear yard setback on Lot 2 at 100 feet.

Subdivision & Land Development Ordinance Review

1. Sections 162.-7.A(1)(e) – Note E. of the Site Plan Notes has been added to indicate that Proposed Lots 1 and 2 shall be restricted against further subdivision into building lots.
2. Sections 162-9.B(1)(h), 162-9.B(2)(d)[1], 162-9.B(2)(d)[2], and 162-9.B(2)(d)[3] – A waiver request has been added to the waiver table. The waiver requests relief from the requirements to provide a Site Analysis Plan, Conservation Plan, and Impact Plan, since no improvements are proposed.
3. Section 162-9.B(2)(b)[10] – The cartway dimension of Byers Road has been added to the plan. The driveway intersections within 100 feet to the east and west of the property have been added to the plan. All known utilities within 100 feet of the property were shown on the plan. No additional utilities have been added to the plan.
4. Section 162-9.B(2)(b)[16] – The distances of the existing structures from the lot lines have been added to the plan.
5. Section 162-9.C(2)(a)[1] – Legal descriptions and closure calculations have been prepared and pdf files are submitted herewith. No changes to the plan have been made with respect to this comment.
6. Section 162-47.A(1) – The plan has been amended with symbols and notes at the perimeter property corners to indicate concrete monuments are to be set. A waiver request for relief from placing concrete monuments was shown in the waiver request table on the original plan. The waiver request has been removed from the revised plan.

Please contact me with any questions.

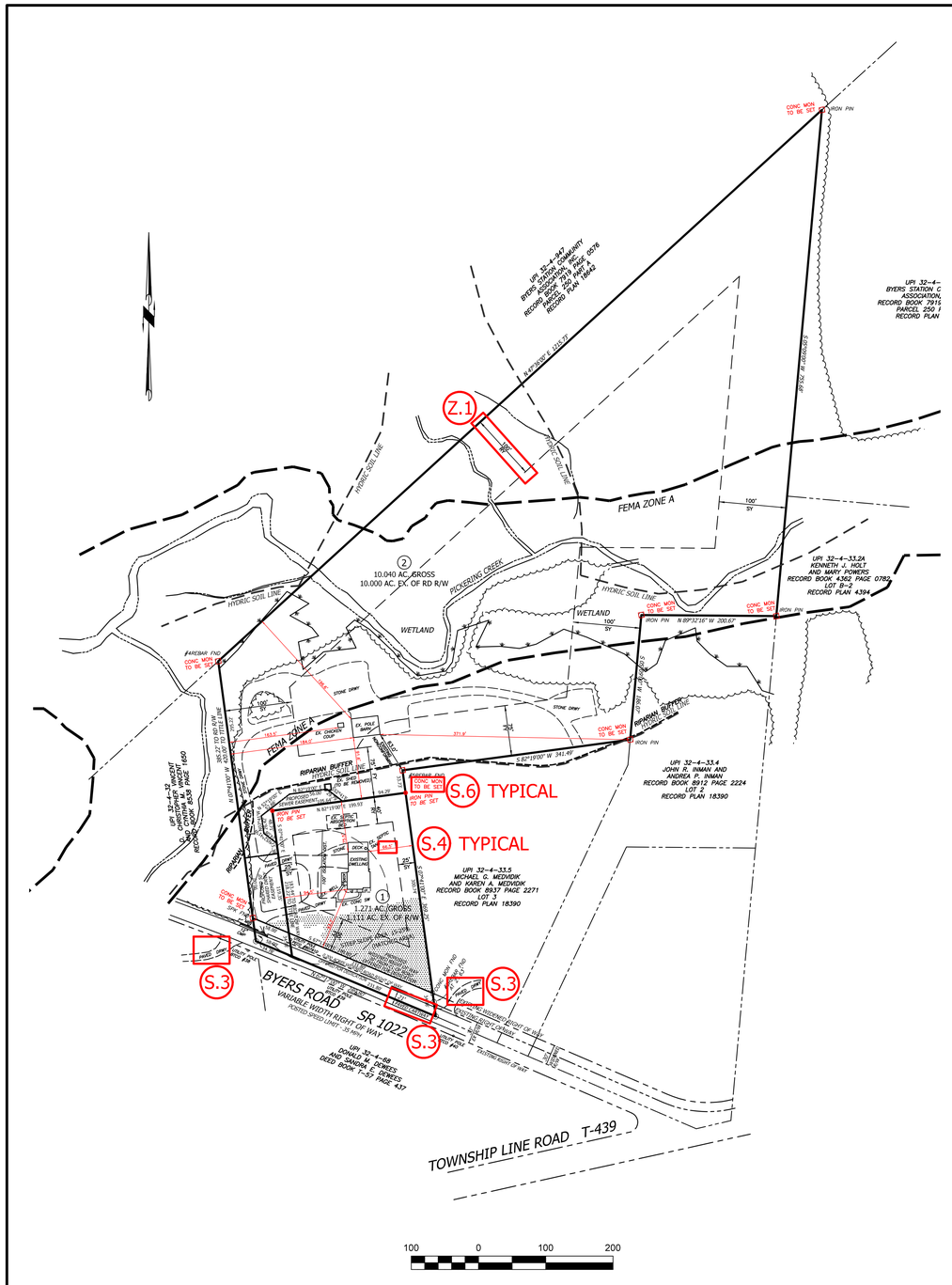
Sincerely,
BEIDEMAN ASSOCIATES

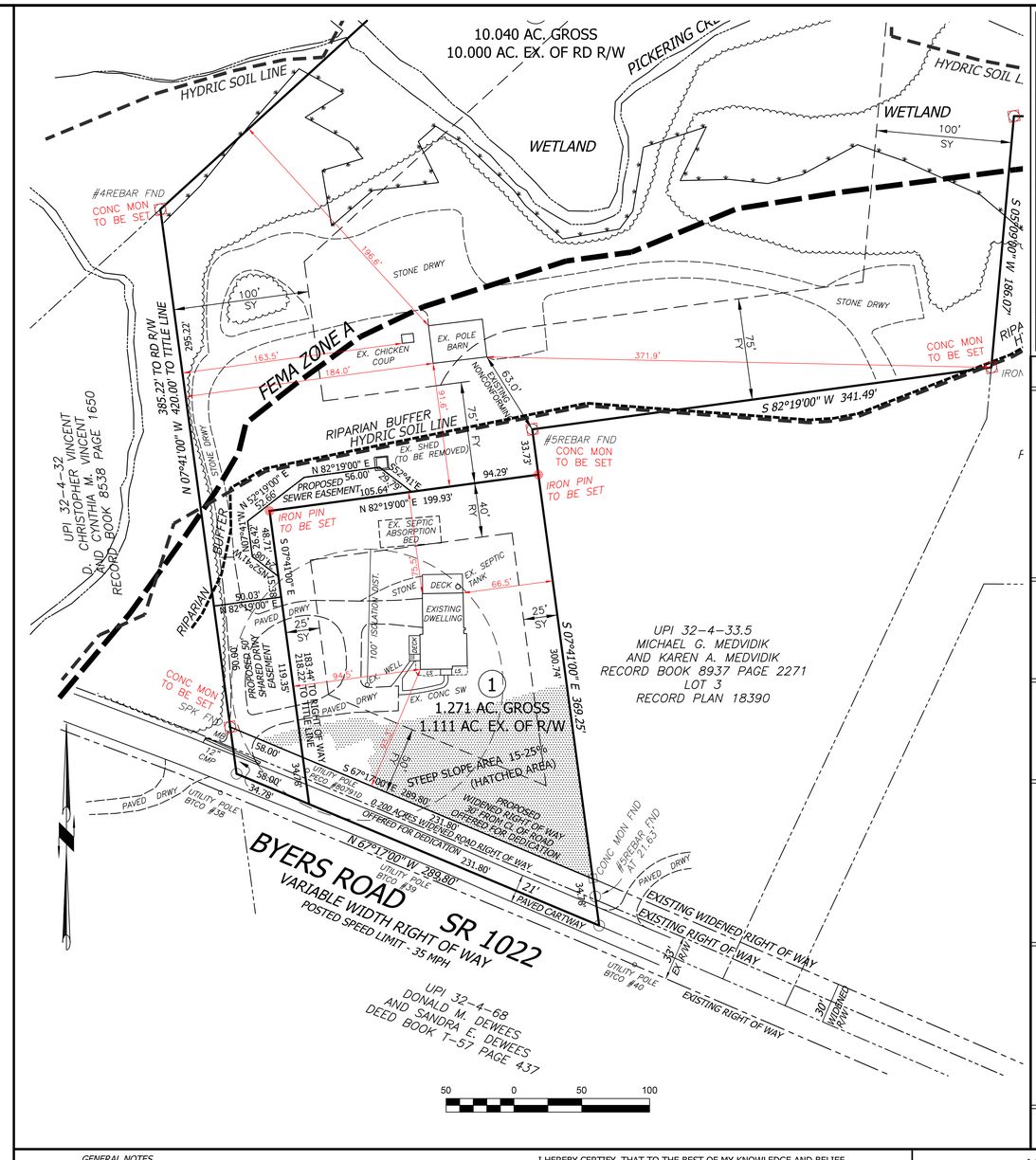
David A. Beideman

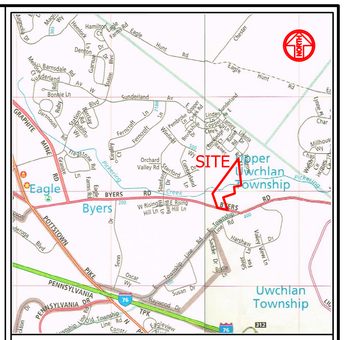
David A. Beideman, PLS

CC: James C. Dewees
Gilmore & Associates, David Leh, PE

ENCLOSURES







LOCATION MAP
SCALE 1"=2000'

APPROVED THIS _____ DAY OF _____ , 20 _____ BY THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA:

CHAIRMAN

MEMBER

MEMBER

REVIEWED THIS _____ DAY OF _____ , 20 _____ BY THE PLANNING COMMISSION OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA:

REVIEWED THIS _____ DAY OF _____ , 20 _____ BY THE TOWNSHIP ENGINEER OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA:

THIS PLAN WAS REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION ON:

DATE: _____

CCPC FILE NUMBER: _____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA

AT (TIME): _____

DATE: _____

IN PLAN FILE: _____

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS:

GIVEN THE SIMPLE MINOR SUBDIVISION PROPOSAL AND THE SIZE OF THE PROPERTY, THE APPLICANT REQUESTS WAIVER FROM THE FOLLOWING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS:

1. SECTIONS 162-9.B(1)(h), 162-9.B(2)(d)[1], 162-9.B(2)(d)[2], AND 162-9.B(2)(d)[3] - RELIEF FROM PROVIDING A SITE ANALYSIS PLAN, CONSERVATION PLAN AND IMPACT PLAN, SINCE NO IMPROVEMENTS ARE PROPOSED.

S.2

ZONING: R-3 RESIDENTIAL	REQUIRED	PROVIDED LOT 1 SINGLE FAMILY	PROVIDED LOT 2 AGRICULTURAL
LOT AREA - SINGLE FAMILY	30,000 SF	48,402 SF	
LOT SIZE - AGRICULTURAL	10 ACRES		10.040 ACRES
LOT WIDTH AT BUILDING LINE	100 FEET	231.8 FEET	604.5 FEET
FRONT YARD - SINGLE FAMILY	50 FEET	93.3 FEET	
FRONT YARD - AGRICULTURE	75 FEET		63 FEET EX. NONCONFORMING
SIDE YARD - SINGLE FAMILY	25 FEET	66.5 FEET	
SIDE YARD - AGRICULTURAL	100 FEET		163.5 FEET
REAR YARD - SINGLE FAMILY	40 FEET	75.5 FEET	
REAR YARD - AGRICULTURAL	100 FEET		196.6 FEET
BUILDING COVERAGE	25% MAX	3.7%	0.2%
IMPERVIOUS COVERAGE	40% MAX	12.9%	6.0%
BUILDING HEIGHT - SINGLE FAMILY	35 FEET	<35 FEET	
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Z.1

SITE PLAN NOTES

A. THE PURPOSE OF THIS PLAN IS A MINOR SUBDIVISION TO CREATE A RESIDENTIAL LOT, LOT NUMBER 1, SURROUNDING THE EXISTING SINGLE FAMILY DWELLING, AND TO LEAVE A REMAINING AREA, LOT NUMBER 2, FOR AGRICULTURAL PURPOSES.

B. LOT 2 IS PROPOSED AS A NON-BUILDING LOT FOR AGRICULTURAL PURPOSES. LOT 2 SHALL NOT BE USED FOR RESIDENTIAL USE UNLESS ALL NECESSARY ZONING, LAND DEVELOPMENT, AND SANITATION APPROVALS ARE RECEIVED FROM THE TOWNSHIP AND APPLICABLE REGULATORY AGENCIES. THIS SHALL INCLUDE SEWAGE PLANNING APPROVALS FOR DISPOSAL OF SEWAGE.

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D. A SEWER EASEMENT FOR A FUTURE SEWER REPLACEMENT SYSTEM FOR LOT 1 IS PROPOSED OVER LOT 2. A SEWER EASEMENT AGREEMENT SHALL BE RECORDED AT THE TIME OF SALE OF LOT 1.

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S.1

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1. APPLICANT AND OWNER:
JAMES C. DEWEES
AND REBECCA JANE DEWEES
365 BYERS ROAD
CHESTER SPRINGS, PA 19425

PROPERTY DATA
PARCEL ID: UPI 32-4-33.1
ADDRESS: 363 BYERS ROAD
CHESTER SPRINGS, PA 19425
DEED REF.: DB T-47 G 113 & RB 7396 PG 58
AREA: 11.311 ACRES GROSS

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_____
DAVID A. BEIDEMAN, PA PLS #SU-32017-E

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CHESTER SS

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SIGNATURE OF OWNER: _____

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SWORN TO AND SUBSCRIBED BEFORE ME

THIS _____ DAY OF _____ , 20 _____

_____ MY COMMISSION EXPIRES:

UPI NUMBER 32-4-33.1

50/100 0 50/100 100/200

GRAPHIC SCALE IN FEET

REV. NO.	DATE	DESCRIPTION
1	3/10/21	PER TWP ENGINEERS LETTER OF 3/08/21

SUBDIVISION RECORD PLAN

PLAN OF SUBDIVISION
for
JAMES C. DEWEES AND REBECCA JANE DEWEES

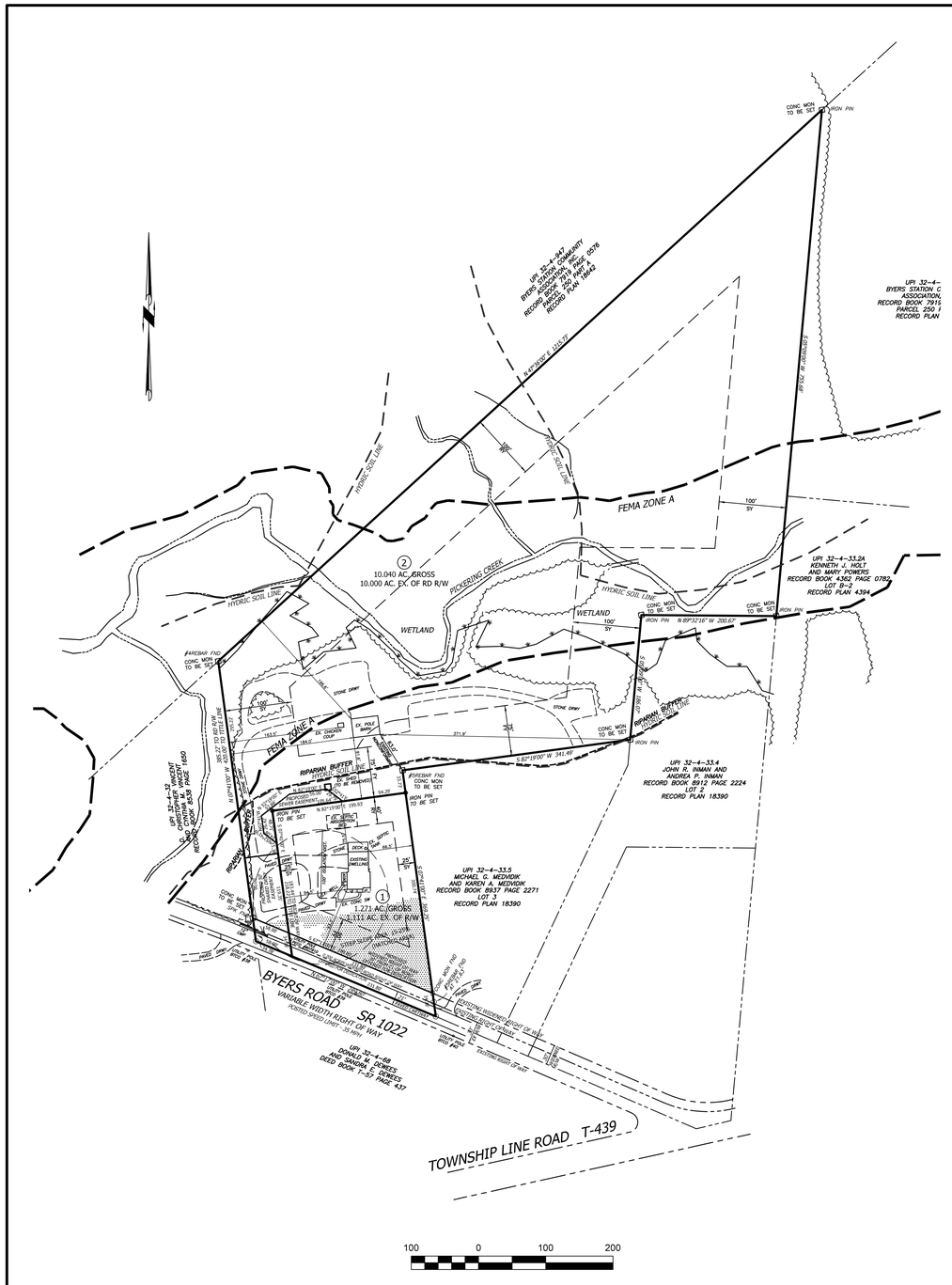
UPPER UWCHLAN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

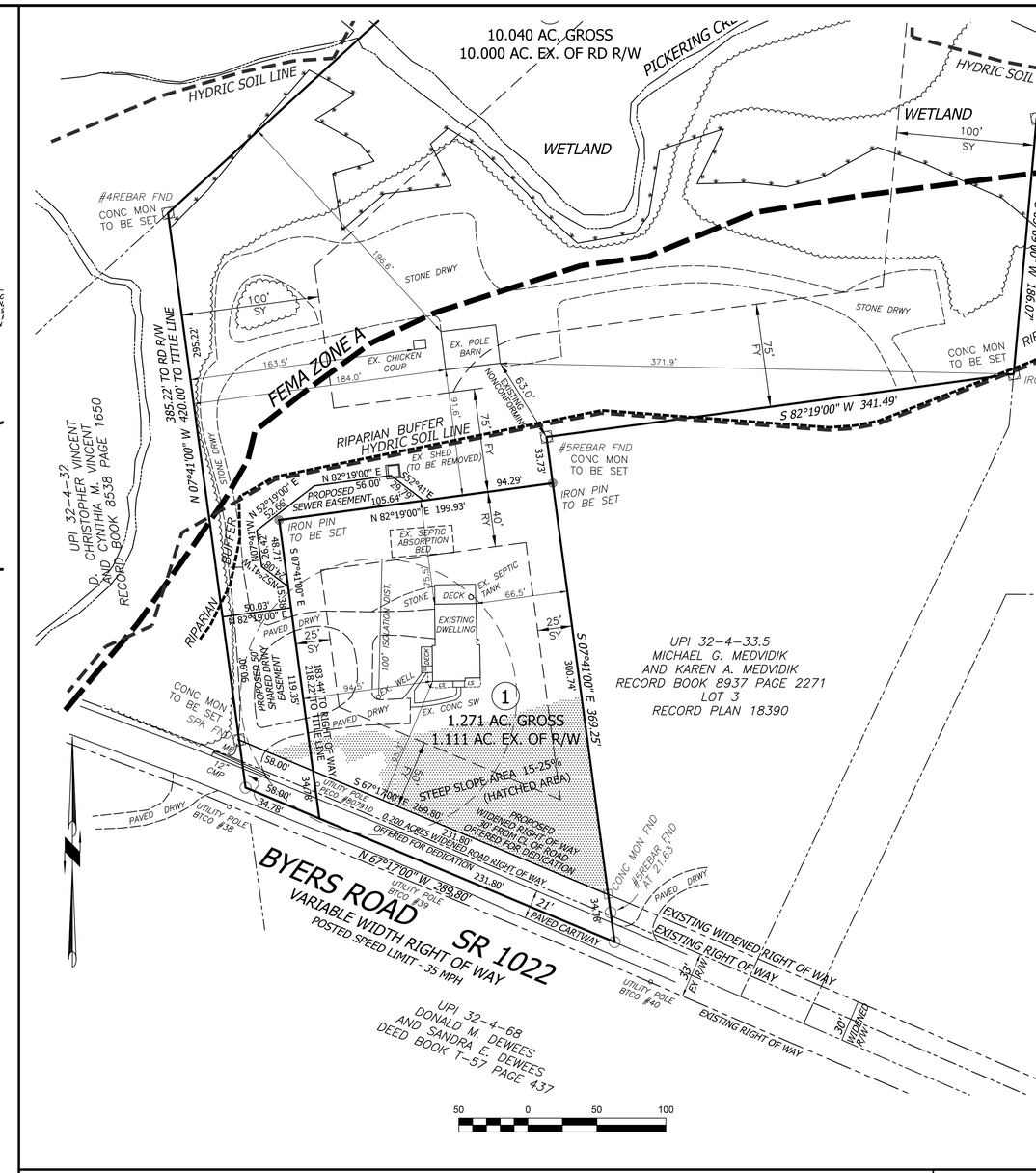
BEIDEMAN ASSOCIATES
10 ROSEMARY LANE
GLEN MOORE, PA 19343
610-310-4111

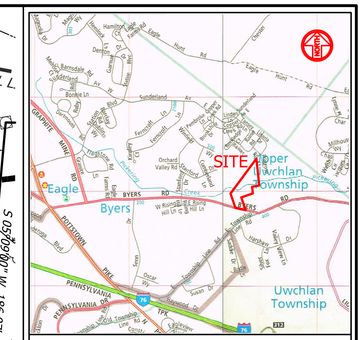
CLIENT: JAMES C. DEWEES AND REBECCA JANE DEWEES 365 BYERS ROAD CHESTER SPRINGS, PA 19425

SHEET 1 OF 4#

DRAWN BY: DAB	CHECKED BY: DAB	SURVEY REF/FB: DC-4273	PROJECT NO.: 4273
DWG FILE: 4273\DWG\4273 DEWEES SUBD		SCALE: AS SHOWN	DATE: JAN 29, 2021







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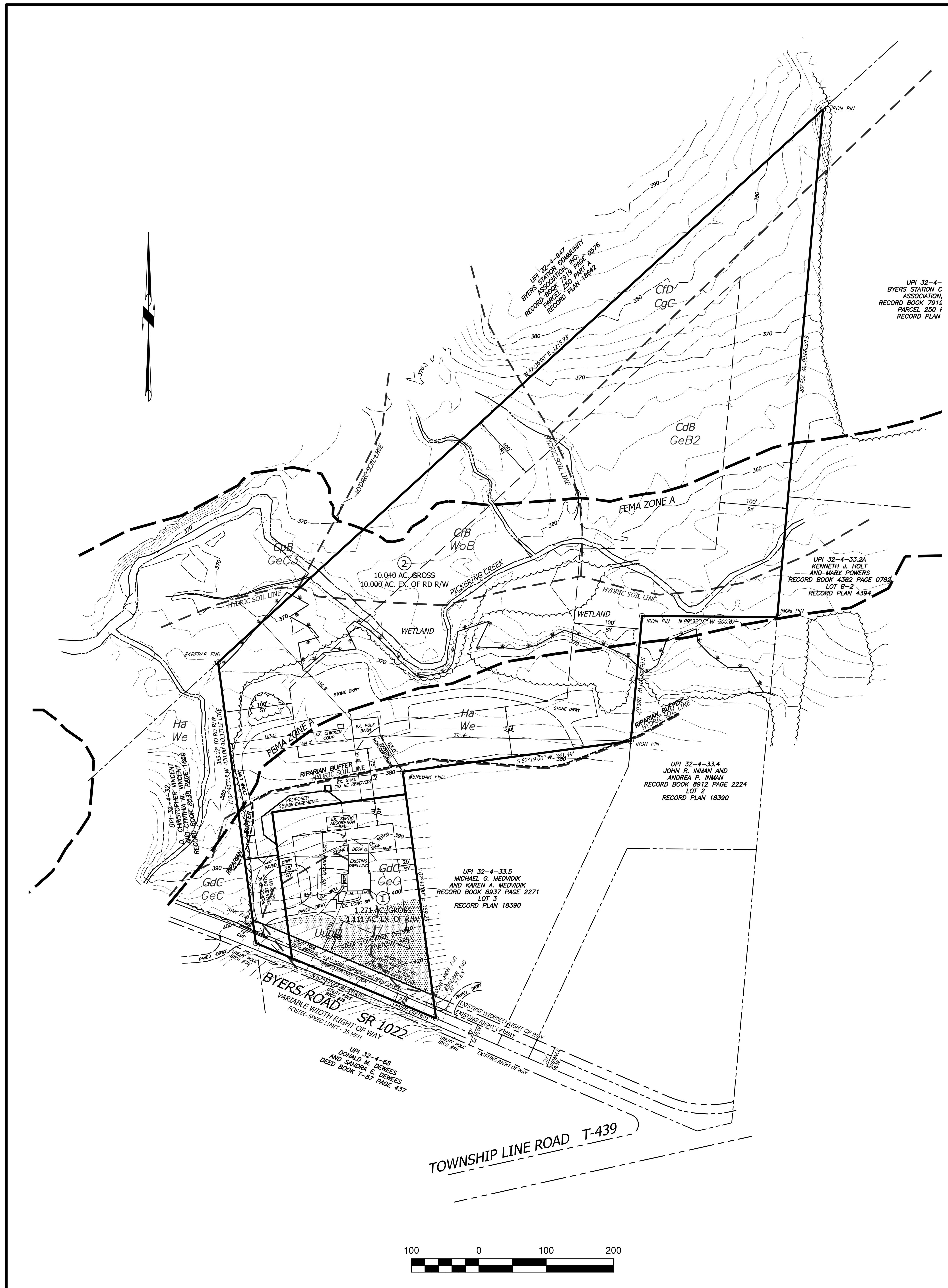
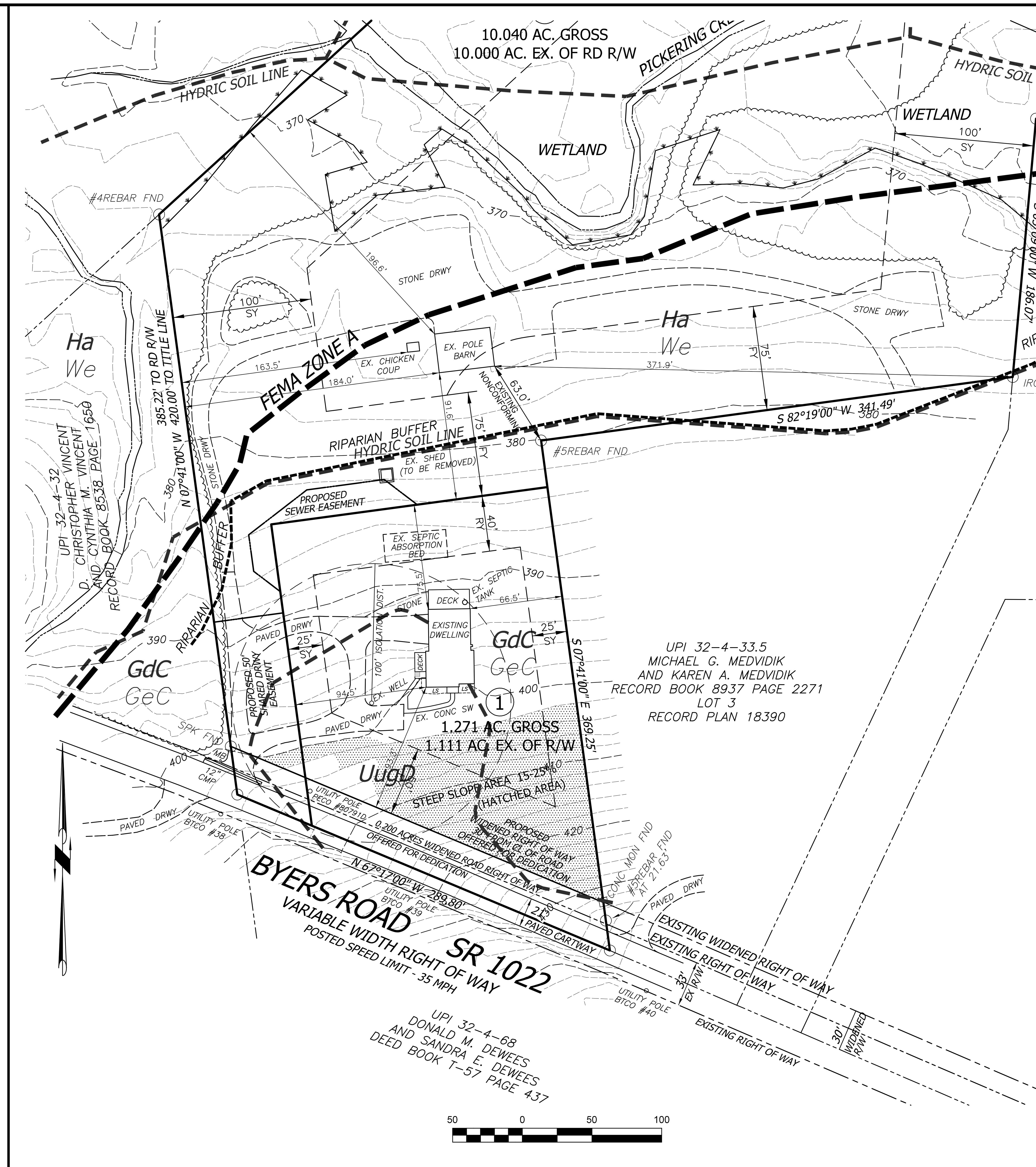
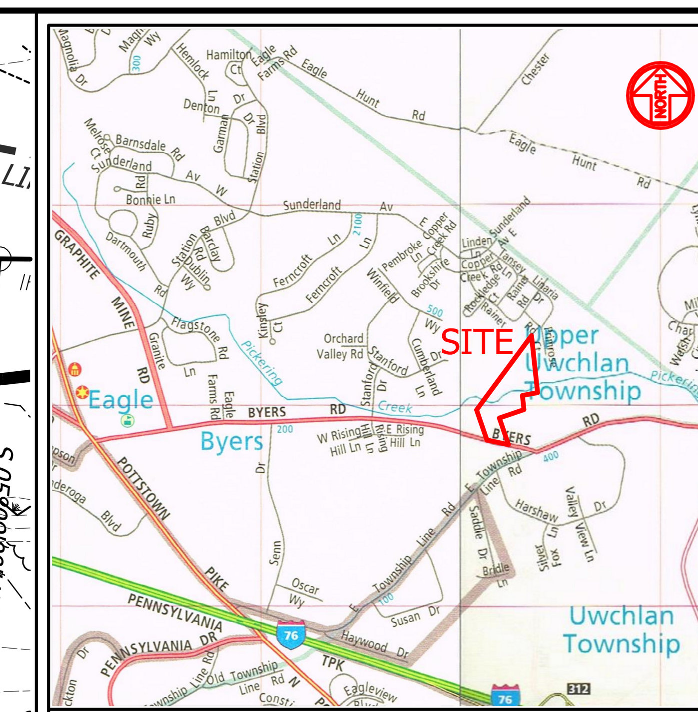
CLIENT: JAMES C. DEWEES AND REBECCA JANE DEWEES 365 BYERS ROAD CHESTER SPRINGS, PA 19425

SHEET 1 OF 4#

DRAWN BY: DAB	CHECKED BY: DAB	SURVEY REF/FB: DC-4273	PROJECT NO.: 4273
DWG FILE: 4273\DWG\4273 DEWEES SUBD		SCALE: AS SHOWN	DATE: JAN 29, 2021







LOCATION MAP
SCALE 1"=2000'

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CHAIRMAN

MEMBER

MEMBER

REVIEWED THIS _________ DAY OF ________________ , 20 ______ BY THE PLANNING COMMISSION OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA:

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AT (TIME): ______________

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GIVEN THE SIMPLE MINOR SUBDIVISION PROPOSAL AND THE SIZE OF THE PROPERTY, THE APPLICANT REQUESTS WAIVER FROM THE FOLLOWING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS:

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CHESTER SPRINGS, PA 19425

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DEED REF.: DB T-47 G 113 & RB 7396 PG 58
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UPI NUMBER 32-4-33.1

50/100 0 50/100 100/200

GRAPHIC SCALE IN FEET

REV. NO.	DATE	DESCRIPTION
1	3/10/21	PER TWP ENGINEERS LETTER OF 3/08/21

SUBDIVISION PLAN

PLAN OF SUBDIVISION
for
JAMES C. DEWEES AND REBECCA JANE DEWEES

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

BEIDEMAN ASSOCIATES
10 ROSEMARY LANE
GLEN MOORE, PA 19343
610-310-4111

CLIENT: JAMES C. DEWEES AND REBECCA JANE DEWEES, 365 BYERS ROAD, CHESTER SPRINGS, PA 19520

SHEET 2 OF 4

DRAWN BY: DAB | CHECKED BY: DAB | SURVEY REF/FB: DC-4273 | PROJECT NO.: 4273
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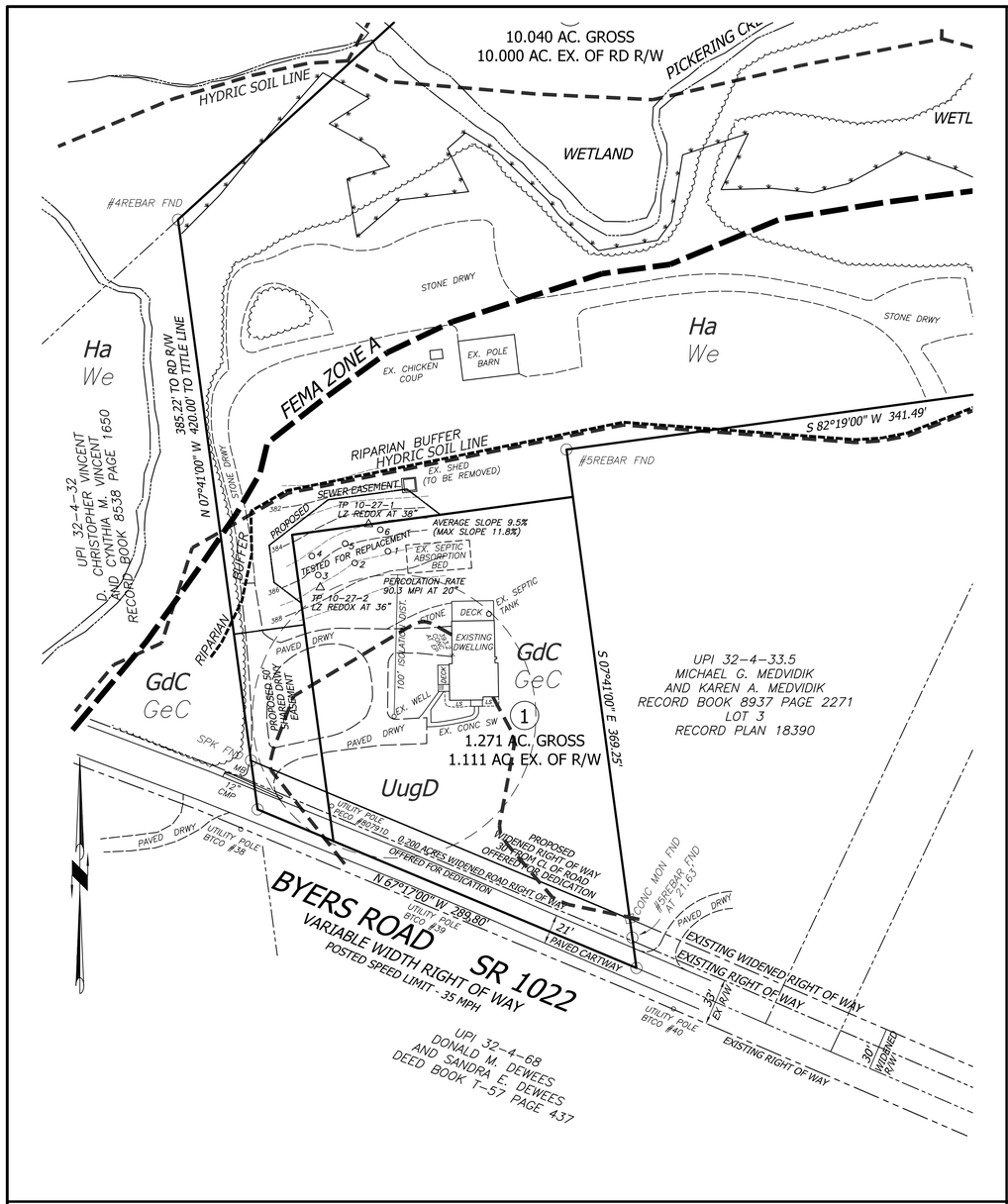
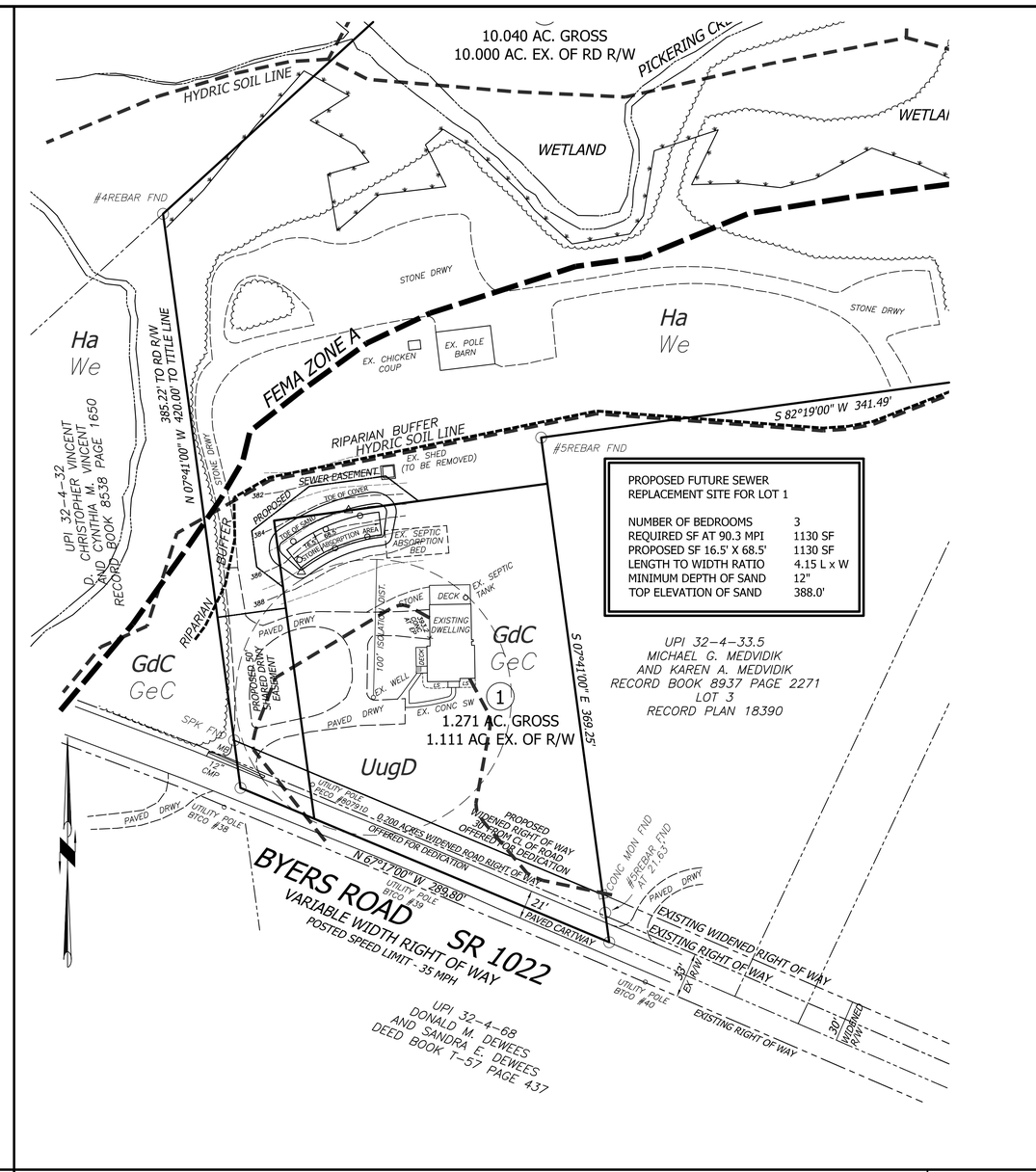
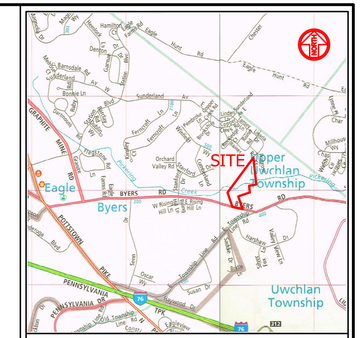




PROPOSED FUTURE SEWER
REPLACEMENT SITE FOR LOT 1

NUMBER OF BEDROOMS	3
REQUIRED SF AT 90.3 MPI	1130 SF
PROPOSED SF 16.5' X 68.5'	1130 SF
LENGTH TO WIDTH RATIO	4.15 L x W
MINIMUM DEPTH OF SAND	12"
TOP ELEVATION OF SAND	388.0'



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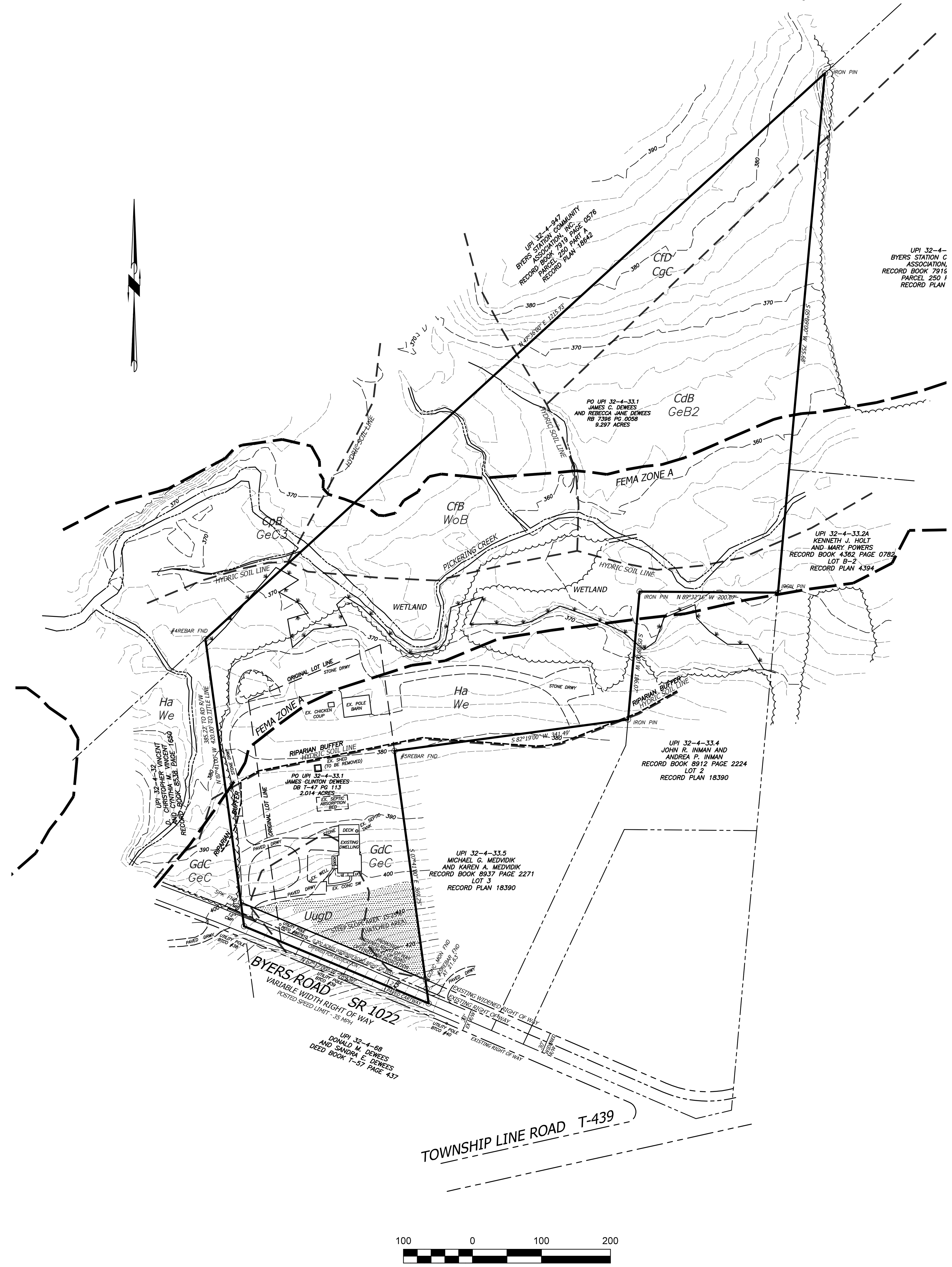

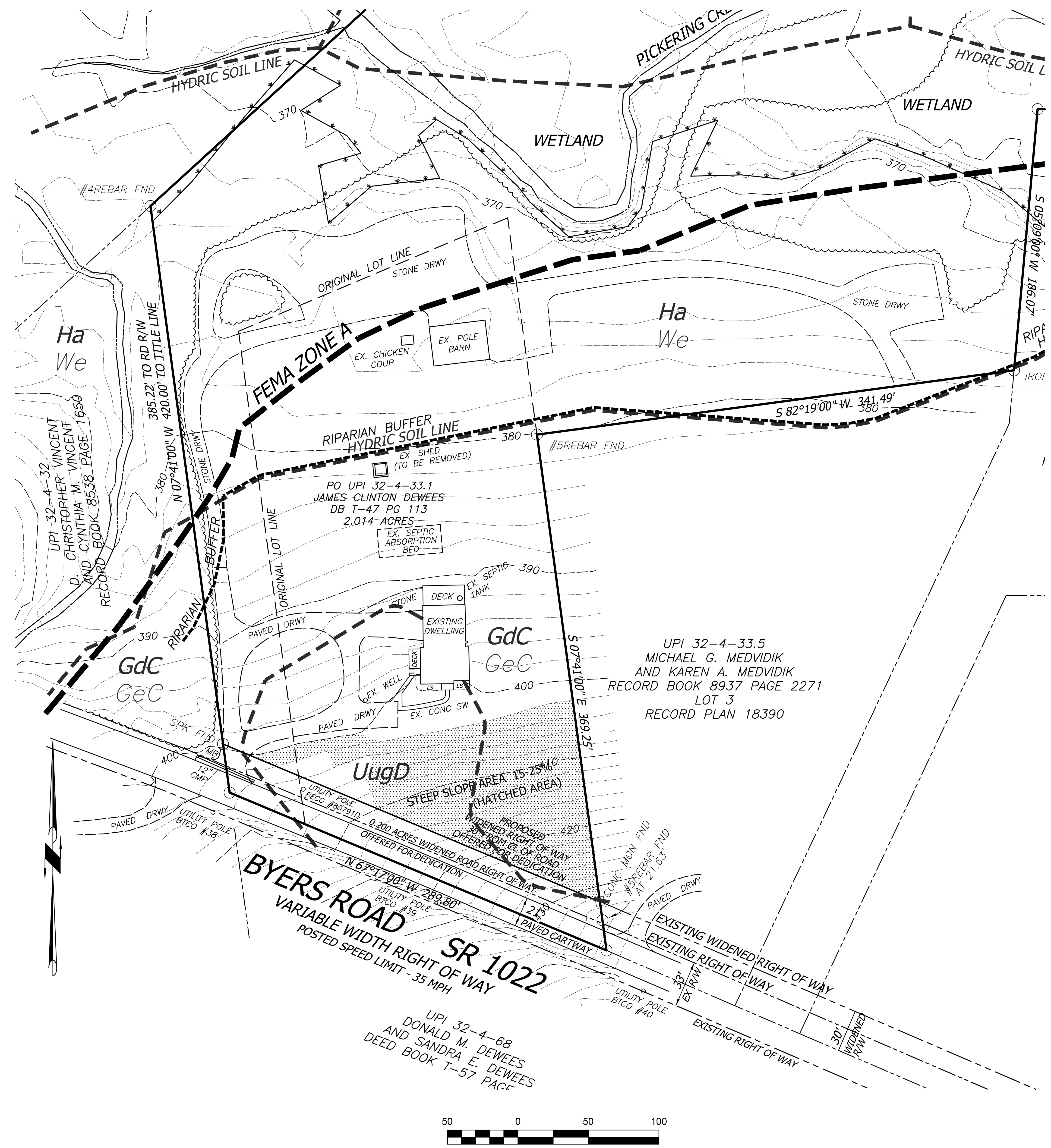

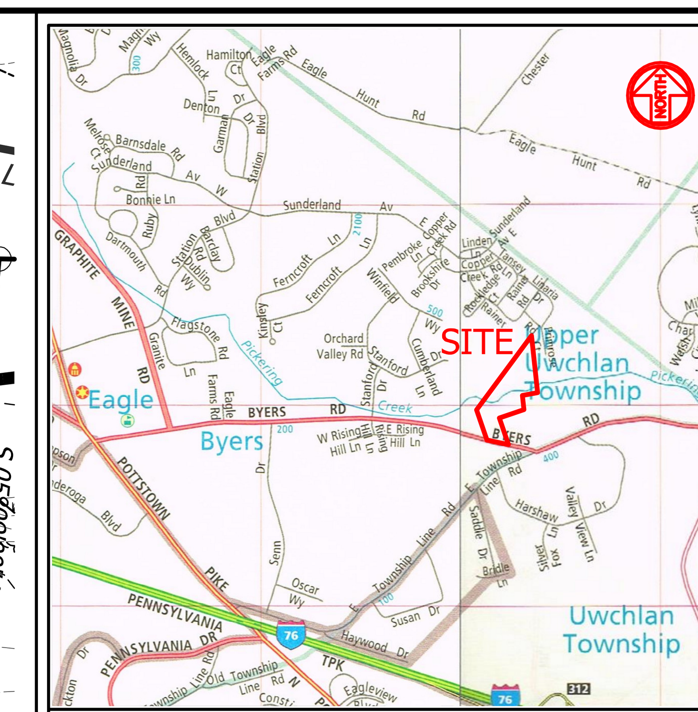

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GRAPHIC SCALE IN FEET

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EXISTING CONDITIONS

PLAN OF SUBDIVISION
for
JAMES C. DEWEES AND REBECCA JANE DEWEES

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

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SHEET 4 OF 4

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UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Tony Scheivert
Township Manager

RE: Upland Farms Barn Renovations

DATE: April 9, 2021

==========

Bids for the renovations of the Upland Farms Barn were received on February 24, 2021. On the 24th we did not receive any bids for the plumbing or fire suppression contracts. The two contracts were re-advertised on March 9th for a March 30th bid opening. At the second bid opening we received two bids for the plumbing contract and two for the fire suppression. Below is a table outlining the bids received, low bids are highlighted in yellow. Main components of the work included in the bids are, lower level floor, lower level renovations, lower-level bathrooms, handicapped accessible entrance, new entrance doors, sprinkler system, new water and sanitary lines, masonry work on the exterior and a new electrical system. Bids have been reviewed and verified as being complete by Boyle Construction.

Bidder	GC	Electrical	Plumbing	Mechanical	Fire Suppression
Uhrig Construction	$966,000				
West Chester Mechanical			$172,300	$48,950	
Hirschberg Mechanical			$178,600		$91,000
Electri-Tech		$190,700			
RG Hoffman Electric		$246,000			
Anchor Fire Protection					$77,400

As part of the project, water and sewer lines need to run from Route 100 to the barn. Arro Consulting (Township Municipal Authority Engineer) assisted in the preparations of the bids and bidding. Three bids were received for this part of the project on April 1st. Below is a table outlining the water and sewer bids. The low bid is highlighted in yellow. Bids have been reviewed and verified by Arro Consulting.

Bidder	Bid Amount
Fidelity Contracting	$230,010
Eagle Contracting	$243,582
Ron Smith, Inc	$246,796.95

ALTERNATES

There were numerous alternates as part of the bid. The alternates are listed below with costs:

1. Scenic Porch: $71,725
2. Concrete Patio: $19,000
3. Interior Insulation: $62,000
4. Unisex Bathroom: $22,855
5. Kitchen, closet, storage, etc. $218,195
6. New metal roof: $94,000
7. Lower-Level East Office: $112,780

TOTAL: $600,555.00

After discussion with Boyle, it is my recommendation that the Board of Supervisors select alternates #3, #4 and #6. This will provide a uni-sex bathroom on the first floor of the barn and make the building weather tight and allow for more energy efficient heating of the first floor. The total for the three recommended alternates is $178,855.

SOFT COSTS

Additional costs that are also associated with this project are the project management fee from Boyle at a cost of $169,600 and architectural fees that could reach $35,750 from Archer and Buchanan.

FUNDING ALLOCATION

Total for the items included in the bid, the sewer project and the recommended alternates and soft costs is $2,069,555.00. Total without alternates is $1,890,710. In the 2021 budget there is $1,000,000 in the capital fund for the project and $282,577.47 left in the bond issue for the project. With all projects that were budgeted for the 2021 Capital fund there is a fund balance of $506,788.74 that could be used towards this project. The Township will be receiving its first stimulus payment in June as part of the American Recovery Plan. As of now these funds ($1,168,916) must be used for water or sewer projects. I would recommend that we take $230,000 from the $584,458 UUT will receive in 2021. Table below outlines where funds for the project can be found.

Budget Line	**Amount: $2,069,565**
Capital Fund	$1,556,977.53
2019 Bond Issue	$282,577.47
American Recovery Plan Funds	$230,000.00
Township Fund Balance to fund capital fund	$50,188.79**

** - This assumes all capital fund projects are at or under budget and brings capital fund balance to $0.

AWARD RECOMMENDATION

In summary, it is my recommendation for the BOS to award the contracts (low bidders highlighted above) with the additions of alternates # 3, 4 and 6 at a total amount of $1,634,205.00.

Upper Uwchlan Township
Upland Farms - House Renovation Project

Financing the Project

Cost per bids received		1,455,350.00	
Additional items:			
Boyle - mgmt fee		169,600.00	
Archer Buchanon		35,750.00	
Interior insulation		62,000.00	
Unisex bathroom		22,855.00	Without Boyle & AB:
New metal roof		94,000.00	
		1,839,555.00	1,634,205.00
Sewer work		230,000.00	
Total cost		**2,069,555.00**	

Cash available

Upland Farms included in 2021 Budget		1,000,000.00
Balance in bond proceeds cash account		282,577.47
Expected PPE funds - allowed for sewer work		230,000.00
		1,512,577.47
Shortfall		**556,977.53**

Sources of Cash

Capital Fund cash balance - 3/31/2021		1,165,179.74
Turf Field cash account		400,000.00
Planned transfers for 2021		1,000,000.00
		2,565,179.74

Uses of Cash

Capital budget for 2021		2,113,806.00
(includes $1 mil for Upland)		
Costs already incurred		
Parks - scag mower	11,467.00	
PW building generator	18,051.00	
Dynapac compactor	4,897.00	
	34,415.00	(34,415.00)
Change in expected cost - generator		(21,000.00)
		2,058,391.00
Excess cash in 2021 Capital Budget		**506,788.74** **

** This assumes that every project included in the Budget does not go over budget and no other items are paid from the Capital Fund

Shortfall	556,977.53
Use from Capital Fund	(506,788.74)
Minimum amount needed from General Fund	**50,188.79**

Construction Management

Boyle

Boyle Construction, Inc
1209 Hausman Road, Suite B
Allentown, PA 18104

www.boyleconstruction.com

tel 484-223-0726
fax 484-223-0767

April 5, 2021

Mr. Tony Scheivert
Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Upland Farms Barn Renovation
Recommendation of Award Letter
General Construction Contract
BCI Project #2010 151

Dear Tony,

Per your request, we have carefully reviewed the one (1) bid received for the General Construction Contract for the above-referenced project. See attached Bid Tab. We have also attached the copy of the lowest responsible bid submitted.

The following was submitted by Uhrig Construction, Inc. for the Upland Farm Barn Renovation Project General Construction Contract. The bid documents should be reviewed and approved by the Township Solicitor to determine if they are acceptable.

- Bid Proposal Form
- Bid Bond
- Consent of Surety & Power of Attorney
- Non-Discrimination Clause
- Contractor's Qualifications Statement
- Public Works Employment Verification Form

Boyle Construction, Inc. has reviewed all of the above information and submitted bid documents. All documents appear to be complete and in compliance with the invitation to bid and the bid documents.

Upon Approval by the Township, we will request the below additional information from Electri-Tech, Inc. through a letter of intent.

- Schedule of Values (SOV)
- Subcontractor List containing the names of all subcontractors it will use for the project, their addresses and description of work each listed subcontractor will perform
- Waiver of Liens

Pending approval of the Township of the bid package submission materials, and subject to the review and approval of the materials to be submitted by Electri-Tech, Inc. (identified directly above), we recommend the Township consider an award of Electrical Contract as follows:

Total Base Bid	$190,700.00

Add Alternates to the Base Bid for your consideration:

➢ Add Alternate #1 – Scenic Porch	$2,200.00
➢ Add Alternate #2 – Concrete Patio	$0.00
➢ Add Alternate #3 – Interior Roof Insulation	$0.00
➢ Add Alternate #4 – Unisex Restroom	$4,250.00
➢ Add Alternate #5 – Kitchen, Table Storage, Janitor Closet, Dumbwaiter	$43,700.00
➢ Add Alternate #6 – New Metal Roof	$0.00
➢ Add Alternate #7 – NOT USED	$0.00
➢ Add Alternate #8 – Lower-Level East Office Area	$15,200.00
Total Base Bid plus all Alternates:	**$256,050.00**

Total Base Bid above includes a $20,000.00 Owner Contingency Allowance

If you have any questions or would like to meet to further discuss this matter, please do not hesitate to contact us.

Regards,

Tony M. Ganguzza, P.E.
Vice President of Professional Services

cc: Archer & Buchanan Architects
Christian Donovan, Boyle Construction, Inc. (via email)
File

Attachments: Electri-Tech, Inc. - Bid Documents
Copy EC Bid Tab

Construction Management

Boyle

Boyle Construction, Inc
1209 Hausman Road, Suite B
Allentown, PA 18104

www.boyleconstruction.com

tel 484-223-0726
fax 484-223-0767

April 5, 2021

Mr. Tony Scheivert
Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Upland Farms Barn Renovation
Recommendation of Award Letter
Plumbing Contract
BCI Project #2010 151

Dear Tony,

Per your request, we have carefully reviewed the two (2) bids received for the Plumbing Contract for the above-referenced project. See attached Bid Tab. We have also attached the copy of the lowest responsible bid submitted.

The following was submitted by West Chester Mechanical Contractors, Inc. for the Upland Farm Barn Renovation Project Plumbing Contract. The bid documents should be reviewed and approved by the Township Solicitor to determine if they are acceptable.

- Bid Proposal Form
- Bid Bond
- Consent of Surety & Power of Attorney
- Non-Discrimination Clause
- Contractor's Qualifications Statement
- Public Works Employment Verification Form

Boyle Construction, Inc. has reviewed all of the above information and submitted bid documents. All documents appear to be complete and in compliance with the invitation to bid and the bid documents.

Upon Approval by the Township, we will request the below additional information from West Chester Mechanical Contractors, Inc. through a letter of intent.

- Schedule of Values (SOV)
- Subcontractor List containing the names of all subcontractors it will use for the project, their addresses and description of work each listed subcontractor will perform
- Waiver of Liens

Pending approval of the Township of the bid package submission materials, and subject to the review and approval of the materials to be submitted by West Chester Mechanical Contractors, Inc. (identified directly above), we recommend the Township consider an award of Plumbing Contract as follows:

Total Base Bid	$172,300.00
Add Alternates to the Base Bid for your consideration:	
➢ Add Alternate #1 – Scenic Porch	$0.00
➢ Add Alternate #2 – Concrete Patio	$0.00
➢ Add Alternate #3 – Interior Roof Insulation	$0.00
➢ Add Alternate #4 – Unisex Restroom	$8,600.00
➢ Add Alternate #5 – Kitchen, Table Storage, Janitor Closet, Dumbwaiter	$20,950.00
➢ Add Alternate #6 – New Metal Roof	$0.00
➢ Add Alternate #7 – NOT USED	$0.00
➢ Add Alternate #8 – Lower-Level East Office Area	$21,400.00
Total Base Bid plus all Alternates:	**$223,250.00**

Total Base Bid above includes a $20,000.00 Owner Contingency Allowance

If you have any questions or would like to meet to further discuss this matter, please do not hesitate to contact us.

Regards,

Tony M. Ganguzza, P.E.
Vice President of Professional Services

cc: Archer & Buchanan Architects
Christian Donovan, Boyle Construction, Inc. (via email)
File

Attachments: West Chester Mechanical Contractors, Inc. - Bid Documents
Copy PC Bid Tab

Construction Management

Boyle

Boyle Construction, Inc
1209 Hausman Road, Suite B
Allentown, PA 18104

www.boyleconstruction.com

tel 484-223-0726
fax 484-223-0767

April 5, 2021

Mr. Tony Scheivert
Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Upland Farms Barn Renovation
Recommendation of Award Letter
Electrical Contract
BCI Project #2010 151

Dear Tony,

Per your request, we have carefully reviewed the two (2) bids received for the Electrical Contract for the above-referenced project. See attached Bid Tab. We have also attached the copy of the lowest responsible bid submitted.

The following was submitted by Electri-Tech, Inc. for the Upland Farm Barn Renovation Project Electrical Contract. The bid documents should be reviewed and approved by the Township Solicitor to determine if they are acceptable.

- Bid Proposal Form
- Bid Bond
- Consent of Surety & Power of Attorney
- Non-Discrimination Clause
- Contractor's Qualifications Statement
- Public Works Employment Verification Form

Boyle Construction, Inc. has reviewed all of the above information and submitted bid documents. All documents appear to be complete and in compliance with the invitation to bid and the bid documents.

Upon Approval by the Township, we will request the below additional information from Uhrig Construction, Inc. through a letter of intent.

- Schedule of Values (SOV)
- Subcontractor List containing the names of all subcontractors it will use for the project, their addresses and description of work each listed subcontractor will perform
- Waiver of Liens

Pending approval of the Township of the bid package submission materials, and subject to the review and approval of the materials to be submitted by Uhrig Construction, Inc. (identified directly above), we recommend the Township consider an award of General Construction Contract as follows:

Total Base Bid	$966,000.00
Add Alternates to the Base Bid for your consideration:	
➢ Add Alternate #1 – Scenic Porch	$64,000.00
➢ Add Alternate #2 – Concrete Patio	$19,000.00
➢ Add Alternate #3 – Interior Roof Insulation	$62,000.00
➢ Add Alternate #4 – Unisex Restroom	$7,000.00
➢ Add Alternate #5 – Kitchen, Table Storage, Janitor Closet, Dumbwaiter	$149,000.00
➢ Add Alternate #6 – New Metal Roof	$94,000.00
➢ Add Alternate #7 – NOT USED	$0
➢ Add Alternate #8 – Lower-Level East Office Area	$28,000.00
Total Base Bid plus all Alternates:	**$1,389,000.00**

Total Base Bid above includes a $50,000.00 Owner Contingency Allowance

If you have any questions or would like to meet to further discuss this matter, please do not hesitate to contact us.

Regards,

Tony M. Ganguzza, P.E.
Vice President of Professional Services

cc: Archer & Buchanan Architects
Christian Donovan, Boyle Construction, Inc. (via email)
File

Attachments: Uhrig Construction, Inc. - Bid Documents
Copy GC Bid Tab

Construction Management

Boyle

Boyle Construction, Inc
1209 Hausman Road, Suite B
Allentown, PA 18104

www.boyleconstruction.com

tel 484-223-0726
fax 484-223-0767

April 5, 2021

Mr. Tony Scheivert
Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Upland Farms Barn Renovation
Recommendation of Award Letter
Mechanical Contract
BCI Project #2010 151

Dear Tony,

Per your request, we have carefully reviewed the one (1) bid received for the Mechanical Contract for the above-referenced project. See attached Bid Tab. We have also attached the copy of the lowest responsible bid submitted.

The following was submitted by West Chester Mechanical Contractors, Inc. for the Upland Farm Barn Renovation Project Mechanical Contract. The bid documents should be reviewed and approved by the Township Solicitor to determine if they are acceptable.

- Bid Proposal Form
- Bid Bond
- Consent of Surety & Power of Attorney
- Non-Discrimination Clause
- Contractor's Qualifications Statement
- Public Works Employment Verification Form

Boyle Construction, Inc. has reviewed all of the above information and submitted bid documents. All documents appear to be complete and in compliance with the invitation to bid and the bid documents.

Upon Approval by the Township, we will request the below additional information from West Chester Mechanical Contractors, Inc. through a letter of intent.

- Schedule of Values (SOV)
- Subcontractor List containing the names of all subcontractors it will use for the project, their addresses and description of work each listed subcontractor will perform
- Waiver of Liens

Pending approval of the Township of the bid package submission materials, and subject to the review and approval of the materials to be submitted by West Chester Mechanical Contractors, Inc. (identified directly above), we recommend the Township consider an award of Mechanical Contract as follows:

Total Base Bid	$48,950.00
Add Alternates to the Base Bid for your consideration:	
➢ Add Alternate #1 – Scenic Porch	$0.00
➢ Add Alternate #2 – Concrete Patio	$0.00
➢ Add Alternate #3 – Interior Roof Insulation	$0.00
➢ Add Alternate #4 – Unisex Restroom	$2,475.00
➢ Add Alternate #5 – Kitchen, Table Storage, Janitor Closet, Dumbwaiter	$0.00
➢ Add Alternate #6 – New Metal Roof	$0.00
➢ Add Alternate #7 – NOT USED	$0.00
➢ Add Alternate #8 – Lower-Level East Office Area	$45,650.00
Total Base Bid plus all Alternates:	**$97,075.00**

Total Base Bid above includes a $20,000.00 Owner Contingency Allowance

If you have any questions or would like to meet to further discuss this matter, please do not hesitate to contact us.

Regards,

Tony M. Ganguzza, P.E.
Vice President of Professional Services

cc: Archer & Buchanan Architects
Christian Donovan, Boyle Construction, Inc. (via email)
File

Attachments: West Chester Mechanical Contractors, Inc. - Bid Documents
Copy MC Bid Tab

Construction Management

Boyle

Boyle Construction, Inc
1209 Hausman Road, Suite B
Allentown, PA 18104

www.boyleconstruction.com

tel 484-223-0726
fax 484-223-0767

April 5, 2021

Mr. Tony Scheivert
Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Upland Farms Barn Renovation
Recommendation of Award Letter
Fire Protection Contract
BCI Project #2010 151

Dear Tony,

Per your request, we have carefully reviewed the two (2) bids received for the Fire Protection Contract for the above-referenced project. See attached Bid Tab. We have also attached the copy of the lowest responsible bid submitted.

The following was submitted by Anchor Fire Protection Co., Inc. for the Upland Farm Barn Renovation Project Fire Protection Contract. The bid documents should be reviewed and approved by the Township Solicitor to determine if they are acceptable.

- Bid Proposal Form
- Bid Bond
- Consent of Surety & Power of Attorney
- Non-Discrimination Clause
- Contractor's Qualifications Statement
- Public Works Employment Verification Form

Boyle Construction, Inc. has reviewed all of the above information and submitted bid documents. All documents appear to be complete and in compliance with the invitation to bid and the bid documents.

Upon Approval by the Township, we will request the below additional information from Anchor Fire Protection Co., Inc. through a letter of intent.

- Schedule of Values (SOV)
- Subcontractor List containing the names of all subcontractors it will use for the project, their addresses and description of work each listed subcontractor will perform
- Waiver of Liens

Pending approval of the Township of the bid package submission materials, and subject to the review and approval of the materials to be submitted by Anchor Fire Protection Co., Inc. (identified directly above), we recommend the Township consider an award of Fire Protection Contract as follows:

Total Base Bid	$77,400.00

Add Alternates to the Base Bid for your consideration:

➢ Add Alternate #1 – Scenic Porch	$5,525.00
➢ Add Alternate #2 – Concrete Patio	$0.00
➢ Add Alternate #3 – Interior Roof Insulation	$0.00
➢ Add Alternate #4 – Unisex Restroom	$530.00
➢ Add Alternate #5 – Kitchen, Table Storage, Janitor Closet, Dumbwaiter	$4,545.00
➢ Add Alternate #6 – New Metal Roof	$0.00
➢ Add Alternate #7 – NOT USED	$0.00
➢ Add Alternate #8 – Lower-Level East Office Area	$2,530.00
Total Base Bid plus all Alternates:	**$90,530.00**

Total Base Bid above includes a $5,000.00 Owner Contingency Allowance

If you have any questions or would like to meet to further discuss this matter, please do not hesitate to contact us.

Regards,

Tony M. Ganguzza, P.E.
Vice President of Professional Services

cc: Archer & Buchanan Architects
Christian Donovan, Boyle Construction, Inc. (via email)
File

Attachments: Anchor Fire Protection, Co., Inc. - Bid Documents
Copy FP Bid Tab

Corporate Headquarters
108 West Airport Road
Lititz, PA 17543
T 717.569.7021
www.arroconsulting.com

April 8, 2021

Tony Scheivert, Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

RE: Upland Farms Barn Renovation Sanitary Sewer and Water Connection
ARRO # 10270.75

Dear Mr. Scheivert,

ARRO Consulting, Inc. has reviewed the Bidding Documents for the above-referenced project for compliance with the Bidding Requirements.

We recommend the Contract be awarded to the lowest qualified bidder, Fidelity Contracting LLC, for the initial Contract Price of $ 230,010.00, which includes an Allowance Item (Bid Item 13). Performance of work and payment for Allowance Item during construction will require prior written authorization by Owner or Engineer.

Award of the Contract is subject to the Bidder submitting all of the documents listed in the Instructions to Bidders and Owner prior to award of a Contract.

Attached is a copy of the PennBid bid tabulation for your use.

Sincerely,

David M. Schlott, Jr. /ely

David M. Schlott, Jr., P.E.
Senior Project Manager

DMS:ely

Attachment

c: Gwen Jonik, Township Secretary – Upper Uwchlan Township

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Upper Uwchlan Township
Upland Farms Barn Renovation Sanitary Sewer and Water Connection
Bid Tabulation
ARRO No. 10270.75

Reference Number	Description	Type	UOM	Quantity	Fidelity Contracting LLC	Eagle Contracting Inc.	Ron Smith Inc.
Bid Price Ratio					100%	94.42%	93.19%
Total Extended					$230,010.00	$243,582.00	$246,796.95
Pricing Group					$220,010.00	$233,582.00	$236,796.95
1	Furnish and Install 1.5" HDPE Low Pressure Sewer Pipe. Identify Method of Installation-Choose One: By Open Cut or By HDD (Answer in Comments)	Base	LF	670	$20,100.00	$23,450.00	$21,158.60
	By HDD or Open Cut					**HDD**	**HDD**
2	Furnish and Install 4" SDR 35 PVC Sewer Pipe, Including Fittings and Cleanouts	Base	LF	246	$22,140.00	$15,990.00	$17,675.10
3	Furnish and Install Grinder Pump Station Complete In-Place, Including Electrical Work	Base	LS	1	$18,000.00	$24,500.00	$27,666.00
4	Furnish and Install 1" HDPE DR 11 Water Service, Including Tracing Wire and Boxes. Identify Method of Installation-Choose One: By Open Cut or By HDD (Answer in Comments)	Base	LF	860	$24,940.00	$28,982.00	$19,178.00
	By HDD or Open Cut				**HDD**	**HDD**	**HDD**
5	Furnish and Install 2" HDPE DR 11 Water Service, Including Tracing Wire. Identify Method of Installation-Choose One: By Open Cut or By HDD (Answer in Comments)	Base	LF	635	$6,350.00	$24,130.00	$16,795.75
	By HDD or Open Cut				**HDD**	**HDD**	**HDD**
6	Furnish and Install 6" Fire Service. Identify Method of Installation-Choose One: By Open Cut Using DICL Pipe or By HDD Using HDPE Pipe (Answer in Comments)	Base	LF	650	$58,500.00	$42,250.00	$34,937.50
	By HDD or Open Cut				**Open Cut**	**HDD**	**HDD**
7	Furnish and Install Water Meters Vault Complete In-Place	Base	LS	1	$42,000.00	$32,550.00	$38,294.00
8	Furnish and Install 2" Type K Copper Water Service	Base	LF	58	$3,480.00	$2,030.00	$11,368.00
9	Abandon Existing Water Line, Remove Existing Yard Hydrant and Water Meter, and Cap Existing Water Line	Base	LS	1	$2,000.00	$5,850.00	$6,966.00
10	Furnish and Install Fire Hydrant Assembly	Base	EA	1	$4,000.00	$14,500.00	$13,599.00
11	Furnish and Install 6" DICL "T", 6" Gate Valve and 6" Cap for Future Fire Connection to House	Base	LS	1	$3,500.00	$6,850.00	$13,599.00
12	Erosion and Sedimentation Control	Base	LS	1	$15,000.00	$12,500.00	$15,560.00
Allowances					$10,000.00	$10,000.00	$10,000.00
13	This sum shall be utilized to address unanticipated field conditions such as rock excavation, miscellaneous extra excavation and other contingency items; it will also be utilized to furnish and place replacement trees, at the vicinity of the storage tank, damaged beyond repair by construction operations. Performance of work and payment for these items will not be made without prior written authorization by Engineer.	Base	EA	1	$10,000.00	$10,000.00	$10,000.00

ARCHER & BUCHANAN
ARCHITECTURE

December 18, 2020

Mr. Tony Scheivert
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Reference: Reactivation: Upland Farm Barn Adaptive Reuse

Dear Tony,

It was good to meet you and Tony Ganguzza at our meeting on October 28th. It was good to see Shanna Lodge as well; she will provide township continuity on the project. We are glad this initiative is active again. It started in 2012 as a condition assessment and adaptive reuse study. In 2019 we completed multi-prime bid drawings, but the Township was not able to advance the project at that time. If 2021 is the year for its realization, we are glad to be a part of the work this time around. We look forward to updating our documents to accommodate current conditions, program adjustments and alternates. Thank you for the opportunity to continue working with Upper Uwchlan Township.

PROJECT UNDERSTANDING:
Since completing the Construction Documents in June 2019, the adaptive reuse/renovations to the Upland Farm Barn has been on hold. Upper Uwchlan Township (UUT) has now budgeted funds and would like to proceed with the project. Earlier this month the architectural/structural team visited the site to confirm existing conditions and determine if they impact the 2019 Construction Documents. Some changes were identified. There are other consideration and adjustments to be made to the document set, including:

- Confirmation of code compliance with current in force IBC 2015.
- Change the "Priority" approach identified on the 2019 set and prepare a lump sum multi-prime drawing set with identified alternates, as follows:
  - ***Base Bid Items:***
    - AB to clearly identify base bid work and alternates.
    - Lower-level restrooms
    - New entry/ADA ramp
    - Building envelope improvements (repair of structural deficiencies)
    - Community room
    - Township storage room to classroom use

    - Seal reception hall
    - All plumbing infrastructure
    - Installation of the automatic sprinkler system
    - Upgrade of alarm, life safety, voice data that are related to life safety
    - Exit door to porch
    - New construction above lean-to area at the lower level
    - New internal stair
    - New kitchen counters, appliances and dumb waiter (may be an alternate)
  - *Alternates:*
    - Alt #1 Scenic Porch
    - Alt #2 Concrete Patio
    - Alt #3 Roof insulation (interior applied)
    - Alt #4 Unisex Restroom
    - Alt#5 Kitchens (011) and (103) fit-out (counters/appliances) and dumbwaiter.
    - Alt #6 New Metal Rook
    - Alt#7 New insulation panels (exterior installation)
    - Alt #8 Lower Level East Office Interior Fit-out.

Provide Bid/Negotiation and Construction Phase services per the Scope of Work section.

The covid pandemic has been disruptive to construction related activity. A&B follows strict covid protocols and will conduct most meetings virtually with limit time on site visits. Masks will always be worn, and we will not participate in meetings or site visits if others in attendance are not wearing masks or following appropriate social distancing.

APPROACH TO THE WORK:
As in the past, we are committed to a collaborative working methodology that is clearly organized, open to input from the Township, disciplined in the use of time, and respectful of your mission and objectives. We see UUT and Boyle Construction Management (BCM) involvement as critical to the success of the project.

SCOPE of WORK:
The following summarizes the work to be performed:
Reactivation:

- Retrieve filed documents and update administrative accounts.
- Meet at the site with consultants to observe existing conditions.
- Schedule virtual and other meeting with UTT and BCM.
- Coordinate with civil engineer regarding accessible drive and paths.

Update and Complete the Construction Documents:

- Prepare revised code search and update documents as required.
- Complete the design and technical documentation, including:
    - Base-contract work as identified in Project Understanding section above.
    - Identify project alternates as identified in Project Understanding section above.
    - Coordinate with consultant team and perform QA review of documents.
    - Provide UTT/BCM with 75% complete set for their review and comment.
    - Finalize multi-prime Construction Document bid sets.
- Coordinate interface of accessible building entrances with accessible site related issues including driveway grade elevation adjustments and accessible paths and parking. The civil engineering document will be included in the general construction bid set.

Bid Negotiation (Limited Services):

- Update 2019 Invitation to Bid and bid forms from to reflect document changes.
- Provide electronic files for UTT printing of bid sets,
    - or provide electronic files to a print house selected by UTT
    - or provide printed sets of bid documents in the quantity requested by UTT.
- Be available if needed or requested by UTT/BCM for pre-bid meeting/activity and during the bid evaluation period on an hourly basis (hourly service).

Construction Observation (Limited Services):

- Review of contractor submitted materials (shop drawings and product information).
- Attend construction meetings as requested.
- Be available as requested by UTT/BCM during Construction Observation Phase.

This work will be provided on an hourly basis.

SCHEDULE:

We are available to begin our work immediately upon approval and acceptance of this proposal. We anticipate it taking 4 to 6 weeks to complete the Construction Documents. We will have a review set available before the holidays if this proposal is accepted by December 18, 2020.

FEE:
We will perform the work described above for a fixed fee and hourly services as identified below:

Reactivation:	*$ 6,500.00* (note1)
Revise Construction Documents (CD):	*$16,750.00* (note1)
Bid/Negotiation:	*$ 3,000.00* (note 2)
Construction Observation:	*$ 8.500.00* (note 3)
Reimbursable Expenses:	*$ 1,000.00* (note 4)

Notes Regarding the Fee:

1. Fixed Fee
2. Fixed Fee for updated bid invitation, bib forms and bid package assembly. Limited services beyond that will be provided when requested on an hourly basis.
3. This is a budget amount to be invoiced on an hourly basis. If reflects about 60 hours of service by the design team. If additional time is needed beyond this amount, the service will be provided as an additional service on an hourly basis.
4. Reimbursable expenses covered by this amount are identified below. It does not cover final printing of multiple-prime bid document sets and other post CD Phase printing expanses.

Reimbursable Expenses: **$1,000.00**
Reimbursable expenses include travel expenses at the IRS established rate, reproduction services, express delivery / mail services, and other out of pocket expenses. Reimbursable expenses are in addition to professional service fees, but we have included them as part of our fixed base service fee.

Additional services will be provided for work requested by the Owner that is beyond the scope of work identified in this proposal. Substantial changes to already approved work will be considered an additional service. We will perform additional services on a fixed fee basis for an agreed to scope of work or on an hourly basis per the rate schedule below:
Hourly Rate Schedule:

Architecture:

• Partner	$225.00/Hr.
• Senior Associate	$150.00/Hr.
• Project Architect / Manager	$105.00 / $125.00/Hr.
• Draftspersons / Technical Staff	$ 65.00 / $ 95.00/Hr.
• Clerical	$ 65.00/Hr.

Structural Engineering:

• Partner	$250.00/Hr.
• Associate	$150.00/Hr.
• Project Manager	$135.00/Hr.
• Structural Engineer I/II/III	$120/130/140.00/Hr.
• Structural Designer I/II	$100/115.00/Hr.
• Drafter I/II	$ 90/70.00/Hr.
• Administrative Assistant	$ 65.00/Hr.

MEP Engineering:

• Principal	$225.00/Hr.
• Lead Engineer	$150.00/Hr.
• Project Manager	$125.00/Hr.

Invoices are rendered monthly based on the percentage of work completed in the billing period and hourly for hourly services. Payment of invoices will be due within 30 days of receipt by the Township. Invoices not paid within 30 days of receipt are subject to a 1% per month surcharge.

TEAM:
The Archer & Buchanan Architecture, Ltd. Team:
We have retained the same team that contributed to and prepared the work done in 2012 and 2019:

Keast & Hood Consulting Engineers

Thomas Normile, PE	Principal
Jon Price, PE	

hpeGROUP (MEP/FP Engineers)

Gary Golaszewski, PE	Principal
Steve Ziga, PE	

ASSUMPTIONS and EXCLUSIONS:

Assumptions:

- UUT will provide full access to the barn as required by the design team.
- We understand the existing structure is to remain intact and major alterations, additions or changes to the building footprint are not part of this work.
- Site work, landscape design and civil engineering services is by others.
- The scope of this project is limited to the immediate bank barn structure, corn crib and access ramps, walks, doors and paths.
- Utilities and other underground services brought to within 5′-0″ of the building are provided by others.

- If the project is placed on hold and restarted after six months the fee may be adjusted to cover the cost of remobilization and salary adjustments.
- This letter agreement may be attached to and made part of an AIA Standard Form of Agreement between Owner and Architect or other UUT purchase order or agreement form.

Exclusions:

- Specialty consulting services such as landscape architecture, civil engineering, IT, voice data, audiovisual and security.
- Addressing any hazardous materials associated with the site or buildings.
- Special presentations before local authorities, and special interest groups.
- Review of or responsibility for Contractor means, methods or sequencing of construction.
- Bid/Negotiation Phase and Construction Phase services are limited and do not include"
  - Bid evaluation will be done by UUT and BCM.
  - Change order review will be by BCM.
  - Contractor Applications and Certificates for Payment will be by BCM.
  - Final Closeout documents by BCM.
  - Sketches, specifications, change to documents related to Change Orders.
  - As built / record documents.

I hope this provides you with a clear understanding of our approach to the work and the scope of the services to be provided. It would be our pleasure to work with you on this project.

Sincerely,

Daniel G. Russoniello, AIA, LEED® AP
Principal

ACCEPTED:

Name/Title _____ Date _____

UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: BOARD OF SUPERVISORS

FROM: Gwen Jonik, Township Secretary

RE: Disposition of Township Property – mowers

DATE: April 9, 2021

The Board is **requested to authorize advertising for sale** the 2 mowers listed below. The items below would be posted on Municibid, an online-auction, through May 13 for award to the high bidder(s) at your May 17 meeting. A notice of the auction needs to be published in the Daily Local News.

Both mowers met the replacement schedule age and/or hours of use and have been replaced.

2008 Exmark Lazer
60” deck, 1744 hours, 31 HP Kawasaki engine, tires in good shape, extra set of blades

2013 Scag Cheetah
72” deck, @ 1300 hours, 31 HP Kawasaki engine, good tires