

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
OCTOBER 14, 2021 MEETING ~ 7:30 PM

AGENDA

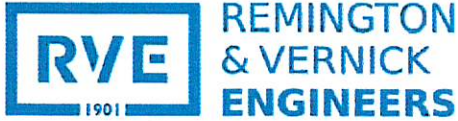
1. Meeting Called to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Meeting Minutes:
5. Chairman's Comments:
6. Presentation from Lower Providence Township to Upper Merion Fire and EMS Personnel for Hurricane Ida assistance.
7. New Business:
  - A. Proclamation re: Recognizing National Police Week
  - B. Proclamation re: Fire Prevention Month – October, 2021
  - C. Presentation re: Upper Merion Fire and Emergency Service Awards
  - D. Presentation of the Bernard S. Gutkowski, Sr. Firefighter of the Year Award and the Mary Bacchi Emergency Medical Services Responder of the Year Award to the Upper Merion Township Fire and EMS Department
  - E. Announcement of Home Town Hero Program
  - F. Consent Agenda re:
    1. Financial Security Escrow Release No. 4, Craft Custom Homes, LLC, 383 Anderson Road Subdivision – Approve Escrow Release Request #4 to Craft Custom Homes, LLC, in the amount of \$27,975.00 for the completion of required public improvements to date as part of the 383 Anderson Road Subdivision
    2. Accept Resignation of Mahum Mahmood, Student Member of the Park & Recreation Board.
    3. Financial Escrow Security Release No. 9, 900 River Road LLC, 900 River Road – Approval of Escrow Release No.9 to 900 River Road LLC in the amount of \$832,294.00 for the completion of required site improvements to date as part of the warehouse development project as recommended by the Township Engineer.
    4. Financial Escrow Security Release No. 2, Horizon Drive Group, LP, 3700 Horizon Drive – Approval of Escrow Release No.2 to Horizon Drive Group, LP in the amount of \$496,253.90 for the completion of required site improvements to date as part of the building expansion project as recommended by the Township Engineer.

5. Crow Creek Trail Project - Substantial Completion Date Extension. Approval of a contract substantial completion date extension to October 28, 2021 requested by James Kenney Excavating & Paving due to material delivery delays as well as trail damage repairs caused by Hurricane Ida.
6. Crow Creek Trail Project Contract Payment # 11 in the amount of \$128,182.50 to Kenney Excavating for work to date on the Crow Creek Trail Project.
7. Authorization of 2021 Operating Budget Transfers – Park & Recreation. Authorization of a budget transfer in the amount of \$4,550.00 from the Park & Recreation Budget Line 01-450-3730 Building maintenance to 01-450-3185 Waste Removal.
8. Authorization of 2021 Supplemental Budget Appropriations – Park & Recreation. Authorization of the following 2021 Supplemental Budget Appropriations due to unanticipated revenue/expenses as follows:
  1. 01-367-0420 Day Camp Revenue increased to \$207,260.00
  2. 01-450-4592 Day Camp Programs expense increased to \$52,775
  3. 01-367-0430 Inst Class Revenue increased to \$132,712
  4. 01-450-4593 Inst Class Program expense increased to \$287,000
  5. 01-367-0450 Special Events Revenue increased to \$9,217
  6. 01-450-4595 Special Events Programs expense increased to \$14,000
9. Resolution No. 2021-23 – PA Department of Education eSignature Authorization. Authorization for Laura Arnhold, Township Library Director to sign all contracts with the Department of Education.
- G. Resolution 2021-22 – Preliminary/Final Development Plan – JP Morgan Chase Bank. 677 W. DeKalb. Consideration of a Preliminary/Final Land Development Plan for JM Real Estate Holdings, prepared by the Core States Group, dated March 2, 2021, last revised June 30, 2021, for the Demolition of the existing 19,820 SF building and the construction of a new bank, commercial building and associated site improvements. (CL Commercial Limited, 1.03 acres).

8. Accounts Payable & Payrolls.
9. Additional Business.
10. Adjournment.

As an alternate to in-person attendance, the Board of Supervisors has established the use of the MyUMT Communications App on the Township's website, [www.umtownship.org](http://www.umtownship.org) to accommodate virtual public participation in the meeting. The meeting will be broadcast on Comcast Channel 22 and Verizon Channel 33, and streamed live on the Township's website. Residents can register and use the MyUMT App to submit questions and comments during the meeting. For more information regarding participation options, please check the Township website.

**In-person Meeting Guidance**  
 All individuals attending a Township meeting shall be required to comply with all CDC & PA Dept of Health COVID-19 Guidelines.



922 Fayette Street  
Conshohocken, PA 19428  
O: (610) 940-1050  
F: (610) 940-1161

September 21, 2021

Mr. Anthony Hamaday  
Township Manager  
Upper Merion Township  
175 West Valley Forge Road  
King of Prussia, PA 19406

**RE: Financial Security Release No. 4  
383 Anderson Road  
Upper Merion Township  
RVE File #PMUMP138**

Dear Tony:

**Remington & Vernick Engineers (RVE)**, on behalf of Upper Merion Township, has reviewed a request by Craft Custom Homes, LLC. (developer) seeking a release of financial security held for the completion of required site improvements at 383 Anderson Road (development).

Based upon our inspection of the work completed, RVE recommends that the Township release the amount of \$27,975.00 to the developer from the financial security held for the completion of required site improvements at the development. After this release, the total amount of financial security remaining is \$28,965.56.

Enclosed, a Declaration of Completion has been provided along with a detailed breakdown to facilitate this release of financial security. Please review these materials and process for release.

Should you have any questions please feel free to contact our office at (610) 940-1050.

Sincerely,  
**REMINGTON & VERNICK ENGINEERS**  
By

A handwritten signature in blue ink, appearing to read 'L M C'.

Leanna M. Colubriale, P.E., CFM.  
Township Engineer

LMC/tr

Enclosure

cc: Craft Custom Homes, LLC.  
Nicholas Hiriak, Upper Merion Township, Director of Finance & Administration  
Geoff Hickman, Upper Merion Township, Public Works Director  
Christopher J. Fazio, P.E., C.M.E., Executive Vice President  
Raymond Ruczynski, Manager of Construction Inspection Services

**DECLARATION OF COMPLETION**  
**FINANCIAL SECURITY RELEASE NO. 4**

**Municipality:** Upper Merion Township  
**Development:** 383 Anderson Road  
**Developer:** Craft Custom Homes, LLC.  
**Date:** September 21, 2021

We, the undersigned, hereby declare a portion of the work provided for in a certain agreement between the Township and the Developer relative to the required site improvements at the Development has been completed to the extent of \$27,975.00. This Declaration authorizes the Township to release a portion of the financial security in the amount of \$27,975.00 to the order of the Developer.

This release of funds hereby authorized shall not be construed as acceptance of the work by the Township. The Township reserves the right to re-inspect the work and to require the Developer to correct any and all defects and deficiencies.

  
\_\_\_\_\_  
Christopher J. Fazio, P.E., C.M.E.  
Executive Vice President

9-21-2021

\_\_\_\_\_  
Date

\_\_\_\_\_  
Anthony Hamaday  
Township Manager

\_\_\_\_\_  
Date

## FINANCIAL SECURITY RELEASE NO. 4

**Municipality:** Upper Merion Township  
**Development:** Six Lot Subdivision  
**Developer:** Craft Custom Homes, LLC  
**Location:** 383 Anderson Road  
**RVE File No.:** PMUMP138  
**Date:** 9/14/2021

Quantity	Unit	Item	Unit Cost	Total Amount Extended	Previous Amount	Current Security Release		Amount Remaining
						Quantity	Amount	
<b>Demolition</b>								
351	SY	Pavement Removal	\$8.50	\$2,983.50	\$2,983.50	0	\$0.00	\$0.00
0	SF	Concrete Removal, 4" - 6" Depth	\$1.25	\$0.00	\$0.00	0	\$0.00	\$0.00
0	LF	Curb Removal	\$3.50	\$0.00	\$0.00	0	\$0.00	\$0.00
0	LF	Stone Wall	\$10.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	EA	Septic System	\$1,000.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	LS	Garage (13,000 CF @ \$0.33 / CF)	\$4,290.00	\$0.00	\$0.00	0	\$0.00	\$0.00
<b>Erosion Controls</b>								
6	EA	Construction Entrance	\$2,500.00	\$15,000.00	\$15,000.00	0	\$0.00	\$0.00
0	LF	18" Compost Filter Sock	\$12.00	\$0.00	\$0.00	0	\$0.00	\$0.00
1	EA	Concrete Washout	\$250.00	\$250.00	\$250.00	0	\$0.00	\$0.00
0	EA	Inlet Protection	\$175.00	\$0.00	\$0.00	0	\$0.00	\$0.00
1	LS	Maintenance of Controls	\$500.00	\$500.00	\$0.00	1	\$500.00	\$0.00
<b>Site Clearing</b>								
1	EA	8" Tree Removal	\$525.00	\$525.00	\$525.00	0	\$0.00	\$0.00
5	EA	12" Tree Removal	\$620.00	\$3,100.00	\$3,100.00	0	\$0.00	\$0.00
4	EA	14" Tree Removal	\$660.00	\$2,640.00	\$2,640.00	0	\$0.00	\$0.00
1	EA	15" Tree Removal	\$680.00	\$680.00	\$680.00	0	\$0.00	\$0.00
1	EA	18" Tree Removal	\$735.00	\$735.00	\$735.00	0	\$0.00	\$0.00
1	EA	20" Tree Removal	\$800.00	\$800.00	\$800.00	0	\$0.00	\$0.00
1	EA	48" Tree Removal	\$1,850.00	\$1,850.00	\$1,850.00	0	\$0.00	\$0.00
560	LF	Construction Fencing	\$2.50	\$1,400.00	\$1,400.00	0	\$0.00	\$0.00
280	LF	Tree Protection Fence	\$2.50	\$700.00	\$700.00	0	\$0.00	\$0.00
0	CY	Site Grading - Excavation	\$4.50	\$0.00	\$0.00	0	\$0.00	\$0.00
0	CY	Site Grading - Fill	\$2.00	\$0.00	\$0.00	0	\$0.00	\$0.00
<b>Stormwater Management</b>								
0	LF	6" HDPE	\$25.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	LF	8" HDPE	\$34.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	LF	10" HDPE	\$36.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	LF	12" HDPE	\$37.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	EA	Storm Manholes	\$3,500.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	EA	Doghouse Manhole	\$4,000.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	EA	Type "C" Inlets	\$2,500.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	EA	Outlet Structures	\$4,500.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	EA	Pop-up Emitter	\$500.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	EA	8" Yard Drain	\$130.00	\$0.00	\$0.00	0	\$0.00	\$0.00

0	EA	10" Yard Drain	\$140.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	EA	12" Yard Drain	\$150.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	EA	24" Yard Drain	\$190.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	EA	Cleanouts	\$100.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	CY	Basin Excavation	\$6.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	CY	Basin Stone	\$50.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	SF	Geotextile Basin Lining	\$2.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	LF	15" Perf HDPE	\$38.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	LF	18" Perf HDPE	\$42.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	LF	24" Perf HDPE	\$48.00	\$0.00	\$0.00	0	\$0.00	\$0.00
<b>Paving and Concrete</b>								
514	LF	Concrete Curbing	\$28.00	\$14,392.00	\$14,392.00	0	\$0.00	\$0.00
<b>DRIVEWAYS</b>								
746	SY	1 1/2" Wearing Course	\$9.00	\$6,714.00	\$0.00	746	\$6,714.00	\$0.00
746	SY	2" Binder Course	\$10.00	\$7,460.00	\$6,000.00	146	\$1,460.00	\$0.00
746	SY	6" 2A Base Course	\$12.00	\$8,952.00	\$8,952.00	0	\$0.00	\$0.00
<b>ROADWAYS</b>								
816	SY	1 1/2" Wearing Course	\$9.00	\$7,344.00	\$7,344.00	0	\$0.00	\$0.00
816	SY	2 1/2" Binder Course	\$11.00	\$8,976.00	\$8,976.00	0	\$0.00	\$0.00
816	SY	6" 2A Base Course	\$12.00	\$9,792.00	\$9,792.00	0	\$0.00	\$0.00
296	SF	6" Concrete Pavement	\$9.00	\$2,664.00	\$2,664.00	0	\$0.00	\$0.00
3152	SF	4" Concrete Sidewalk	\$7.00	\$22,064.00	\$21,063.00	143	\$1,001.00	\$0.00
3	EA	ADA Ramp	\$1,500.00	\$4,500.00	\$4,500.00	0	\$0.00	\$0.00
<b>Signage and Striping</b>								
190	LF	4" Wide Paint Striping	\$0.75	\$142.50	\$0.00	0	\$0.00	\$142.50
1	EA	Stop Bar	\$100.00	\$100.00	\$0.00	0	\$0.00	\$100.00
2	EA	Crosswalk Marking	\$250.00	\$500.00	\$0.00	0	\$0.00	\$500.00
5	EA	Traffic Control Signs	\$200.00	\$1,000.00	\$1,000.00	0	\$0.00	\$0.00
<b>Lighting and Landscaping</b>								
Pole Mounted Light Including Conduit &								
3	EA	Wiring	\$3,000.00	\$9,000.00	\$3,000.00	2	\$6,000.00	\$0.00
19	EA	Shade Trees	\$400.00	\$7,600.00	\$0.00	15	\$6,000.00	\$1,600.00
22800	SF	Topsoil and Permanent Seeding	\$1.50	\$34,200.00	\$30,000.00	2800	\$4,200.00	\$0.00
<b>Miscellaneous</b>								
1	LS	As-Built Plans	\$5,000.00	\$5,000.00	\$0.00	0	\$0.00	\$5,000.00
60	LF	Stone Wall	\$48.00	\$2,880.00	\$2,880.00	0	\$0.00	\$0.00
6	EA	Sanitary MH	\$3,500.00	\$21,000.00	\$21,000.00	0	\$0.00	\$0.00
0	LF	6" PVC Sanitary	\$47.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	LF	8" PVC Sanitary	\$52.00	\$0.00	\$0.00	0	\$0.00	\$0.00
0	EA	Tie into existing sanitary MH	\$1,500.00	\$0.00	\$0.00	0	\$0.00	\$0.00
8	EA	Concrete Monuments	\$200.00	\$1,600.00	\$0.00	8	\$1,600.00	\$0.00
5	EA	Iron Pins	\$100.00	\$500.00	\$0.00	5	\$500.00	\$0.00
1	LS	Traffic Control & Protection	\$3,000.00	\$3,000.00	\$3,000.00	0	\$0.00	\$0.00
Miscalculation on Land Development								
1	LS	Agreement	(\$2,100.00)	(\$2,100.00)	(\$2,100.00)	0	\$0.00	\$0.00

Subtotal:	\$208,444.00	\$173,126.50	\$27,975.00	\$7,342.50
Contingency:	+ \$21,623.06	\$0.00	+ \$0.00	\$21,623.06
Subtotal With Contingency:	\$230,067.06	\$173,126.50	\$27,975.00	\$28,965.56

**Summary of Financial Security Release No. 4**


<b>Total Amount of Current Financial Security Release:</b>	<b>\$27,975.00</b>
Total Amount of All Financial Security Released To Date, Including Current Release:	\$201,101.50
Total Amount of All Financial Security Remaining, Including Contingency:	\$28,965.56

Sign and Date Below:

DocuSigned by:  
  
Ryan Alenki  
Ryan Alenki Homes, LLC

9/15/2021

\_\_\_\_\_  
Township Manager

  
\_\_\_\_\_  
Township Engineer

\_\_\_\_\_  
Township Chairman of the Board

Based upon Section 509 of the Pennsylvania Municipalities Planning Code

**FINANCIAL SECURITY RELEASE NO. 9**

**Municipality:** Upper Merion Township  
**Development:** 330,000 Square Foot Warehouse  
**Developer:** 900 River Road, LLC  
**Location:** 900 River Road  
**RVE File No.:** PMUMP155  
**Date:** 10/7/2021

Quantity	Unit	Item	Unit Cost	Total Amount Extended	Previous Amount	Current Security Release		Amount Remaining
						Quantity	Amount	
<b>Erosion Controls</b>								
6310	LF	12" Compost Filter Sock	\$9.00	\$56,790.00	\$56,790.00	0	\$0.00	\$0.00
2	EA	Concrete Washout	\$250.00	\$500.00	\$500.00	0	\$0.00	\$0.00
4	EA	Construction Entrance	\$2,500.00	\$10,000.00	\$10,000.00	0	\$0.00	\$0.00
13	EA	Inlet Protection	\$175.00	\$2,275.00	\$2,275.00	0	\$0.00	\$0.00
1	LS	Maintenance of Controls	\$500.00	\$500.00	\$0.00	0	\$0.00	\$500.00
<b>Demolition</b>								
22548	SY	Asphalt Removal	\$8.50	\$191,658.00	\$191,658.00	0	\$0.00	\$0.00
140700	SF	Concrete Removal	\$1.25	\$175,875.00	\$175,875.00	0	\$0.00	\$0.00
394	LF	Sawcut	\$2.00	\$788.00	\$788.00	0	\$0.00	\$0.00
14	EA	Remove Signs	\$10.00	\$140.00	\$140.00	0	\$0.00	\$0.00
6238	LF	Concrete Curb	\$3.50	\$21,833.00	\$21,833.00	0	\$0.00	\$0.00
5120	LF	Chain Link Fence	\$4.00	\$20,480.00	\$20,480.00	0	\$0.00	\$0.00
6	EA	Remove Light	\$200.00	\$1,200.00	\$1,200.00	0	\$0.00	\$0.00
140	LF	Concrete Retaining Wall	\$15.00	\$2,100.00	\$2,100.00	0	\$0.00	\$0.00
72	LF	8" Storm Pipe	\$13.00	\$936.00	\$936.00	0	\$0.00	\$0.00
295	LF	12" Storm Pipe	\$15.00	\$4,425.00	\$4,425.00	0	\$0.00	\$0.00
1340	LF	15" Storm Pipe	\$21.00	\$28,140.00	\$28,140.00	0	\$0.00	\$0.00
920	LF	18" Storm Pipe	\$24.00	\$22,080.00	\$22,080.00	0	\$0.00	\$0.00
786	LF	24" Storm Pipe	\$36.00	\$28,296.00	\$28,296.00	0	\$0.00	\$0.00
110	LF	30" Storm Pipe	\$48.00	\$5,280.00	\$5,280.00	0	\$0.00	\$0.00
480	LF	36" Storm Pipe	\$60.00	\$28,800.00	\$28,800.00	0	\$0.00	\$0.00
520	LF	Gas Line	\$12.00	\$6,240.00	\$6,240.00	0	\$0.00	\$0.00
2310	LF	Water Line	\$13.00	\$30,030.00	\$30,029.87	0	\$0.00	\$0.13
4	EA	Fire Hydrant	\$1,000.00	\$4,000.00	\$4,000.00	0	\$0.00	\$0.00
1	LS	Site Features	\$25,000.00	\$25,000.00	\$25,000.00	0	\$0.00	\$0.00
<b>Site Work</b>								
3.2	AC	Wooded Tree Removal	\$6,875.00	\$22,000.00	\$22,000.00	0	\$0.00	\$0.00
18578	CY	Excavation	\$4.50	\$83,601.00	\$83,601.00	0	\$0.00	\$0.00
37156	CY	Fill	\$2.00	\$74,312.00	\$74,312.00	0	\$0.00	\$0.00
<b>Stormwater Management</b>								
5	EA	Type 'C' Inlet	\$2,500.00	\$12,500.00	\$12,500.00	0	\$0.00	\$0.00
8	EA	Type 'M' Inlet	\$2,500.00	\$20,000.00	\$20,000.00	0	\$0.00	\$0.00
15	EA	Storm Manhole	\$3,500.00	\$52,500.00	\$52,500.00	0	\$0.00	\$0.00
7	EA	Basin Outlet Structure	\$4,500.00	\$31,500.00	\$31,500.00	0	\$0.00	\$0.00
1260	LF	6" PVC	\$32.00	\$40,320.00	\$40,320.00	0	\$0.00	\$0.00





828	LF	12" HDPE	\$37.00	\$30,636.00	\$30,636.00	0	\$0.00	\$0.00
620	LF	15" HDPE	\$38.00	\$23,560.00	\$23,560.00	0	\$0.00	\$0.00
436	LF	18" HDPE	\$42.00	\$18,312.00	\$18,312.00	0	\$0.00	\$0.00
910	LF	24" HDPE	\$48.00	\$43,680.00	\$43,680.00	0	\$0.00	\$0.00
855	LF	30" HDPE	\$54.00	\$46,170.00	\$46,170.00	0	\$0.00	\$0.00
778	LF	36" HDPE	\$60.00	\$46,680.00	\$46,680.00	0	\$0.00	\$0.00
1	EA	Tie into Existing Piping	\$1,500.00	\$1,500.00	\$1,500.00	0	\$0.00	\$0.00
378	LF	Level Spreader	\$75.00	\$28,350.00	\$0.00	378	\$28,350.00	\$0.00
2	EA	12" FES	\$400.00	\$800.00	\$0.00	0	\$0.00	\$800.00
1	EA	15" FES	\$500.00	\$500.00	\$500.00	0	\$0.00	\$0.00
1	EA	18" FES	\$600.00	\$600.00	\$600.00	0	\$0.00	\$0.00
1	EA	36" FES	\$1,200.00	\$1,200.00	\$1,200.00	0	\$0.00	\$0.00
121	CY	Rip-Rap	\$50.00	\$6,050.00	\$6,050.00	0	\$0.00	\$0.00
8667	CY	Detention Basin Excavation	\$6.00	\$52,002.00	\$52,002.00	0	\$0.00	\$0.00
5507	CY	Rain Garden Excavation	\$6.00	\$33,042.00	\$33,042.00	0	\$0.00	\$0.00
535	LF	3' Wide Concrete Low Flow Channel	\$21.00	\$11,235.00	\$0.00	0	\$0.00	\$11,235.00
2515	CY	Bio-retention Basin Soil Mix	\$50.00	\$125,750.00	\$0.00	0	\$0.00	\$125,750.00
33950	SF	Basin / Rain Garden Geotextile	\$2.00	\$67,900.00	\$60,000.00	0	\$0.00	\$7,900.00
<b>Utilities</b>								
156	LF	6" SDR-35 PVC Sanitary Lateral	\$47.00	\$7,332.00	\$0.00	156	\$7,332.00	\$0.00
1	EA	Sanitary Manhole	\$3,500.00	\$3,500.00	\$3,500.00	0	\$0.00	\$0.00
1	EA	Sanitary Pump Station	\$10,000.00	\$10,000.00	\$10,000.00	0	\$0.00	\$0.00
<b>Paving and Concrete</b>								
7837	LF	Concrete Curb	\$28.00	\$219,436.00	\$0.00	5000	\$140,000.00	\$79,436.00
7475	SF	Concrete Sidewalk	\$7.00	\$52,325.00	\$0.00	0	\$0.00	\$52,325.00
75350	SF	8" Concrete Pavement	\$11.00	\$828,850.00	\$0.00	37675	\$414,425.00	\$414,425.00
16	EA	ADA Curb Ramp	\$1,500.00	\$24,000.00	\$0.00	0	\$0.00	\$24,000.00
35165	SY	1 1/2" Wearing Course	\$9.00	\$316,485.00	\$0.00	0	\$0.00	\$316,485.00
35165	SY	2 1/2" Binder Course	\$11.00	\$386,815.00	\$0.00	0	\$0.00	\$386,815.00
20793	SY	4" Bituminous Concrete Base Course	\$15.00	\$311,895.00	\$0.00	0	\$0.00	\$311,895.00
14372	SY	6" 2A Aggregate	\$12.00	\$172,464.00	\$0.00	7186	\$86,232.00	\$86,232.00
20793	SY	8" 2A Aggregate	\$15.00	\$311,895.00	\$0.00	10397	\$155,955.00	\$155,940.00
<b>Lighting and Landscaping</b>								
92	EA	Shade Tree	\$400.00	\$36,800.00	\$0.00	0	\$0.00	\$36,800.00
385	EA	Shrubs	\$250.00	\$96,250.00	\$0.00	0	\$0.00	\$96,250.00
2356	EA	Ground Cover	\$3.00	\$7,068.00	\$0.00	0	\$0.00	\$7,068.00
39	EA	Pole Mounted Light w/ Conduit & Wiring	\$3,000.00	\$117,000.00	\$0.00	0	\$0.00	\$117,000.00
6	EA	Double Pole Mounted Light w/ C & W	\$4,000.00	\$24,000.00	\$0.00	0	\$0.00	\$24,000.00
21	EA	Wall Mounted Light	\$1,000.00	\$21,000.00	\$0.00	0	\$0.00	\$21,000.00
28000	SF	Topsoil & Seeding	\$1.50	\$42,000.00	\$0.00	0	\$0.00	\$42,000.00
<b>Miscellaneous</b>								
1	LS	As-Built	\$5,000.00	\$5,000.00	\$0.00	0	\$0.00	\$5,000.00
8	EA	Handicap Painted Symbol	\$125.00	\$1,000.00	\$0.00	0	\$0.00	\$1,000.00
8	EA	Handicap Parking Signs	\$250.00	\$2,000.00	\$0.00	0	\$0.00	\$2,000.00
1045	LF	6' Black Vinyl Chain Link Fence	\$20.00	\$20,900.00	\$0.00	0	\$0.00	\$20,900.00

18948	LF	4" Wide Paint Striping	\$0.75	\$14,211.00	\$0.00	0	\$0.00	\$14,211.00
10	EA	Stop Bar	\$100.00	\$1,000.00	\$0.00	0	\$0.00	\$1,000.00
20	EA	Bollards	\$300.00	\$6,000.00	\$0.00	0	\$0.00	\$6,000.00
38	EA	Concrete Trailer Parking Bumper	\$100.00	\$3,800.00	\$0.00	0	\$0.00	\$3,800.00
5	EA	Crosswalk Marking	\$250.00	\$1,250.00	\$0.00	0	\$0.00	\$1,250.00
17	EA	Traffic Control Signs	\$200.00	\$3,400.00	\$0.00	0	\$0.00	\$3,400.00
1	LS	Traffic Control & Protection	\$3,000.00	\$3,000.00	\$0.00	0	\$0.00	\$3,000.00

Subtotal:		\$4,592,742.00	\$1,381,030.87		\$832,294.00	\$2,379,417.13
Contingency:	+	\$459,274.20	\$0.00		\$0.00	\$459,274.20
Subtotal With Contingency:		\$5,052,016.20	\$1,381,030.87		\$832,294.00	\$2,838,691.33

**Summary of Financial Security Release No. 9**

<b>Total Amount of Current Financial Security Release:</b>	<b>\$832,294.00</b>
Total Amount of All Financial Security Released To Date, Including Current Release:	\$2,213,324.87
Total Amount of All Financial Security Remaining, Including Contingency:	\$2,838,691.33

Sign and Date Below:

*Devin Santilli*  
 \_\_\_\_\_  
 900 River Road, LLC

\_\_\_\_\_  
 Township Manager

\_\_\_\_\_  
 Township Engineer

\_\_\_\_\_  
 Township Chairman of the Board

Based upon Section 509 of the Pennsylvania Municipalities Planning Code

**FINANCIAL SECURITY RELEASE NO. 2**

**Municipality:** Upper Merion Township  
**Development:** 3700 Horizon Drive Building Expansion  
**Developer:** Horizon Drive Group LP  
**Location:** 3700 Horizon Drive  
**RVE File No.:** PMUMP190  
**Date:** 10/7/2021

Quantity	Unit	Item	Unit Cost	Total Amount Extended	Previous Amount	Current Security Release		Amount Remaining
						Quantity	Amount	
<b>Erosion Controls</b>								
1	EA	Construction Entrance	\$2,500.00	\$2,500.00	\$2,500.00	0	\$0.00	\$0.00
1	EA	Concrete Washout	\$250.00	\$250.00	\$250.00	0	\$0.00	\$0.00
145	LF	12" Silt Fence	\$3.50	\$507.50	\$507.50	0	\$0.00	\$0.00
801	LF	12" Compost Filter Sock	\$9.00	\$7,209.00	\$7,209.00	0	\$0.00	\$0.00
1260	LF	24" Compost Filter Sock	\$15.00	\$18,900.00	\$0.00	1260	\$18,900.00	\$0.00
13	EA	Inlet Protection	\$175.00	\$2,275.00	\$2,275.00	0	\$0.00	\$0.00
1084	SY	Erosion Control Blanket	\$8.00	\$8,672.00	\$0.00	542	\$4,336.00	\$4,336.00
1	LS	Maintenance of Controls	\$500.00	\$500.00	\$0.00	0	\$0.00	\$500.00
<b>Demolition</b>								
164	LF	15" Pipe	\$21.00	\$3,444.00	\$3,444.00	0	\$0.00	\$0.00
223	LF	18" Pipe	\$24.00	\$5,352.00	\$5,352.00	0	\$0.00	\$0.00
150	LF	24" Pipe	\$36.00	\$5,400.00	\$5,400.00	0	\$0.00	\$0.00
153	LF	36" Pipe	\$60.00	\$9,180.00	\$9,180.00	0	\$0.00	\$0.00
4	EA	Inlets	\$500.00	\$2,000.00	\$1,200.00	1.6	\$800.00	\$0.00
1548	LF	Concrete Curb	\$3.50	\$5,418.00	\$4,334.40	0	\$0.00	\$1,083.60
940	SF	Concrete	\$1.25	\$1,175.00	\$940.00	0	\$0.00	\$235.00
1240	LF	6' Chain Link Fence	\$4.00	\$4,960.00	\$4,960.00	0	\$0.00	\$0.00
5	EA	Signs	\$10.00	\$50.00	\$50.00	0	\$0.00	\$0.00
5	EA	Bollard Lights	\$100.00	\$500.00	\$250.00	1.5	\$150.00	\$100.00
3	EA	Light Pole	\$200.00	\$600.00	\$600.00	0	\$0.00	\$0.00
3351	SY	Asphalt	\$8.50	\$28,483.50	\$22,786.80	670.2	\$5,696.70	\$0.00
<b>Site Work</b>								
5	EA	6" Tree Removal	\$465.00	\$2,325.00	\$2,325.00	0	\$0.00	\$0.00
2	EA	8" Tree Removal	\$525.00	\$1,050.00	\$1,050.00	0	\$0.00	\$0.00
3	EA	10" Tree Removal	\$575.00	\$1,725.00	\$1,725.00	0	\$0.00	\$0.00
8	EA	12" Tree Removal	\$620.00	\$4,960.00	\$4,960.00	0	\$0.00	\$0.00
1	EA	13" Tree Removal	\$640.00	\$640.00	\$640.00	0	\$0.00	\$0.00
7	EA	14" Tree Removal	\$660.00	\$4,620.00	\$4,620.00	0	\$0.00	\$0.00
7	EA	15" Tree Removal	\$680.00	\$4,760.00	\$4,760.00	0	\$0.00	\$0.00
5	EA	16" Tree Removal	\$700.00	\$3,500.00	\$3,500.00	0	\$0.00	\$0.00
9	EA	18" Tree Removal	\$735.00	\$6,615.00	\$6,615.00	0	\$0.00	\$0.00
1	EA	19" Tree Removal	\$770.00	\$770.00	\$770.00	0	\$0.00	\$0.00
1	EA	20" Tree Removal	\$800.00	\$800.00	\$800.00	0	\$0.00	\$0.00
2	EA	24" Tree Removal	\$925.00	\$1,850.00	\$1,850.00	0	\$0.00	\$0.00
1	EA	26" Tree Removal	\$975.00	\$975.00	\$975.00	0	\$0.00	\$0.00

1	EA	28" Tree Removal	\$1,025.00	\$1,025.00	\$1,025.00	0	\$0.00	\$0.00
1	EA	32" Tree Removal	\$1,125.00	\$1,125.00	\$1,125.00	0	\$0.00	\$0.00
1	EA	34" Tree Removal	\$1,175.00	\$1,175.00	\$1,175.00	0	\$0.00	\$0.00
1	EA	35" Tree Removal	\$1,200.00	\$1,200.00	\$1,200.00	0	\$0.00	\$0.00
1	EA	36" Tree Removal	\$1,225.00	\$1,225.00	\$1,225.00	0	\$0.00	\$0.00
1	EA	42" Tree Removal	\$1,540.00	\$1,540.00	\$1,540.00	0	\$0.00	\$0.00
1527	CY	Excavation	\$4.50	\$6,871.50	\$5,153.63	76	\$342.00	\$1,375.87
1527	CY	Fill	\$2.00	\$3,054.00	\$2,290.50	0	\$0.00	\$763.50
<b>Stormwater Management</b>								
505	LF	6" HDPE	\$32.00	\$16,160.00	\$16,160.00	0	\$0.00	\$0.00
134	LF	12" HDPE	\$37.00	\$4,958.00	\$4,958.00	0	\$0.00	\$0.00
1001	LF	15" HDPE	\$38.00	\$38,038.00	\$22,822.80	400.4	\$15,215.20	\$0.00
206	LF	18" HDPE	\$42.00	\$8,652.00	\$8,652.00	0	\$0.00	\$0.00
2	EA	15" Yard Inlets	\$160.00	\$320.00	\$320.00	0	\$0.00	\$0.00
57	LF	12" Trench Drain	\$200.00	\$11,400.00	\$0.00	57	\$11,400.00	\$0.00
2	EA	15" Cleanouts	\$100.00	\$200.00	\$200.00	0	\$0.00	\$0.00
4	EA	Type 'C' Inlet	\$2,500.00	\$10,000.00	\$10,000.00	0	\$0.00	\$0.00
5	EA	Type 'M' Inlet	\$2,500.00	\$12,500.00	\$7,500.00	2	\$5,000.00	\$0.00
1	EA	Outlet Structure	\$4,500.00	\$4,500.00	\$0.00	1	\$4,500.00	\$0.00
2	EA	Storm Manhole	\$3,500.00	\$7,000.00	\$7,000.00	0	\$0.00	\$0.00
1	EA	Connect to Existing Storm Manhole	\$1,500.00	\$1,500.00	\$0.00	1	\$1,500.00	\$0.00
80	EA	Storm Capture SC2 Module	\$8,000.00	\$640,000.00	\$256,000.00	48	\$384,000.00	\$0.00
3413	CY	Basin Excavation	\$6.00	\$20,478.00	\$20,478.00	0	\$0.00	\$0.00
16380	SF	Sandwich Basin Liner	\$5.00	\$81,900.00	\$81,900.00	0	\$0.00	\$0.00
<b>Utilities</b>								
450	LF	6" PVC Sanitary Lateral	\$47.00	\$21,150.00	\$21,150.00	0	\$0.00	\$0.00
4	EA	6" Cleanouts	\$100.00	\$400.00	\$400.00	0	\$0.00	\$0.00
1	EA	Y' Connection to existing sanitary main	\$1,000.00	\$1,000.00	\$1,000.00	0	\$0.00	\$0.00
<b>Paving and Concrete</b>								
8332	SY	1.5" Wearing Surface	\$9.00	\$74,988.00	\$0.00	0	\$0.00	\$74,988.00
7828	SY	2.5" Binder Course	\$11.00	\$86,108.00	\$0.00	0	\$0.00	\$86,108.00
504	SY	6" Base Course	\$20.00	\$10,080.00	\$0.00	0	\$0.00	\$10,080.00
7828	SY	6" 2A Stone Base	\$12.00	\$93,936.00	\$0.00	3000	\$36,000.00	\$57,936.00
504	SY	8" 2A Stone Base	\$15.00	\$7,560.00	\$0.00	327.6	\$4,914.00	\$2,646.00
8313	SF	Concrete Sidewalk	\$7.00	\$58,191.00	\$0.00	500	\$3,500.00	\$54,691.00
3042	LF	Concrete Curb	\$28.00	\$85,176.00	\$0.00	0	\$0.00	\$85,176.00
2	EA	ADA Curb Ramps	\$1,500.00	\$3,000.00	\$0.00	0	\$0.00	\$3,000.00
550	SF	Concrete Pad	\$9.00	\$4,950.00	\$0.00	0	\$0.00	\$4,950.00
<b>Lighting and Landscaping</b>								
15	EA	Pole Mounted Light w/ Conduit & Wiring	\$3,000.00	\$45,000.00	\$0.00	0	\$0.00	\$45,000.00
6	EA	Double Pole Mounted Light w/ C & W	\$4,000.00	\$24,000.00	\$0.00	0	\$0.00	\$24,000.00
166	EA	Shade Trees	\$400.00	\$66,400.00	\$0.00	0	\$0.00	\$66,400.00
51	EA	Ornamental Trees	\$350.00	\$17,850.00	\$0.00	0	\$0.00	\$17,850.00
63	EA	Evergreen Trees	\$250.00	\$15,750.00	\$0.00	0	\$0.00	\$15,750.00
382	EA	Shrubs	\$125.00	\$47,750.00	\$0.00	0	\$0.00	\$47,750.00
3740	EA	Ground Cover	\$3.00	\$11,220.00	\$0.00	0	\$0.00	\$11,220.00
8100	SF	Topsoil and Permanent Seeding	\$1.50	\$12,150.00	\$0.00	0	\$0.00	\$12,150.00

Miscellaneous								
1	LS	As-Builts	\$3,000.00	\$3,000.00	\$0.00	0	\$0.00	\$3,000.00
140	LF	Retaining Wall	\$180.00	\$25,200.00	\$0.00	0	\$0.00	\$25,200.00
7	EA	Handicap Parking Signs	\$250.00	\$1,750.00	\$0.00	0	\$0.00	\$1,750.00
1	EA	Stop Sign	\$200.00	\$200.00	\$0.00	0	\$0.00	\$200.00
1	EA	Stop Bar	\$100.00	\$100.00	\$0.00	0	\$0.00	\$100.00
7	EA	Handicap Painted Symbol	\$125.00	\$875.00	\$0.00	0	\$0.00	\$875.00
1	EA	Crosswalk	\$250.00	\$250.00	\$0.00	0	\$0.00	\$250.00
5944	LF	4" Paint Line	\$0.75	\$4,458.00	\$0.00	0	\$0.00	\$4,458.00
36	LF	Dumpster Enclosure	\$25.00	\$900.00	\$0.00	0	\$0.00	\$900.00
1	LS	Traffic Control and Protection	\$2,000.00	\$2,000.00	\$0.00	0	\$0.00	\$2,000.00
to								

Subtotal:		\$1,742,179.50	\$579,103.63		\$496,253.90	\$666,821.97
Contingency:	+	\$174,217.95	\$0.00		\$0.00	\$174,217.95
Total With Contingency:		\$1,916,397.45	\$579,103.63		\$496,253.90	\$841,039.92

**Summary of Financial Security Release No. 2**

<b>Total Amount of Current Financial Security Release:</b>	<b>\$496,253.90</b>
Total Amount of All Financial Security Released To Date, Including Current Release:	\$1,075,357.53
Total Amount of All Financial Security Remaining, Including Contingency:	\$841,039.92

Sign and Date Below:

\_\_\_\_\_  
Horizon Drive Group LP

\_\_\_\_\_  
Township Manager

\_\_\_\_\_  
Township Engineer

\_\_\_\_\_  
Township Chairman of the Board

Based upon Section 509 of the Pennsylvania Municipalities Planning Code



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

October 7, 2021

Mr. Anthony Hamaday – Township Manager  
Upper Merion Township  
175 West Valley Forge Road  
King of Prussia, PA 19406

**RE: Crow Creek Trail (Contract UMT-01-20)  
Gilmore Project #18-08014K**

Dear Mr. Hamaday,

As you are aware, based on the Contract Notice to Proceed dated December 2, 2020 (attached), the original Substantial Completion date for the trail project was July 30, 2021 (240 days). James R. Kenney Excavating & Paving previously requested and was granted a 30-day extension to set Substantial Completion at August 29, 2021 (270 days), corresponding to a Final Completion date of September 28, 2021 (300 days).

Material delivery delays from the Redi-Rock retaining wall block and TAPCO flashing beacon suppliers have impacted the contractor's schedule for bringing the project to Substantial Completion. Furthermore, erosion damage from the remnants of Hurricane Ida will require additional time to repair, and the communication utility company has been uncooperative relating to their line that is too shallow and is in conflict with excavation for the Henderson Road sidewalk. I have attached correspondence provided by the contractor that requests and supports an additional 60-day extension due to aforementioned delays.

Based on the foregoing, we recommend that the Township approve the requested 60-day extension. This would adjust the Substantial Completion date to October 28, 2021 (330 days) and Final Completion date to November 27, 2021 (360 days). Should you have any questions or require additional information please feel free to contact our office.

Sincerely,

Christopher D. Burkett, PE, RLA, LEED AP  
Senior Executive Vice President

Attachments  
CDB/afj

pc. Dan Russell – Upper Merion Township  
Ross Bickhart, PE – Gilmore & Associates  
James R. Kenney Excavating & Paving

119 East Linden Street | Kennett Square, PA 19348 | Phone: 610-444-9006 | Fax: 610-444-7292

JAMES R. KENNEY EXCAVATING & PAVING INC.  
3950 Germantown Pike Collegeville PA 19426

October 5, 2021

At this time, we are requesting a 60-day extension to substantially complete the project as the flood has greatly impacted many portions of the trail that need to be addressed.

The signal has been installed and near in completion.

We are beginning to work on the ramps today.

The remaining items are the concrete sidewalks and the 2 timber bridges. Once we receive approvals from the engineer on the design we will proceed with building and installing them.

We still have a conflict with Verizon on Henderson Road for the sidewalk which we will resolve beginning of next week one way or the other.



James R. Kenney Sr.  
President



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

October 4, 2021

**DELIVERED VIA EMAIL**

Project No. 1808014K

Dan Russell, Director of Parks and Recreation  
Upper Merion Township  
175 W. Valley Forge Road  
King of Prussia, PA 19406

**RE: Crow Creek Trail – Application for Payment #11**

Dear Mr. Russell:

We have reviewed Application for Payment #11 for the Crow Creek Trail project as submitted by James R. Kenney Excavating & Paving, Inc. (see attached).

James R. Kenney Excavating & Paving, Inc. requested payment for a total of \$142,425.00 of work completed in the period for Payment Application #11. We are in agreement with the quantities of work as submitted by James R. Kenney Excavating & Paving, Inc. We recommend the payment of \$128,182.50 with the remainder being retainage. The Balance to Finish (which includes retainage) is \$304,832.35.

The Total Work completed through Payment Application #11 is \$1,643,908.50, which corresponds to 92% completion of the total contract.

Please note that soft/weak subgrade soil conditions were experienced during the project in a greater quantity than anticipated due to the flooded conditions and high soil moisture content, as well as buried trash and debris at certain locations. Replacement of unsuitable subgrade material is a unit rate item. Our construction observer has tracked the quantities of unsuitable subgrade replacement performed by the Contractor. The quantity of unsuitable subgrade replacement exceeds the estimated quantity per the bid. Therefore, while a Change Order to adjust the Contract Price is not required immediately since current payments for the project do not exceed the Contract Price, a Change Order to adjust final quantities and cost will be necessary and will be prepared before the next pay application. Since excavation work for the project is very close to being totally complete, it is anticipated (but not certain) that there will not be any additional costs for unsuitable subgrade replacement for the remainder of the project.

Please do not hesitate to contact me should you have any questions.

Sincerely,

Ross A. Bickhart, PE  
Project Manager  
Gilmore & Associates, Inc.

cc: Anthony Hamaday, Upper Merion Township Manager  
Geoff Hickman, Upper Merion Township, Director of Public Works  
Christopher D. Burkett, PE, RLA, Gilmore & Associates, Inc.

BUILDING ON A FOUNDATION OF EXCELLENCE

119 East Linden Street | Kennett Square, PA 19348  
Phone: 610-444-9006 | Fax: 610-444-7292  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)





**Progress Estimate - Lump Sum Work**

**Contractor's Application for Payment**

Owner: UPPER MERION TOWNSHIP  
 Engineer: GILMORE & ASSOCIATES, INC.  
 Contractor: JAMES R. KENNEY EXCAVATING & PAVING INC.  
 Project: CROW CREEK TRAIL  
 Contract: CROW CREEK TRAIL

Owner's Project No.: UMT-01-20  
 Engineer's Project No.: 1808014K  
 Contractor's Project No.: JRK 3B 3A 2B 1F 1A

Application No.: 11 Application Period: From 09/01/21 to 09/30/21 Application Date: 10/01/21

Item No.	Description	Scheduled Value (\$)	Work Completed		Materials currently stored (In D or E) (\$)	Work Completed and Material Stored in D or E (\$)	% of Scheduled Value	Balance to Finish (C) (\$)
			D or E from Previous Application (\$)	This Period (\$)				
<b>Original Contract</b>								
3B.1	CLEARING AND GRUBBING AND DEMOLITION	8,500.00	8,500.00	-	-	8,500.00	100%	-
3B.2	EROSION AND SEDIMENT CONTROL	4,000.00	4,000.00	-	-	4,000.00	100%	-
3B.3	INFILTRATION BASIN 3B.1	12,000.00	10,800.00	1,200.00	-	12,000.00	100%	-
3B.4	INFILTRATION BASIN 3B.2	11,000.00	9,900.00	1,100.00	-	11,000.00	100%	-
3B.5	STORM SEWER PIPING AND STRUCTURES	9,500.00	9,500.00	-	-	9,500.00	100%	-
3B.6	EARTHWORK	9,500.00	9,500.00	-	-	9,500.00	100%	-
3B.7	TRAIL PAVING	34,300.00	34,300.00	-	-	34,300.00	100%	-
3B.8	PAVEMENT, CURB, DRIVEWAY, AND SIDEWALK RESTORATION	5,000.00	5,000.00	-	-	5,000.00	100%	-
3B.9	MAINTENANCE AND PROTECTION OF TRAFFIC	4,500.00	4,500.00	-	-	4,500.00	100%	-
3B.10	CONSTRUCTION SURVEY / STAKEOUT AND AS-BUILT	4,000.00	3,600.00	-	-	4,000.00	100%	-
3B.11	UNPAVED GROUND RESTORATION	5,000.00	5,000.00	-	-	5,000.00	100%	-
3B.12	ABRAMS ROAD (SR3029) CROSSWALK AND CURB RAMPS	12,000.00	10,000.00	-	-	10,000.00	83%	2,000.00
3B.13	BALANCE OF WORK	6,500.00	6,500.00	-	-	6,500.00	100%	-
3A.1	CLEARING AND GRUBBING AND DEMOLITION	11,000.00	11,000.00	-	-	11,000.00	100%	-
3A.2	EROSION AND SEDIMENT CONTROL	8,500.00	8,500.00	-	-	8,500.00	100%	-
3A.3	STORM SEWER PIPING AND STRUCTURES	14,000.00	14,000.00	-	-	14,000.00	100%	-
3A.4	EARTHWORK	12,000.00	12,000.00	-	-	12,000.00	100%	-
3A.5	TRAIL PAVING	60,000.00	60,000.00	-	-	60,000.00	100%	-
3A.6	PAVEMENT, CURB, DRIVEWAY, AND SIDEWALK RESTORATION	8,000.00	-	-	-	-	0%	8,000.00
3A.7	FENCES	5,000.00	5,000.00	-	-	5,000.00	100%	-
3A.8	MAINTENANCE AND PROTECTION OF TRAFFIC	4,500.00	1,125.00	-	-	1,125.00	25%	3,375.00
3A.9	CONSTRUCTION SURVEY / STAKEOUT AND AS-BUILT DRAWINGS	7,500.00	7,000.00	-	-	7,000.00	93%	500.00
3A.10	UNPAVED GROUND RESTORATION	20,000.00	18,000.00	1,000.00	-	19,000.00	95%	1,000.00
3A.11	TIMBER PEDESTRIAN BRIDGE	28,000.00	8,000.00	-	-	8,000.00	29%	20,000.00
3A.12	BEIDLER ROAD CURB RAMPS	8,000.00	-	-	-	-	0%	8,000.00
3A.13	BALANCE OF WORK	7,500.00	3,750.00	-	-	3,750.00	50%	3,750.00
2B.1	CLEARING AND GRUBBING AND DEMOLITION	8,500.00	8,500.00	-	-	8,500.00	100%	-
2B.2	EROSION AND SEDIMENT CONTROL	18,000.00	16,000.00	2,000.00	-	18,000.00	100%	-
2B.3	EARTHWORK	25,000.00	23,500.00	1,500.00	-	25,000.00	100%	-

**Progress Estimate - Lump Sum Work**

**Contractor's Application for Payment**

Owner: UPPER MERION TOWNSHIP  
 Engineer: GILMORE & ASSOCIATES, INC.  
 Contractor: JAMES R. KENNEY EXCAVATING & PAVING INC.  
 Project: CROW CREEK TRAIL  
 Contract: CROW CREEK TRAIL

Owner's Project No.: UMT-01-20  
 Engineer's Project No.: 1808014K  
 Contractor's Project No.: JRK 3B 3A 2B 1F 1A

Application No.: 11 Application Period: From 09/01/21 to 09/30/21 Application Date: 10/01/21

Item No.	Description	Scheduled Value (\$)	Work Completed			Work Completed and Material Stored to Date (\$)	% of Scheduled Value (%)	Balance to Finish (\$)
			(D) From Previous Application (\$)	(E) This Period (\$)	(F) Material Currently Stored In and On (\$)			
2B.4	TRAIL PAVING	135,800.00	135,800.00	-	-	100%	0.00	
2B.5	PAVEMENT, CURB, DRIVEWAY, AND SIDEWALK RESTORATION	12,000.00		12,000.00		100%	0.00	
2B.6	FENCES	5,000.00		5,000.00		100%	0.00	
2B.7	MAINTENANCE AND PROTECTION OF TRAFFIC	5,000.00	1,250.00	3,750.00		100%	0.00	
2B.8	CONSTRUCTION SURVEY / STAKEOUT AND AS-BUILT DRAWINGS	7,500.00	5,525.00	1,000.00		87%	975.00	
2B.9	UNPAVED GROUND RESTORATION	18,000.00	10,800.00	3,200.00		58%	7,200.00	
2B.10	INSTALL STEEL PEDESTRIAN BRIDGE AND PRECAST CONCRETE ABUTMENTS (NORTH BRIDGE)	40,000.00	40,000.00	-		100%	0.00	
2B.11	CONSTRUCTION HAUL ROAD	50,000.00	50,000.00	-		100%	0.00	
2B.12	RETAINING WALLS	52,500.00	32,000.00	-		61%	20,500.00	
2B.13	COVERED BRIDGE ROAD ROADWAY AND SIDEWALK IMPROVEMENTS	12,000.00	12,000.00	-		100%	0.00	
2B.14	TEMPORARY STREAM CROSSING	11,000.00	9,900.00	1,100.00		100%	0.00	
2B.15	BALANCE OF WORK SOUTH SIDE OF NORTH BRIDGE 30 SY 36" R-7 (\$7400) NORTH SIDE OF NORTH BRIDGE 30 SY 36" R-7 (\$7400)	8,500.00	19,050.00	-		224%	(10,550.00)	
1F.1	CLEARING AND GRUBBING AND DEMOLITION	18,000.00	18,000.00	-		100%	0.00	
1F.2	EROSION AND SEDIMENT CONTROL	15,000.00	12,900.00	2,100.00		100%	0.00	
1F.3	INFILTRATION BED 1F.1	25,000.00	25,000.00	-		100%	0.00	
1F.4	INFILTRATION BED 1F.2	22,000.00	22,000.00	-		100%	0.00	
1F.5	INFILTRATION BED 1F.3	23,000.00	23,000.00	-		100%	0.00	
1F.6	STORM SEWER PIPING AND STRUCTURES	56,000.00	56,000.00	-		100%	0.00	
1F.7	EARTHWORK	17,500.00	14,050.00	3,450.00		100%	0.00	
1F.8	TRAIL PAVING	124,150.00	73,375.00	50,775.00		58%	50,775.00	
1F.9	PAVEMENT, CURB, DRIVEWAY, AND SIDEWALK RESTORATION	15,000.00		-		0%	15,000.00	
1F.10	FENCES	7,500.00	6,000.00	1,500.00		80%	1,500.00	
1F.11	MAINTENANCE AND PROTECTION OF TRAFFIC	5,000.00		-		0%	5,000.00	
1F.12	CONSTRUCTION SURVEY / STAKEOUT AND AS-BUILT DRAWINGS	8,550.00	4,275.00	3,500.00		51%	4,275.00	
1F.13	UNPAVED GROUND RESTORATION	12,000.00	6,500.00	5,500.00		54%	5,500.00	

**Progress Estimate - Lump Sum Work**

**Contractor's Application for Payment**

Owner: UPPER MERION TOWNSHIP  
 Engineer: GILMORE & ASSOCIATES, INC.  
 Contractor: JAMES R. KENNEY EXCAVATING & PAVING INC.  
 Project: CROW CREEK TRAIL  
 Contract: CROW CREEK TRAIL

Owner's Project No.: UMT-01-20  
 Engineer's Project No.: 1808014K  
 Contractor's Project No.: JRK 3B 3A 2B 1F 1A

Application No.: 11 Application Period: From 09/01/21 to 09/30/21 Application Date: 10/01/21

Item No.	Description	Scheduled Value (\$)	Work Completed From Previous Application (\$)	Work Completed This Period (\$)	Materials Currently Stored (not in D.O.) (\$)	Work Completed and Material Stored to Date (\$)	% of Scheduled Value (\$)	Balance to Finish (\$)
1F.14	INSTALL STEEL PEDESTRIAN BRIDGE AND PRECAST CONCRETE ABUTMENTS (SOUTH BRIDGE)	40,000.00	40,000.00	-	-	40,000.00	100%	-
1F.15	CONSTRUCTION HAUL ROAD	25,000.00	25,000.00	-	-	25,000.00	100%	-
1F.16	RETAINING WALLS	154,000.00	154,000.00	-	-	154,000.00	100%	-
1F.17	KEEBLER ROAD FLASHING BEACON AND ROADWAY AND SIDEWALK IMPROVEMENTS	90,000.00	-	30,000.00	-	30,000.00	33%	60,000.00
1F.18	BALANCE OF WORK PROPOSAL 11-738 & CMP REMOVAL	8,000.00	23,250.00	-	-	23,250.00	291%	(15,250.00)
	SOUTH SIDE OF SOUTH BRIDGE R-7 (\$3600) & NORTH SIDE OF SOUTH BRIDGE R-7 (\$8400) REDUCTION \$4300 FOR NOT INSTALLING MANHOLE AND ADDITIONAL 36" HDPE.	-	-	-	-	-	-	-
1A.1	CLEARING AND GRUBBING AND DEMOLITION	18,000.00	18,000.00	-	-	18,000.00	100%	-
1A.2	EROSION AND SEDIMENT CONTROL	12,000.00	9,000.00	3,000.00	-	12,000.00	100%	-
1A.3	INFILTRATION BED 1A	45,000.00	45,000.00	-	-	45,000.00	100%	-
1A.4	STORM SEWER PIPING AND STRUCTURES	25,000.00	25,000.00	-	-	25,000.00	100%	-
1A.5	EARTHWORK	12,000.00	12,000.00	-	-	12,000.00	100%	-
1A.6	TRAIL PAVING	96,050.00	96,050.00	-	-	96,050.00	100%	-
1A.7	PAVEMENT, CURB, DRIVEWAY, AND SIDEWALK RESTORATION	5,000.00	-	5,000.00	-	5,000.00	100%	-
1A.8	FENCES	2,000.00	2,000.00	-	-	2,000.00	100%	-
1A.9	MAINTENANCE AND PROTECTION OF TRAFFIC	2,000.00	1,000.00	1,000.00	-	2,000.00	100%	-
1A.10	CONSTRUCTION SURVEY / STAKEOUT AND AS-BUILT	6,500.00	6,000.00	-	-	6,000.00	92%	500.00
1A.11	UNPAVED GROUND RESTORATION	7,500.00	750.00	3,750.00	-	4,500.00	60%	3,000.00
1A.12	TIMBER PEDESTRIAN BRIDGE	28,000.00	8,000.00	-	-	8,000.00	29%	20,000.00
1A.13	BALANCE OF WORK	6,000.00	6,000.00	-	-	6,000.00	100%	-
1 BASE	MOBILIZATION / DEMOBILIZATION	25,000.00	15,000.00	-	-	15,000.00	60%	10,000.00
2 BASE	STATES ALLOWANCE FOR ADDITIONAL WORK OVER AND ABOVE THAT REQUIRED BY THE CONTRACT DOCUMENTS AS AUTHORIZED BY THE OWNER IN WRITING AND NOT TO EXCEED OF \$50,000	50,000.00	8,472.50	-	-	8,472.50	17%	41,527.50
3 BASE	UNSUITABLE SUBGRADE MATERIALS	20,000.00	112,061.00	-	-	112,061.00	560%	(92,061.00)
4 BASE	REGULATED SOIL MATERIALS	30,000.00	-	-	-	-	0%	30,000.00

**Progress Estimate - Lump Sum Work**

**Contractor's Application for Payment**

<b>Owner:</b>	UPPER MERION TOWNSHIP	<b>Owner's Project No.:</b>	UMT-01-20
<b>Engineer:</b>	GILMORE & ASSOCIATES, INC.	<b>Engineer's Project No.:</b>	1808014K
<b>Contractor:</b>	JAMES R. KENNEY EXCAVATING & PAVING INC.	<b>Contractor's Project No.:</b>	JRK 3B 3A 2B 1F 1A
<b>Project:</b>	CROW CREEK TRAIL		
<b>Contract:</b>	CROW CREEK TRAIL		

Application No.: 11 Application Period: From 09/01/21 to 09/30/21 Application Date: 10/01/21

Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not included)	Work Completed and Materials Stored to Date (D+E+F)	% of Scheduled Value (G/E)	Balance to Finish (C-G)
			(D+E) from Previous Application (\$)	This Period (\$)				
<b>Original Contract Totals</b>			\$ 1,704,350.00	\$ 1,501,483.50	\$ 142,425.00	\$ 1,643,908.50	92%	\$ 60,441.50





INTER-OFFICE MEMORANDUM

TO: Anthony Hamaday, Township Manager  
FROM: Daniel C. Russell, Director of Parks & Recreation  
DATE: 10/7/2021

RE: SUPPLEMENTAL BUDGET APPROPRIATION FOR 2021 BUDGET

Because of unanticipated receipts, which will occur in the revenue budget, I am requesting the following increase of budgeted funds:

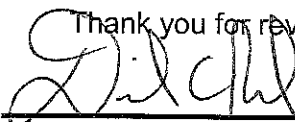
REQUESTED INCREASE OF FUNDS:

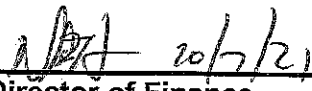
<u>Increase</u>	
Rev. Acct. #:	01-367-0420
Rev. Acct. Name:	Day Camp Revenue
Original/Revised Budget	\$75,000
Amt. Of Increase:	\$132,260
Revised Budget Amt.:	\$207,260

<u>Increase</u>	
Exp. Acct. #:	01-450-4592
Exp. Acct. Name:	Programs-Day Camp
Original/Revised Budget	\$20,000
Amt. Of Increase:	\$32,775
Revised Budget Amt.:	\$52,775

Justification for increasing revenue and expenditure accounts:

Registration and participation in the 2021 Day Camp programs (Adventure Day Camp, Camp Beechtree, Consortium of the Arts) was higher then anticipated, therefore more participants in the programs led to a demand for more supplies, equipment, and other costs related to the operation of the camps.

Thank you for reviewing this request and for forwarding same to the Board of Supervisors for  
  
10/7/2021  
Department Head  
  
Township Manager

  
20/7/21  
Director of Finance  
  
Date of Board Approval

distribution of  
signed copies: 1 original to accounting  
1 original for mgr. office  
1 original to finance director



INTER-OFFICE MEMORANDUM

TO: Anthony Hamaday, Township Manager
FROM: Daniel C. Russell, Director of Parks & Recreation
DATE: 10/7/2021

RE: SUPPLEMENTAL BUDGET APPROPRIATION FOR 2021 BUDGET

Because of unanticipated receipts, which will occur in the revenue budget, I am requesting the following increase of budgeted funds:

REQUESTED INCREASE OF FUNDS:

Table with two columns for 'Increase' and rows for Rev. Acct. #, Rev. Acct. Name, Original/Revised Budget, Amt. Of Increase, and Revised Budget Amt. for both revenue and expenditure accounts.

Justification for increasing revenue and expenditure accounts:

Registration and participation in P&R programs and classes was higher then anticipated, therefore more participants in the programs led to a demand for more supplies, equipment, and other costs related to the operation of the various programs/classes.

Thank you for reviewing this request and for forwarding same to the Board of Supervisors for
[Signature] 10/7/2021
Department Head

[Signature] 10/27/21
Director of Finance

Township Manager

Date of Board Approval

distribution of
signed copies: 1 original to accounting
1 original for mgr. office
1 original to finance director

**INTER-OFFICE MEMORANDUM**

TO: Anthony Hamaday, Township Manager  
FROM: Daniel C. Russell, Director of Parks & Recreation  
DATE: 10/7/2021

RE: **SUPPLEMENTAL BUDGET APPROPRIATION FOR 2021 BUDGET**

Because of unanticipated receipts, which will occur in the revenue budget, I am requesting the following increase of budgeted funds:

**REQUESTED INCREASE OF FUNDS:**

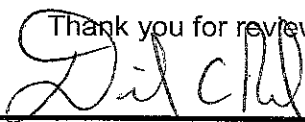

<u>Increase</u>	
Rev. Acct. #:	01-367-0450
Rev. Acct. Name:	Special Events Revenue
Original/Revised Budget	<u>\$0</u>
Amt. Of Increase:	<u>\$9,217</u>
Revised Budget Amt.:	<u>\$9,217</u>

<u>Increase</u>	
Exp. Acct. #:	01-450-4595
Exp. Acct. Name:	Programs- Special Events
Original/Revised Budget	<u>\$5,000</u>
Amt. Of Increase:	<u>\$9,000</u>
Revised Budget Amt.:	<u>\$14,000</u>

Justification for increasing revenue and expenditure accounts:

Due to CoVid restrictions being relaxed, there was a desire by the Board of Supervisors and the ability for the P&R Department to plan large community events. The increase in revenue is a result of the events taking place. The increase in the expense is due to the direct costs of running the events

Thank you for reviewing this request and for forwarding same to the Board of Supervisors for

 10/7/2021 _____ Department Head	 10/7/21 _____ Director of Finance
--	---

\_\_\_\_\_  
Township Manager

\_\_\_\_\_  
Date of Board Approval

distribution of

signed copies: 1 original to accounting  
1 original for mgr. office  
1 original to finance director

**Upper Merion Township  
Montgomery County, PA**

**RESOLUTION NO. 2021-23**

**Pennsylvania Department of Education eSignature Resolution  
Upper Merion Township Library**

BE IT RESOLVED, by authority of the Board of Supervisors of the Upper Merion Township Library and it is hereby resolved by authority of the same, that Laura Arnhold, who is the Director of the above-named body is authorized and directed to sign any and all contracts, agreements, grants and/or licenses (hereinafter collectively referred to as contract(s)) with the Pennsylvania Department of Education (Department); and

BE IT FURTHER RESOLVED, that the body consents to the use of electronic signatures by the above named individual and that no handwritten signature from the above named individual shall be required in order for any contract with the Department to be legally enforceable and that by affixing his/her electronic signature to an electronic file of the contract via the Department's e-grants system, the above designated authorized individual shall have effective executed and delivered the contract, binding the Upper Merion Township Library to comply with the terms of said contract; and

BE IT FURTHER RESOLVED, that no writing shall be required in order to make the contract valid and legally binding, provided that the Department and all other necessary Commonwealth approvers affix their signatures electronically and an electronically-printed copy of the Contract is e-mailed or is otherwise made available to the body by electronic means; and

BE IT FURTHER RESOLVED, that the body will not contest the due authorization, execution, delivery, validity or enforceability of the electronic Contract under the provisions of a statute of frauds or any other applicable law. The Contract, if introduced as evidence on paper in any judicial, arbitration, mediation, or administrative proceedings, will be admissible as between the parties to the same extend and under the same conditions as other business records originated and maintained in documentary form and the admissibility thereof shall not be contested under either the business records exception to the hearsay rule or the best evidence rule; and

BEW IT FURTHER RESOLVED, that the body will notify the Department's Bureau of Management Services promptly in the event that the above named individual is no longer authorized to execute agreements on behalf of the body electronically and that the Department shall be entitled to rely upon the above named officer's authority to execute agreements electronically on behalf of the body until such notice is received by the Department's Office of Chief Counsel.

**RESOLVED**, this 14<sup>th</sup> day of October 2021.

UPPER MERION TOWNSHIP  
BOARD OF SUPERVISORS

Attest: \_\_\_\_\_  
Anthony T. Hamaday  
Township Secretary

By: \_\_\_\_\_  
William Jenaway, Chairman  
Board of Supervisors

**TO BE EXECUTED BY SECRETARY OF THE GOVERNING BODY:**

I, Anthony Hamaday, Township Manager of Upper Merion Township, do certify that the foregoing is a true and correct copy of the Resolution adopted a regular meeting of the Board of Directors held the 14<sup>th</sup> day of October, 2021

Dated: \_\_\_\_\_  
Signature (Secretary)

**TO BE EXECUTED BY AUTHORIZED SIGNATORY:**

As the person authorized to sign on behalf of the above-named body, I agree that I shall not provide any other person with my e-grants password or otherwise authorize any other individual to affix my electronic signature to any agreement with the Department.

Dated: \_\_\_\_\_  
Signature (authorized signatory)

**RESOLUTION NUMBER: 2021-22**

**UPPER MERION TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

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**RESOLUTION FOR PRELIMINARY/FINAL LAND DEVELOPMENT PLAN  
APPROVAL FOR JP MORGAN CHASE**

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**WHEREAS**, JM Real Estate Holdings, LP (“Applicant”) is the equitable owner and developer of a certain tract of land located at 677 W. DeKalb Pike, Suite 330 in Upper Merion Township, more specifically identified as Montgomery County Tax Parcel Number(s) **58-00-06391-00-4, 58-00-06388-00-7, 58-00-06382-00-4** and **58-00-06379-00-7** (the “Subject Property”).

**WHEREAS**, Applicant proposes to demolish an existing multi-story building and construct two (2) one-story commercial buildings, one of which is to be JP Morgan Chase Bank and the other is to be determined commercial use as well as associated site parking, lighting, utilities, and stormwater management (the “Project”).

**WHEREAS**, Applicant has requested review and approval of the Preliminary/Final Land Development Plans for JM Real Estate Holdings, LP prepared by Core States Group dated March 2, 2021 and last revised September 15, 2021.

**NOW, THEREFORE, BE IT RESOLVED**, by the Upper Merion Township Board of Supervisors, Montgomery County, this 14<sup>th</sup> day of October, 2021, that said application for the Preliminary/Final Land Development Plan is **APPROVED WITH CONDITIONS:**

1. **Preliminary/Final Land Development Plan:** The Preliminary/Final Land Development Plan for the Subject Property prepared by Core States Group dated March 2, 2021 and last revised September 15, 2021 (the “Plan”).
2. **Conditions of Approval:** The Plan in the above referenced Paragraph 1 of this Resolution is hereby approved subject to the following conditions:
  - a) Applicant must comply with and address all comments in the **Remington & Vernick Engineers Letters**, dated September 28, 2021, to the satisfaction of the Township Engineer.
  - b) Applicant must comply with and address all comments in the **McMahon Transportation Engineers & Planners Letter**, dated September 17, 2021 (Traffic Review Letter), to the satisfaction of the Township Traffic Engineer.
  - c) Applicant must comply with and address all comments in the **Montgomery County Conservation District Technical Deficiency Letter**, dated May 21, 2021.

- d) Applicant must obtain any necessary approvals and reviews from the Township Engineer, Township Traffic Engineer, Montgomery County Conservation District, Montgomery County Health Department, Pennsylvania DEP, PennDOT, and any other necessary planning modules, permits, or approvals, before the Plan is recorded.
- e) If required, prior to recording the Plan, Applicant shall execute an Improvements and Financial Security Agreement on a form drafted by the Township Solicitor and post financial security to guarantee the installation of all public improvements associated with the development. If Applicant chooses 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. At a minimum, the bond shall be issued by an “A++” rated surety, or an equivalency, qualified to do business in Pennsylvania. Further, the bond shall contain language stating that the bond is to be payable upon demand, absolutely, and unconditionally, and in the event that payment is not made, that the bonding company shall be responsible for all attorneys’ fees and costs that are incurred to collect on the bond, plus interest at the annual rate of twelve percent (12%), for so long as the bond remains unpaid. Additionally, the bond is required to automatically renew annually until the improvements detailed on the Plans are completed to the satisfaction of the Township Engineer and the final release is issued by the Township, subject to partial releases being permitted in accordance with §509(j) of the MPC, and shall include a 90-day Evergreen Clause that substantively provides:
- “It is a condition of this Bond that it will be extended automatically, without amendment, for additional periods of one (1) year from the present of each future expiration date, unless at least ninety (90) days prior to the then current expiration date, Upper Merion Township is notified in writing by overnight courier, at the Township municipal address, that there is an election not to renew this Bond for said additional period.”
- f) Prior to recording the Plan, Applicant will provide all necessary legal descriptions for any easements.
- g) Applicant must execute all appropriate easements, maintenance agreements, and/or declarations requested by the Township, including, but not limited to, a stormwater best management practices and conveyances operation and maintenance agreement, in forms satisfactory to the Township Solicitor prior to recording the Plan.
- h) All outstanding Township fees, Township Engineers’ fees, and Township Solicitors’ fees, and any other professional fees associated with the review and approval of the application, shall be paid in full before the Plan is recorded in accordance with Section 503 of the Pennsylvania Municipalities Planning Code.

i) The Applicant will have the record owner execute a covenant running with land in perpetuity prohibiting the property to be used as a fast food restaurant. The covenant will be drafted by the Township Solicitor and recorded before the land development plan is recorded.

3. **WAIVERS:** Applicant has requested the following waivers from the Upper Merion Township Code for the Plan:

a) The request for a waiver from §140B-13.B(2)(b)[1] to allow partial stormwater storage in the stone voids surrounding the pipe detention basins is hereby:

Granted  X  Denied \_\_\_\_\_

b) The request for a waiver from §145-24.1.E(2)(d) to only plant three of the required eight street trees along Dekalb Pike due to existing and proposed underground utilities (a waiver is being sought for the five trees that are unable to be planted) is hereby:

Granted  X\*  Denied \_\_\_\_\_

**\*This waiver is granted contingent upon locating the five trees elsewhere on the site.**

c) The request for a waiver from §140B-13.B (2)(b)[3][D] to allow underground storage volume, above the frost line to be included in the calculations for stormwater storage volume to satisfy stormwater runoff criteria is hereby:

Granted  X  Denied \_\_\_\_\_

**In the event that the Resolution is not delivered to the Township within ten days from receipt, it shall be deemed that the Applicant does not accept these conditions, and approvals conditioned upon this acceptance are revoked, and the application shall be considered to be denied for the reasons set forth in the review letters listed above.**

---

**RESOLVED AND APPROVED** this this 14th day of October, 2021.

**ATTEST:**

**UPPER MERION TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
**Anthony Hamaday**, Township Secretary

\_\_\_\_\_  
**William Jenaway**, Chairperson

**ACCEPTANCE OF CONDITIONS**

I, \_\_\_\_\_, being authorized by the Applicant, do hereby acknowledge and accept the Preliminary/Final Land Development Plan Approval issued by the Upper Merion Township Board of Supervisors and accept the conditions contained therein as recited above.

**APPLICANT: JM Real Estate Holdings, LP**

BY:

Name: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Witness

Date: \_\_\_\_\_