

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
JUNE 10, 2024
7:00 P.M.

www.montgomerytwp.org

Tanya C. Bamford
Candyce Fluehr Chimera
Annette M. Long
Beth A. Staab
Audrey R. Ware

Carolyn McCreary
Township Manager

1. Call Meeting to Order
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consent Agenda:
 - Minutes of May 28, 2024 Meeting
 - Payment of the June 10, 2024 Bills
 - Escrow Release #9 – Westrum
 - Escrow Release #6 – Higher Rock (Residential)
 - Escrow Release #2 – Luv Car Wash

Presentation:

6. Update on VMSC Emergency Medical Services Operations

Planning and Zoning:

7. Chick-Fil-A Request for Preliminary/Final Land Development Approval
8. Discussion – Rotary Club Sign Location

Public Works:

9. Authorization to Paint Exterior of Public Works Building

Administration and Finance:

10. Award of Bids – Municibid Online Surplus Asset Sale
11. Authorization to Purchase Network Equipment – Addendum

Old Business:

New Business:

12. Adjournment

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #03

SUBJECT: Public Comment
MEETING DATE: June 10, 2024
BOARD LIAISON:
INITIATED BY: Candyce Fluehr Chimera, Chairwoman

BACKGROUND:

Persons wishing to make public comment during this meeting on any items not listed on the agenda may do so at this time.

Please come forward to the microphone and state your name and address for the record.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #04

SUBJECT: Announcement of Executive Session
MEETING DATE: June 10, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Township Solicitor

BACKGROUND:

The Township Solicitor will announce that the Board of Supervisors met in Executive Session and will summarize the matters discussed.

The Board of Supervisors met in Executive Session earlier this evening at 6:30 p.m. to discuss one litigation matter and three personnel matters.

The topics discussed are legitimate subjects of an Executive Session under the Commonwealth of Pennsylvania's Sunshine Law.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #05

SUBJECT: Consent Agenda
MEETING DATE: June 10, 2024
BOARD LIAISON:
INITIATED BY:

BACKGROUND:

MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED for the following:

- Minutes of the May 28, 2024 Board meeting
- Payment of Bills for June 10, 2024
- Escrow Release #9 – Westrum Development
- Escrow Release #6 – Higher Rock (Residential)
- Escrow Release #2 – Luv Car Wash

- 1) Motion by: _____ Second by: _____
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for a vote.

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
MAY 28, 2024**

1. Call to Order: The May 28, 2024 action meeting of the Montgomery Township Board of Supervisors was held at the Montgomery Township Municipal Building, 1001 Stump Road, Montgomeryville, PA. Chairwoman Candyce Fluehr Chimera called the meeting to order at 7:00 p.m.

IN ATTENDANCE:

Chair Candyce Fluehr Chimera
Supervisor Tanya C. Bamford
Supervisor Annette M. Long
Supervisor Beth A. Staab
Township Solicitor John Walko, Esq.
Township Manager Carolyn McCreary

ALSO IN ATTENDANCE:

Police Chief J. Scott Bendig
Fire Chief William Wiegman
Director of Finance Brian Shapiro
Director of Planning & Zoning Marianne McConnell
Director of Public Works Greg Reiff
Director of IT Richard Grier
Recording Secretary Deborah Rivas

ABSENT:

Vice Chair Audrey R. Ware

2. & 3. Pledge of Allegiance and Public Comment: Following the Pledge of Allegiance, Ms. Chimera asked for public comment from the audience and there was none.

4. Consent Agenda:

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (4-0), the minutes of the May 13, 2024 Board meeting, and the payment of bills totaling \$528,253.38 for May 28, 2024 were approved as submitted.

Planning and Zoning:

5. Review of Zoning Hearing Board Applications: Ms. McConnell identified the pending hearing applications received for the June 5, 2024 Zoning Hearing Board meeting. Application 24050001 is for Boyd/126 Woodland Drive for relief from the provisions of Section 230-149A(2)(a)4 of the Code of Montgomery Township in order to allow a towing business to operate in an R-2 residential zoning district. Application 24050002 is for Glemser/750-752 Horsham Road to permit the proposed use of an automobile service and repair shop by special exception.

The Board discussed the applications and agreed to remain neutral on the second application and to send the Solicitor to oppose the first application.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (4-0), the Board agreed to send the Township Solicitor to the June 5, 2024 Zoning Hearing Board to oppose application 24050001 - 26 Woodland Drive for relief from the provisions of Section 230-149A(2)(a)4 of the Code of Montgomery Township in order to allow a towing business to operate in an R-2 residential zoning district.

6. Resolution 2024-13 – Village of Windsor Request for Time Extension – Ms. McConnell reported that the applicants, Airport Square Associates and BRP Montgomeryville c/o RD Management LLC, received conditional preliminary and final land development approval on July 25, 2022 by Resolution 2022-32. That resolution will expire in two years unless extended in writing by the Township. The applicant is requesting an extension to continue to work with outside agencies to secure the required PennDOT and PADEP permits.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (4-0), the Board adopted Resolution 2024-13, granting a two-year extension of the Approval Resolution 2022-32 to expire on July 25, 2026.

7. Chase Bank – Preliminary / Final Land Development – Ms. McConnell reported that a land development application was submitted by JP Morgan Chase Bank to demolish a former car wash and gas station and construct a new 3,310 square-foot bank building with drive-through on a 0.931-acre lot, at the intersection of Route 309 and North Wales Road in the C Commercial district. The applicant requests waivers of buffers, shade street trees, and bollards and provides a minimum 40-foot turning radii at the Bethlehem Pike and North Wales Road intersection. A 25-foot best-fit radius currently exists at the corner. The applicant proposes to provide a 40 foot and 20 foot two-centered curve (compound radius) on the northeastern corner of Bethlehem Pike and North Wales Road per their supplemental waiver request letter. At their March meeting, the Planning Commission expressed their desire to see improvements at the intersection including the widening to allow for larger truck movements. Bob Careless, Esquire, represented the applicant, along with Brian Searcy, P.E., Aaron Bodenschatz, P.E., Eric Ostimchuk, P.E. and Eric Goff, P.E. Mr. Careless outlined the project and addressed each of the waivers requested. Mr. Careless stated that multiple potential issues have been identified at the northeastern corner of Bethlehem Pike and North Wales Road which may prohibit the Applicant's ability to satisfy the SALDO requirement for intersections. The applicant cannot locate the vault owner on the corner, prohibiting any further radius curve from being installed. Discussion followed regarding this waiver request. The Board members unanimously want to see this intersection improved for various reasons and asked the applicant to use additional measures to locate the owner of the vault. After consultation with the applicant, Mr. Careless asked for additional time.

MOTION: Upon motion by Ms. Chimera, second by Ms. Long, and unanimously carried (4-0) the Board agreed to consider the resolution for preliminary/final land development for Chase Bank at their July 8, 2024 meeting.

Public Works:

8. Bid Award for Traffic Signal Preemption Project – Horsham Road and County Line Road – Mr. Reiff reported that two bids were opened utilizing PennBid on May 20, 2024, ranging from \$153,525.00 to \$203,924.75. Gilmore and Associates is recommending award of the bid to Armour & Sons Electric, Inc., the lowest responsible bidder with a bid of \$153,525.00.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (4-0), the Board awarded the contract for the Traffic Signal Pre-Emption Detection upgrades along Horsham and County Line Roads to Armour & Sons Electric, Inc. in the amount of \$153,525.00.

Administration and Finance:

9. Resolution 2024-15 Township Communications – Solicitor Walko advised the Board of a recent Supreme Court decision (Lindke v. Freed), which noted that public officials and employees of government entities do not have the authority to act or speak on behalf of the entity, including through any social media platform, unless approved by the entity. Mr. Walko’s office recommends that the Board memorialize its communication practices in a resolution.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Long, and unanimously carried (4-0), the Board adopted Resolution 2024-15, affirming that public officials and employees of Montgomery Township do not have authority to act or speak on behalf of Montgomery Township, including through any social media platform, unless approved by the Township.

10. Waiver of Conflict of Interest: Solicitor Sean Kilkenny has asked the Board to consider a waiver of conflict of interest in connection with the representation of Montgomery Township negotiations with Rise Up Towers. Mr. Kilkenny’s firm represents Rise Up Towers in transactions for the development of wireless communications facilities in other municipalities.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and with a vote of 3 to 1, Supervisor Long voting no, the Board approved the waiver of conflict of interest in connection with the Township Solicitor’s representation of Montgomery Township negotiations with Rise Up Towers for a zoning change, requested by Rise Up Towers, for the development, construction, and ownership/profit sharing of wireless communications facilities on Township Authority-owned property.

11. Adoption of Ordinance 24-341 and 24-342: Ms. McCreary reported that the MTMSA would like to amend Township Ordinance §187-75-Grease interceptors and sand, soil, and oil separators. Minor administrative changes are being requested, in addition to language regarding “single service kitchens” businesses. In addition, MTMSA is revising the limits for BIS (2-Ethlegexl) Phthalate & Mercury for the Hatfield Township Municipal Authority Wastewater Treatment Plant.

MOTION: Upon motion by Ms. Chimera, seconded by Ms. Bamford, and unanimously carried (4-0), the Board adopted Ordinances 24-341 and 24-342, amending Chapter §187-75 as noted.

12. Proposed Summer Schedule – Ms. McCreary reported that staff has reviewed ongoing subdivision and land development projects submitted to the Township, confirming their places in the review and approval process. Based on the current activity level, there appears to be an opportunity to eliminate one meeting a month for the summer. Land development applications

reviewed at a Planning Commission meeting would move forward to the first meeting of the following month, allowing staff and the applicant time to address any additional comments or concerns expressed by the Planning Commission before coming before the Board of Supervisors. Staff is recommending the Board provide consensus for meeting on the 2nd Monday of each month in June, July and August. The Board was unanimously agreeable to the proposed schedule.

New Business:

13. Department Reports: Monthly reports were submitted by each department for activity in the month of April. Brian Shapiro updated the Board on the Township's financial matters as detailed in the monthly report.

14. Committee Liaison Reports: Ms. Long reported that the Public Safety Committee discussed the Fire Department's proposed project to install sensors on the fire apparatus for collision detection. The Public Works Department reported on its monthly projects and handled over 217 PA One Calls. The VMSC handled 174 calls in Montgomery Township and is undergoing Autism Awareness Training. The accident on the 202 Parkway in April was reviewed, and the responsive departments were praised for their cooperation. The Police Department is undergoing the hiring process for new officers and National Night Out is scheduled for August 6 at Maule Park at Windlestrae.

Ms. Chimera reported that the Planning Commission did not meet.

Ms. Bamford reported that a long-time member of the Sewer Authority, Peggy Seitz, is officially retiring and will be missed. The Shade Tree Commission reviewed the Arbor Day Tree Giveaway event. The Park Board had a presentation on the estimates for the Windlestrae Farmhouse. While attending the PSATS Conference this year, Ms. Bamford became aware of grant money that may be available for this type of project.

Ms. Staab reported that the Business Development Partnership will acknowledge new businesses in the Township on social media and the website. The Environmental Advisory Committee discussed the feedback on the single-use plastic ordinance, which was mostly positive. They felt it was important to continue to educate the residents that the money charged for paper bags does not go back to the Township.

Ms. McCreary acknowledged the Stars, Stripes, and Remembrance event that was held the previous Friday. The staff was thrilled with the attendance and the sense of community. Ms. McCreary thanked everyone who played a part in the event.

15. Adjournment: Upon motion by Ms. Chimera and seconded by Ms. Bamford, the meeting was adjourned at 8:29 p.m.

Respectfully submitted,

Deborah A. Rivas, Recording Secretary



Montgomery Township, PA

Check Report

By Check Number

Date Range: 05/29/2024 - 06/10/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL AP-APBNK						
MT000046	Adam J. Morrow	05/29/2024	Regular	0.00	500.00	98621
MT000050	Adam Zwislewski	05/29/2024	Regular	0.00	260.00	98622
MT000229	Andrew Weiner	05/29/2024	Regular	0.00	150.00	98623
MT000233	Angel G. Mejias	05/29/2024	Regular	0.00	350.00	98624
MT000467	Brandi Blusiewicz	05/29/2024	Regular	0.00	350.00	98625
MT000469	Brandon Uzdzienski	05/29/2024	Regular	0.00	100.00	98626
MT000580	Carl F. Herr	05/29/2024	Regular	0.00	150.00	98627
MT000585	Carlos A. Gonzalez Jr	05/29/2024	Regular	0.00	100.00	98628
MT001084	E Force Compliance	05/29/2024	Regular	0.00	3,500.00	98629
MT001320	Frank J. Blusiewicz Jr	05/29/2024	Regular	0.00	100.00	98630
MT001338	Fulton Cardmember Services	05/29/2024	Regular	0.00	2,551.68	98631
MT001355	Gary Davis	05/29/2024	Regular	0.00	100.00	98632
MT001856	John Bereschak	05/29/2024	Regular	0.00	300.00	98633
MT001868	John H. Mogensen	05/29/2024	Regular	0.00	100.00	98634
MT004308	Justin Tohanczyn	05/29/2024	Regular	0.00	280.00	98635
MT002038	Keith Grierson	05/29/2024	Regular	0.00	50.00	98636
MT002125	Kleinfelder	05/29/2024	Regular	0.00	1,428.75	98637
MT002170	Kyle W. Stump	05/29/2024	Regular	0.00	50.00	98638
MT002228	Lauren K Maxwell	05/29/2024	Regular	0.00	150.00	98639
MT002349	Luke Kirchner	05/29/2024	Regular	0.00	100.00	98640
MT004347	Lynda Clauser	05/29/2024	Regular	0.00	65.00	98641
MT002609	Michael Bean	05/29/2024	Regular	0.00	150.00	98642
MT002624	Michael J. Kunzig	05/29/2024	Regular	0.00	50.00	98643
MT002636	Michael Shearer	05/29/2024	Regular	0.00	50.00	98644
MT003044	Patrick Kerr	05/29/2024	Regular	0.00	150.00	98645
MT003227	Rachel Brick	05/29/2024	Regular	0.00	50.00	98646
MT003230	Rachel Gibson	05/29/2024	Regular	0.00	50.00	98647
MT003365	Robert H. Grunmeier II	05/29/2024	Regular	0.00	100.00	98648
MT003444	Ryan W. Irvin	05/29/2024	Regular	0.00	200.00	98649
MT003790	TD Card Services	05/29/2024	Regular	0.00	601.62	98650
MT004080	Vinay P. Setty	05/29/2024	Regular	0.00	540.00	98651
MT004189	William Tuttle	05/29/2024	Regular	0.00	50.00	98652
MT000539	Burcarow Entertainment, LLC	06/04/2024	Regular	0.00	2,000.00	98653
MT000786	COMCAST	06/04/2024	Regular	0.00	42.08	98654
MT003077	PECO Energy	06/04/2024	Regular	0.00	56.36	98655
MT003077	PECO Energy	06/04/2024	Regular	0.00	269.43	98656
MT004051	Verizon	06/04/2024	Regular	0.00	279.00	98657
MT004051	Verizon	06/04/2024	Regular	0.00	369.06	98658
MT004056	Verizon Wireless Services, LLC	06/04/2024	Regular	0.00	600.19	98659
MT004056	Verizon Wireless Services, LLC	06/04/2024	Regular	0.00	440.11	98660
MT004056	Verizon Wireless Services, LLC	06/04/2024	Regular	0.00	2,939.34	98661
MT000006	21st Century Media Newspapers LLC	06/10/2024	Regular	0.00	785.22	98662
MT000017	911 Safety Equipment	06/10/2024	Regular	0.00	3,021.92	98663
MT004353	A.H. Cornell & Son, Inc.	06/10/2024	Regular	0.00	86,444.62	98664
MT000040	Acme Uniforms For Industry	06/10/2024	Regular	0.00	572.56	98665
MT004358	Amanda Wiegman	06/10/2024	Regular	0.00	240.00	98666
MT000167	Amazon.com Services, Inc	06/10/2024	Regular	0.00	1,519.71	98667
MT000167	Amazon.com Services, Inc	06/10/2024	Regular	0.00	21.00	98668
MT000260	Anthony & Sylvan Pools	06/10/2024	Regular	0.00	2,000.00	98669
MT000279	Aramco, Inc.	06/10/2024	Regular	0.00	347.86	98670
MT004346	Boot Barn Holdings	06/10/2024	Regular	0.00	629.95	98671
MT000615	Carrot-Top Industries Inc.	06/10/2024	Regular	0.00	396.38	98672
MT004333	CHA Consulting, Inc.	06/10/2024	Regular	0.00	380.00	98673
MT004357	Cherie Turner	06/10/2024	Regular	0.00	240.00	98674

Check Report

Date Range: 05/29/2024 - 06/10/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT004355	Chinh Vu	06/10/2024	Regular	0.00	95.00	98675
MT004362	Colliflower Inc.	06/10/2024	Regular	0.00	93.36	98676
MT000791	Commonwealth of Pennsylvania	06/10/2024	Regular	0.00	787.50	98677
MT004359	CZEKAJ JEFFREY A & KELLY	06/10/2024	Regular	0.00	45.00	98678
MT000904	Danz Lettering	06/10/2024	Regular	0.00	675.00	98679
MT000941	Davidheiser's Inc.	06/10/2024	Regular	0.00	424.00	98680
MT001030	DJB Specialties, Inc.	06/10/2024	Regular	0.00	218.00	98681
MT001076	DVHT Delaware Valley Health Trust	06/10/2024	Regular	0.00	203,329.06	98682
MT001096	Eagle Power and Equipment Corp	06/10/2024	Regular	0.00	1,789.00	98683
MT000666	Edward Mount	06/10/2024	Regular	0.00	2,000.00	98684
MT001193	EMS Educational Services Inc,	06/10/2024	Regular	0.00	525.00	98685
MT001229	Eureka Stone Quarry, Inc.	06/10/2024	Regular	0.00	283.64	98686
MT001287	First Student Charter Center	06/10/2024	Regular	0.00	2,418.00	98687
MT001287	First Student Charter Center	06/10/2024	Regular	0.00	744.00	98688
MT001287	First Student Charter Center	06/10/2024	Regular	0.00	2,418.00	98689
MT001287	First Student Charter Center	06/10/2024	Regular	0.00	2,232.00	98690
MT004366	Florentino Joshua A & Kelly J	06/10/2024	Regular	0.00	56,700.00	98691
MT001340	Fundamental Tennis	06/10/2024	Regular	0.00	3,790.00	98692
MT004294	FunFlicks	06/10/2024	Regular	0.00	356.19	98693
MT001379	George Allen Portable Toilets, Inc.	06/10/2024	Regular	0.00	820.00	98694
MT001379	George Allen Portable Toilets, Inc.	06/10/2024	Regular	0.00	224.00	98695
MT001404	Glasgow, Inc.	06/10/2024	Regular	0.00	974.77	98696
MT001412	Glick Fire Equipment Company Inc	06/10/2024	Regular	0.00	954.70	98697
MT001427	Goose Squad L.L.C.	06/10/2024	Regular	0.00	900.00	98698
MT001436	Grainger	06/10/2024	Regular	0.00	31.10	98699
MT001439	Granturk Equipment Co., Inc.	06/10/2024	Regular	0.00	520.10	98700
PAYR-EIT WAGE	HAB EIT	06/10/2024	Regular	0.00	30.94	98701
MT001552	Hoover Steel Inc.	06/10/2024	Regular	0.00	1,632.00	98702
MT001604	International Assoc. of Fire Chiefs	06/10/2024	Regular	0.00	370.00	98703
MT001636	Jack Gross	06/10/2024	Regular	0.00	27.50	98704
MT001702	Jason English	06/10/2024	Regular	0.00	49.28	98705
MT001760	Jennifer Choi Pure Cleaners	06/10/2024	Regular	0.00	1,388.50	98706
MT000380	John J McGarvey Jr.	06/10/2024	Regular	0.00	900.00	98707
MT001887	John R. Young and Company	06/10/2024	Regular	0.00	176.55	98708
MT004352	Katie Gallagher	06/10/2024	Regular	0.00	480.00	98709
MT002089	Keystone Municipal Services, Inc.	06/10/2024	Regular	0.00	7,500.00	98710
MT002377	Maillie LLP	06/10/2024	Regular	0.00	13,900.00	98711
MT002451	Marriott's Emergency Equipment	06/10/2024	Regular	0.00	8,145.01	98712
MT002470	Mary Kay Kelm, Esquire	06/10/2024	Regular	0.00	633.75	98713
MT002496	Mastertech Auto Service, LLC.	06/10/2024	Regular	0.00	3,305.50	98714
MT004300	Melissa Owens	06/10/2024	Regular	0.00	150.00	98715
PAYR-IAFF	Montgomery Township Professional	06/10/2024	Regular	0.00	293.66	98716
MT002796	Moyer Indoor / Outdoor	06/10/2024	Regular	0.00	20,013.00	98717
MT002810	Musco Corporation	06/10/2024	Regular	0.00	10,500.00	98718
MT004138	Napa Auto Parts	06/10/2024	Regular	0.00	67.96	98719
MT002961	ODP Business Solutions, LLC	06/10/2024	Regular	0.00	31.86	98720
MT002974	Omega Systems Consultants, Inc.	06/10/2024	Regular	0.00	4,235.00	98721
MT003046	Patriot Workwear	06/10/2024	Regular	0.00	3,978.00	98722
MT003077	PECO Energy	06/10/2024	Regular	0.00	95.71	98723
MT003077	PECO Energy	06/10/2024	Regular	0.00	269.43	98724
MT003077	PECO Energy	06/10/2024	Regular	0.00	56.36	98725
MT003134	Petroleum Traders Corp.	06/10/2024	Regular	0.00	4,561.09	98726
MT003136	Petty Cash	06/10/2024	Regular	0.00	103.07	98727
MT003137	Petty Cash Police	06/10/2024	Regular	0.00	282.13	98728
MT004365	Power Home Remodeling	06/10/2024	Regular	0.00	289.50	98729
MT003291	RemArk Alloys, Inc.	06/10/2024	Regular	0.00	115.54	98730
MT003291	RemArk Alloys, Inc.	06/10/2024	Regular	0.00	851.53	98731
MT003299	Republic Services No. 320	06/10/2024	Regular	0.00	11,637.50	98732
MT003359	Robert E. Little, Inc.	06/10/2024	Regular	0.00	163.06	98733
MT004354	S & S Worldwide, Inc	06/10/2024	Regular	0.00	43.98	98734
MT003488	Sarah Miller	06/10/2024	Regular	0.00	2,000.00	98735

Check Report

Date Range: 05/29/2024 - 06/10/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
MT004361	Scott Hafer	06/10/2024	Regular	0.00	75.00	98736
MT003533	Service Tire Truck Centers	06/10/2024	Regular	0.00	172.48	98737
MT003729	Sunbelt Rentals, Inc.	06/10/2024	Regular	0.00	1,274.36	98738
MT003796	Tees With a Purpose	06/10/2024	Regular	0.00	3,090.00	98739
MT003800	Telford Recycling and Materials, Inc	06/10/2024	Regular	0.00	140.00	98740
MT003849	The Protection Bureau	06/10/2024	Regular	0.00	84.50	98741
MT003890	Tim Kurek	06/10/2024	Regular	0.00	637.00	98742
MT003982	Tyler Technologies, Inc	06/10/2024	Regular	0.00	650.00	98743
MT004006	Unwined and Paint	06/10/2024	Regular	0.00	350.00	98744
MT004051	Verizon	06/10/2024	Regular	0.00	369.06	98745
MT004051	Verizon	06/10/2024	Regular	0.00	602.14	98746
MT004051	Verizon	06/10/2024	Regular	0.00	279.00	98747
MT004051	Verizon	06/10/2024	Regular	0.00	190.51	98748
MT004057	Veronica Utz	06/10/2024	Regular	0.00	480.00	98749
MT004356	Yocum Shutters & Blinds	06/10/2024	Regular	0.00	14,000.00	98750
PAYR-PBA	Police Benevolent Association	06/06/2024	Bank Draft	0.00	1,353.00	DFT0000287
PAYR-POL PEN	U.S. Bank	06/06/2024	Bank Draft	0.00	8,557.48	DFT0000288
PAYR-PA SCDU	PA SCDU	06/06/2024	Bank Draft	0.00	530.77	DFT0000289
PAYR-401	Empower Retirement	06/06/2024	Bank Draft	0.00	18,753.28	DFT0000290
PAYR-457	Empower Retirement	06/06/2024	Bank Draft	0.00	20,291.50	DFT0000291
PAYR-PHILA	City of Philadelphia	06/06/2024	Bank Draft	0.00	293.80	DFT0000292
PAYR-SITW	State of Pennsylvania	06/06/2024	Bank Draft	0.00	11,402.30	DFT0000293
PAYR-SITW	State of Pennsylvania	06/06/2024	Bank Draft	0.00	1.00	DFT0000295

Bank Code POOL AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	196	130	0.00	520,340.72
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	8	8	0.00	61,183.13
EFT's	0	0	0.00	0.00
	204	138	0.00	581,523.85

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	196	130	0.00	520,340.72
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	8	8	0.00	61,183.13
EFT's	0	0	0.00	0.00
	204	138	0.00	581,523.85

Fund Summary

Fund	Name	Period	Amount
99	Claim on Pooled Cash	5/2024	12,727.05
99	Claim on Pooled Cash	6/2024	568,796.80
			581,523.85

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #05c

SUBJECT: Escrow Release #9 – Westrum Montgomeryville – LDS#717
MEETING DATE: June 10, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Attached is a construction escrow release requested by Westrum Montgomeryville – 415 Stump Road, as recommended by the Township Engineer.

The original amount of the escrow was \$4,163,396.33, held as a Tri-Party Agreement with the Township. This is the second release and is in the amount of \$183,875.00. The new balance would be \$800,513.70.

MOTION/RESOLUTION:

Motion to authorize as part of the consent agenda



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 5, 2024

File No. 2015-04049-02

Carolyn McCreary, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Westrum Montgomeryville – 425 Stump Road – LDS#717
Escrow Release 9

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$183,875.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

Geoffrey J. Attanasio, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

GJA/sl

Enclosure: Release of Escrow Form (6/5/24), Summary of Improvement Escrow Account (6/5/24), Developer's Request (5/21/24)

cc: Marianne McConnell, Director of Planning and Zoning – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Michael Maier – Commerce Pursuit Capital, L.P. – Applicant
Jon Herzog – Commerce Pursuit Capital, L.P. – Applicant
Carrie B. Nase-Poust, Esq. – Fox Rothschild. LLP
Anthony Caponigro, P.E. – Kimley-Horn and Associates, Inc.

RELEASE OF ESCROW FORM

Geoffrey, J. Attanasio, P.E.
Senior Project Manager Gilmore
& Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 01/02/2024

Development: Westrum Montgomeryville - 415 Stump Road - LDS-717

G&A Project #: 2015-04049-02

Release #: 9

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$183,875.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Ms. Carolyn McCreary
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 06/05/2024

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$183,875.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.



06/05/2024

Geoffrey J. Attanasio, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from CSW Luxor VII Montgomeryville, L.P. for Westrum Montgomeryville - 415 Stump Road - LDS-717, in the amount of \$187,141.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and;

WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$183,875.00;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$183,875.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.

BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Tri-Party Agreement with Montgomery Township in total sum of \$4,163,396.33 pursuant to a signed Land Development Agreement and that \$3,179,007.63 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$800,513.70 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



PROJECT NAME: Westrum Montgomeryville - 415 Stump Road	TOTAL ENG/NSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$3,784,905.75	\$ 183,875.00	\$ 3,089,924.25	\$ 3,273,799.25	\$ 511,106.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ -	\$ 89,083.38	\$ 89,083.38	\$ 289,407.20
TOTAL	\$ 4,163,396.33	\$ 183,875.00	\$ 3,179,007.63	\$ 3,362,882.63	\$ 800,513.70

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. SOIL EROSION AND SEDIMENT CONTROL												
1. 12" Silt Sock	LF	3,068	\$ 8.00	\$ 24,544.00		\$ -	3,068.00	\$ 24,544.00	3,068.00	\$ 24,544.00		\$ -
2. 18" Silt Sock	LF	209	\$ 8.50	\$ 1,776.50		\$ -	209.00	\$ 1,776.50	209.00	\$ 1,776.50		\$ -
3. 24" Silt Sock	LF	296	\$ 9.00	\$ 2,664.00		\$ -	296.00	\$ 2,664.00	296.00	\$ 2,664.00		\$ -
4. CFS Sediment Trap	LF	363	\$ 45.00	\$ 16,335.00		\$ -	363.00	\$ 16,335.00	363.00	\$ 16,335.00		\$ -
5. Rock Construction Entrance	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
6. Concrete Washout	EA	1	\$ 850.00	\$ 850.00		\$ -	1.00	\$ 850.00	1.00	\$ 850.00		\$ -
7. Erosion Control Blankets	SY	2,778	\$ 2.25	\$ 6,250.50		\$ -		\$ -		\$ -	2,778.00	\$ 6,250.50
8. Inlet Protection	EA	13	\$ 150.00	\$ 1,950.00		\$ -		\$ -		\$ -	13.00	\$ 1,950.00
B. EARTHWORK												
1. Strip Topsoil and Stockpile/Remove	SY	27,500	\$ 3.00	\$ 82,500.00		\$ -	27,500.00	\$ 82,500.00	27,500.00	\$ 82,500.00		\$ -
2. Cut Fill & Compact/Remove	CY	25,000	\$ 2.50	\$ 62,500.00		\$ -	25,000.00	\$ 62,500.00	25,000.00	\$ 62,500.00		\$ -
3. Rough Grade Site	SF	225,000	\$ 0.75	\$ 168,750.00		\$ -	225,000.00	\$ 168,750.00	225,000.00	\$ 168,750.00		\$ -
4. Respread Topsoil	LS	1	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00		\$ -	1.00	\$ 7,500.00		\$ -
C. UTILITIES												
1. 6" PVC (With Backfill)	LF	38	\$ 50.00	\$ 1,900.00		\$ -	38.00	\$ 1,900.00	38.00	\$ 1,900.00		\$ -
2. 8" PVC (With Backfill)	LF	1,267	\$ 75.00	\$ 95,025.00		\$ -	1,267.00	\$ 95,025.00	1,267.00	\$ 95,025.00		\$ -
3. Sewer Manhole	EA	9	\$ 5,000.00	\$ 45,000.00		\$ -	9.00	\$ 45,000.00	9.00	\$ 45,000.00		\$ -
4. Sewer Testing/Televise	LS	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
5. 4" DIP Water Line	LF	232	\$ 40.00	\$ 9,280.00		\$ -	232.00	\$ 9,280.00	232.00	\$ 9,280.00		\$ -
6. 6" DIP Water Line	LF	1,169	\$ 60.00	\$ 70,140.00		\$ -	1,169.00	\$ 70,140.00	1,169.00	\$ 70,140.00		\$ -
7. 8" DIP Water	LF	300	\$ 75.00	\$ 22,500.00		\$ -	300.00	\$ 22,500.00	300.00	\$ 22,500.00		\$ -
8. Fire Hydrant	EA	1	\$ 4,500.00	\$ 4,500.00		\$ -	1.00	\$ 4,500.00	1.00	\$ 4,500.00		\$ -
9. Water Misc.	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -	1.00	\$ 10,000.00	1.00	\$ 10,000.00		\$ -
D. STORMWATER												
1. 4" PVC	LF	548	\$ 25.00	\$ 13,700.00		\$ -	548.00	\$ 13,700.00	548.00	\$ 13,700.00		\$ -
2. 15" HDPE Pipe	LF	304	\$ 40.00	\$ 12,160.00		\$ -	304.00	\$ 12,160.00	304.00	\$ 12,160.00		\$ -
3. 18" HDPE Pipe	LF	219	\$ 45.00	\$ 9,855.00		\$ -	219.00	\$ 9,855.00	219.00	\$ 9,855.00		\$ -
4. 24" HDPE Pipe	LF	352	\$ 55.00	\$ 19,360.00		\$ -	352.00	\$ 19,360.00	352.00	\$ 19,360.00		\$ -
5. 36" HDPE Pipe	LF	79	\$ 65.00	\$ 5,135.00		\$ -	79.00	\$ 5,135.00	79.00	\$ 5,135.00		\$ -
6. Storm Drain Structure- Onsite Type "C" Inlet	EA	13	\$ 2,500.00	\$ 32,500.00		\$ -	13.00	\$ 32,500.00	13.00	\$ 32,500.00		\$ -
7. Storm Drain Structure- Manhole	EA	11	\$ 4,500.00	\$ 49,500.00		\$ -	11.00	\$ 49,500.00	11.00	\$ 49,500.00		\$ -
8. Flared End Sections	EA	1	\$ 5,500.00	\$ 5,500.00		\$ -	1.00	\$ 5,500.00	1.00	\$ 5,500.00		\$ -
9. Outlet Structure	EA	3	\$ 12,000.00	\$ 36,000.00		\$ -	3.00	\$ 36,000.00	3.00	\$ 36,000.00		\$ -
10. BMP #1 MRC Bioretention Basin	LS	1	\$ 65,000.00	\$ 65,000.00		\$ -	0.80	\$ 52,000.00	0.80	\$ 52,000.00	0.20	\$ 13,000.00
11. BMP #2 Dry Extended Detention Basin (36" HDPE & Stone)	LS	1	\$ 381,000.00	\$ 381,000.00		\$ -	1.00	\$ 381,000.00	1.00	\$ 381,000.00		\$ -
12. BMP #3 Dry Extended Detention Basin (36" HDPE & Stone)	LS	1	\$ 287,000.00	\$ 287,000.00		\$ -	1.00	\$ 287,000.00	1.00	\$ 287,000.00		\$ -
13. Rip Rap	SY	25	\$ 90.00	\$ 2,250.00		\$ -		\$ -		\$ -	25.00	\$ 2,250.00
14. Bioretention Planting Soil	CY	293	\$ 80.00	\$ 23,440.00		\$ -		\$ -		\$ -	293.00	\$ 23,440.00
15. Bioretention Fence	LF	383	\$ 35.00	\$ 13,405.00		\$ -		\$ -		\$ -	383.00	\$ 13,405.00
16. Level Spreader	LF	147	\$ 500.00	\$ 73,500.00		\$ -	147.00	\$ 73,500.00	147.00	\$ 73,500.00		\$ -



PROJECT NAME: Westrum Montgomeryville - 415 Stump Road	TOTAL ENG/NSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$3,784,905.75	\$ 183,875.00	\$ 3,089,924.25	\$ 3,273,799.25	\$ 511,106.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ -	\$ 89,083.38	\$ 89,083.38	\$ 289,407.20
TOTAL	\$ 4,163,396.33	\$ 183,875.00	\$ 3,179,007.63	\$ 3,362,882.63	\$ 800,513.70

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
E. PAVING AND PARKING AREA												
1. Fine Grade Paving	SY	12,078	\$ 2.75	\$ 33,214.50		\$ -	12,078.00	\$ 33,214.50	12,078.00	\$ 33,214.50		\$ -
2. 6 in. 2A Subbase	SY	7,906	\$ 7.00	\$ 55,342.00		\$ -	7,906.00	\$ 55,342.00	7,906.00	\$ 55,342.00		\$ -
3. 8 in. 2A Subbase	SY	4,172	\$ 8.00	\$ 33,376.00		\$ -	4,172.00	\$ 33,376.00	4,172.00	\$ 33,376.00		\$ -
4. 1.5 in. 25mm Base Course	SY	12,078	\$ 18.00	\$ 217,404.00		\$ -	12,078.00	\$ 217,404.00	12,078.00	\$ 217,404.00		\$ -
5. Sweep and Tack Coat	SY	12,078	\$ 0.50	\$ 6,039.00		\$ -		\$ -		\$ -	12,078.00	\$ 6,039.00
6. 1.0 in. 9.5mm Wearing Course	SY	12,078	\$ 10.00	\$ 120,780.00		\$ -		\$ -		\$ -	12,078.00	\$ 120,780.00
7. Trail Paving	SY	115	\$ 30.00	\$ 3,450.00	115.00	\$ 3,450.00		\$ -	115.00	\$ 3,450.00		\$ -
8. Proposed Emergency Staging Area	SF	3,246	\$ 6.50	\$ 21,099.00	1,250.00	\$ 8,125.00	1,623.00	\$ 10,549.50	2,873.00	\$ 18,674.50	373.00	\$ 2,424.50
9. Joint Seal	LS	1	\$ 2,500.00	\$ 2,500.00		\$ -		\$ -		\$ -	1.00	\$ 2,500.00
F. CONCRETE AND PAVERS												
1. Belgian Block Curb	LF	4,260	\$ 28.00	\$ 119,280.00		\$ -	4,260.00	\$ 119,280.00	4,260.00	\$ 119,280.00		\$ -
2. Concrete Sidewalk	SF	5,525	\$ 12.00	\$ 66,300.00	5,525.00	\$ 66,300.00		\$ -	5,525.00	\$ 66,300.00		\$ -
3. Grass Pavers	SF	2,976	\$ 24.00	\$ 71,424.00		\$ -		\$ -		\$ -	2,976.00	\$ 71,424.00
4. ADA Ramps	EA	7	\$ 2,500.00	\$ 17,500.00	7.00	\$ 17,500.00		\$ -	7.00	\$ 17,500.00		\$ -
G. LANDSCAPING												
1. Evergreen Trees	EA	83	\$ 550.00	\$ 45,650.00		\$ -		\$ -		\$ -	83.00	\$ 45,650.00
2. Deciduous Trees	EA	46	\$ 600.00	\$ 27,600.00		\$ -		\$ -		\$ -	46.00	\$ 27,600.00
3. Ornamental Trees	EA	36	\$ 400.00	\$ 14,400.00		\$ -		\$ -		\$ -	36.00	\$ 14,400.00
4. Evergreen Shrubs	EA	103	\$ 90.00	\$ 9,270.00		\$ -		\$ -		\$ -	103.00	\$ 9,270.00
5. Deciduous Shrubs	EA	138	\$ 90.00	\$ 12,420.00		\$ -		\$ -		\$ -	138.00	\$ 12,420.00
6. Ornamental Grasses	EA	280	\$ 15.00	\$ 4,200.00		\$ -		\$ -		\$ -	280.00	\$ 4,200.00
7. Steep Slope Landscaping - Sod	SF	10,981	\$ 0.35	\$ 3,843.35		\$ -		\$ -		\$ -	10,981.00	\$ 3,843.35
8. Steep Slope Landscaping - Gro-Low Sumac	EA	1,625	\$ 10.00	\$ 16,250.00		\$ -		\$ -		\$ -	1,625.00	\$ 16,250.00
9. Turf Grass Seeding	SF	35,002	\$ 0.10	\$ 3,500.20		\$ -		\$ -		\$ -	35,002.00	\$ 3,500.20
10. Mulch	SF	12,568	\$ 0.30	\$ 3,770.40		\$ -		\$ -		\$ -	12,568.00	\$ 3,770.40
11. Ernst Seed Mix - 180-1 (15lb/Acre or 0.0003 lb/SF)	SF	1,653	\$ 0.20	\$ 330.60		\$ -		\$ -		\$ -	1,653.00	\$ 330.60
12. PennDOT Formula L Seed Mix	SF	5,093	\$ 0.15	\$ 763.95		\$ -		\$ -		\$ -	5,093.00	\$ 763.95
H. LIGHTING												
1. On-site Light Fixtures	EA	18	\$ 4,500.00	\$ 81,000.00	18.00	\$ 81,000.00		\$ -	18.00	\$ 81,000.00		\$ -
I. MISCELLANEOUS												
1. Construction Stakeout	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -	1.00	\$ 10,000.00	1.00	\$ 10,000.00		\$ -
2. Traffic & Directional Signage	EA	21	\$ 300.00	\$ 6,300.00		\$ -		\$ -		\$ -	21.00	\$ 6,300.00
3. Pavement Striping	LS	1	\$ 15,000.00	\$ 15,000.00		\$ -		\$ -		\$ -	1.00	\$ 15,000.00
4. As-Built Plans	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -		\$ -	1.00	\$ 10,000.00
5. Post-Construction Traffic Study	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -		\$ -	1.00	\$ 10,000.00
6. Passenger Vehicle Wheel Stops	EA	20	\$ 125.00	\$ 2,500.00		\$ -		\$ -		\$ -	20.00	\$ 2,500.00
7. Retaining Wall	SF	1,206	\$ 75.00	\$ 90,450.00		\$ -	1,206.00	\$ 90,450.00	1,206.00	\$ 90,450.00		\$ -
8. Retaining Wall Fencing	LF	238	\$ 50.00	\$ 11,900.00		\$ -		\$ -		\$ -	238.00	\$ 11,900.00
9. Pedestrian Fence	LF	1,427	\$ 35.00	\$ 49,945.00		\$ -		\$ -		\$ -	1,427.00	\$ 49,945.00
10. Emergency Access Drive	SY	540	\$ 50.00	\$ 27,000.00		\$ -	540.00	\$ 27,000.00	540.00	\$ 27,000.00		\$ -



PROJECT NAME: Westrum Montgomeryville - 415 Stump Road	TOTAL ENG/NSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	AGREEMENT DATE: 12-Sep-2022

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ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ -	\$ 89,083.38	\$ 89,083.38	\$ 289,407.20
TOTAL	\$ 4,163,396.33	\$ 183,875.00	\$ 3,179,007.63	\$ 3,362,882.63	\$ 800,513.70

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
J. HOP (Knapp Road & Stump Road)												
<u>SITE CLEARING & DEMOLITION</u>												
1. Class 1 Excavation	CY	675	\$30.00	\$ 20,250.00			675.00	\$ 20,250.00	675.00	\$ 20,250.00		
2. Class 1B Excavation	CY	627	\$60.00	\$ 37,620.00			627.00	\$ 37,620.00	627.00	\$ 37,620.00		
<u>ROAD WORK</u>												
3. Plain Cement Concrete Curb	LF	1,740	\$ 100.00	\$ 174,000.00			1,740.00	\$ 174,000.00	1,740.00	\$ 174,000.00		
4. 6" Subbase 2A	SY	950	\$ 14.00	\$ 13,300.00			950.00	\$ 13,300.00	950.00	\$ 13,300.00		
5. Milling of Bituminous Pavement	SY	4,905	\$ 5.00	\$ 24,525.00			4,905.00	\$ 24,525.00	4,905.00	\$ 24,525.00		
6. 1 1/2" Wearing Course, SRL-H	SY	6,388	\$ 20.00	\$ 127,760.00			6,388.00	\$ 127,760.00	6,388.00	\$ 127,760.00		
7. 2.5" Binder Course	SY	950	\$ 30.00	\$ 28,500.00			950.00	\$ 28,500.00	950.00	\$ 28,500.00		
8. 6" Base Course	SY	950	\$ 60.00	\$ 57,000.00			950.00	\$ 57,000.00	950.00	\$ 57,000.00		
9. Class A Cement Concrete	SY	223	\$ 50.00	\$ 11,150.00			223.00	\$ 11,150.00	223.00	\$ 11,150.00		
10. Detectable Warning Surfaces	SF	105	\$ 60.00	\$ 6,300.00			105.00	\$ 6,300.00	105.00	\$ 6,300.00		
11. Tack Coat	SY	5,855	\$ 0.50	\$ 2,927.50			5,855.00	\$ 2,927.50	5,855.00	\$ 2,927.50		
12. Type 31-S Guide Rail	LF	140	\$ 55.00	\$ 7,700.00			140.00	\$ 7,700.00	140.00	\$ 7,700.00		
13. Relocate Fire Hydrant	EA	1	\$ 7,500.00	\$ 7,500.00			1.00	\$ 7,500.00	1.00	\$ 7,500.00		
14. Utility Pole Relocations	EA	1	\$ 25,000.00	\$ 25,000.00			1.00	\$ 25,000.00	1.00	\$ 25,000.00		
<u>PAVEMENT MARKINGS & SIGNING</u>												
15. 4" White Hot Thermoplastic Pavement Marking	LF	445	\$ 2.00	\$ 890.00			445.00	\$ 890.00	445.00	\$ 890.00		
16. 6" White Hot Thermoplastic Pavement Marking	LF	750	\$ 3.00	\$ 2,250.00			750.00	\$ 2,250.00	750.00	\$ 2,250.00		
17. 24" White Hot Thermoplastic Pavement Marking	LF	530	\$ 10.00	\$ 5,300.00			530.00	\$ 5,300.00	530.00	\$ 5,300.00		
18. 4" Yellow Hot Thermoplastic Pavement Marking	LF	3,360	\$ 1.50	\$ 5,040.00			3,360.00	\$ 5,040.00	3,360.00	\$ 5,040.00		
19. 24" Yellow Hot Thermoplastic Pavement Marking	LF	252	\$ 10.00	\$ 2,520.00			252.00	\$ 2,520.00	252.00	\$ 2,520.00		
20. White Hot Thermoplastic Pavement Marking Legend (Right)	EA	1	\$ 175.00	\$ 175.00			1.00	\$ 175.00	1.00	\$ 175.00		
21. White Hot Thermoplastic Pavement Marking Legend (Only)	EA	4	\$ 175.00	\$ 700.00			4.00	\$ 700.00	4.00	\$ 700.00		
22. White Hot Thermoplastic Pavement Marking Legend (Left)	EA	3	\$ 175.00	\$ 525.00			3.00	\$ 525.00	3.00	\$ 525.00		
23. Sign Assembly	EA	11	\$ 250.00	\$ 2,750.00			11.00	\$ 2,750.00	11.00	\$ 2,750.00		
<u>TRAFFIC SIGNAL</u>												
24. Traffic Signal Wiring	LF	1,525	\$ 2.25	\$ 3,431.25			1,525.00	\$ 3,431.25	1,525.00	\$ 3,431.25		
25. Traffic Signal Conduit & Backfill	LF	825	\$ 60.00	\$ 49,500.00			825.00	\$ 49,500.00	825.00	\$ 49,500.00		
26. Traffic Signal Junction Box, JB-27	EA	2	\$ 650.00	\$ 1,300.00			2.00	\$ 1,300.00	2.00	\$ 1,300.00		
27. Traffic Signal Head, 3-Section (12" Lense)	EA	2	\$ 825.00	\$ 1,650.00			2.00	\$ 1,650.00	2.00	\$ 1,650.00		
28. Traffic Signal Support, 14" Pedestral	EA	4	\$ 7,500.00	\$ 30,000.00			4.00	\$ 30,000.00	4.00	\$ 30,000.00		
29. Accessible Pedestrian Push Button	EA	4	\$ 1,250.00	\$ 5,000.00			4.00	\$ 5,000.00	4.00	\$ 5,000.00		
30. LED Countdown Ped Signal Heads	EA	4	\$ 750.00	\$ 3,000.00			4.00	\$ 3,000.00	4.00	\$ 3,000.00		
31. Traffic Signal Signage, Structure Mounted	SF	34	\$ 55.00	\$ 1,870.00			34.00	\$ 1,870.00	34.00	\$ 1,870.00		
<u>STORM DRAIN AND STORMWATER MANAGEMENT</u>												
32. 18" RCP Pipe	LF	414	\$ 100.00	\$ 41,400.00			414.00	\$ 41,400.00	414.00	\$ 41,400.00		
33. Standard Inlet Box - Type C Top	EA	3	\$ 3,000.00	\$ 9,000.00			3.00	\$ 9,000.00	3.00	\$ 9,000.00		
34. Type 5 Inlet Box - Type C Top	EA	1	\$ 4,000.00	\$ 4,000.00			1.00	\$ 4,000.00	1.00	\$ 4,000.00		
35. Type 6 Inlet Box - Type C Top	EA	1	\$ 5,000.00	\$ 5,000.00			1.00	\$ 5,000.00	1.00	\$ 5,000.00		
36. Storm Drain Structure- Manhole	EA	1	\$ 4,500.00	\$ 4,500.00			1.00	\$ 4,500.00	1.00	\$ 4,500.00		



ESCROW RELEASE NO.: 9

DATE PREPARED: 5-Jun-2024

PROJECT NAME: Westrum Montgomeryville - 415 Stump Road	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$3,784,905.75	\$ 183,875.00	\$ 3,089,924.25	\$ 3,273,799.25	\$ 511,106.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ -	\$ 89,083.38	\$ 89,083.38	\$ 289,407.20
TOTAL	\$ 4,163,396.33	\$ 183,875.00	\$ 3,179,007.63	\$ 3,362,882.63	\$ 800,513.70

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
J. HOP (Knapp Road & Stump Road)												
<u>GENERAL ITEMS</u>												
37. Mobilization	LS	1	\$ 50,000.00	\$ 50,000.00	\$ -	-	1.00	\$ 50,000.00	1.00	\$ 50,000.00	\$ -	-
38. Stakeout	LS	1	\$ 7,500.00	\$ 7,500.00	\$ -	-	1.00	\$ 7,500.00	1.00	\$ 7,500.00	\$ -	-
39. Maintenance and Protection of Traffic	LS	1	\$ 100,000.00	\$ 100,000.00	\$ -	-	1.00	\$ 100,000.00	1.00	\$ 100,000.00	\$ -	-
40. Erosion & Sediment Control	LS	1	\$ 10,000.00	\$ 10,000.00	\$ -	-	1.00	\$ 10,000.00	1.00	\$ 10,000.00	\$ -	-
K. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy - \$x,xxx.xx)	LS	1	\$ -	\$ -	\$ -	-	\$ -	-	\$ -	-	1.00	\$ -
L. CONTINGENCY												
1. 10% Contingency (SITE)	LS	1	\$ 289,407.20	\$ 289,407.20	\$ -	-	\$ -	-	\$ -	-	1.00	\$ 289,407.20
2. 10% Contingency (HOP) (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 89,083.38	\$ 89,083.38	\$ -	-	1.00	\$ 89,083.38	1.00	\$ 89,083.38	\$ -	-

NOTES:

- 2022-09-09 Initial cost prepared for Agreements.
- 2022-10-03 Release of HOP items held in escrow by PennDOT.

CONTRACTOR REQUEST

ESCROW RELEASE #: 9

DATE PREPARED: 21-May-2024

PROJECT NAME: Westrum Montgomeryville - 13-17 Bethlehem	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP TOWNSHIP NO.: LDS-717 G&A PROJECT NO.: 2015-04049-02 AGREEMENT DATE: 12-Sep-2022
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	
ESCROW AGENT: Mid Penn Bank		
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$3,784,905.75	\$ 183,875.00	\$ 3,082,644.25	\$ 3,266,519.25	\$ 518,386.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ -	\$ 89,083.38	\$ 89,083.38	\$ 289,407.20
TOTAL	\$ 4,163,396.33	\$ 183,875.00	\$ 3,171,727.63	\$ 3,355,602.63	\$ 807,793.70

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. SOIL EROSION AND SEDIMENT CONTROL												
1. 12" Silt Sock	LF	3,068	\$ 8.00	\$ 24,544.00		\$ -	3,068	\$ 24,544.00	3,068	\$ 24,544.00		\$ -
2. 18" Silt Sock	LF	209	\$ 8.50	\$ 1,776.50		\$ -	209	\$ 1,776.50	209	\$ 1,776.50		\$ -
3. 24" Silt Sock	LF	296	\$ 9.00	\$ 2,664.00		\$ -	296	\$ 2,664.00	296	\$ 2,664.00		\$ -
4. CFS Sediment Trap	LF	363	\$ 45.00	\$ 16,335.00		\$ -	363	\$ 16,335.00	363	\$ 16,335.00		\$ -
5. Rock Construction Entrance	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00	1	\$ 3,500.00		\$ -
6. Concrete Washout	EA	1	\$ 850.00	\$ 850.00		\$ -	1	\$ 850.00	1	\$ 850.00		\$ -
7. Erosion Control Blankets	SY	2,778	\$ 2.25	\$ 6,250.50		\$ -		\$ -		\$ -	2,778	\$ 6,250.50
8. Inlet Protection	EA	13	\$ 150.00	\$ 1,950.00		\$ -		\$ -		\$ -	13	\$ 1,950.00
B. EARTHWORK												
1. Strip Topsoil and Stockpile/Remove	SY	27,500	\$ 3.00	\$ 82,500.00		\$ -	27,500	\$ 82,500.00	27,500	\$ 82,500.00		\$ -
2. Cut Fill & Compact/Remove	CY	25,000	\$ 2.50	\$ 62,500.00		\$ -	25,000	\$ 62,500.00	25,000	\$ 62,500.00		\$ -
3. Rough Grade Site	SF	225,000	\$ 0.75	\$ 168,750.00		\$ -	225,000	\$ 168,750.00	225,000	\$ 168,750.00		\$ -
4. Respread Topsoil	LS	1	\$ 7,500.00	\$ 7,500.00	1	\$ 7,500.00		\$ -	1	\$ 7,500.00		\$ -
C. UTILITIES												
1. 6" PVC (With Backfill)	LF	38	\$ 50.00	\$ 1,900.00		\$ -	38	\$ 1,900.00	38	\$ 1,900.00		\$ -
2. 8" PVC (With Backfill)	LF	1,267	\$ 75.00	\$ 95,025.00		\$ -	1,267	\$ 95,025.00	1,267	\$ 95,025.00		\$ -
3. Sewer Manhole	EA	9	\$ 5,000.00	\$ 45,000.00		\$ -	9	\$ 45,000.00	9	\$ 45,000.00		\$ -
4. Sewer Testing/Televise	LS	1	\$ 3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00	1	\$ 3,500.00		\$ -
5. 4" DIP Water Line	LF	232	\$ 40.00	\$ 9,280.00		\$ -	232	\$ 9,280.00	232	\$ 9,280.00		\$ -
6. 6" DIP Water Line	LF	1,169	\$ 60.00	\$ 70,140.00		\$ -	1,169	\$ 70,140.00	1,169	\$ 70,140.00		\$ -
7. 8" DIP Water	LF	300	\$ 75.00	\$ 22,500.00		\$ -	300	\$ 22,500.00	300	\$ 22,500.00		\$ -
8. Fire Hydrant	EA	1	\$ 4,500.00	\$ 4,500.00		\$ -	1	\$ 4,500.00	1	\$ 4,500.00		\$ -
9. Water Misc.	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -	1	\$ 10,000.00	1	\$ 10,000.00		\$ -
D. STORMWATER												
1. 4" PVC	LF	548	\$ 25.00	\$ 13,700.00		\$ -	548	\$ 13,700.00	548	\$ 13,700.00		\$ -
2. 15" HDPE Pipe	LF	304	\$ 40.00	\$ 12,160.00		\$ -	304	\$ 12,160.00	304	\$ 12,160.00		\$ -
3. 18" HDPE Pipe	LF	219	\$ 45.00	\$ 9,855.00		\$ -	219	\$ 9,855.00	219	\$ 9,855.00		\$ -
4. 24" HDPE Pipe	LF	352	\$ 55.00	\$ 19,360.00		\$ -	352	\$ 19,360.00	352	\$ 19,360.00		\$ -
5. 36" HDPE Pipe	LF	79	\$ 65.00	\$ 5,135.00		\$ -	79	\$ 5,135.00	79	\$ 5,135.00		\$ -
6. Storm Drain Structure- Onsite Type "C" Inlet	EA	13	\$ 2,500.00	\$ 32,500.00		\$ -	13	\$ 32,500.00	13	\$ 32,500.00		\$ -
7. Storm Drain Structure- Manhole	EA	11	\$ 4,500.00	\$ 49,500.00		\$ -	11	\$ 49,500.00	11	\$ 49,500.00		\$ -
8. Flared End Sections	EA	1	\$ 5,500.00	\$ 5,500.00		\$ -	1	\$ 5,500.00	1	\$ 5,500.00		\$ -
9. Outlet Structure	EA	3	\$ 12,000.00	\$ 36,000.00		\$ -	3	\$ 36,000.00	3	\$ 36,000.00		\$ -
10. BMP #1 MRC Bioretention Basin	LS	1	\$ 65,000.00	\$ 65,000.00		\$ -	1	\$ 52,000.00	1	\$ 52,000.00	0	\$ 13,000.00
11. BMP #2 Dry Extended Detention Basin (36" HDPE & Stone)	LS	1	\$ 381,000.00	\$ 381,000.00		\$ -	1	\$ 381,000.00	1	\$ 381,000.00		\$ -
12. BMP #3 Dry Extended Detention Basin (36" HDPE & Stone)	LS	1	\$ 287,000.00	\$ 287,000.00		\$ -	1	\$ 287,000.00	1	\$ 287,000.00		\$ -
13. Rip Rap	SY	25	\$ 90.00	\$ 2,250.00		\$ -		\$ -		\$ -	25	\$ 2,250.00
14. Bioretention Planting Soil	CY	293	\$ 80.00	\$ 23,440.00		\$ -		\$ -		\$ -	293	\$ 23,440.00
15. Bioretention Fence	LF	383	\$ 35.00	\$ 13,405.00		\$ -		\$ -		\$ -	383	\$ 13,405.00
16. Level Spreader	LF	147	\$ 500.00	\$ 73,500.00		\$ -	147	\$ 73,500.00	147	\$ 73,500.00		\$ -

CONTRACTOR REQUEST

ESCROW RELEASE #: 9

DATE PREPARED: 21-May-2024

PROJECT NAME: Westrum Montgomeryville - 13-17 Bethlehem	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$3,764,905.75	\$ 183,875.00	\$ 3,082,644.25	\$ 3,266,519.25	\$ 518,386.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ -	\$ 89,083.38	\$ 89,083.38	\$ 289,407.20
TOTAL	\$ 4,163,396.33	\$ 183,875.00	\$ 3,171,727.63	\$ 3,355,602.63	\$ 807,793.70

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
E. PAVING AND PARKING AREA												
1. Fine Grade Paving	SY	12,078	\$ 2.75	\$ 33,214.50		\$ -	12,078	\$ 33,214.50	12,078	\$ 33,214.50		\$ -
2. 6 in. 2A Subbase	SY	7,906	\$ 7.00	\$ 55,342.00		\$ -	7,906	\$ 55,342.00	7,906	\$ 55,342.00		\$ -
3. 8 in. 2A Subbase	SY	4,172	\$ 8.00	\$ 33,376.00		\$ -	4,172	\$ 33,376.00	4,172	\$ 33,376.00		\$ -
4. 1.5 in. 25mm Base Course	SY	12,078	\$ 18.00	\$ 217,404.00		\$ -	12,078	\$ 217,404.00	12,078	\$ 217,404.00		\$ -
5. Sweep and Tack Coat	SY	12,078	\$ 0.50	\$ 6,039.00		\$ -		\$ -		\$ -	12,078	\$ 6,039.00
6. 1.0 in. 9.5mm Wearing Course	SY	12,078	\$ 10.00	\$ 120,780.00		\$ -		\$ -		\$ -	12,078	\$ 120,780.00
7. Trail Paving	SY	115	\$ 30.00	\$ 3,450.00	115	\$ 3,450.00		\$ -	115	\$ 3,450.00		\$ -
8. Proposed Emergency Staging Area	SF	3,246	\$ 6.50	\$ 21,099.00	1,250	\$ 8,125.00	1,623	\$ 10,549.50	2,873	\$ 18,674.50	373	\$ 2,424.50
9. Joint Seal	LS	1	\$ 2,500.00	\$ 2,500.00		\$ -		\$ -		\$ -	1	\$ 2,500.00
F. CONCRETE AND PAVERS												
1. Belgian Block Curb	LF	4,260	\$ 28.00	\$ 119,280.00		\$ -	4,260	\$ 112,000.00	4,260	\$ 112,000.00		\$ 7,280.00
2. Concrete Sidewalk	SF	5,525	\$ 12.00	\$ 66,300.00	5,525	\$ 66,300.00		\$ -	5,525	\$ 66,300.00		\$ -
3. Grass Pavers	SF	2,976	\$ 24.00	\$ 71,424.00		\$ -		\$ -		\$ -	2,976	\$ 71,424.00
4. ADA Ramps	EA	7	\$ 2,500.00	\$ 17,500.00	7	\$ 17,500.00		\$ -	7	\$ 17,500.00		\$ -
G. LANDSCAPING												
1. Evergreen Trees	EA	83	\$ 550.00	\$ 45,650.00		\$ -		\$ -		\$ -	83	\$ 45,650.00
2. Deciduous Trees	EA	46	\$ 600.00	\$ 27,600.00		\$ -		\$ -		\$ -	46	\$ 27,600.00
3. Ornamental Trees	EA	36	\$ 400.00	\$ 14,400.00		\$ -		\$ -		\$ -	36	\$ 14,400.00
4. Evergreen Shrubs	EA	103	\$ 90.00	\$ 9,270.00		\$ -		\$ -		\$ -	103	\$ 9,270.00
5. Deciduous Shrubs	EA	138	\$ 90.00	\$ 12,420.00		\$ -		\$ -		\$ -	138	\$ 12,420.00
6. Ornamental Grasses	EA	280	\$ 15.00	\$ 4,200.00		\$ -		\$ -		\$ -	280	\$ 4,200.00
7. Steep Slope Landscaping - Sod	SF	10,981	\$ 0.35	\$ 3,843.35		\$ -		\$ -		\$ -	10,981	\$ 3,843.35
8. Steep Slope Landscaping - Gro-Low Sumac	EA	1,625	\$ 10.00	\$ 16,250.00		\$ -		\$ -		\$ -	1,625	\$ 16,250.00
9. Turf Grass Seeding	SF	35,002	\$ 0.10	\$ 3,500.20		\$ -		\$ -		\$ -	35,002	\$ 3,500.20
10. Mulch	SF	12,568	\$ 0.30	\$ 3,770.40		\$ -		\$ -		\$ -	12,568	\$ 3,770.40
11. Ernst Seed Mix - 180-1 (15lb/Acre or 0.0003 lb/SF)	SF	1,653	\$ 0.20	\$ 330.60		\$ -		\$ -		\$ -	1,653	\$ 330.60
12. PennDOT Formula L Seed Mix	SF	5,093	\$ 0.15	\$ 763.95		\$ -		\$ -		\$ -	5,093	\$ 763.95
H. LIGHTING												
1. On-site Light Fixtures	EA	18	\$ 4,500.00	\$ 81,000.00	18	\$ 81,000.00		\$ -	18	\$ 81,000.00		\$ -
I. MISCELLANEOUS												
1. Construction Stakeout	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -	1	\$ 10,000.00	1	\$ 10,000.00		\$ -
2. Traffic & Directional Signage	EA	21	\$ 300.00	\$ 6,300.00		\$ -		\$ -		\$ -	21	\$ 6,300.00
3. Pavement Striping	LS	1	\$ 15,000.00	\$ 15,000.00		\$ -		\$ -		\$ -	1	\$ 15,000.00
4. As-Built Plans	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -		\$ -	1	\$ 10,000.00
5. Post-Construction Traffic Study	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -		\$ -	1	\$ 10,000.00
6. Passenger Vehicle Wheel Stops	EA	20	\$ 125.00	\$ 2,500.00		\$ -		\$ -		\$ -	20	\$ 2,500.00
7. Retaining Wall	SF	1,206	\$ 75.00	\$ 90,450.00		\$ -	1,206	\$ 90,450.00	1,206	\$ 90,450.00		\$ -
8. Retaining Wall Fencing	LF	238	\$ 50.00	\$ 11,900.00		\$ -		\$ -		\$ -	238	\$ 11,900.00
9. Pedestrian Fence	LF	1,427	\$ 35.00	\$ 49,945.00		\$ -		\$ -		\$ -	1,427	\$ 49,945.00
10. Emergency Access Drive	SY	540	\$ 50.00	\$ 27,000.00		\$ -	540	\$ 27,000.00	540	\$ 27,000.00		\$ -

CONTRACTOR REQUEST

ESCROW RELEASE #: 9

DATE PREPARED: 21-May-2024

PROJECT NAME: Westrum Montgomeryville - 13-17 Bethlehem	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement		AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$3,784,905.75	\$ 183,875.00	\$ 3,062,644.25	\$ 3,266,519.25	\$ 518,386.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ -	\$ 89,083.38	\$ 89,083.38	\$ 289,407.20
TOTAL	\$ 4,163,396.33	\$ 183,875.00	\$ 3,171,727.63	\$ 3,355,602.63	\$ 807,793.70

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
J. HOP (Knapp Road & Stump Road)												
<u>SITE CLEARING & DEMOLITION</u>												
1. Class 1 Excavation	CY	675	\$30.00	\$ 20,250.00	\$ -	\$ -	675	\$ 20,250.00	675	\$ 20,250.00	\$ -	\$ -
2. Class 1B Excavation	CY	627	\$60.00	\$ 37,620.00	\$ -	\$ -	627	\$ 37,620.00	627	\$ 37,620.00	\$ -	\$ -
<u>ROAD WORK</u>												
3. Plain Cement Concrete Curb	LF	1,740	\$ 100.00	\$ 174,000.00	\$ -	\$ -	1,740	\$ 174,000.00	1,740	\$ 174,000.00	\$ -	\$ -
4. 6" Subbase 2A	SY	950	\$ 14.00	\$ 13,300.00	\$ -	\$ -	950	\$ 13,300.00	950	\$ 13,300.00	\$ -	\$ -
5. Milling of Bituminous Pavement	SY	4,905	\$ 5.00	\$ 24,525.00	\$ -	\$ -	4,905	\$ 24,525.00	4,905	\$ 24,525.00	\$ -	\$ -
6. 1.5" Wearing Course, SRL-H	SY	6,388	\$ 20.00	\$ 127,760.00	\$ -	\$ -	6,388	\$ 127,760.00	6,388	\$ 127,760.00	\$ -	\$ -
7. 2.5" Binder Course	SY	950	\$ 30.00	\$ 28,500.00	\$ -	\$ -	950	\$ 28,500.00	950	\$ 28,500.00	\$ -	\$ -
8. 6" Base Course	SY	950	\$ 60.00	\$ 57,000.00	\$ -	\$ -	950	\$ 57,000.00	950	\$ 57,000.00	\$ -	\$ -
9. Class A Cement Concrete	SY	223	\$ 50.00	\$ 11,150.00	\$ -	\$ -	223	\$ 11,150.00	223	\$ 11,150.00	\$ -	\$ -
10. Detectable Warning Surfaces	SF	105	\$ 60.00	\$ 6,300.00	\$ -	\$ -	105	\$ 6,300.00	105	\$ 6,300.00	\$ -	\$ -
11. Tack Coat	SY	5,855	\$ 0.50	\$ 2,927.50	\$ -	\$ -	5,855	\$ 2,927.50	5,855	\$ 2,927.50	\$ -	\$ -
12. Type 31-S Guide Rail	LF	140	\$ 55.00	\$ 7,700.00	\$ -	\$ -	140	\$ 7,700.00	140	\$ 7,700.00	\$ -	\$ -
13. Relocate Fire Hydrant	EA	1	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	1	\$ 7,500.00	1	\$ 7,500.00	\$ -	\$ -
14. Utility Pole Relocations	EA	1	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	1	\$ 25,000.00	1	\$ 25,000.00	\$ -	\$ -
<u>PAVEMENT MARKINGS & SIGNING</u>												
15. 4" White Hot Thermoplastic Pavement Marking	LF	445	\$ 2.00	\$ 890.00	\$ -	\$ -	445	\$ 890.00	445	\$ 890.00	\$ -	\$ -
16. 6" White Hot Thermoplastic Pavement Marking	LF	750	\$ 3.00	\$ 2,250.00	\$ -	\$ -	750	\$ 2,250.00	750	\$ 2,250.00	\$ -	\$ -
17. 24" White Hot Thermoplastic Pavement Marking	LF	530	\$ 10.00	\$ 5,300.00	\$ -	\$ -	530	\$ 5,300.00	530	\$ 5,300.00	\$ -	\$ -
18. 4" Yellow Hot Thermoplastic Pavement Marking	LF	3,360	\$ 1.50	\$ 5,040.00	\$ -	\$ -	3,360	\$ 5,040.00	3,360	\$ 5,040.00	\$ -	\$ -
19. 24" Yellow Hot Thermoplastic Pavement Marking	LF	252	\$ 10.00	\$ 2,520.00	\$ -	\$ -	252	\$ 2,520.00	252	\$ 2,520.00	\$ -	\$ -
20. White Hot Thermoplastic Pavement Marking Legend (Right)	EA	1	\$ 175.00	\$ 175.00	\$ -	\$ -	1	\$ 175.00	1	\$ 175.00	\$ -	\$ -
21. White Hot Thermoplastic Pavement Marking Legend (Only)	EA	4	\$ 175.00	\$ 700.00	\$ -	\$ -	4	\$ 700.00	4	\$ 700.00	\$ -	\$ -
22. White Hot Thermoplastic Pavement Marking Legend (Left)	EA	3	\$ 175.00	\$ 525.00	\$ -	\$ -	3	\$ 525.00	3	\$ 525.00	\$ -	\$ -
23. Sign Assembly	EA	11	\$ 250.00	\$ 2,750.00	\$ -	\$ -	11	\$ 2,750.00	11	\$ 2,750.00	\$ -	\$ -
<u>TRAFFIC SIGNAL</u>												
24. Traffic Signal Wiring	LF	1,525	\$ 2.25	\$ 3,431.25	\$ -	\$ -	1,525	\$ 3,431.25	1,525	\$ 3,431.25	\$ -	\$ -
25. Traffic Signal Conduit & Backfill	LF	825	\$ 60.00	\$ 49,500.00	\$ -	\$ -	825	\$ 49,500.00	825	\$ 49,500.00	\$ -	\$ -
26. Traffic Signal Junction Box, JB-27	EA	2	\$ 650.00	\$ 1,300.00	\$ -	\$ -	2	\$ 1,300.00	2	\$ 1,300.00	\$ -	\$ -
27. Traffic Signal Head, 3-Section (12" Lense)	EA	2	\$ 825.00	\$ 1,650.00	\$ -	\$ -	2	\$ 1,650.00	2	\$ 1,650.00	\$ -	\$ -
28. Traffic Signal Support, 14" Pedestal	EA	4	\$ 7,500.00	\$ 30,000.00	\$ -	\$ -	4	\$ 30,000.00	4	\$ 30,000.00	\$ -	\$ -
29. Accessible Pedestrian Push Button	EA	4	\$ 1,250.00	\$ 5,000.00	\$ -	\$ -	4	\$ 5,000.00	4	\$ 5,000.00	\$ -	\$ -
30. LED Countdown Ped Signal Heads	EA	4	\$ 750.00	\$ 3,000.00	\$ -	\$ -	4	\$ 3,000.00	4	\$ 3,000.00	\$ -	\$ -
31. Traffic Signal Signage, Structure Mounted	SF	34	\$ 55.00	\$ 1,870.00	\$ -	\$ -	34	\$ 1,870.00	34	\$ 1,870.00	\$ -	\$ -
<u>STORM DRAIN AND STORMWATER MANAGEMENT</u>												
32. 18" RCP Pipe	LF	414	\$ 100.00	\$ 41,400.00	\$ -	\$ -	414	\$ 41,400.00	414	\$ 41,400.00	\$ -	\$ -
33. Standard Inlet Box - Type C Top	EA	3	\$ 3,000.00	\$ 9,000.00	\$ -	\$ -	3	\$ 9,000.00	3	\$ 9,000.00	\$ -	\$ -
34. Type 5 Inlet Box - Type C Top	EA	1	\$ 4,000.00	\$ 4,000.00	\$ -	\$ -	1	\$ 4,000.00	1	\$ 4,000.00	\$ -	\$ -
35. Type 6 Inlet Box - Type C Top	EA	1	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	1	\$ 5,000.00	1	\$ 5,000.00	\$ -	\$ -
36. Storm Drain Structure- Manhole	EA	1	\$ 4,500.00	\$ 4,500.00	\$ -	\$ -	1	\$ 4,500.00	1	\$ 4,500.00	\$ -	\$ -

CONTRACTOR REQUEST

ESCROW RELEASE #: 9
DATE PREPARED: 21-May-2024

PROJECT NAME: Westrum Montgomeryville - 13-17 Bethlehem	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: CSW Luxor VII Montgomeryville, L.P.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-717
ESCROW AGENT: Mid Penn Bank		G&A PROJECT NO.: 2015-04049-02
TYPE OF SECURITY: Tri-Party Agreement	MAINTENANCE BOND AMOUNT (15%): \$ 567,735.86	AGREEMENT DATE: 12-Sep-2022

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$3,784,905.75	\$ 183,875.00	\$ 3,082,644.25	\$ 3,266,519.25	\$ 518,386.50
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yyyy - \$x,xxx.xx)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 378,490.58	\$ -	\$ 89,083.38	\$ 89,083.38	\$ 289,407.20
TOTAL	\$ 4,163,396.33	\$ 183,875.00	\$ 3,171,727.63	\$ 3,355,602.63	\$ 807,793.70

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
J. HOP (Knapp Road & Stump Road)												
<u>GENERAL ITEMS</u>												
37. Mobilization	LS	1	\$ 50,000.00	\$ 50,000.00		\$ -	1	\$ 50,000.00	1	\$ 50,000.00		\$ -
38. Stakeout	LS	1	\$ 7,500.00	\$ 7,500.00		\$ -	1	\$ 7,500.00	1	\$ 7,500.00		\$ -
39. Maintenance and Protection of Traffic	LS	1	\$ 100,000.00	\$ 100,000.00		\$ -	1	\$ 100,000.00	1	\$ 100,000.00		\$ -
40. Erosion & Sediment Control	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -	1	\$ 10,000.00	1	\$ 10,000.00		\$ -
K. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yyyy - \$x,xxx.xx)	LS	1	\$ -	\$ -		\$ -		\$ -		\$ -	1	\$ -
L. CONTINGENCY												
1. 10% Contingency (SITE)	LS	1	\$ 289,407.20	\$ 289,407.20		\$ -		\$ -		\$ -	1	\$ 289,407.20
2. 10% Contingency (HOP) (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 89,083.38	\$ 89,083.38		\$ -	1	\$ 89,083.38	1	\$ 89,083.38		\$ -

NOTES:

2022-09-09 Initial cost prepared for Agreements.
2022-10-03 Release of HOP items held in escrow by PennDOT.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #05d

SUBJECT: Escrow Release 6 – Higher Rock Residential Development – LDS#721
MEETING DATE: June 10, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Attached is a construction escrow release requested by WB Homes for the Higher Rock Residential Development as recommended by the Township Engineer.

The original amount of the escrow was \$1,089,079.09, held as a Letter of Credit with the Township. This is the sixth release and is in the amount of \$25,270.63. The new balance would be \$388,444.76.

MOTION/RESOLUTION:

Motion to authorize as part of the consent agenda



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 5, 2024

File No. 1607014.03

Carolyn McCreary, Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Higher Rock Residential Development – LDS#721
Escrow Release 6

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$25,270.63 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in cursive script, appearing to read 'G. Attanasio'.

Geoffrey J. Attanasio, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

GJA/si

Enclosure: Release of Escrow Form (6/5/24), Summary of Improvement Escrow Account (6/5/24), Developer's Request (5/22/24)

cc: Marianne McConnell, Director of Planning and Zoning
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Steve Shaffer, WB Homes, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Gilmore & Associates, Inc.
Damon Drummond, P.E., PTOE – Gilmore & Associates, Inc.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

RELEASE OF ESCROW FORM

Geoffrey J. Attanasio, P.E.
Senior Project Manager Gilmore
& Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 03/01/2024

Development: Higher Rock Residential Development - LDS-721
Release #: 6

G&A Project #: 1607014.03

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$25,270.63. Enclosed is a copy of our escrow spreadsheet with the quantities noted.


ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Ms. Carolyn McCreary
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 06/05/2024

Dear Ms. McCreary

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$25,270.63 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

 06/05/2024
Geoffrey J. Attanasio, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Cavendish Acquisitions, LP by Riley Development GP., Corp., its sole GP for Higher Rock Residential Development - LDS-721, in the amount of \$44,951.50, on the representation that work set forth in the Land Development Agreement to the extent has been completed and;

WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$25,270.63;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$25,270.63; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.

BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$1,089,079.09 pursuant to a signed Land Development Agreement and that \$675,363.70 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$388,444.76 in escrow.

MOTION BY: _____
SECOND BY: _____
DATED: _____
RELEASED BY: _____
Department Director

VOTE: _____



ESCROW RELEASE NO.: 6

DATE PREPARED: 5-Jun-2024

PROJECT NAME: **Higher Rock Residential Development** TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00 MONTGOMERY TOWNSHIP
 DEVELOPER: Cavendish Acquisitions, LP by Riley Development GP., Corp., its sole GP TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00 TOWNSHIP NO.: LDS-721
 ESCROW AGENT: M & T Bank AGREEMENT DATE: 1607014.03
 TYPE OF SECURITY: Letter of Credit MAINTENANCE BOND AMOUNT (15%): \$ 148,510.79 AGREEMENT DATE: 27-Apr-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 990,071.90	\$ 22,973.30	\$ 613,967.00	\$ 636,940.30	\$ 353,131.60
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$0.00)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 99,007.19	\$ 2,297.33	\$ 61,396.70	\$ 63,694.03	\$ 35,313.16
TOTAL	\$ 1,089,079.09	\$ 25,270.63	\$ 675,363.70	\$ 700,634.33	\$ 388,444.76

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. EROSION CONTROL												
1. 12" Filter Sock	LF	512	\$ 4.50	\$ 2,304.00		\$ -	512.00	\$ 2,304.00	512.00	\$ 2,304.00		\$ -
2. 12" Diversion Sock	LF	136	\$ 5.00	\$ 680.00		\$ -	136.00	\$ 680.00	136.00	\$ 680.00		\$ -
3. 18" Diversion Sock	LF	121	\$ 9.50	\$ 1,149.50		\$ -	121.00	\$ 1,149.50	121.00	\$ 1,149.50		\$ -
4. Construction Entrance	LS	1	\$ 3,500.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -
5. Inlet Protection	EA	19	\$ 150.00	\$ 2,850.00	19.00	\$ 2,850.00		\$ -	19.00	\$ 2,850.00		\$ -
6. Safety / Tree Fence	LF	1368	\$ 2.50	\$ 3,420.00		\$ -	1,368.00	\$ 3,420.00	1,368.00	\$ 3,420.00		\$ -
7. Concrete Washout	EA	1	\$ 750.00	\$ 750.00		\$ -		\$ -		\$ -	1.00	\$ 750.00
8. Swale 1 - with Matting NAG SC150	LF	321	\$ 6.50	\$ 2,086.50		\$ -	150.00	\$ 975.00	150.00	\$ 975.00	171.00	\$ 1,111.50
9. Swale 2 - with Matting NAG SC150	LF	96	\$ 6.50	\$ 624.00		\$ -	96.00	\$ 624.00	96.00	\$ 624.00		\$ -
10. Swale 3 - with Matting NAG SC150	LF	160	\$ 6.50	\$ 1,040.00		\$ -		\$ -		\$ -	160.00	\$ 1,040.00
11. Slope Protection Matting	SF	8988	\$ 0.30	\$ 2,696.40	7,988.00	\$ 2,396.40	1,000.00	\$ 300.00	8,988.00	\$ 2,696.40		\$ -
12. Temp Seed Stockpile	EA	1	\$ 750.00	\$ 750.00		\$ -	1.00	\$ 750.00	1.00	\$ 750.00		\$ -
13. Sed Trap 1 Excavation and Grading	LS	1	\$ 4,500.00	\$ 4,500.00		\$ -	1.00	\$ 4,500.00	1.00	\$ 4,500.00		\$ -
14. Sed Trap 1 Baffle Wall	LF	140	\$ 27.50	\$ 3,850.00		\$ -	140.00	\$ 3,850.00	140.00	\$ 3,850.00		\$ -
15. Sed Trap 1 Temp 18" CMP Pipe	LF	30	\$ 60.00	\$ 1,800.00		\$ -	30.00	\$ 1,800.00	30.00	\$ 1,800.00		\$ -
16. Sed Trap 1 Anti Seep Collars	EA	2	\$ 650.00	\$ 1,300.00		\$ -	2.00	\$ 1,300.00	2.00	\$ 1,300.00		\$ -
17. Sed Trap 1 Temp Riser	EA	1	\$ 3,000.00	\$ 3,000.00		\$ -	1.00	\$ 3,000.00	1.00	\$ 3,000.00		\$ -
18. Sed Trap 1 Temp Seeding	SF	6400	\$ 0.10	\$ 640.00		\$ -	6,400.00	\$ 640.00	6,400.00	\$ 640.00		\$ -
19. E&S Maintenance and Removal	LS	1	\$ 3,700.00	\$ 3,700.00		\$ -	0.50	\$ 1,850.00	0.50	\$ 1,850.00	0.50	\$ 1,850.00
B. EARTHWORK												
1. Earthwork-Strip Topsoil 8"	CY	2244	\$ 3.50	\$ 7,854.00		\$ -	2,244.00	\$ 7,854.00	2,244.00	\$ 7,854.00		\$ -
2. Earthwork-Cut to Fill	CY	3986	\$ 3.00	\$ 11,958.00		\$ -	3,986.00	\$ 11,958.00	3,986.00	\$ 11,958.00		\$ -
3. Earthwork-Return Topsoil 6"	CY	1248	\$ 4.00	\$ 4,992.00		\$ -	1,248.00	\$ 4,992.00	1,248.00	\$ 4,992.00		\$ -
4. Sed Trap Removal-Desilt	LS	1	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00		\$ -	1.00	\$ 1,500.00		\$ -
5. Sed Trap Removal-Remove Temp Pipe and Riser	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00		\$ -	1.00	\$ 2,500.00		\$ -
6. Sed Trap Removal-Remove Baffle	LS	1	\$ 300.00	\$ 300.00	1.00	\$ 300.00		\$ -	1.00	\$ 300.00		\$ -
7. Sed Trap Removal-Excavation	LS	1	\$ 3,500.00	\$ 3,500.00	1.00	\$ 3,500.00		\$ -	1.00	\$ 3,500.00		\$ -
C. STORM SEWER												
1. 15 HDPE	LF	936	\$ 55.00	\$ 51,480.00		\$ -	936.00	\$ 51,480.00	936.00	\$ 51,480.00		\$ -
2. 18 HDPE	LF	84	\$ 60.00	\$ 5,040.00		\$ -	84.00	\$ 5,040.00	84.00	\$ 5,040.00		\$ -
3. 24 HDPE	LF	245	\$ 75.00	\$ 18,375.00		\$ -	245.00	\$ 18,375.00	245.00	\$ 18,375.00		\$ -
4. 8 PVC Roof Drain Header	LF	870	\$ 35.00	\$ 30,450.00		\$ -		\$ -		\$ -	870.00	\$ 30,450.00
5. Roof Drain Cleanout	EA	8	\$ 100.00	\$ 800.00		\$ -		\$ -		\$ -	8.00	\$ 800.00
6. 4 ft C Inlet	EA	2	\$ 2,500.00	\$ 5,000.00		\$ -	2.00	\$ 5,000.00	2.00	\$ 5,000.00		\$ -
5. 4 ft M Double Inlet	EA	3	\$ 3,850.00	\$ 11,550.00		\$ -	3.00	\$ 11,550.00	3.00	\$ 11,550.00		\$ -
6. 4 ft M Inlet	EA	5	\$ 2,350.00	\$ 11,750.00		\$ -	5.00	\$ 11,750.00	5.00	\$ 11,750.00		\$ -
7. Storm Manholes	EA	6	\$ 3,000.00	\$ 18,000.00		\$ -	6.00	\$ 18,000.00	6.00	\$ 18,000.00		\$ -
8. Tie Into Existing Inlet	EA	1	\$ 1,500.00	\$ 1,500.00		\$ -	1.00	\$ 1,500.00	1.00	\$ 1,500.00		\$ -
9. Rip Rap Aprons at Curb Breaks	EA	2	\$ 850.00	\$ 1,700.00	2.00	\$ 1,700.00		\$ -	2.00	\$ 1,700.00		\$ -



PROJECT NAME: Higher Rock Residential Development	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Cavendish Acquisitions, LP by Riley Development GP, Corp., its sole GP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-721
ESCROW AGENT: M & T Bank		G&A PROJECT NO.: 1607014.03
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 148,510.79	AGREEMENT DATE: 27-Apr-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 990,071.90	\$ 22,973.30	\$ 613,967.00	\$ 636,940.30	\$ 353,131.60
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = 30.00)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 99,007.19	\$ 2,297.33	\$ 61,396.70	\$ 63,694.03	\$ 35,313.16
TOTAL	\$ 1,089,079.09	\$ 25,270.63	\$ 675,363.70	\$ 700,634.33	\$ 388,444.76

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
C. STORM SEWER												
10. UG Basin - 60" Perf. HDPE	LF	611	\$ 150.00	\$ 91,650.00		\$ -	611.00	\$ 91,650.00	611.00	\$ 91,650.00		\$ -
11. UG Basin - 60" HDPE Fittings	EA	4	\$ 3,000.00	\$ 12,000.00		\$ -	4.00	\$ 12,000.00	4.00	\$ 12,000.00		\$ -
12. UG Basin - 6" Perf. Underdrain	LF	103	\$ 25.00	\$ 2,575.00		\$ -	103.00	\$ 2,575.00	103.00	\$ 2,575.00		\$ -
13. UG Basin - PADOT Type 2B Stone	CF	58000	\$ 0.50	\$ 29,000.00		\$ -	58,000.00	\$ 29,000.00	58,000.00	\$ 29,000.00		\$ -
14. UG Basin - 40mil Liner (top, bottom, and sides) 103.5x46.5x14	SF	13826	\$ 2.00	\$ 27,652.00		\$ -	13,826.00	\$ 27,652.00	13,826.00	\$ 27,652.00		\$ -
15. UG Basin - AASHTO Class 3 Non-Woven GT	SF	27652	\$ 1.00	\$ 27,652.00		\$ -	27,652.00	\$ 27,652.00	27,652.00	\$ 27,652.00		\$ -
16. UG Basin - Outlet Structure	EA	1	\$ 15,000.00	\$ 15,000.00		\$ -	1.00	\$ 15,000.00	1.00	\$ 15,000.00		\$ -
16. UG Basin - Storm Inlets	EA	4	\$ 5,250.00	\$ 21,000.00		\$ -	4.00	\$ 21,000.00	4.00	\$ 21,000.00		\$ -
17. UG Basin - Storm Manholes	EA	3	\$ 5,000.00	\$ 15,000.00		\$ -	3.00	\$ 15,000.00	3.00	\$ 15,000.00		\$ -
18. Flexstorm Inlet Filters	EA	13	\$ 1,250.00	\$ 16,250.00		\$ -		\$ -		\$ -	13.00	\$ 16,250.00
D. CONCRETE												
SITE												
1. 18" Concrete Curb	LF	2078	\$ 18.50	\$ 38,443.00		\$ -	2,078.00	\$ 38,443.00	2,078.00	\$ 38,443.00		\$ -
2. Mountable Islands	LF	250	\$ 25.00	\$ 6,250.00		\$ -	250.00	\$ 6,250.00	250.00	\$ 6,250.00		\$ -
3. Sidewalks 4" th on 4" 2b Stone	SF	2404	\$ 6.00	\$ 14,424.00		\$ -	432.00	\$ 2,592.00	432.00	\$ 2,592.00	1,972.00	\$ 11,832.00
4. Handicap Ramps inc. DWS	EA	2	\$ 2,500.00	\$ 5,000.00	1.00	\$ 2,500.00	1.00	\$ 2,500.00	2.00	\$ 5,000.00		\$ -
5. ADA Turn Pads	EA	7	\$ 200.00	\$ 1,400.00	1.00	\$ 200.00		\$ -	1.00	\$ 200.00	6.00	\$ 1,200.00
6. Driveway Aprons 6" th on 6" 2A	SF	4543	\$ 7.00	\$ 31,801.00	505.00	\$ 3,535.00	212.00	\$ 1,484.00	717.00	\$ 5,019.00	3,826.00	\$ 26,782.00
FIREHOUSE												
7. Firehouse-Cut/Strip Topsoil/rough grade	LS	1	\$ 1,500.00	\$ 1,500.00		\$ -		\$ -		\$ -	1.00	\$ 1,500.00
8. Firehouse-5' Wide Sidewalk 4" th on 4" 2b Stone	SF	1830	\$ 15.00	\$ 27,450.00		\$ -		\$ -		\$ -	1,830.00	\$ 27,450.00
9. Firehouse-Handicap Ramps inc DWS	EA	5	\$ 2,500.00	\$ 12,500.00		\$ -		\$ -		\$ -	5.00	\$ 12,500.00
10. Firehouse-Curb Remove and Replace	LF	80	\$ 50.00	\$ 4,000.00		\$ -		\$ -		\$ -	80.00	\$ 4,000.00
11. Firehouse-Blacktop Restoration	SF	145	\$ 25.00	\$ 3,625.00		\$ -		\$ -		\$ -	145.00	\$ 3,625.00
12. Firehouse-Topsoil Rake & Seed	SF	1464	\$ 1.00	\$ 1,464.00		\$ -		\$ -		\$ -	1,464.00	\$ 1,464.00
13. Firehouse-Crosswalks	EA	2	\$ 1,200.00	\$ 2,400.00		\$ -		\$ -		\$ -	2.00	\$ 2,400.00
14. Firehouse-Stop Bar	EA	1	\$ 850.00	\$ 850.00		\$ -		\$ -		\$ -	1.00	\$ 850.00
15. Firehouse-Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -		\$ -	1.00	\$ 5,000.00
E. PAVING & SIGNS												
1. Roadway-Fine Grade	SY	2746	\$ 1.50	\$ 4,119.00		\$ -	2,746.00	\$ 4,119.00	2,746.00	\$ 4,119.00		\$ -
2. Roadway-3" 2A Modified	SY	2746	\$ 6.50	\$ 17,849.00		\$ -	2,746.00	\$ 17,849.00	2,746.00	\$ 17,849.00		\$ -
3. Roadway-5" 25mm Binder PG 64-22	SY	2746	\$ 19.50	\$ 53,547.00		\$ -	2,746.00	\$ 53,547.00	2,746.00	\$ 53,547.00		\$ -
4. Parking-Fine Grade	SY	1445	\$ 1.50	\$ 2,167.50		\$ -	1,445.00	\$ 2,167.50	1,445.00	\$ 2,167.50		\$ -
5. Parking-3" 2A Modified	SY	1445	\$ 6.50	\$ 9,392.50		\$ -	1,445.00	\$ 9,392.50	1,445.00	\$ 9,392.50		\$ -
6. Parking-5" 25mm Binder PG 64-22	SY	1445	\$ 19.50	\$ 28,177.50		\$ -	1,445.00	\$ 28,177.50	1,445.00	\$ 28,177.50		\$ -
7. Roadway-1.5" 9.5mm Wearing PG 64-22	SY	2746	\$ 12.00	\$ 32,952.00		\$ -		\$ -		\$ -	2,746.00	\$ 32,952.00
8. Parking-1.5" 9.5mm Wearing PG 64-22	SY	1445	\$ 12.00	\$ 17,340.00		\$ -		\$ -		\$ -	1,445.00	\$ 17,340.00
9. Traffic Signs	EA	23	\$ 200.00	\$ 4,600.00		\$ -	5.00	\$ 1,000.00	5.00	\$ 1,000.00	18.00	\$ 3,600.00
10. Stop Bar	EA	1	\$ 150.00	\$ 150.00		\$ -		\$ -		\$ -	1.00	\$ 150.00
11. Crosswalks	EA	1	\$ 850.00	\$ 850.00		\$ -		\$ -		\$ -	1.00	\$ 850.00
12. Parking Stalls	EA	45	\$ 10.00	\$ 450.00		\$ -		\$ -		\$ -	45.00	\$ 450.00



PROJECT NAME: Higher Rock Residential Development	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Cavendish Acquisitions, LP by Riley Development GP, Corp., its sole GP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-721
ESCROW AGENT: M & T Bank		G&A PROJECT NO.: 1607014.03
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 148,510.79	AGREEMENT DATE: 27-Apr-2023

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 990,071.90	\$ 22,973.30	\$ 613,967.00	\$ 636,940.30	\$ 353,131.60
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of mm/dd/yy = \$0.00)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 99,007.19	\$ 2,297.33	\$ 61,396.70	\$ 63,694.03	\$ 35,313.16
TOTAL	\$ 1,089,079.09	\$ 25,270.63	\$ 675,363.70	\$ 700,634.33	\$ 388,444.76

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
F. LIGHTS												
1. Street Lights	EA	10	\$ 4,500.00	\$ 45,000.00		\$ -		\$ -		\$ -	10.00	\$ 45,000.00
2. Relocate Light at entrance	EA	1	\$ 1,850.00	\$ 1,850.00		\$ -	1.00	\$ 1,850.00	1.00	\$ 1,850.00		\$ -
G. LANDSCAPING												
1. Rake and Seed Grass Areas	SF	38675	\$ 0.10	\$ 3,867.50	9,669.00	\$ 966.90		\$ -	9,669.00	\$ 966.90	29,006.00	\$ 2,900.60
2. Meadow Seeding Ernst Mix 153	SF	22830	\$ 0.15	\$ 3,424.50		\$ -		\$ -		\$ -	22,830.00	\$ 3,424.50
3. Canopy Trees (3" Cal.)	EA	46	\$ 600.00	\$ 27,600.00		\$ -		\$ -		\$ -	46.00	\$ 27,600.00
4. Canopy Trees (2.5" Cal.)	EA	52	\$ 500.00	\$ 26,000.00		\$ -		\$ -		\$ -	52.00	\$ 26,000.00
5. Evergreen Trees	EA	16	\$ 550.00	\$ 8,800.00		\$ -		\$ -		\$ -	16.00	\$ 8,800.00
6. Ornamental Trees	EA	16	\$ 400.00	\$ 6,400.00		\$ -		\$ -		\$ -	16.00	\$ 6,400.00
7. Shrubs	EA	114	\$ 90.00	\$ 10,260.00		\$ -		\$ -		\$ -	114.00	\$ 10,260.00
H. OTHER												
1. Survey and Stakeout	LS	1	\$ 20,500.00	\$ 20,500.00	0.05	\$ 1,025.00	0.85	\$ 17,425.00	0.90	\$ 18,450.00	0.10	\$ 2,050.00
2. Trash Pad & Enclosure	LS	1	\$ 15,000.00	\$ 15,000.00		\$ -	0.50	\$ 7,500.00	0.50	\$ 7,500.00	0.50	\$ 7,500.00
3. Fence Panels on Wall	EA	2	\$ 250.00	\$ 500.00		\$ -		\$ -		\$ -	2.00	\$ 500.00
4. As Builts	LS	1	\$ 5,000.00	\$ 5,000.00		\$ -		\$ -		\$ -	1.00	\$ 5,000.00
5. Pins and Monuments	LS	1	\$ 1,500.00	\$ 1,500.00		\$ -		\$ -		\$ -	1.00	\$ 1,500.00
I. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC \$509(h)												
1. 10% Annual Construction Cost Increase (Balance as of mm/dd/yy - \$0.00)	LS		\$ -	\$ -		\$ -		\$ -		\$ -		\$ -
J. CONTINGENCY												
1. 10% Contingency (Released in accordance with the terms of the Land Development Agreement)	LS	1	\$ 99,007.19	\$ 99,007.19	0.02	\$ 2,297.33	0.62	\$ 61,396.70	0.64	\$ 63,694.03	0.36	\$ 35,313.16

NOTES:
2023-04-17 Initial improvement cost issued for Land Development Agreement.

May 22, 2024

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

**ATTN: Marianne McConnell
Jim Dougherty-Gilmore Associates**

RE: Higher Rock – Township Escrow Request #06

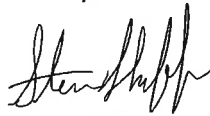
To All:

Enclosed please find the Township Escrow Request for the Higher Rock project in the amount of \$25,270.63.

Upon your receipt and review of this request, your timely processing and releasing of these funds would be appreciated.

Please feel free to contact us with any questions or comments.

Thank you.



Steve Shaffer
Director of Land Development

Distribution:

Marianne McConnell – Montgomery Township (mmcconnell@montgomerytwp.org)
Jim Dougherty – Gillmore Assoc (jdougherty@gilmore-assoc.com)
Brian Dusault – Gillmore Assoc (bdusault@gilmore-assoc.com)
Kyle Parkins – WB Homes Inc. (kylep@wbhomesinc.com)
Karen Winters – WB Homes Inc. (karenw@wbhomesinc.com)

HIGHER ROCK

Montgomery Township Escrow_Release Tracking

					Release No.:	6		Total Requests			Remaining Balance	
					Date:	5/21/2024		To Date Including Current			Remaining Balance	
Description	Unit	Quant.	Unit Price	Total	QUANT	TOTAL	Quant	%	Total	Quant.	Total	
A. EROSION CONTROL												
1 12" Filter Sock	LF	512	\$4.50	\$2,304.00			512	100%	\$2,304.00			
2 12" Diversion Sock	LF	136	\$5.00	\$680.00			136	100%	\$680.00			
3 18" Diversion Sock	LF	121	\$9.50	\$1,149.50			121	100%	\$1,149.50			
4 Construction Entrance	LS	1	\$3,500.00	\$3,500.00			1	100%	\$3,500.00			
5 Inlet Protection	EA	19	150	\$2,850.00	19	\$2,850.00	19	100%	\$2,850.00			
6 Safety / Tree Fence	LF	1368	\$2.50	\$3,420.00			1368	100%	\$3,420.00			
7 Concrete Washout	EA	1	\$750.00	\$750.00						1	\$750.00	
8 Swale 1 - with Matting NAG SC150	LF	321	\$6.50	\$2,086.50			150	47%	\$975.00	171	\$1,111.50	
9 Swale 2 - with Matting NAG SC150	LF	96	\$6.50	\$624.00			96	100%	\$624.00			
10 Swale 3 - with Matting NAG SC150	LF	160	\$6.50	\$1,040.00						160	\$1,040.00	
11 Slope Protection Matting	SF	8988	\$0.30	\$2,696.40	7988	\$2,396.40	8988	100%	\$2,696.40			
12 Temp Seed Stockpile	EA	1	\$750.00	\$750.00			1	100%	\$750.00			
13 Sed Trap 1 Excavation and Grading	LS	1	\$4,500.00	\$4,500.00			1	100%	\$4,500.00			
14 Sed Trap 1 Baffle Wall	LF	140	\$27.50	\$3,850.00			140	100%	\$3,850.00			
15 Sed Trap 1 Temp 18" CMP Pipe	LF	30	\$60.00	\$1,800.00			30	100%	\$1,800.00			
16 Sed Trap 1 Anti Seep Collars	EA	2	\$650.00	\$1,300.00			2	100%	\$1,300.00			
17 Sed Trap 1 Temp Riser	EA	1	\$3,000.00	\$3,000.00			1	100%	\$3,000.00			
18 Sed Trap 1 Temp Seeding	SF	6400	\$0.10	\$640.00			6400	100%	\$640.00			
19 E&S Maintenance and Removal	LS	1	\$3,700.00	\$3,700.00			0.5	50%	\$1,850.00	0.5	\$1,850.00	
B. EARTHWORK												
1 Earthwork-Strip Topsoil 8"	CY	2,244	\$3.50	\$7,854.00			2244	100%	\$7,854.00			
2 Earthwork-Cut to Fill	CY	3986	\$3.00	\$11,958.00			3986	100%	\$11,958.00			
3 Earthwork-Return Topsoil 6"	CY	1248	\$4.00	\$4,992.00			1248	100%	\$4,992.00			
4 Sed Trap Removal-Desilt	LS	1	\$1,500.00	\$1,500.00	1	\$1,500.00	1	100%	\$1,500.00			
5 Sed Trap Removal-Remove Temp Pipe and Riser	LS	1	2500	\$2,500.00	1	\$2,500.00	1	100%	\$2,500.00			
6 Sed Trap Removal-Remove Baffle	LS	1	\$300.00	\$300.00	1	\$300.00	1	100%	\$300.00			
7 Sed Trap Removal-Excavation	LS	1	\$3,500.00	\$3,500.00	1	\$3,500.00	1	100%	\$3,500.00			
C. STORM SEWER												
1 15 HDPE	LF	936	\$55.00	\$51,480.00			936	100%	\$51,480.00			
2 18 HDPE	LF	84	\$60.00	\$5,040.00			84	100%	\$5,040.00			
3 24 HDPE	LF	245	\$75.00	\$18,375.00			245	100%	\$18,375.00			
4 8 PVC Roof Drain Header	LF	870	35	\$30,450.00						870	\$30,450.00	
5 Roof Drain Cleanout	EA	8	\$100.00	\$800.00						8	\$800.00	
6 4 ft C Inlet	EA	2	\$2,500.00	\$5,000.00			2	100%	\$5,000.00			
5 4 ft M Double Inlet	EA	3	\$3,850.00	\$11,550.00			3	100%	\$11,550.00			
6 4 ft M Inlet	EA	5	\$2,350.00	\$11,750.00			5	100%	\$11,750.00			
7 Storm Manholes	EA	6	\$3,000.00	\$18,000.00			6	100%	\$18,000.00			
8 Tie Into Existing Inlet	EA	1	\$1,500.00	\$1,500.00			1	100%	\$1,500.00			
9 Rip Rap Aprons at Curb Breaks	EA	2	\$850.00	\$1,700.00	2	\$1,700.00	2	100%	\$1,700.00			
10 UG Basin - 60" Perf. HDPE	LF	611	\$150.00	\$91,650.00			611	100%	\$91,650.00			
11 UG Basin - 60" HDPE Fittings	EA	4	\$3,000.00	\$12,000.00			4	100%	\$12,000.00			
12 UG Basin - 6" Perf. Underdrain	LF	103	\$25.00	\$2,575.00			103	100%	\$2,575.00			

HIGHER ROCK

Montgomery Township Escrow_Release Tracking

					Release No.:	6		Total Requests				
					Date:	5/21/2024		To Date Including Current			Remaining Balance	
Description	Unit	Quant.	Unit Price	Total	QUANT	TOTAL	Quant	%	Total	Quant.	Total	
13 UG Basin - PADOT Type 2B Stone	CF	58,000	\$0.50	\$29,000.00			58000	100%	\$29,000.00			
14 UG Basin - 40mil Liner (top, bottom, and sides)	SF	13,826	\$2.00	\$27,652.00			13826	100%	\$27,652.00			
15 UG Basin - AASHTO Class 3 Non-Woven GT	SF	27,652	\$1.00	\$27,652.00			27652	100%	\$27,652.00			
16 UG Basin - Outlet Structure	EA	1	\$15,000.00	\$15,000.00			1	100%	\$15,000.00			
16 UG Basin - Storm Inlets	EA	4	\$5,250.00	\$21,000.00			4	100%	\$21,000.00			
17 UG Basin - Storm Manholes	EA	3	\$5,000.00	\$15,000.00			3	100%	\$15,000.00			
18 Flexstorm Inlet Filters	EA	13	\$1,250.00	\$16,250.00						13	\$16,250.00	
D. CONCRETE												
SITE												
1 18" Concrete Curb	LF	2,078	\$18.50	\$38,443.00			2078	100%	\$38,443.00			
2 Mountable Islands	LF	250	\$25.00	\$6,250.00			250	100%	\$6,250.00			
3 Sidewalks 4" th on 4" 2b Stone	SF	2,404	\$6.00	\$14,424.00			432	18%	\$2,592.00	1972	\$11,832.00	
4 Handicap Ramps inc. DWS	EA	2	\$2,500.00	\$5,000.00	1	\$2,500.00	2	100%	\$5,000.00			
5 ADA Tum Pads	EA	7	\$200.00	\$1,400.00	1	\$200.00	1	14%	\$200.00	6	\$1,200.00	
6 Driveway Aprons 6" th on 6" 2A	SF	4,543	\$7.00	\$31,801.00	505	\$3,535.00	717	16%	\$5,019.00	3826	\$26,782.00	
FIREHOUSE												
7 Firehouse-Cut/Strip Topsoil/rough grade	LS	1	\$1,500.00	\$1,500.00						1	\$1,500.00	
8 Firehouse-5' Wide Sidewalk 4" th on 4" 2b Stone	SF	1,830	\$15.00	\$27,450.00						1830	\$27,450.00	
9 Firehouse-Handicap Ramps inc DWS	EA	5	\$2,500.00	\$12,500.00						5	\$12,500.00	
10 Firehouse-Curb Remove and Replace	LF	80	\$50.00	\$4,000.00						80	\$4,000.00	
11 Firehouse-Blacktop Restoration	SF	145	\$25.00	\$3,625.00						145	\$3,625.00	
12 Firehouse-Topsoil Rake & Seed	SF	1,464	\$1.00	\$1,464.00						1464	\$1,464.00	
13 Firehouse-Crosswalks	EA	2	\$1,200.00	\$2,400.00						2	\$2,400.00	
14 Firehouse-Stop Bar	EA	1	\$850.00	\$850.00						1	\$850.00	
15 Firehouse-Traffic Control	LS	1	\$5,000.00	\$5,000.00						1	\$5,000.00	
E. PAVING & SIGNS												
1 Roadway-Fine Grade	SY	2,746	\$1.50	\$4,119.00			2746	100%	\$4,119.00			
2 Roadway-3" 2A Modified	SY	2,746	\$6.50	\$17,849.00			2746	100%	\$17,849.00			
3 Roadway-5" 25mm Binder PG 64-22	SY	2,746	\$19.50	\$53,547.00			2746	100%	\$53,547.00			
4 Parking-Fine Grade	SY	1,445	\$1.50	\$2,167.50			1445	100%	\$2,167.50			
5 Parking-3" 2A Modified	SY	1,445	\$6.50	\$9,392.50			1445	100%	\$9,392.50			
6 Parking-5" 25mm Binder PG 64-22	SY	1,445	\$19.50	\$28,177.50			1445	100%	\$28,177.50			
7 Roadway-1.5" 9.5mm Wearing PG 64-22	SY	2,746	\$12.00	\$32,952.00						2746	\$32,952.00	
8 Parking-1.5" 9.5mm Wearing PG 64-22	SY	1,445	\$12.00	\$17,340.00						1445	\$17,340.00	
9 Traffic Signs	EA	23	\$200.00	\$4,600.00			5	22%	\$1,000.00	18	\$3,600.00	
10 Stop Bar	EA	1	\$150.00	\$150.00						1	\$150.00	
11 Crosswalks	EA	1	\$850.00	\$850.00						1	\$850.00	
12 Parking Stalls	EA	45	\$10.00	\$450.00						45	\$450.00	
F. LIGHTS												
1 Street Lights	EA	10	\$4,500.00	\$45,000.00						10	\$45,000.00	
2 Relocate Light at entrance	EA	1	\$1,850.00	\$1,850.00			1	100%	\$1,850.00			
G. LANDSCAPING												

HIGHER ROCK

Montgomery Township Escrow_Release Tracking

					Release No.:	6		Total Requests				
					Date:	5/21/2024		To Date Including Current			Remaining Balance	
Description	Unit	Quant.	Unit Price	Total	QUANT	TOTAL	Quant	%	Total	Quant.	Total	
1 Rake and Seed Grass Areas	SF	38,675	\$0.10	\$3,867.50	9669	\$966.90	9669	25%	\$966.90	29006	\$2,900.60	
2 Meadow Seeding Ernst Mix 153	SF	22,830	\$0.15	\$3,424.50						22830	\$3,424.50	
3 Canopy Trees (3" Cal.)	EA	46	\$600.00	\$27,600.00						46	\$27,600.00	
4 Canopy Trees (2.5" Cal.)	EA	52	\$500.00	\$26,000.00						52	\$26,000.00	
5 Evergreen Trees	EA	16	\$550.00	\$8,800.00						16	\$8,800.00	
6 Ornamental Trees	EA	16	\$400.00	\$6,400.00						16	\$6,400.00	
7 Shrubs	EA	114	\$90.00	\$10,260.00						114	\$10,260.00	
H. OTHER												
1 Survey and Stakeout	LS	1	\$20,500.00	\$20,500.00	0.05	\$1,025.00	0.9	90%	\$18,450.00	0.1	\$2,050.00	
2 Trash Pad & Enclosure	LS	1	\$15,000.00	\$15,000.00			0.5	50%	\$7,500.00	0.5	\$7,500.00	
3 Fence Panels on Wall	EA	2	\$250.00	\$500.00						2	\$500.00	
4 As Builts	LS	1	\$5,000.00	\$5,000.00						1	\$5,000.00	
5 Pins and Monuments	LS	1	\$1,500.00	\$1,500.00						1	\$1,500.00	
I. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1 10% Annual Construction Cost Increase (Balance as of mm/dd/yy - \$0.00)	LS	1								1		
J. CONTINGENCY												
1 10% Contingency (Released in accordance with the terms of the Land Development Agreement)	LS	1	\$99,007.19	\$99,007.19	0.023	\$2,297.33		64%	\$63,694.03		\$35,313.16	

CONSTRUCTION SUBTOTAL	\$1,089,079.09	\$25,270.63	\$700,634.33	\$388,444.76
Engineering & Inspection	10% \$	45,000.00		\$45,000.00
Administration Fee (% of Eng. & Insp.)	2% \$	5,000.00		\$5,000.00
TOTALS	\$1,139,079.09	\$25,270.63	\$700,634.33	\$438,444.76

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #05e

SUBJECT: Escrow Release 2 – LUV Car Wash – LDS#722
MEETING DATE: June 10, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne McConnell, Director of Planning and Zoning

BACKGROUND:

Attached is a construction escrow release requested by LUV Car Wash Montgomeryville as recommended by the Township Engineer.

The original amount of the escrow was \$810,732.99, held as cash with the Township. This is the second release and is in the amount of \$130,526.00. The new balance would be \$119,786.00.

MOTION/RESOLUTION:

Motion to authorize as part of the consent agenda



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 4, 2024

File No. 2021-09013.01

Carolyn McCreary, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: LUV Car Wash - Montgomeryville – LDS#722
Escrow Release 2

Dear Carolyn:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements noted on the enclosed escrow summary in the amount of \$130,526.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JPD/sl

Enclosure: Release of Escrow Form (6/4/24), Summary of Improvement Escrow Account (6/4/24)

cc: Marianne McConnell, Director of Planning and Zoning – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Josh Kingsley – LUV Car Wash – Applicant
Ryan Slattery, PE, CPESC, LEED AP – Irish Consulting Services
Valerie Liggett, R.L.A. ISA Certified Arborist – Gilmore & Associates, Inc.

RELEASE OF ESCROW FORM

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 06/03/2024

Development: LUV Car Wash - Montgomeryville - LDS-722
Release #: 2

G&A Project #: 2021-09013.01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$130,526.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Ms. Carolyn McCreary
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 06/04/2024

Dear Ms. McCreary:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$130,526.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 6/4/2024
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from LUV Car Wash Northeast, LLC for LUV Car Wash - Montgomeryville - LDS-722, in the amount of \$130,526.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and;

WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$130,526.00;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$130,526.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum contingent upon payment of any and all outstanding bills.

BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Cash with Montgomery Township in total sum of \$810,732.99 pursuant to a signed Land Development Agreement and that \$560,420.99 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$119,786.00 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



PROJECT NAME: LUV Car Wash - Montgomeryville	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: LUV Car Wash Northeast, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-722
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2021-09013.01
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 110,554.50	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$737,029.99	\$ 130,526.00	\$ 560,420.99	\$ 690,946.99	\$46,083.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of MM/DD/YY = \$X,XX)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 73,703.00	\$ -	\$ -	\$ -	\$ 73,703.00
TOTAL	\$ 810,732.99	\$ 130,526.00	\$ 560,420.99	\$ 690,946.99	\$ 119,786.00

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
A. DEMOLITION, CLEARING												
1. Building Removal	SF	8,225	\$ 3.50	\$ 28,787.50	\$ -	\$ -	8,225	\$ 28,787.50	8,225	\$ 28,787.50	\$ -	\$ -
2. Curb Removal	LF	1,495	\$ 8.00	\$ 11,960.00	\$ -	\$ -	1,495	\$ 11,960.00	1,495	\$ 11,960.00	\$ -	\$ -
3. Asphalt Pavement Removal	SY	2,600	\$ 3.00	\$ 7,800.00	\$ -	\$ -	2,600	\$ 7,800.00	2,600	\$ 7,800.00	\$ -	\$ -
4. Concrete Removal (4"-6" Depth)	SF	4,040	\$ 0.75	\$ 3,030.00	\$ -	\$ -	4,040	\$ 3,030.00	4,040	\$ 3,030.00	\$ -	\$ -
5. Sawcut Asphalt	LF	355	\$ 3.00	\$ 1,065.00	\$ -	\$ -	355	\$ 1,065.00	355	\$ 1,065.00	\$ -	\$ -
6. Pavement Striping Removal	SF	280	\$ 5.00	\$ 1,400.00	\$ -	\$ -	280	\$ 1,400.00	280	\$ 1,400.00	\$ -	\$ -
7. Sign and Post Removal	EA	2	\$ 36.50	\$ 73.00	\$ -	\$ -	2	\$ 73.00	2	\$ 73.00	\$ -	\$ -
8. Storm Structure Removal	EA	3	\$ 500.00	\$ 1,500.00	\$ -	\$ -	3	\$ 1,500.00	3	\$ 1,500.00	\$ -	\$ -
9. Tree Removal, 6"-12" Caliper	EA	3	\$ 200.00	\$ 600.00	\$ -	\$ -	3	\$ 600.00	3	\$ 600.00	\$ -	\$ -
10. Tree Removal, 13"-18" Caliper	EA	8	\$ 300.00	\$ 2,400.00	\$ -	\$ -	8	\$ 2,400.00	8	\$ 2,400.00	\$ -	\$ -
11. Tree Removal, 19"-24" Caliper	EA	1	\$ 300.00	\$ 300.00	\$ -	\$ -	1	\$ 300.00	1	\$ 300.00	\$ -	\$ -
B. SOIL EROSION AND SEDIMENT CONTROL												
1. Construction Entrance	EA	1	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	1	\$ 3,500.00	1	\$ 3,500.00	\$ -	\$ -
2. Concrete Washout	EA	1	\$ 500.00	\$ 500.00	\$ -	\$ -	1	\$ 500.00	1	\$ 500.00	\$ -	\$ -
3. 8" Silt Sock	LF	180	\$ 5.25	\$ 945.00	\$ -	\$ -	180	\$ 945.00	180	\$ 945.00	\$ -	\$ -
4. 18" Silt Sock	LF	88	\$ 7.50	\$ 660.00	\$ -	\$ -	88	\$ 660.00	88	\$ 660.00	\$ -	\$ -
5. 24" Silt Sock	LF	268	\$ 9.75	\$ 2,613.00	\$ -	\$ -	268	\$ 2,613.00	268	\$ 2,613.00	\$ -	\$ -
6. Tree Protection Fencing	LF	137	\$ 2.25	\$ 308.25	\$ -	\$ -	137	\$ 308.25	137	\$ 308.25	\$ -	\$ -
7. Inlet Protection (Silt Sack)	EA	5	\$ 150.00	\$ 750.00	\$ -	\$ -	5	\$ 750.00	5	\$ 750.00	\$ -	\$ -
8. Topsoil Stockpile	EA	1	\$ 750.00	\$ 750.00	\$ -	\$ -	1	\$ 750.00	1	\$ 750.00	\$ -	\$ -
C. EARTHWORK												
1. Site Grading	SF	3,800	\$ 7.50	\$ 28,500.00	\$ -	\$ -	3,800	\$ 28,500.00	3,800	\$ 28,500.00	\$ -	\$ -
2. Fine Grading	SF	4,900	\$ 5.00	\$ 24,500.00	\$ -	\$ -	4,900	\$ 24,500.00	4,900	\$ 24,500.00	\$ -	\$ -
D. STORMWATER												
1. Tie Into Existing Pipe	EA	3	\$ 2,250.00	\$ 6,750.00	\$ -	\$ -	3	\$ 6,750.00	3	\$ 6,750.00	\$ -	\$ -
2. Standard 4' Dia. Manhole	EA	7	\$ 2,500.00	\$ 17,500.00	\$ -	\$ -	7	\$ 17,500.00	7	\$ 17,500.00	\$ -	\$ -
3. Standard Type 'M' Inlet	EA	1	\$ 1,750.00	\$ 1,750.00	\$ -	\$ -	1	\$ 1,750.00	1	\$ 1,750.00	\$ -	\$ -
4. Standard Type 'C' Inlet	EA	4	\$ 2,000.00	\$ 8,000.00	\$ -	\$ -	4	\$ 8,000.00	4	\$ 8,000.00	\$ -	\$ -
5. FlexStorm Inlet Filters	EA	5	\$ 900.00	\$ 4,500.00	\$ -	\$ -	5	\$ 4,500.00	5	\$ 4,500.00	\$ -	\$ -
6. ADS Stormtech MC3500 Underground Basin	CF	14,771	\$ 7.44	\$ 109,896.24	\$ -	\$ -	14,771	\$ 109,896.24	14,771	\$ 109,896.24	\$ -	\$ -
7. 6 in. HDPE (inc. PennDOT 2B backfill)	LF	20	\$ 11.00	\$ 220.00	\$ -	\$ -	20	\$ 220.00	20	\$ 220.00	\$ -	\$ -
8. 8 in. HDPE (inc. PennDOT 2B backfill)	LF	126	\$ 13.00	\$ 1,638.00	\$ -	\$ -	126	\$ 1,638.00	126	\$ 1,638.00	\$ -	\$ -
9. 15 in. HDPE (inc. PennDOT 2B backfill)	LF	405	\$ 34.00	\$ 13,770.00	\$ -	\$ -	405	\$ 13,770.00	405	\$ 13,770.00	\$ -	\$ -
10. 18 in. HDPE (inc. PennDOT 2B backfill)	LF	73	\$ 39.00	\$ 2,847.00	\$ -	\$ -	73	\$ 2,847.00	73	\$ 2,847.00	\$ -	\$ -
11. 24 in. HDPE (inc. PennDOT 2B backfill)	LF	14	\$ 45.00	\$ 630.00	\$ -	\$ -	14	\$ 630.00	14	\$ 630.00	\$ -	\$ -



PROJECT NAME: LUV Car Wash - Montgomeryville	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: LUV Car Wash Northeast, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-722
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2021-09013.01
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 110,554.50	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$737,029.99	\$ 130,526.00	\$ 560,420.99	\$ 690,946.99	\$46,083.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of MM/DD/YY = \$X.XX)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 73,703.00	\$ -	\$ -	\$ -	\$ 73,703.00
TOTAL	\$ 810,732.99	\$ 130,526.00	\$ 560,420.99	\$ 690,946.99	\$ 119,786.00

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
E. UTILITIES												
SEWER												
1. Concrete Encasement	LF	50	\$ 50.00	\$ 2,500.00		\$ -	50.00	\$ 2,500.00	50.00	\$ 2,500.00		\$ -
2. 5' Dia. Sanitary Manhole	EA	1	\$ 6,000.00	\$ 6,000.00		\$ -	1.00	\$ 6,000.00	1.00	\$ 6,000.00		\$ -
3. 1,500 Gallon Oil Water Separator	EA	1	\$ 36,000.00	\$ 36,000.00		\$ -	1.00	\$ 36,000.00	1.00	\$ 36,000.00		\$ -
4. Water Reclamation System	EA	1	\$ 40,000.00	\$ 40,000.00	1.00	\$ 40,000.00		\$ -	1.00	\$ 40,000.00		\$ -
5. Sanitary Cleanout	EA	25	\$ 300.00	\$ 7,500.00		\$ -	25.00	\$ 7,500.00	25.00	\$ 7,500.00		\$ -
WATER												
6. Water Meter Pit 3" - 4"	EA	1	\$ 15,000.00	\$ 15,000.00		\$ -	1.00	\$ 15,000.00	1.00	\$ 15,000.00		\$ -
7. 1" Type K Copper Line	LF	214	\$ 20.00	\$ 4,280.00		\$ -	214.00	\$ 4,280.00	214.00	\$ 4,280.00		\$ -
8. 2" Type K Copper Line	LF	142	\$ 30.00	\$ 4,260.00		\$ -	142.00	\$ 4,260.00	142.00	\$ 4,260.00		\$ -
ELECTRIC												
9. Trenching, 4' Depth, Conduit by Others	LF	138	\$ 6.00	\$ 828.00		\$ -	138.00	\$ 828.00	138.00	\$ 828.00		\$ -
F. CONCRETE												
1. Concrete Curb On-Site	LF	1,550	\$ 15.00	\$ 23,250.00		\$ -	1,550.00	\$ 23,250.00	1,550.00	\$ 23,250.00		\$ -
2. Concrete Depressed Curb On-Site	LF	105	\$ 20.00	\$ 2,100.00		\$ -	105.00	\$ 2,100.00	105.00	\$ 2,100.00		\$ -
3. Concrete Sidewalk 4" Depth	SF	2,425	\$ 6.00	\$ 14,550.00		\$ -		\$ -		\$ -	2,425.00	\$ 14,550.00
4. ADA/PennDOT Compliant Ramp	EA	5	\$ 1,500.00	\$ 7,500.00	5.00	\$ 7,500.00		\$ -	5.00	\$ 7,500.00		\$ -
5. Detectable Warning Surface	SF	50	\$ 100.00	\$ 5,000.00	50.00	\$ 5,000.00		\$ -	50.00	\$ 5,000.00		\$ -
6. Concrete Pavement, 6" Depth	SF	19,530	\$ 8.00	\$ 156,240.00		\$ -	19,530.00	\$ 156,240.00	19,530.00	\$ 156,240.00		\$ -
7. Subbase (No. 2A), 6" Depth	SY	2,170	\$ 6.00	\$ 13,020.00		\$ -	2,170.00	\$ 13,020.00	2,170.00	\$ 13,020.00		\$ -
G. LANDSCAPING AND LIGHTING												
1. Shade Tree (2 1/2" - 3" caliper)	EA	17	\$ 450.00	\$ 7,650.00	17.00	\$ 7,650.00		\$ -	17.00	\$ 7,650.00		\$ -
2. Ornamental Tree (2" - 2 1/2" caliper or 8-10')	EA	7	\$ 400.00	\$ 2,800.00	7.00	\$ 2,800.00		\$ -	7.00	\$ 2,800.00		\$ -
3. Evergreen Shrubs & Deciduous Shrubs (24" - 30")	EA	10	\$ 90.00	\$ 900.00	10.00	\$ 900.00		\$ -	10.00	\$ 900.00		\$ -
4. Evergreen Shrubs & Deciduous Shrubs (31" - 36")	EA	131	\$ 90.00	\$ 11,790.00	131.00	\$ 11,790.00		\$ -	131.00	\$ 11,790.00		\$ -
5. Evergreen Shrubs & Deciduous Shrubs (4' - 6')	EA	12	\$ 105.00	\$ 1,260.00	12.00	\$ 1,260.00		\$ -	12.00	\$ 1,260.00		\$ -
6. Groundcover Shrubs (15" - 18" spread)	EA	93	\$ 35.00	\$ 3,255.00	93.00	\$ 3,255.00		\$ -	93.00	\$ 3,255.00		\$ -
7. Ornamental Grasses	EA	33	\$ 12.00	\$ 396.00	33.00	\$ 396.00		\$ -	33.00	\$ 396.00		\$ -
8. Riverstone and Weed Barrier Fabric	CY	52	\$ 45.00	\$ 2,340.00	52.00	\$ 2,340.00		\$ -	52.00	\$ 2,340.00		\$ -
9. Woodchip Mulch	CY	60	\$ 30.00	\$ 1,800.00	60.00	\$ 1,800.00		\$ -	60.00	\$ 1,800.00		\$ -
10. Single LED Setup with 30" Exposed Foundation (25' Mounting Height)	EA	5	\$ 4,200.00	\$ 21,000.00		\$ -		\$ -		\$ -	5.00	\$ 21,000.00



PROJECT NAME: LUV Car Wash - Montgomeryville	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: LUV Car Wash Northeast, LLC	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-722
ESCROW AGENT: Montgomery Township		G&A PROJECT NO.: 2021-09013.01
TYPE OF SECURITY: Cash	MAINTENANCE BOND AMOUNT (15%): \$ 110,554.50	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$737,029.99	\$ 130,526.00	\$ 560,420.99	\$ 690,946.99	\$46,083.00
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of MM/DD/YY = \$X.XX)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 73,703.00	\$ -	\$ -	\$ -	\$ 73,703.00
TOTAL	\$ 810,732.99	\$ 130,526.00	\$ 560,420.99	\$ 690,946.99	\$ 119,786.00

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
H. STRIPING AND SIGNAGE												
1. 4" Wide Thermoplastic Striping	LF	1,530	\$ 0.75	\$ 1,147.50	1,530.00	\$ 1,147.50		\$ -	1,530.00	\$ 1,147.50		\$ -
2. On-Site Painted Directional Arrows	EA	12	\$ 100.00	\$ 1,200.00		\$ -		\$ -		\$ -	12.00	\$ 1,200.00
3. Painted Handicap Symbols	EA	1	\$ 125.00	\$ 125.00	1.00	\$ 125.00		\$ -	1.00	\$ 125.00		\$ -
4. Painted Stop and No Entry	EA	3	\$ 175.00	\$ 525.00		\$ -		\$ -		\$ -	3.00	\$ 525.00
5. Handicap Parking Signs	EA	1	\$ 225.00	\$ 225.00	1.00	\$ 225.00		\$ -	1.00	\$ 225.00		\$ -
6. Crosswalk Striping	LF	69	\$ 50.00	\$ 3,450.00	69.00	\$ 3,450.00		\$ -	69.00	\$ 3,450.00		\$ -
7. Traffic Control Signs	SF	93	\$ 12.50	\$ 1,162.50	93.00	\$ 1,162.50		\$ -	93.00	\$ 1,162.50		\$ -
G. MISCELLANEOUS												
1. Concrete Bollards	EA	29	\$ 350.00	\$ 10,150.00	29.00	\$ 10,150.00		\$ -	29.00	\$ 10,150.00		\$ -
2. Accessibility Railings	LF	109	\$ 12.00	\$ 1,308.00		\$ -		\$ -		\$ -	109.00	\$ 1,308.00
3. Trash Enclosure	EA	1	\$ 3,500.00	\$ 3,500.00		\$ -		\$ -		\$ -	1.00	\$ 3,500.00
4. Grass Pavers	SF	783	\$ 25.00	\$ 19,575.00	783.00	\$ 19,575.00		\$ -	783.00	\$ 19,575.00		\$ -
5. Construction Stakeout	LS	1	\$ 10,000.00	\$ 10,000.00	1.00	\$ 10,000.00		\$ -	1.00	\$ 10,000.00		\$ -
6. As-Built Plans	LS	1	\$ 4,000.00	\$ 4,000.00		\$ -		\$ -		\$ -	1.00	\$ 4,000.00
H. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC §509(h)												
1. 10% Annual Construction Cost Increase (Balance as of MM/DD/YY - \$X.XX)	LS		\$ -	\$ -		\$ -		\$ -		\$ -		\$ -
I. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 73,703.00	\$ 73,703.00		\$ -		\$ -		\$ -	1.00	\$ 73,703.00

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #06

SUBJECT: VMSC Emergency Medical Services – Operations Update
MEETING DATE: June 10, 2024
BOARD LIAISON: Annette M. Long, Supervisor
INITIATED BY: Carolyn McCreary, Township Manager

BACKGROUND:

Shane Wheeler, Chief Executive Officer of VMSC EMS is here tonight to provide the Board with an update on operations and challenges the organization continues to face.



VMSC

Emergency Medical Services

Montgomery Township EMS Zone Report

May 2024

Total Agency
911 Calls

1026

154

Calls within Zone

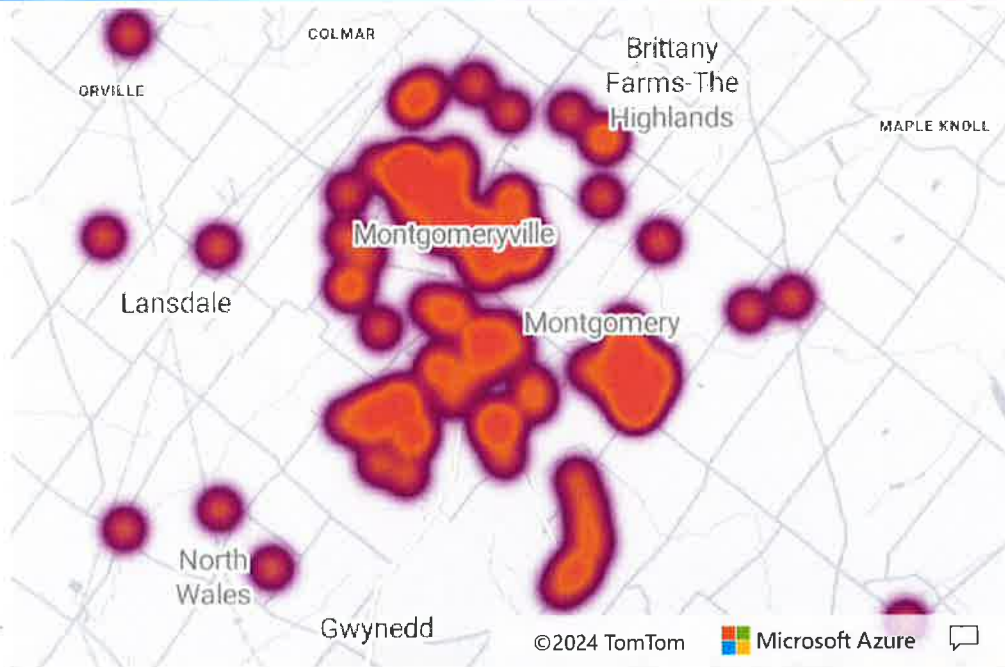
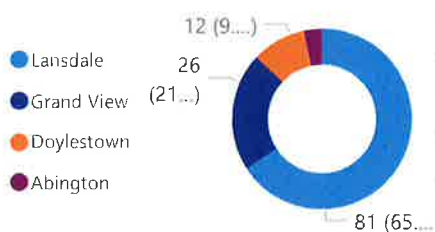
0 min 47 sec

Chute Time

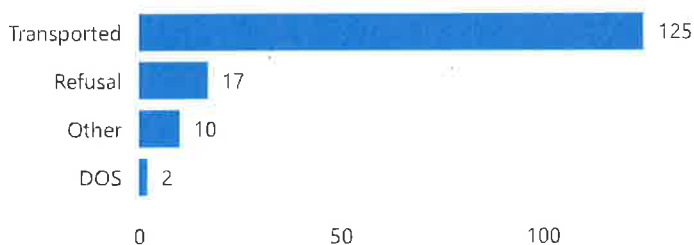
7 min 11 sec

Response Time

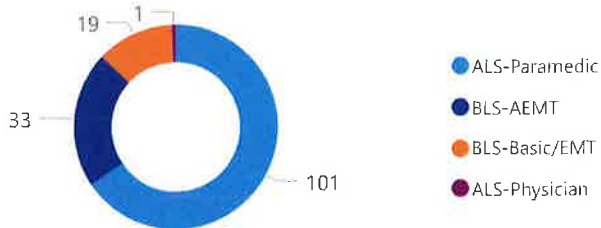
Hospital Destination



Transport Disposition



VMSC's Level of Service



Top 5 Call Types



Critical Response Triad

VMSC emphasizes its review of the Critical Response Triad—cardiac, trauma, and stroke-related calls—because timely intervention in these cases can significantly improve patient outcomes and survival rates.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

Item #07

SUBJECT: CHICK-FIL-A – Preliminary/Final Land Development Application
794 Bethlehem Pike
MEETING DATE: June 10, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Marianne J. McConnell, Director of Planning & Zoning/Zoning Officer

BACKGROUND:

The applicant proposes to make modifications to the drive-through lanes and trash disposal area at their existing restaurant at 794 Bethlehem Pike, located on the outer ring of the Montgomery Mall complex. Additional paving would be installed on the northern and western edges of the property to add a second drive-through lane and increase the total stacking capacity of the drive-through from 24 to 40 vehicles. An underground stormwater detention basin would also be installed near the drive-through lanes. The trash disposal area will be relocated from the edge of the property to the middle of the parking lot. No changes are proposed to the building itself outside of an addition of a canopy to cover the drive-through lane pickup areas. There is no change in use with this application. The applicant’s plan includes modifications to existing landscaping, refuse collection, curbing, and parking to support the proposed modifications.

At the April 18th meeting, the Planning Commission recommended that the Board of Supervisors grant preliminary/final approval for the project subject to compliance with the comments contained in the Township staff and consultant review letters.

If the Board chooses to grant preliminary/final approval they will need to do so by adopting a resolution which has been drafted by the Township Solicitor’s office. The applicant has requested three waivers which are included in the resolution.

MOTION/RESOLUTION:

MOTION to adopt Resolution No. 2024-14 approving the preliminary/final land development application with requested waivers for Chick-Fil-A.

- 1) Motion by: _____ Second by: _____
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for vote.

RESOLUTION 2024-14

**MONTGOMERY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**RESOLUTION FOR PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
APPROVAL FOR CHICK-FIL-A INC FOR AN EXPANDED DRIVE-THROUGH AT
794 BETHLEHEM PIKE IN THE C-COMMERCIAL ZONING DISTRICT**

WHEREAS, Act 247 of 1968, the Pennsylvania Municipalities Planning Code, empowers the Montgomery Township Board of Supervisors to regulate subdivisions and land developments within the Township; and

WHEREAS, Montgomery Township desires orderly and appropriate land use and development to protect the health, safety, and welfare of residents; and

WHEREAS, Chick-fil-A Inc. (“Applicant”) is the legal owner of a 1.124-acre parcel located at 794 Bethlehem Pike, Montgomery Township, Montgomery County, Pennsylvania in the Township’s C-Commercial Zoning District, currently containing a Chick-fil-A fast food restaurant with a drive-through, and more specifically identified as Montgomery County Parcel Number 46-00-00352-00-7 (the “Property”);

WHEREAS, the Applicant is proposing to develop the Property by adding a second drive-through lane with modified landscaping, refuse collection, parking and curbing (“Project”);

WHEREAS, the Applicant has filed with the Township certain preliminary/final land development plans for the Project prepared by Bohler Engineering, dated February 2, 2024 (“Plan”);

WHEREAS, pursuant to an order dated December 12, 2023, the Applicant obtained zoning relief from the Montgomery Township Zoning Hearing Board pursuant to Zoning Hearing Board Order 23100003.

WHEREAS, the Montgomery Township Planning Commission and Montgomery County Planning Commission have reviewed the Plan and approve of the Project;

WHEREAS, the Applicant now desires the Township approve the Plan pursuant to Section 508 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT RESOLVED by the Montgomery Township Board of Supervisors, that the Plan is **APPROVED** subject to the following conditions:

A. Conditions of Plan Approval.

1. The Applicant must ensure that the Plan, and all other associated plans submitted for the Project, address any outstanding comments and conditions in the March 21, 2024 Gilmore & Associates, Inc. Plan Review Letter (including Planning, Landscaping, Lighting, Traffic,

Engineering comments/conditions) and the March 21, 2024 Gilmore & Associates, Inc. Accessibility Review Letter. Further, the Applicant shall comply with future review letters related to future Plan revisions made in response to prior comments to the reasonable satisfaction of the Township Engineer.

2. The Applicant must comply with and address any outstanding comments in the March 25, 2024 Zoning Review Letter to the reasonable satisfaction of the Township Zoning Officer.
3. The Applicant shall comply with Montgomery Township Zoning Hearing Board Opinion and Order 23100003 for the Property and Project and any terms or conditions of relief.
4. A subsequent recordable final plan shall be submitted for internal Township review that addresses all Township review letter requests for further Plan details and clarifications.
5. Applicant must comply with any applicable requirements of the Montgomery County Conservation District, Pennsylvania Department of Environmental Protection (“PaDEP”), Pennsylvania Department of Transportation (including, but not limited to, obtaining any necessary Highway Occupancy Permits and Signal Permits required by PennDOT), United States Environmental Protection Agency, the Montgomery Township Municipal Sewer Authority (“MTMSA”), the North Wales Water Authority, or any other necessary outside agency, and obtain any necessary planning modules, approvals, or permits from such agencies, or enter into any required agreements such agencies require, before the Plan is recorded.
6. The conditions of this resolution must be satisfied before the issuance of a building permit for the Project. Further, the Applicant understands that building permits will not be issued until all fees required to be paid under this Resolution have been paid.
7. Applicant must complete and record all required easements and/or maintenance agreements or declarations, including, but not limited to: 1) amendments to a stormwater management facilities operation and maintenance agreement (requiring, in part, perpetual maintenance of all stormwater management facilities installed according to the Plan by the landowner of the Property), and 2) amendments to a landscaping declaration of covenants and restrictions (requiring, in part, perpetual maintenance of all trees and plantings installed according to the Plan by the landowner) in forms reasonably satisfactory to the Township Engineer and Township Solicitor prior to recording the Plan. Applicant will provide all necessary legal descriptions for any necessary easements.
8. Prior to recording the Plan, the Applicant shall execute a Land Development and Financial Security Agreement to guarantee the installation of all public improvements associated with the Project (“Improvements”) on a form drafted by the Township Solicitor. Financial Security shall take the form of a cash escrow held by the Township, an irrevocable standby letter of credit in a form acceptable to the Township Solicitor, or a tri-party agreement in a form acceptable to the Township Solicitor. If Applicant were to post financial security in the form of a bond, the Township Solicitor shall have the unconditional right to review the bond and must approve the conditions and language of the bond. Further, the bond shall be issued

by a "AAA" rate surety, or its equivalent, qualified to do business in Pennsylvania, and shall contain language stating that the bond is to be payable upon demand, absolutely, and unconditionally, and if payment is not made, that the bonding company shall be responsible for reasonable attorneys' fees and costs that are incurred to collect on the bond, plus interest at the annual rate of twelve (12%) percent, for so long as the bond remains unpaid. A bond or letter of credit is required to automatically renew annually until the Improvements detailed on the Plans are completed, any maintenance periods have passed, and the final release is issued by the Township, subject to partial releases being permitted in accordance with Pennsylvania Municipalities Planning Code. To ensure automatic renewal, a bond or letter of credit shall include a 90-day Evergreen Clause in a form acceptable to the Township Solicitor.

9. Financial security shall be posted in the amount of 110% of the total cost of the Improvements. The Applicant agrees that the Improvements shall include, but shall not be limited to, streets, parking areas, striping, drive aisles, curbs, water mains, sanitary sewer pipes, manholes and appurtenances thereto, stormwater facilities, rain gardens and appurtenances, grading, erosion and sediment controls, public lighting, required trees, shrubs, plantings and landscape buffering, monuments, pins, sidewalks, or other public improvements designated by the Township Engineer. For a period not less than 18 months after Township Engineer approval of the Improvements, financial security shall remain posted in the amount of 15% of the total cost of the Improvements for trees/plantings and Improvements that are to be dedicated to the Township. If the end of maintenance period for trees and other plantings is delayed due to planting schedules and, as a result, ends outside the period specified under Section 205-49 of the Township Code, the maintenance period shall be extended to comply with this requirement and the appropriate financial security shall remain with the Township for such plantings.
10. All outstanding Township fees, including review and recording costs and fees, Township Engineering fees, and Township legal fees, and any other professional fees associated with the review and approval of the application and Plan shall be paid in full before the Plan is recorded, in accordance with the Pennsylvania Municipalities Planning Code.
11. Prior to recording the Plan, and in addition to the financial security posted for the Project, Applicant shall deposit with the Township or otherwise establish a reasonable sum of monies with the Township, in an amount to be reasonably determined by the Township Engineer, as to be further described in the Land Development and Financial Security Agreement, for the reimbursement of the Township's reasonable engineering, inspection, legal, and related administrative costs and expenses related to the further reviews, inspections, and development of the Project, in accordance with the Pennsylvania Municipalities Planning Code. A seven and one-half (7.5%) charge will be applied to each monthly invoice to cover Township administration charges and costs, with such charges being deducted from the Applicant's escrow. Such fees shall not exceed those charged to the Township by such professionals rendering the applicable services related to the Plan and Project.
12. A note shall be included on the Plan listing the relief granted by the Zoning Hearing Board and the waivers granted by the Board of Supervisors.

13. All stormwater inlets and outfall structures shall be identified in accordance with the PaDEP Municipal Separate Storm Sewer Systems requirements, if required.
14. The terms and conditions of this Resolution shall run with the land and shall apply to any assignee, transferee, or other successor in interest in the Property or the development of the Project. This Resolution or a memorandum of this Resolution may be recorded against the Property by the Township, or a subdivided portion of the Property, at the Township's sole discretion, to which the then-current landowner of the Property shall be deemed to have consented to such recording. Regardless of whether this Resolution is recorded, the Township shall have the right to enforce any violations of the conditions of this Resolution as a violation of the Township's Subdivision of Land Chapter and/or pursuant to Section 616.1 of the Pennsylvania Municipalities Planning Code.
15. Applicant acknowledges that, pursuant to Montgomery Township Police Department Protocol 400.4, Function ("Protocol") (attached hereto as Appendix A), uniformed Montgomery Township patrol police officers in clearly marked law enforcement vehicles may regulate direct access to the Property from SR 309, in furtherance of Police Patrol services under 400.4(d) (to prevent traffic violations and collisions, to maintain public order, and if hazardous situations or conditions are discovered) and under 400.4(g) (to direct and control traffic). The foregoing is not intended and should not be considered as a waiver of Applicant's rights at law or in equity to challenge or appeal any action or inaction of the Township or Police Department in violation of applicable law.
16. Applicant shall pay a fee-in-lieu of tree planting for the four (4) deficient shade trees in the amount of \$2,100 prior to the issuance of a building permit.
17. As the revised location of the trash collection bins will require trash trucks to use at least one of the drive-through lanes to access the bins, the Applicant shall arrange with its waste hauler for trash removal outside of peak business hours.

B. Waivers. The Applicant has requested the following waivers from the Township's Subdivision of Land and Stormwater Management Chapters pursuant to a written waiver request. An indication that a waiver was granted reflects that the Township has determined that the Applicant has sufficiently established that the literal enforcement of the provision waived will exact undue hardship because of peculiar conditions pertaining to the land in question, and that the waiver is not contrary to the public interest or otherwise contrary to the purpose and intent of the Township Code, as demonstrated and explained by appearances of the Applicant before the Board at public meetings and through the waiver request letter(s) submitted. A lack of indication of the decision on the waiver after the Township has executed this Resolution shall be interpreted to mean that the waiver was granted, unless the minutes of the associated Township meeting reflect otherwise:

1. From Sections 205-75, 205-76, 205-81 and 205-82: Waivers are requested to allow for a combined submission of a preliminary and final land development plan. The waivers are hereby:

Granted _____ Denied _____

2. From Section 205-52D(3)(f) from providing the required primary tree type planting within parking areas. The waiver is hereby:

Granted _____ Denied _____

3. From Section 205-53.C(2)(a) from replacing all removed trees that were originally planted as part of previous land development requirements, and instead pay the fee in lieu set forth above. The waiver is hereby:

Granted _____ Denied _____

This Resolution shall bind the Applicant, and the Applicant’s successors and assigns. This Resolution does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plan. Furthermore, this Resolution, and the approvals/waiver and conditions contained herein, shall be rescinded automatically and deemed denied upon Applicant’s failure to accept, in writing, all conditions herein imposed within ten (10) days of receipt of this Resolution, such acceptance to be evidenced by the Applicant’s signature below.

RESOLVED AND APPROVED this 10th day of June, 2024.

ATTEST:

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

By: _____
Carolyn McCreary, Township Secretary

By: _____
Candyce Fluehr Chimera, Chair of the
Montgomery Township Board of Supervisors

Appendix "A"
Montgomery Township Police Department Protocol 400.4, Function

Patrol

400.1 VERSION

Revised Date	Effective Date	Approving Authority
3/9/21	1/23/23	Chief J. Scott Bendig

400.2 PURPOSE AND SCOPE

The purpose of this policy is to define the patrol function and address intraorganizational cooperation and information sharing.

400.3 POLICY

The Montgomery Township Police Department provides patrol services 24 hours a day, seven days a week and will prioritize responses to requests for emergency services using available resources to enhance the safety of the public and Department members.

400.4 FUNCTION

Patrol will generally be conducted by uniformed officers in clearly marked law enforcement vehicles in assigned jurisdictional areas of Montgomery. The function of patrol is to respond to calls for assistance and reports of criminal activity, act as a deterrent to crime, enforce state and local laws, identify community needs, provide support and assistance to the community and respond to emergencies.

Patrol services include, but are not limited to:

- (a) Responding to emergency calls for service.
- (b) Apprehending criminal offenders.
- (c) Providing mutual aid and assistance to other agencies for emergency and law enforcement-related activities.
- (d) Preventing criminal acts, traffic violations and collisions, maintaining public order and discovering hazardous situations or conditions.
- (e) Responding to reports of both criminal and non-criminal acts.
- (f) Responding to routine calls for service, such as public assistance or public safety.
- (g) Directing and controlling traffic.
- (h) Carrying out crime prevention activities, such as residential inspections, business inspections and community presentations.
- (i) Carrying out community-oriented policing and problem-solving activities, including the application of resources to improve or resolve specific problems or situations and contacting or assisting members of the public in a positive way.



1515 Market Street, Suite 920
Philadelphia, PA 19102
267.402.3400

February 13, 2024
Via: FedEx – Priority

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Attention: Marianne McConnell, Asst. Director of Planning & Zoning
Phone: 215-393-6920
Email: MMcconnell@montgomerytwp.org

Re: Chick-fil-A Drive Thru Improvements
Montgomeryville #03225 - CFA
794 Bethlehem Pike
Montgomeryville, PA (The Property)
Bohler Project No. PAC230090.00 (The Project)

Dear Bruce:

On behalf of Chick-Fil-A Inc., the following waivers are hereby requested from the Township of Montgomery Land Development Ordinance as listed below:

1. From Sections §205-52.D(3)(f) and §205-53.C(2)(a) to allow for a combined submission of Preliminary/Final Land Development plans.
2. From Section §205-52.D(3)(f) from providing the required primary tree type planting withing parking areas.
3. From Section §205-53.C(2)(a) from replacing all removed trees that were originally planted as part of previous land development requirements.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC

Santiago Uribe, P.E., Project Manager



1515 Market Street, Suite 920
Philadelphia, PA 19102
267.402.3400

February 15, 2024
Via: Fed-Ex Priority

Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Attention: Marianne McConnell, Asst. Director of Planning & Zoning
Phone: 215-393-6920
Email: MMccconnell@montgomerytp.org

Re: **Preliminary/Final Land Development
Application (LD-23-010)**
Montgomeryville #03225 - CFA
794 Bethlehem Pike
Montgomeryville, PA
Bohler No. PAC230090.00

Dear Marianne:

With regard to the above referenced project, enclosed please find the following for your review and approval:

- Three (3) copies of the Land Development Plans dated 02/02/2024.
- Two (2) copies of Post Construction Stormwater Management Calculations dated November 08, 2023, revised February 13, 2024.
- Two (2) copies of the Waiver Request letter.
- **One (1) electronic version of the items listed above, on a flash drive.**

Below please find an itemized response to the review letter received from Gilmore & Associates, Inc. dated January 26, 2024, from Karen M. MacNair, P.E. Our responses are noted in **bold**.

1. ICC §§403 & 406 - Through coordination with Bohler, the attached Grading Plan, Sheet C-401, has been updated to address the prior grading comments. The grading shown on the attached plan shall be incorporated into future preliminary/final land development plan submissions.

Response: Noted.

Below please find an itemized response to the review letter received from Gilmore & Associates, Inc. dated January 26, 2024, from Karen M. MacNair, P.E. Our responses are noted in **bold**.

LANDSCAPE REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

1. §205-52.D(3)(f) - requires that shade trees should be the primary planting type within parking areas with a goal of providing some degree of shade to every space in the parking area within five years of planting. Shade trees have been proposed where feasible within the parking area. However, meeting this requirement will not be feasible with the current parking lot layout. The 11/9/23 response letter indicates that a waiver has been requested.

Response: A notice of request for this waiver has been listed on the plans.

2. §205-53.C(2)(a) - requires that all trees removed from a site that were originally planted as part of previous land development requirements shall be required to be replaced individually, at a rate of one replacement tree for every one removed tree. A total of ten (10) previously planted trees are proposed to be removed from the site, requiring the provision of ten (10) replacement trees. Six (6) replacement trees are proposed. The 11/9/23 response letter indicates that a waiver is to be requested.

Response: A notice of request for this waiver has been listed on the plans.

LIGHTING REVIEW

General Comments

3. Lighting shall have intensities and uniformity ratios in accordance with the current recommended practices of the Illuminating Engineering Society (IES). The proposed light intensities for the Order Canopy zone appear to be more than current recommended standards. The Applicant has noted that the light levels are proposed for the safety of employees that will be taking orders and directing patrons in the drive-through lanes. We recommend that the canopy lighting be dimmable and that the lights be turned off during nonbusiness hours.

Response: A note has been added to the lighting plan (note 18 of the general lighting notes) that has specified for the lighting to be dimmable and lights be turned off during nonbusiness hours.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

4. §205-22.A – Sidewalks shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience. A direct pedestrian connection from the site to the Montgomery Mall parking lot should be provided. The applicant indicates stormwater swales, no existing connections and not having control of the property as reasons for not proposing a connection. We recommend the applicant review and evaluate alternative routes, coordinate with the mall and/or the adjacent owner. It is our understanding the entities have previously worked together since there are shared vehicular accesses between the uses. As the applicant indicates, there are no existing connections; however, pedestrians have been observed parking on the mall side of Ring Road and crossing the road to Chick-fil-A.

Applicant's response: The applicant is concerned that encouraging a pedestrian connection to the mall side of the property would create potential liability for both the mall and CFA in the event of an accident and the applicant requests a waiver to avoid creation of a potentially unsafe condition.

We note the comment above was generated due to safety concerns of existing conditions with pedestrians crossing from the mall area to CFA without any pedestrian facilities which lead to potential uncontrolled vehicle/pedestrian conflicts. It is requested that CFA and the Mall review and provide improvements to reduce the locations of potential pedestrian/vehicle conflicts. In addition, the reduction for onsite parking is likely to increase parking on the mall side and the volume of pedestrians crossing the Mall Road. This will increase the number potential vehicle/pedestrian conflicts. We urge the applicant and the mall and/or the adjacent owner to develop a plan addressing pedestrians crossing and a providing pedestrian facilities to CFA. If the applicant desires, we will be glad to meet with your engineer to discuss potential route choices the applicant has considered for implementation.

Response: As requested by the Township Engineer, Chick-fil-A representatives met with Mall representatives (Robert Steiner and Kevin Mahoney) to discuss additional pedestrian crossings

from the Mall to the CFA parcel. Mall representatives would not agree to such a connection, citing concern over encouraging a pedestrian crossing at this. CFA reiterates its position that the increased capacity and efficiency of the drive aisles will improve on-site circulation, making on-site parking more accessible and efficient.

5. §205-79.B.(2)(c) – As previously noted, show the existing shared access easement (Deed Book 6138 PG 2602 Exhibit D) between Chick-Fil-A and the Police and Fire Federal Credit Union on the plans.

Response: The shared access easement has been added to the plans, specifically sheet C-301.

General Comments

6. As previously noted, we understand Chick-Fil-A previously instituted a similar temporary design onsite. Although the previous design improved queuing operations, there were still various instances where the queue spilled onto Route 309 with the two-lane design. A Chick-Fil-A procedure should be put in place for when queues extend close to Route 309 which will impact that traffic. This may include additional staff taking orders for the drive-thru line, staff directing traffic and even temporary closure of the direct Route 309 ingress entry until queues can be reduced. While the plans show the available stacking, a copy of this procedure (narrative) and a plan for managing queues from spilling onto Route 309 should be provided for the Township records.

Response: CFA has consistently found that conversion from a temporary dual drive-through to a permanently designed and constructed dual drive-through has improved overall circulation and queuing and reduced conflicts. Permanent signage, pavement markings, and properly configured drive-throughs reduces customer confusion, thus allowing for the smoother operation of the dual lanes. Additionally, given the unique, localized needs of CFA locations throughout the country, CFA provides a flexible protocol to its franchisees which allows them to respond in real time to the on-site situation at their specific location. This includes: (i) increasing staff during peak periods to allow for at-vehicle order-taking and delivery rather than utilization of the automated order boards, (ii) adding staff throughout the site to direct vehicles and maximize the queue capacity, while still provided necessary access to the site and parking fields, and (iii) utilizing staff to encourage customers to park and enter the store rather than extending the queue and associated wait times. CFA has consistently found that its franchisees – who best know the local community and their customer habits – are best suited to determine suitable efficiencies to maximize service while minimizing queuing conflicts.

7. Provide details for the chevron gore area along the reconfigured drive-thru.

Response: A detailed description has been provided on the site plan, C-301.

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

8. The Applicant was granted relief from Sections 230-77.C, D, F, and G and 230-134.C(7) subject to conditions. Please refer to the opinion and order for Appeal No. 23100003, dated December 12, 2023 for details. The variances granted and conditions shall be listed on the record plan along with reference to the ZHB decision and meeting date.

Response: A list of variances and their date granted has been added to sheet C-101.

Stormwater Management (Chapter 206)

9. The PCSM Report does not make any reference to the input parameters for the outlet structure utilized for the analysis and output hydrograph data. Provide this information to verify with additional information requested below. A pond report, providing the input parameters for the system within the program, from the software used for the stormwater design shall be included in the PCSM Report.

Response: The PCSM report has been revised to provide input parameters for the basin and outlet structure.

10. The detail provided on Page 14 of the PCSM Report, and again on Sheet 16 of 21 of the LD Plan Set, does not match the rim elevations provided on Sheet 8 of 21 of LD Plan Set. The details appear to have incorrect elevations as the rest of the elevations provided in the detail are in line with plan elevations and expectations. The elevations on the plan, the details, and the PCSM Report shall be consistent.

Response: The details in the plan and report have been updated to reflect the designed rim elevations.

11. The invert elevation and details of the existing manhole that the proposed underground basin will tie into is required to be shown on the plans.

Response: The plans have been revised to show invert elevations and details.

12. Provide a profile of the proposed storm sewer.

Response: A profile has been provided on sheet C-609 of the plan set.

General Comments

13. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.

Response: Noted.

14. Provide a waiver request letter and list all waiver requests on the record plan.

Response: A list of waiver requests has been added to sheet C-101. A waiver letter has been provided.

15. Indicate on the cover sheet which plans will be recorded.

Response: The cover sheet has been updated.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING PA, LLC



Santiago Uribe, P.E., Project Manager



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 21, 2024

File No. 2012-04032-04

Marianne McConnell, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Preliminary/Final Land Development Application (LD-23-010)
Chick-Fil-A Proposed Drive-Thru Redevelopment at 794 Bethlehem Pike
Chick-Fil-A, Inc.
Tax Map Parcel Number: 46-00-00352-00-7

Dear Marianne:

Pursuant to your request, Gilmore & Associates, Inc. completed an accessibility review of the Preliminary/Final Land Development Plans for Chick-Fil-A Proposed Drive-Thru Redevelopment (23 Sheets), prepared by Bohler Engineering dated July 5, 2023 and last revised February 27, 2024.

The review was completed in accordance with the requirements of the current Pennsylvania Uniform Construction Code for the site only and did not include doors, doorways, means of egress, or any machine or interior elements, which we defer to the Building Code Official for review.

Based upon our review, we offer no comments with respect to the accessibility provisions of the Pennsylvania Uniform Construction Code, specifically the 2018 International Building Code (IBC) and/or the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities (ICC) standards.

If you have any questions regarding the above, please contact this office.

Sincerely,

Karen M. MacNair, P.E.
Accessibility Inspector/Plans Examiner, Certification #005027
Gilmore & Associates, Inc.

KMM/

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator – Montgomery Township
Bill Wiegman, Director of Fire Services - Montgomery Township
John Walko, Esq., Solicitor – Kilkenny Law
Chad Baker, Chick-Fil-A, Inc. – Property Owner
Matthew Kearse, P.E. – Bohler Engineering PA, LLC
James P. Dougherty, P.E., Senior Project Manager – Gilmore & Associates, Inc.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 21, 2024

File No. 2012-04032.04

Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Chick-fil-A Drive-Through Redevelopment – LD-23-010
Preliminary/Final Land Development – Review 2
794 Bethlehem Pike
Tax Map Parcel Numbers: 46-00-00352-00-7

Dear Marianne:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below regarding the site re-development application referenced above and offers the following comments for consideration by the Montgomery Township.

- A. Preliminary/Final Land Development Plans for Chick-fil-A Drive Thru Redevelopment (23 Sheets), prepared by Bohler Engineering, dated July 5, 2023, last revised February 27, 2024.
- B. Post Construction Stormwater Management Report for Chick-fil-A, prepared by Bohler Engineering, dated November 8, 2023, last revised February 27, 2024.
- C. Waiver Request Letter prepared by Bohler Engineering, dated February 13, 2024.
- D. Comment Response letter prepared by Bohler Engineering, dated February 15, 2024.

The subject parcel is a 1.124 (48,975 SF) acres lot with an existing fast-food restaurant with drive-through. The parcel is within the C - Commercial Zoning District with frontage on Bethlehem Pike (SR0309). The Applicant, Chick-fil-A, Inc. proposes to make modifications to the drive-through to create a second drive-through lane. There is no change in use with this application. The applicant's plan includes modifications to landscaping, refuse collection and existing curbing and parking to support the proposed modifications.

The Applicant was granted relief from Sections 230-77.C, D, F, and G and 230-134.C(7) subject to conditions. Please refer to the opinion and order for Appeal No. 23100003, dated December 12, 2023 for details.

We offer the following comments for consideration by the Montgomery Township Board of Supervisors. Our review includes consistency with the Township Comprehensive Plan, Township Zoning Ordinance (Chapter 230), Township Land Subdivision Ordinance (Chpt. 205), Township Stormwater Management Ordinance (Chpt. 206), and the Township Street Lighting Requirements (Chpt. A237).

PLANNING REVIEW

All prior Planning Comments have been addressed to date.

LANDSCAPE REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

1. **§205-52.D(3)(f)** - requires that shade trees should be the primary planting type within parking areas with a goal of providing some degree of shade to every space in the parking area within five years of planting. Shade trees have been proposed where feasible within the parking area. However, meeting this requirement will not be feasible with the current parking lot layout. A waiver has been requested.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

2. §205-53.C(2)(a) - requires that all trees removed from a site that were originally planted as part of previous land development requirements shall be required to be replaced individually, at a rate of one replacement tree for every one removed tree. A total of ten (10) previously planted trees are proposed to be removed from the site, requiring the provision of ten (10) replacement trees. Six (6) replacement trees are proposed. A waiver has been requested.

LIGHTING REVIEW

All prior Lighting Comments have been addressed to date.

TRAFFIC REVIEW

Subdivision and Land Development Ordinance (Chapter 205)

3. §205-22.A – Sidewalks shall be required at any location where the Supervisors shall determine that sidewalks are necessary for public safety or convenience. During peak times patrons of CFA have been observed parking in the Mall parking lot and crossing Ring Road. Presently, there is not a formal pedestrian crossing between the two properties. CFA has indicated that Chick-fil-A representatives met with Mall representatives (Robert Steiner and Kevin Mahoney) to discuss additional pedestrian crossings from the Mall to the CFA parcel. Mall representatives would not agree to such a connection, citing concern over encouraging a pedestrian crossing at this location. We continue to recommend that a safe pedestrian connection between the Mall and CFA similar to those at Bertucci's or Outback be considered. However, in the event this is not possible at this time, barriers such as fencing may be required to address the pedestrian situation and to restrict the pedestrian crossing movement in the vicinity.

General Comments

4. We previously noted that at peak times drive-through queues can extend onto Route 309 creating an unsafe condition. CFA expects that the formalization of the two-lane drive-through will help reduce the frequency of this occurring. CFA has indicated that informal protocols are available to address this situation when it arises. This includes: (i) increasing staff during peak periods to allow for at-vehicle order-taking and delivery rather than utilization of the automated order boards, (ii) adding staff throughout the site to direct vehicles and maximize the queue capacity, while still provided necessary access to the site and parking fields, and (iii) utilizing staff to encourage customers to park and enter the store rather than extending the queue and associated wait times. **We recommend these protocols be formalized in writing, on the plan or a separate document, that includes the maximum queue or other indicators that trigger CFA to deploy these queue reduction techniques.** The main concern is eliminating the queue spilling onto SR 309 and creating a hazard.

ENGINEERING REVIEW

Zoning Ordinance (Chapter 230)

All prior Zoning Ordinance Comments have been addressed to date.

Stormwater Management (Chapter 206)

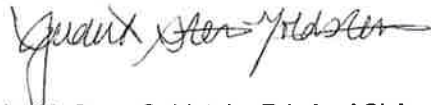
All prior Stormwater Management Ordinance Comments have been addressed to date.

General Comments

5. The Applicant should obtain all required approvals, permits, declarations of restrictions and covenants, etc. (e.g. MCPC, Montgomery County Conservation District, Sewer Authority, Water Authority, Fire Marshal, etc.). Copies of these approvals and permits should be submitted to the Township and our office.

If you have any questions regarding the above, please contact this office.

Sincerely,



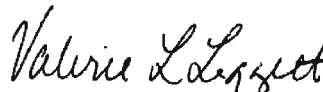
Judith Stern Goldstein, R.L.A., ASLA
Senior Project Manager
Gilmore & Associates, Inc.



James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.



Damon A. Drummond, P.E., PTOE
Senior Transportation Engineer
Gilmore & Associates, Inc.



Valerie L. Liggett, R.L.A., ASLA, ISA Certified Arborist
Senior Landscape Architect
Gilmore & Associates, Inc.

JSG/VLL/DAD/JPD/gja/sl

cc: Carolyn McCreary, Manager – Montgomery Township
Mary Gambino, Project Coordinator - Montgomery Township
Bill Wiegman, Director of Fire Services – Montgomery Township
John Walko, Esq., Solicitor Kilkeny Law
Chick-Fil-A c/o Chad Baker – Applicant
Matthew Kearse, P.E., Bohler Engineering



**MONTGOMERY TOWNSHIP
DEPARTMENT OF FIRE SERVICES**

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605

Telephone: 215-393-6935 • Fax: 215-699-1560
www.montgomerytwp.org

WILLIAM F. WIEGMAN III
Director of Fire Services
Fire Marshal
Emergency Management
Coordinator

FIRE MARSHAL
215-393-6936

December 28, 2023

Marianne McConnell
Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Re: Chick Fil A Drive Thru Redevelopment

Dear Marianne:

Thank you for allowing the Fire Marshal's Office to comment on the proposed plans of Chick Fil A Drive Thru Redevelopment.

The Fire Marshal's Office recommends that the proposed development be **approved as submitted**.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Fire Fighter/Assistant Fire Marshal Anthony Rubas
Fire Fighter/Assistant Fire Marshal Eoghan Lowry




MONTGOMERY TOWNSHIP POLICE DEPARTMENT

J. Scott Bendig
Chief of Police

1001 Stump Road • P.O. Box 68 • Montgomeryville, PA 18936
215-362-2301 • Fax 215-362-6383

To: Marianne J. McConnell
Director of Planning and Zoning

From: J. Scott Bendig 
Chief of Police

Date: November 22, 2023

Re: LD-23-010
794 Bethlehem Pike

A review of the above-referenced plan was conducted on this date. There are no areas of concern to the Police Department at this time. Thank you for the opportunity to review this subdivision/land development. Please contact me if you have any issues_or concerns.



MONTGOMERY TOWNSHIP
DEPARTMENT OF PLANNING AND ZONING

1001 STUMP ROAD, MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6920 · Fax: 215-855-1498
www.montgomerytp.org

DATE: March 25, 2024
APPLICANT: Chick-Fil-A Inc.
PROJECT NAME: Chick-Fil-A Drive Thru Redevelopment / 794 Bethlehem Pike -- proposed 2,915 sq ft restaurant with drive-through and 1,098 sq ft covered outdoor patio
TWP PROJECT #: LD-23-010 *Plans dated 7/5/2023 last revised 02/02/2024*

The Township Planning & Zoning Department has conducted a preliminary review of the proposed project noted above. The Applicant, Chick-Fil-A, Inc. owns and operates an existing restaurant with drive-through on a 1.124 sq ft parcel within the C- Commercial District. Chick-fil-A proposes to make modifications to the existing drive-through to create a second drive-through lane. The applicant's plan includes the addition of two canopies (818 and 966 sq ft in size) in the drive-through lanes, modifications to landscaping, refuse collection and existing curbing and parking.

Comments:

1. The property sits within the C-Commercial zoning district.
2. The applicant received previous relief in the form of variances and special exceptions in 2013 for the original development of the site. (Opinion & Order #13050003)
3. The following Variances were granted during Zoning Hearing Board November 1, 2023 meeting. Awaiting Written Decision (#23100003):
 - a. 230-134C(7). Reduction in the number of required parking spaces from 52 to 44. *Variance granted conditioned upon employees shall not park on adjacent property*
 - b. 230-77C(4). Minimum side yard setback of 10 feet required. Proposing 3.9 feet (for 818 sq ft canopy)
 - c. 230-77D. Minimum rear yard setback of 40 feet required. Proposing 8.2 feet (for 966 sq ft canopy)
 - d. 230-77F. Maximum Impervious Coverage allowed is 75%. Previous variance granted in 2013 for 82.3%. Proposing 85.4% (2023 Variance granted 86.5%)
 - e. 230-77G. Minimum Green Area Coverage required is 25% of the lot. Existing 17.7%. Proposing 14.6% (2023 Variance granted 13.5%)
4. **The list of variances granted have been noted on sheet C-101 (cover sheet), however, the site plan (sheet C-301) still notes that relief is needed / required. Please update this sheet accordingly.**



Zoning Officer



Date

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**
MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 17, 2024

Ms. Marianne McConnell, Director of Planning & Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, Pennsylvania 18936-9605

Re: MCPC #23-0217-002
Plan Name: Chick-Fil-A Inc.
(1 lot, approximately 1.12 acres)
Situate: 794 Bethlehem Pike, near Montgomery Mall Access Driveway
Montgomery Township

Dear Ms. McConnell:

We have reviewed the above-referenced land development application in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 27, 2023. We forward this letter as a report of our review.

BACKGROUND

Chick-Fil-A Inc. has submitted a land development application to modify the existing drive-through lanes and trash disposal area at their existing restaurant at 794 Bethlehem Pike, located on the outer ring of the Montgomery Mall complex. Additional paving would be installed on the northern and western edges of the property to add a second drive-through lane and increase the total stacking capacity for the drive-through from 24 to 40 vehicles. An underground stormwater detention basin would also be installed near the drive-through lanes. The trash disposal area will be relocated from the edge of the property to the middle of the parking lot, with provided truck turning templates showing that trucks will need to utilize the drive-through lane space in order to navigate the site. No changes are proposed to the building itself outside of an addition of a canopy to cover the drive-through lane pickup areas. Landscaping is largely being removed from the site in order to accommodate the additional drive-through lane; variances were requested for multiple zoning code issues, including minimum parking, reduced side and rear yard setbacks, and impervious surface coverage, which were discussed at a Zoning Hearing Board meeting on November 1, 2023 and all approved according to the Township. The property is located in the C Commercial zoning district. A previous letter for this proposal was issued on November 30, 2023; since this letter, the proposal has had minor revisions to reflect various township review comments, including adjusting slopes at the trash enclosure ramp and providing additional details on plan sets. The overall scope of the proposal has not changed.



COMPREHENSIVE PLAN COMPLIANCE

Comments are reprinted from the previous letter.

Montgomery County's 2015 Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this development as part of the "Regional Mixed Use Center" covering the Route 309 corridor north of Route 202 around the Montgomery Mall. The plan also encourages development and transformative investment where infrastructure already exists. We believe that the application is generally compliant with *Montco 2040*.

Montgomery Township's 2022 Comprehensive Plan's Future Land Use map has this site located in the Mixed Use area. The plan includes objectives for the township to "encourage commercial development along existing corridors" and "develop design guidelines and regulations to allow developers the opportunity to explore more innovative and greener designs". While an underground stormwater storage tank may qualify as innovative, the removal of most of the landscaping from the site does not lead to a greener landscape. Nevertheless, we believe that this proposal is generally compatible with the 2022 Comprehensive Plan.

RECOMMENDATION AND CONCLUSION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's land development proposal, though we stand by our previous comment requesting additional coordination between the applicant and the municipality regarding replacing landscaping and green area that is being paved over for the extended drive-through lanes. We believe this coordination will better achieve Montgomery Township's planning objectives for commercial development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#23-0217-002) on any plans submitted for final recording.

Sincerely,

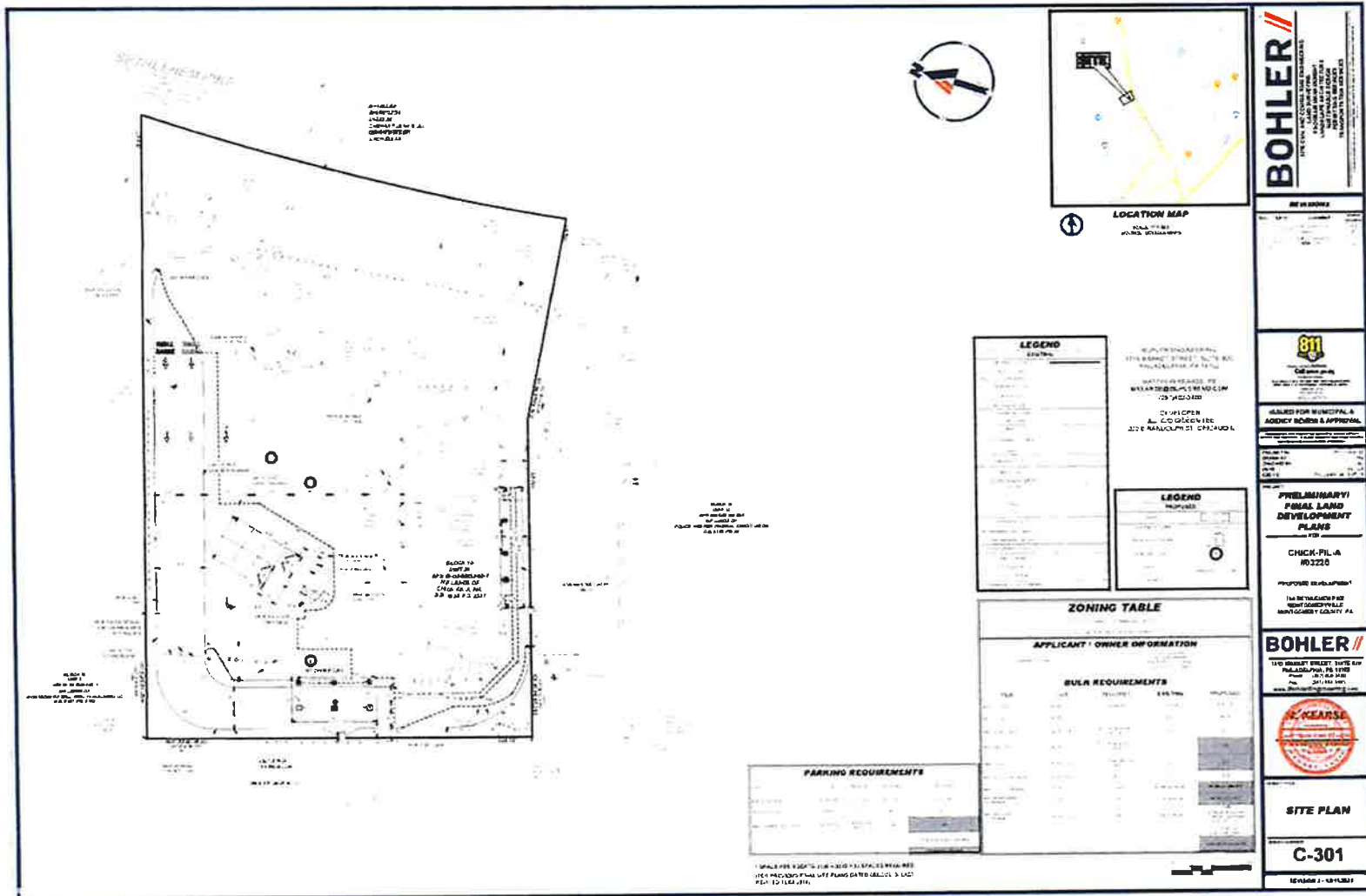


Matthew Popek, AICP
Transportation Planning Assistant Manager
Matthew.Popek@montgomerycountypa.gov - 610-278-3730

c: Matthew Kearse, Bohler Engineering, Applicant's Representative
Carolyn McCreary, Twp. Manager
Jim Rall, Chrm., Twp. Planning Commission

Attachments: (1) Site Plan
(2) Aerial

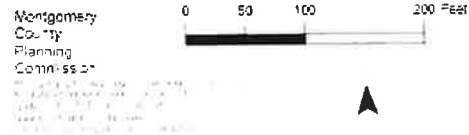
Site Plan – 794 Bethlehem Pike, Montgomery Township



Aerial – 794 Bethlehem Pike, Montgomery Township



Chick-Fil-A #03225
MCPC#230217002



Montgomery Township
Planning Commission Meeting Minutes
April 18, 2024

The regular meeting of the Montgomery Township Planning Commission was held at the Township Building at 7:00 p.m. on Thursday, April 18, 2024. The members of the Planning Commission in attendance included: Jay Glickman, Tom Borghetti, Jim Rall, Steve Krumenacker, Ratuke Patel, and Leon McGuire. Also present: Alex Baumler, Township Solicitor; Candyce Chimera, Board of Supervisors Chairwoman; Marianne McConnell, Director of Planning & Zoning/Zoning Officer, and Mary Gambino, Project Development Coordinator.

The regular meeting was called to order at 7:00 p.m. by Chairman Tom Borghetti.

After roll call and The Pledge of Allegiance, a motion was made by Jay Glickman, and seconded by Jim Rall to approve the minutes of the March 21, 2024, meeting as submitted.

RE Plus Airport Square, LLC – Panera Bread Conditional Use Application C-24-001 – Andy Freimuth, attorney for the applicant, expressed his condolences to the Planning Commission and township staff for the recent passing of Bruce Shope, former Director of Planning and Zoning. Mr. Freimuth; Dave Vaughan, of Bohler Engineering; Paul Wisnowski of Panera Bread; and Kelli Burke of Wilder Company, presented the commission with an overview of the Conditional Use application to construct a Panera Bread restaurant with drive-through on a new pad site in the Airport Square Shopping Center. Mr. Freimuth explained that the new site will comply with the zoning ordinance, and this proposed satellite use is allowed in the S Shopping Center District by Conditional Use. The plan shows landscape islands and reduced impervious coverage. Partial waivers will be requested for landscaping so that a compromise can be reached between the requirements of the ordinance and the need for visibility of the site, which sits below the grade of Bethlehem Pike and portions of Airport Square. Pedestrian connectivity was discussed. Mr. Freimuth explained that sidewalks will be provided to the main shopping center and will connect to the crosswalk over Bethlehem Pike to Montgomery Mall. Jay Glickman asked for clarification as to where the site is located in Airport Square. Mr. Freimuth referred the Commission to the site plan showing the pad site in the parking lot in front of T.J. Maxx and Home Sense stores, with frontage near Bethlehem Pike. Tom Borghetti questioned if there was still adequate parking for Airport Square with the addition of this satellite restaurant. Mr. Freimuth replied that 1,601 parking spaces are required and with the addition of the new Panera Bread restaurant, there will be a total of 1,749 spaces provided. Steve Krumenacker questioned the traffic flow within the site. Mr. Freimuth stated that Traffic Planning and Design has determined that the new restaurant would not adversely affect the traffic within the center. Mr. Wisnowski stated that Panera has online ordering, rapid pick up and GPS tracking, and drive-through lanes move quickly. Only 20% of Panera's business is through the drive-through. Most patrons eat inside the restaurants.

Upon a motion by Jay Glickman, and second by Tom Borghetti, the Planning Commission recommended that the Board of Supervisors approve the Conditional Use application as

presented, subject to Township & Consultant recommendations. Requested waivers will be determined by the Board of Supervisors at the Land Development stage. All in favor.

Chick-Fil-A Drive-Through Redevelopment Land Development Application LD-23-010: - Daniel Utain, attorney for the applicant, and Santiago Uribe, of Bohler Engineering, addressed the commission regarding a site improvement at Chick-Fil-A, located at 794 Bethlehem Pike. A dual ordering system is proposed for the drive-through lanes, and relocation of the trash enclosure at the property located in the C Commercial district. Mr. Uribe presented the commission with the details of the proposal including removal of some landscaping and some parking spaces to allow for the second drive-through lane. An underground stormwater management system is proposed, and two new canopies are to be installed to protect staff from the elements while outside taking orders. Mr. Uribe further stated that the Zoning Hearing Board had granted variances to allow reduced parking and diminished setbacks to allow for installation of the canopies. A crosswalk connecting the site to the mall parking lot was discussed. Mr. Uribe explained that the Montgomery Mall was not in favor of a crosswalk at this location due to safety concerns. Mr. Uribe further stated that this proposal will eliminate traffic back up onto Route 309, which sometimes happens with the current single drive-through lane. Jim Rall questioned if the new two-lane drive-through will re-form as a single lane before leaving the site. Mr. Uribe stated that the two lanes will extend beyond the new canopies but will then re-form into a single lane. Mr. Rall also questioned whether the site could afford to lose some parking spaces to accommodate the two drive-through lanes. Mr. Uribe replied that parking relief had been granted by the Zoning Hearing Board, for a reduction of 9 spaces, and the franchise owner said that she was very comfortable with the new plan. Tom Borghetti questioned the procedure for traffic backup within the site. Mr. Uribe explained that staff can walk along the drive-through lanes to take orders, direct traffic, encourage customers to enter the store, and reduce space between cars in the lanes. Mr. Uribe also explained that trash pick-up is scheduled for off-hours.

Upon a motion by Jay Glickman, and second by Steve Krumenacker, the Planning Commission recommended that the Board of Supervisors approve the land development application of Chick-Fil-A, subject to Township and Consultant recommendations. All in favor.

Quick Lube of Carolina – Take 5 Oil Change Land Development Application LD-24-001:

Leonard Altieri, attorney for the applicant, Lindsey Breylinger, of Bohler Engineering, and Greg Richardson of Traffic Planning and Design, addressed the commission regarding the land development application of Quick Lube of Carolina, doing business as Take 5 Oil Change, to construct a new 1,600 square foot building with three drive-through lanes for oil changes at 737 Bethlehem Pike, in the C Commercial district. Mr. Altieri explained that the Zoning Hearing Board had granted a special exception and several variances regarding setbacks, vehicle stacking and landscaping buffer area. The existing former bank on site is to be demolished and pedestrian connections will be provided along Route 309 and along Horsham Road. Ms. Breylinger explained that 11 parking spaces are provided on site as well as two above-ground rain gardens. She listed the waivers that are requested:

1. Submittal of a combined preliminary and final plan.
2. Reduced slope of rain gardens from 4-1 to 3-1.

3. Reduced number of parking spaces in a row without a landscape island from 9 to 11.
4. Reduction in the number of shade trees.
5. Reduction in the diameter of drain pipe.
6. Amendment of stormwater facilities to allow rain gardens.

Jim Rall questioned the frequency of used oil pick up. Mr. Altieri explained that pick-up is on an as-needed basis and trucks pull into the bays and normally take 15-30 minutes to complete the pick-up. Mr. Altieri also stated that Take 5 usually has a one-car backup for each bay. Tom Borghetti questioned if a highway occupancy permit had been obtained. Mr. Richardson replied that they had not yet obtained the PennDot permit but the applicant had received minor recommendations from PennDot which will be implemented, in conjunction with the upcoming PennDot improvements along Horsham Road. Mr. Richardson also stated that the applicant will comply with the township traffic engineer's recommendations. Ms. Breylinger addressed the proposed landscaping and stated that additional trees will be added where practical and shrubs will be planted around the rain gardens.

Upon a motion by Jay Glickman, and second by Jim Rall, the Planning Commission recommended that the Board of Supervisors approve the land development application of Quick Lube of Carolina, subject to the recommendations of Township Staff and Consultants. The Board of Supervisors will consider the requested waivers. All in favor.

There being no further business to come before the Commission, the meeting adjourned at 8:10 p.m. The next meeting is scheduled to be held at 7:00 p.m. on May 16, 2024 in the Township Building.

Montgomery Township
Planning Commission
April 18, 2024

At the Montgomery Township Planning Commission meeting, held April 18, 2024 at 7:00 p.m. the commission recommended that the Board of Supervisors approve the following applications, subject to township staff and consultant recommendations:

1. RE Plus Airport Square, LLC/Panera Bread Conditional Use Application C-24-001
2. Chick-Fil-A Drive-Through Redevelopment Land Development LD-23-010
3. Quick Lube of Caroline – Take 5 Oil Change LD-24-001

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #08

SUBJECT: Proposed Signage – Rotary Club of Montgo-New Britain
MEETING DATE: June 10, 2024
BOARD LIAISON: Tanya C. Bamford
INITIATED BY: Marianne McConnell, Director of Planning & Zoning

BACKGROUND:

A representative of the Rotary Club of Montgo-New Britain contacted the Township to inquire about installing a sign for their organization which holds regular meetings within the Township. The club is looking for guidance and approval to place a sign within our community, normally in a location leading into the Township.

Attached are renderings of the proposed sign that would be attached to a pole.


Most areas leading into the Township are state roads. Any placement of signs along these roads would require an outdoor advertising permit from PennDot. (No signs may be located within the Right of Way)

BEFORE



AFTER

24x15

Rotary 
Club of Bethlehem
Morning Star
MorningStarRotary.org

FLAT IRON BUILDING
THURSDAYS 7:30am

24x8

18x15

Rotary 
Club of Bethlehem
Morning Star
MorningStarRotary.org

MEETS HERE
THURSDAYS 7:30am

Rotary 
District 7430

Public Image Mini-Grants

REQUIREMENTS

- ✔ Replace an old non-compliant highway sign, town sign or meeting place sign
- ✔ Website & social media pages must be brand compliant. Help will be provided
- ✔ Fill out the application pdf or google form

APPLY NOW

DEADLINE TO APPLY MAY 10TH

24x15

Rotary



Club of Bethlehem
Morning Star

MorningStarRotary.org

IRON FLAT BUILDING
THURSDAYS 7:30am

24x8

18x15

Rotary



Club of Bethlehem
Morning Star

MorningStarRotary.org

MEETS HERE
THURSDAYS 7:30am

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY
Item #09

SUBJECT: Consider Award of Contract for the Exterior Painting of the Public Works Building
MEETING DATE: June 10, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chairwoman
INITIATED BY: Greg Reiff, Public Works Director

BACKGROUND:

The Public Works Department obtained three (3) quotes from three (3) qualified and responsible vendors/contractors ranging from \$16,015.00 to \$59,675.00. Quaker City Painting has provided us with the lowest quote dated April 22, 2024, in the amount of \$16,015.00.

BUDGET IMPACT:

The funding for the Exterior Painting of the Public Works building is included in the approved 2024 Capital Investment Plan.

RECOMMENDATION:

Per the quote provided, award the contract to Quaker City Painting, the lowest qualified vendor/contractor, to perform the services outlined in our specifications for a total cost of \$16,015.00.

MOTION/RESOLUTION:

Motion to award the contract for the Exterior Painting of the Public Works building to Quaker City Painting, the lowest qualified vendor/contractor, in the amount of \$16,015.00.

- 1) Motion by: _____ Second by: _____
- 2) Chairwoman will call for public comment.
- 3) Chairwoman will call for a vote.

Quaker City Painting

Peter Gabriele
624 Olympia Street
Mantua, NJ 08051

Quote

BILL TO

Montgomery Township Public Works
90 Domorah Drive
Montgomeryville, PA 18936

Quote No: QU05427

Quote Date: 04/22/2024

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Exterior Masonry/Block Paint (Loxon LP)	90 Gallons	\$58.00 per gallon	\$5220.00
Latitude Exterior Paint (Doors, 7 Garage Doors, 5 standard doors)	20 Gallon	\$56.00 per gallon	\$1120.00
30 Ft. Articulated Boom Lift Rental	1 Week	\$1750.00 per week	\$1750.00
Paint supplies (brushes, rollers, plastic sheeting, Painter's tape, Ram board, Concrete patch filler, etc.)		\$425.00	\$425.00
Powerwash, sand, and prepare all Areas			
Patch all gaps, imperfections, holes,			
Paint all thresholds, garage doors			
Paint entire exterior block structure		Materials	\$8515.00
5 days of labor to complete the project	\$1500 per day (tax included)	Labor	\$7500.00
		Total Cost	\$16,015.00

Scope of Work:

- Powerwash all structures, doors, walls, etc
- Fill, patch, and prepare all imperfections
- Paint 2 coats on entire structure, including block exterior walls, garage doors and standard doors.

Thank you and we look forward to hopefully working with you on this project

Public Works

Telephone (610) • 783-0808
Facsimile (610) • 831-0134

Robert A. Miller, President
E-Mail RMILLER@GENERALPAINTING.COM

GENERAL PAINTING

OF PENNSYLVANIA INC.

757 Gulph Road • Wayne, Pennsylvania 19087

"We Protect Surfaces"

"Since 1973"

October 13, 2023

Mr. Todd Jasuta
Montgomery Township
1001 Stump Road
Montgomeryville PA 18936

Re: Exterior Painting – 90 Domorah Drive

Dear Todd:

Thank you for this opportunity.

We are pleased to submit a proposal for **\$21,880** to prepare and paint the exterior of your building at 90 Domorah.

The specifications and procedures below are those that we recommend for a quality, long-lasting, and guaranteed job.

We guarantee that the materials, as applied in accordance with this proposal, will not chip or peel from the surfaces to which they are applied for ten years. Delamination resulting from impact damage and moisture penetration through roof is not covered.

Our guarantee includes both labor and materials and is not dependent on manufacturer approval. We have a great deal of proven experience and confidence in our preparation procedures, application techniques, and coating selections over the last 50 years that we offer this guarantee on our own. There is never a situation where a client is caught in the middle of an argument between an applicator and manufacturer. We will take care of warranted problems that may arise without question.

Industrial

Commercial

Telephone (610) • 783-0808
Facsimile (610) • 831-0134

Robert A. Miller, President
E-Mail RMILLER@GENERALPAINTING.COM

Scope

Prepare and paint the exterior masonry walls and trim surfaces at 90 Domorah. Trim includes personnel and overhead doors and frames.

Preparation

Protect adjacent surfaces against preparation and painting damage. High-pressure (4,000 p.s.i.) wash walls with turbo nozzle. Between coats of the applied coatings, caulk and patch cracks and holes in masonry with Sherwin Williams ConSeal and Sherwin Williams Siliconized Acrylic Caulk to attain a solid, contiguous appearance void of penetrations.

Painting

To walls, apply two coats Sherwin-Williams Loxon XP in accordance with the manufacturer's specifications.

To doors, apply Sherwin-Williams Latitude Acrylic in accordance with the manufacturer's specifications.

Notes

Water access will be required.

Items will be moved away from walls by you to provide access.

Logo will be painted over.

The work will be completed weekdays during the day.

All work will be performed within O.S.H.A. guidelines and in accordance with our company Health & Safety Plan.

Material Safety Data Sheets and an insurance certificate, naming the appropriate parties as additional insured, will be forwarded prior to job start.

Sincerely,

Rob Miller

Industrial

Commercial



ESTIMATE

COLOR HOUSE PAINTERS LLC
1304 County Line Rd.
North Wales PA 19454
215-715-4647

90 DEMORAH DR MONTGOMERYVILLE PA

DESCRIPTION

PAINT ALL 4 SIDES OF THE BUILDING.
PAINT ALL DOORS (INCLUDING GARAGE DOORS)
POWER WASH, SCRAPE, CAULK AND PRIME.
2 COATS WILL BE APPLIED TO THE BUILDING OF
SHERWIN WILLIAMS LOX ON PAINT.

MATERIALS INCLUDED

Total

\$59,675.00

Thank you for your business. It's a pleasure to work with you on your project.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #10

SUBJECT: Award of Bids – Municibid Online Surplus Asset Sale
MEETING DATE: Monday, June 10, 2024
BOARD LIAISON: Candyce Fluehr Chimera, Chair
INITIATED BY: Brian Shapiro, Director of Finance

BACKGROUND:

On May 13, 2024, the Board of Supervisors authorized the sale of Township surplus assets through the online auction company Municibid. The following are the bid offer details from the highest bidders.

<u>Listing ID</u>	<u>Surplus Asset</u>	<u>Amount</u>	<u>Purchaser</u>
65026703	Motorola Radio Bundle	\$425.00	Iliya Rezvine
65031572	Watch Guard Bundle	\$2,350.00	Matthew Harley
61072403	2017 Ford Police Interceptor Utility VIN 1FM5K8AR0HGB07821	\$5,300.00	James Cowden
65031493	JAMAR Technologies Black Cat Radar Bundle	\$27.00	John Linehan

The Township will receive \$8,102.00 for the sale of the surplus assets within 30 days of approval by the Board of Supervisors.

RECOMMENDATION:

The Board of Supervisors is recommended to authorize the sale of the above-listed items to the highest bidders as of the close of bidding on June 5, 2024.

MOTION/RESOLUTION:

Motion to authorize the sale of the above-listed equipment to the highest bidders as noted.

- 1) Motion by: _____ Second by: _____
- 2) Chair will ask for public comment.
- 3) Chair will call for vote.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS

BOARD ACTION SUMMARY

Item #11

SUBJECT: Request Authorization to Purchase Network Equipment - Addendum
MEETING DATE: June 10, 2024
BOARD LIAISON: Candyce F Chimera, Chairwoman
INITIATED BY: Richard Grier, Director of Information Technology

BACKGROUND:

For 2024, staff budgeted \$61,500 for *Admin Network Switch upgrade* and *High Availability Twp Building*. On May 13, the BOS approved the purchase of Network Equipment for \$31,713.14.

Attached is a quote dated April 15, 2024, from Omega Systems, INC, an authorized vendor under the Co-Stars Cooperative Purchase Program (# 003-E23-636), to provide additional equipment, configuration and installation at a total cost of \$12,345.47.

BUDGET IMPACT:

A total of \$61,500 was included in the 2024 Approved Final Budget-Information Technology Capital Replacement for both projects. The total cost of this project is \$44,058.61.

RECOMMENDATION:

It is recommended that the Board of Supervisors approve the contract awarding for the referenced purchases per the 2024 approved Final Budget.

MOTION/RESOLUTION:

Motion to award the contract for the purchase and configuration of Network Switches from Omega Systems, an authorized vendor under the Co-Stars Cooperative Purchase Program, at a total cost of \$12,345.47 per their quote.

- 1) Motion by: _____ Second by: _____
- 2) Chairwoman will ask for public comment.
- 3) Chairwoman will call for a vote.



We have prepared a quote for you.

Costars contract#: COSTARS-003-E23-636

Access Switches

Quote# OSCQ11697-01

Prepared For:

Montgomery Township

Richard Grier

1001 Stump Road

Montgomeryville, PA 18936

rgrier@montgomerytp.org

(215) 393-6917

Prepared By:

Jason Zimmerman

Phone: 484.772.1096

Email: jzimmerman@omegasystemscorp.com

Justin Andresen

Phone: 484.772.1090

Email: jandresen@omegasystemscorp.com

Confidential Information - Do Not Distribute

Access Switches Montgomery Township	Quote #: OSCQ11697-01 Costars contract#:
----------------------------------------	---------------------------------------------

Item	Description	Price	Qty	Ext. Price
------	-------------	-------	-----	------------

Project Overview:

	This project will replace the switches in the Admin Data Center Server Rack, Admin IT Office and the Admin AV Room.			
--	---------------------------------------------------------------------------------------------------------------------	--	--	--

Hardware:

Admin Data Center Server Rack:

6YX628	Fortinet Layer 3 Switch - 24 Ports - Manageable - Gigabit Ethernet, 10 Gigabit Ethernet - 10/100/1000Base-T, 10GBase-X - 3 Layer Supported - Modular - 433.70 W Power Consumption - Optical Fiber, Twisted Pair - 1U High - Rack-mountable - Lifetime Limited Warranty	\$2,662.60	1	\$2,662.60
6YX611	Fortinet FortiCare Comprehensive Support - Extended Service (Renewal) - 1 Year - Service - 24 x 7 x Next Business Day - Service Depot - Exchange - Parts	\$266.26	1	\$266.26
6YX608	Fortinet FortiCare Premium RMA - Extended Service (Renewal) - 1 Year - Service - 24 x 7 x Next Day - Service Depot - Exchange - Parts	\$244.63	1	\$244.63

Admin IT Office:

6YX628	Fortinet Layer 3 Switch - 24 Ports - Manageable - Gigabit Ethernet, 10 Gigabit Ethernet - 10/100/1000Base-T, 10GBase-X - 3 Layer Supported - Modular - 433.70 W Power Consumption - Optical Fiber, Twisted Pair - 1U High - Rack-mountable - Lifetime Limited Warranty	\$2,662.60	1	\$2,662.60
6YX611	Fortinet FortiCare Comprehensive Support - Extended Service (Renewal) - 1 Year - Service - 24 x 7 x Next Business Day - Service Depot - Exchange - Parts	\$266.26	1	\$266.26

Access Switches
 Montgomery Township

Quote #: OSCQ11697-

Costars contract#:

Item	Description	Price	Qty	Ext. Price
6YX608	Fortinet FortiCare Premium RMA - Extended Service (Renewal) - 1 Year - Service - 24 x 7 x Next Day - Service Depot - Exchange - Parts	\$244.63	1	\$244.63

Admin AV Room:

6YX628	Fortinet Layer 3 Switch - 24 Ports - Manageable - Gigabit Ethernet, 10 Gigabit Ethernet - 10/100/1000Base-T, 10GBase-X - 3 Layer Supported - Modular - 433.70 W Power Consumption - Optical Fiber, Twisted Pair - 1U High - Rack-mountable - Lifetime Limited Warranty	\$2,662.60	1	\$2,662.60
6YX611	Fortinet FortiCare Comprehensive Support - Extended Service (Renewal) - 1 Year - Service - 24 x 7 x Next Business Day - Service Depot - Exchange - Parts	\$266.26	1	\$266.26
6YX608	Fortinet FortiCare Premium RMA - Extended Service (Renewal) - 1 Year - Service - 24 x 7 x Next Day - Service Depot - Exchange - Parts	\$244.63	1	\$244.63
Hardware SubTotal				\$9,520.47

Normal Business Hours Services:

<p>Please Note: Services quoted will be billed as a FIXED fee</p> <p>Admin Data Center Server Rack:</p> <ul style="list-style-type: none"> - Integrate all switch components - Rack and cable new switch - Configure VLANs on new FortiSwitch - Configure copper uplink to the Admin Data Center - Verify network connectivity <p>Admin IT Office:</p> <ul style="list-style-type: none"> - Integrate all switch components - Rack and cable new switch - Configure VLANs on new FortiSwitch - Configure copper uplink to the Admin Data Center - Verify network connectivity <p>Admin AV Room:</p> <ul style="list-style-type: none"> - Integrate all switch components 			
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	<ul style="list-style-type: none"> - Rack and cable new switch - Configure VLANs on new FortiSwitch - Configure copper uplink to the Admin Data Center - Verify network connectivity 			
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After Hours Services:

	<p>Please Note: Services quoted will be billed as a FIXED fee</p> <p>Admin Data Center Server Rack</p> <ul style="list-style-type: none"> - Move existing network connections to new switch - Verify network connectivity <p>Admin IT Office</p> <ul style="list-style-type: none"> - Move existing network connections to new switch - Verify network connectivity <p>Admin AV Room</p> <ul style="list-style-type: none"> - Move existing network connections to new switch - Verify network connectivity 			
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Project Management Services:

	<p>Please Note: Project Management hours can be used for services quoted (estimated hours 2). If your available Project Management hours do not cover this quote/hours, the remaining balance (overage) will be billed separately at the Time and Materials rates</p> <ul style="list-style-type: none"> - Draft tailored project plan - Internal resource scheduling - Risk management - Timeline management - Weekly status meetings with follow-up documentation - Liaison with third-party vendors - Single point of contact between customer and Omega Systems during the project 			
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Services SubTotal FIXED Fee \$2,775.00

Access Switches Montgomery Township	Quote #: OSCQ11697-01 Costars contract#:
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Prepared For	Ship To	Details
Montgomery Township Richard Grier 1001 Stump Road Montgomeryville, PA 18936 United States rgrier@montgomerytp.org (215) 393-6917	Omega Systems - West Lawn 1121 Snyder Rd. West Lawn, PA 19609 610-678-7002	Access Switches Quote #: OSCQ11697-01 Delivered: May 15, 2024

Quote Summary

Description	Amount
Hardware SubTotal	\$9,520.47
Services SubTotal FIXED Fee	\$2,775.00
Subtotal:	\$12,295.47
Shipping:	\$50.00
Tax:	\$0.00
Total:	\$12,345.47

Deposit Required For Purchase

Description	Amount
50% Deposit	\$6,172.74

50% services deposit invoice issued at project kick off meeting, balance invoiced upon completion.
 50% hardware deposit invoice issued at signature, balance invoiced upon delivery to ship to address on quote.

If a deposit is not required for services all installation services will be billed upon the completion of the project. By signing below, you agree to the terms set within this quotation and agree to make payment in the total amount. You also agree that acceptance of this quotation by electronic means shall have the same force and effect as a physical signature.

Access Switches
Montgomery Township

Quote #: OSCQ11697-01

Costars contract#:

Terms:

The information in this proposal is business confidential and shall not be disclosed outside the customer listed above and shall not be duplicated, used or disclosed in whole or in part for any purpose other than to evaluate the proposal. Pricing in this proposal is valid for 3 days after the transmission of this quotation by Omega Systems (the "Expiration Date"), after which time prices are subject to change. Signed quotations returned by You on or before the Expiration Date shall create an obligation between You and Omega Systems. Signed quotations returned after the Expiration Date may create an obligation between You and Omega Systems if Omega Systems, in its sole discretion, accepts the signed quotation. Except as provided above, this quotation shall not create any obligations upon Omega Systems or You. This quotation shall also be subject to the terms of any existing agreements between Omega Systems and You, including a Master Service Agreement. If no such agreement exists, this quotation is subject to the Omega Systems' Standard Terms and Conditions.

PLEASE NOTE: Labor will be performed Monday - Friday between 8:00 am and 5:00 pm, excluding holidays.

****PRICING IS REFLECTED BASED ON QUANTITIES SHOWN. CHANGES TO QUANTITIES MAY IMPACT PRICING. ****

****SERVICES QUOTED AS A FIXED FEE WILL NEVER GO BELOW OR ABOVE THE FEES QUOTED. ANY ADDITIONAL SERVICES PROVIDED OUTSIDE THE QUOTED SCOPE OF WORK WILL BE SUBJECT TO ADDITIONAL SERVICE FEES. ****

Signature

Date