

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
March 9, 2015

www.montgomerytwp.org

Robert J. Birch
Candyce Fluehr Chimera
Michael J. Fox
Jeffrey W. McDonnell
Joseph P. Walsh

Lawrence J. Gregan
Township Manager

ACTION MEETING – 8:00 PM

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Consider Approval of Minutes of February 23, 2015 Meeting
5. Consider Approval of FDMT & FDMT RA 2015 Officers
6. Public Hearing - Conditional Use Application # C-63-15 – Wilkinson Five Point Limited Partnership - BJs Gas Fueling Facility – 5-Points Plaza
7. Consider Approval of Health Benefits Continuation for Family of Employee on Military Leave of Absence
8. Consider Park and Recreation Board recommendation Next Phase - Friendship Park Improvements
9. Consider Approval of Proposed Community & Recreation Center Hours of Operation
10. Consider Approval of Proposed Community & Recreation Center Membership & Rental Fees
11. Consider Approval of Contract Change Orders – Community & Recreation Center
12. Consider Approval to Purchase Capital Equipment – 2016 Ford Super Duty F550 Crew Cab Truck
13. Consider Adoption of Proposed Ordinance #15-288 – Amending Chapter 82 - Contractors, Section 7,B – Insurance
14. Consider Payment of Bills
15. Other Business
16. Adjournment

Future Public Hearings/Meetings:

03-11-2015 @ 7:00pm – Senior Committee
03-11-2015 @ 7:30pm – Parks and Recreation Board
03-16-2015 @ 7:30pm – Finance Committee
03-17-2015 @12:30pm – Business Development Partnership
03-18-2015 @ 6:00pm – Sewer Authority (Eureka Plant)
03-18-2015 @ 7:30pm – Shade Tree Commission
03-18-2015 @ 7:30pm – Public Safety Committee
03-19-2015 @ 7:30pm – Planning Commission

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: March 9, 2015

ITEM NUMBER: #3

MEETING/AGENDA: WORK SESSION

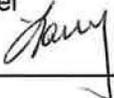
ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Michael J. Fox, Chairman
of the Board of Supervisors



BACKGROUND:

The Board needs to remind all individual(s) making a comment that they need to identify themselves by name and address for public record.

The Board needs to remind the public about the policy of recording devices. The individual(s) needs to request permission to record the meeting from the chairman and needs to identify themselves, by name and address for public record.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Minutes for February 23, 2015

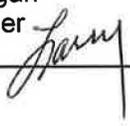
MEETING DATE: March 9, 2015 ITEM NUMBER: #4

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Michael J. Fox, Chairman
of the Board of Supervisors



BACKGROUND:

Please contact Larry Gregan on Monday, March 9, 2015 before noon with any changes to the minutes.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

DRAFT

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
FEBRUARY 23, 2015**

Chairman Michael Fox called the executive session to order at 7:30 p.m. In attendance were Supervisors Robert Birch, Candyce Fluehr Chimera, Jeffrey McDonnell and Joseph Walsh. Also in attendance were Frank Bartle, Esquire, Lawrence Gregan and Ann Shade.

Chairman Michael Fox called the action meeting to order at 8:03 p.m. In attendance were Supervisors Robert Birch, Candyce Fluehr Chimera, Jeffrey McDonnell and Joseph Walsh. Also in attendance were Frank Bartle, Esquire, Lawrence Gregan, Chief J. Scott Bendig, Rick Lesniak, Shannon Drosnock, Ann Shade, Kevin Costello, Bruce Shoupe, Brian Forman, Rich Grier, Kelsey McMeans and Deb Rivas.

Following the Pledge of Allegiance, Chairman Michael Fox called for public comment from the audience.

Joseph Del Ciotto requested that his application for a Minor Subdivision Plan LDS #678, 1701 N. Line Street be postponed until the next Board meeting on March 9, 2015. There were no additional public comments from the audience.

Township Solicitor Robert Iannozzi, Esquire reported that the Board had met in an executive session earlier in the evening at 7:30 p.m. to discuss two personnel matters and two legal matters. Mr. Iannozzi stated that these matters are legitimate subjects of executive session pursuant to Pennsylvania's Sunshine Law.

Chairman Michael Fox made a motion and Vice Chairman Candyce Fluehr Chimera seconded the motion to approve the minutes of the February 9, 2015 Board meeting. The minutes of the meeting were unanimously approved as submitted.

Chairman Michael Fox reported that the Township currently has two vacancies for the position of Elected Township Auditor. If a vacancy occurs in the office of Auditor, the Board of Supervisors may appoint a successor who is an elector of the Township and has resided in the

Township continuously for at least one year prior to their appointment. The Board of Supervisors wishes to appoint Township resident Gary Thom to the position of elected Auditor. Mr. Thom shall serve in this capacity until the first Monday of January, 2016. Resolution #1 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, appointed Gary Thom to fill a vacancy on the Montgomery Township Board of Auditors.

Director of Fire Services Rick Lesniak reported that the Fire Department of Montgomery Township is nominating Timothy Johnson to be appointed as a Special Fire Police Officer under the Pennsylvania State Fire Police Statute – Act of 1941, P.L. 137, No. 74, Amended July 11, 1980, P.L. 580, No. 122. Resolution #2 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, appointed Timothy Johnson to the position of Special Fire Police Officer with the Fire Department of Montgomery Township. Mr. Johnson was sworn in by Chairman Michael J. Fox.

Director of Fire Services Rick Lesniak reported that the Fire Services Agreement provides that the Volunteer Fire Department of Montgomery Township (FDMT) annually advise the Board of Supervisors of its planned fundraising activities and requests the Board of Supervisor's approval of the events. The FDMT proposes to host the following fund raising activities in 2015: Car Washes, Coin Toss, Car Show and Mary Mother of the Redeemer Carnival. Resolution #3 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, approved the fund raising events as noted above.

Director of Planning Bruce Shoupe reported that an application for a Preliminary/Final Subdivision plan LDS# 680 had been received for a developed 1.4 acre parcel located at 1023 Lansdale Avenue. The site currently contains a single family residence with an accessory carport and a paved driveway accessing Lansdale Avenue northwest of its intersection with Pecan Drive. The applicant proposes to subdivide the property into two parcels, containing areas of .682 acres and .527 acres. Robert Jordan, P.E., an engineer representing the

applicant, explained that several of the waivers listed in the proposed resolution can be removed as those waivers are no longer being requested. The waivers included the requirement for street trees, the requirement for softening buffers and the requirement for three shade trees. Landscaping fees will be held in escrow. All other requirements listed on the resolution are acceptable to the applicant. Resolution #4 made by Chairman Michael Fox, seconded by Supervisor Robert Birch and adopted unanimously, approved the Preliminary/Final Subdivision Plan LDS# 680 for 1023 Lansdale Avenue, subject to the revised resolution, eliminating waivers #1, #2 and #3.

Director of Recreation and Community Center Brian Forman presented the 2015 Spring and Summer Recreation programs and fees. These programs will be offered to the public during the months of April through August, 2015 and will be advertised in the Recreation Newsletter which will be distributed to Township residents by the middle of March. Resolution #5 made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, approved the 2015 Spring and Summer Recreation Programs and Fee Schedule amendment as submitted.

Director of Recreation and Community Center Brian Forman reviewed a proposal for the purchase of the fitness equipment required for the cardio/exercise rooms in the Community and Recreation Center. The equipment proposed to be purchased includes: 7 treadmills, 5 cross trainers, 2 recumbent bikes, 1 upright bike, 19 station Hammer Strength circuit, 3 adjustable benches, 1 Smith Machine, 20 weight plates ranging from 2.5lbs. to 45lbs., Dumbbells from 5lbs. to 75lbs., and 11 Spin Cycles. Quotes to supply and install the equipment were obtained from three nationally recognized fitness equipment vendors. All three of the vendors are qualified suppliers under the Pennsylvania State COSTARS Cooperative Purchase Contract #14-16. The Community and Recreation Center Steering Committee, consisting of Board/Commission volunteers and staff, reviewed the specifications and cost proposals for the equipment and is recommending that the Township proceed with the purchase of the fitness

equipment from Life Fitness at a total cost of \$179,396.81. Resolution #6 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera awarded the contract for the purchase of fitness equipment for the Community and Recreation Center to Life Fitness in the amount of \$179,396.81, in accordance with their proposal dated February 2, 2015.

Public Works Director Kevin Costello reported that the bids for the annual Curb and Sidewalk project were opened on February 12, 2015. The Township Engineer, Gilmore and Associates, reviewed the bids and has provided a recommendation that the contract be awarded to the lowest responsible bidder, Patriot Grounds & Site Services, Inc., with a bid of \$113,353.75. Resolution #7, made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, authorized the award of the 2015 Curb and Sidewalk project to Patriot Grounds & Site Services, Inc. for a total projected cost of \$113,353.75.

Public Works Director, Kevin Costello, reported that the annual bids for Materials, Services and Equipment Rentals were opened on February 12, 2015 and reviewed by the staff. The staff's recommendation is to award the bids to the lowest responsible bidders. Resolution #8 made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, authorized contracts with the following companies: Asphalt/Bituminous Concrete to Eureka Stone Quarry., amount not to exceed \$324,600; Stone Aggregate to Glasgow, Inc., various unit pricing; Lawn Care Treatments to Moyer & Son, Inc., \$17,100; Equipment Rental with Operator to P.K. Moyer & Sons, Inc., amount not to exceed \$216,400; and Crack Sealer to Crafc0, Inc. at \$.52 for pickup and \$.54 delivered pricing.

Director of Planning Bruce Shoupe reported that staff is recommending that the Board authorize the advertisement of a proposed Ordinance #15-288 – Amending Chapter 82 – Contractors, Section 7.B – Insurance, to revise the Contractor's Registration requirements in the Code to conform to insurance standards. He recommended that the proposed ordinance be considered at the March 9, 2015 Board of Supervisors meeting. Resolution # 9 made by Chairman Michael Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted

unanimously, set Monday, March 9, 2015, after 8:00 p.m., in the Township Building, as the date, time and place for consideration of Ordinance #15-288 which would regulate Contractor's Registration requirements.

Chairman Michael Fox made a motion to approve the payment of bills for February 23, 2015. Supervisor Joseph Walsh seconded the motion. The payment of bills was unanimously approved as submitted.

Under other business, Resolution #10 made by Chairman Michael Fox, seconded by Supervisor Joseph Walsh and adopted unanimously, authorized the Township Solicitor to represent the Township and appear before the Zoning Hearing Board in opposition to the Christopher Lear / 1079 Horsham Road Zoning Application.

There being no further business to come before the Board, the meeting adjourned at 8:42 p.m.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby accept and approve the FDMT and FDMT Relief Association 2015 Leadership.

MOTION: _____

SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank B. Bartle, Esq.

Resolution #

WHEREAS, Wilkinson Five Point Limited Partnership has submitted an application to the Township of Montgomery for Conditional Use approval to consider the construction of a gasoline fueling facility with an associated 157 square foot building, 14 fuelling stations and a drive-through automated teller machine, to be located at Five Points Plaza, within the S-Shopping Center District; and

WHEREAS, said application was submitted in compliance with Section 230-156.2 and Section 230-86, Table 230 A of the Zoning Code; and

WHEREAS, the Board has considered said application, the evidence presented at this hearing, and compliance with the recommendations of the Township staff and consultants, and the opinions of the citizens of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the Conditional Use Application for Wilkinson Five Point Limited Partnership.

MOTION BY:

SECOND BY:

DATE:

VOTE:

xc: Applicant, F. Bartle, R. Dunlevy, B. Shoupe, M. Stoerrle, MCPC, MTPC, K. Johnson, Minute Book, Resolution File, File

CONDITIONAL USE #C-63

Case BJ'S FUELING STATION

Date 3/9/15 Public Hearing

Board Exhibits

B-1	Application
B-2	Posting of Property 2-27-15
B-3	Proof of Publication 2-20-15 and 2-27-15
B-4	MCPC Review Letter 2-6-15
B-5	MTPC Minutes - 2-19-15
B-6	Zoning Hearing Board Opinion & Order 1-6-15
B-7	Letter to Adjoining Property Owners 2-23-15
B-8	Review Letter from Ken Amey 2-16-15
B-9	Review Letter from Gilmore 2-12-15
B-10	Review Letter from Boucher & James 1-24-15
B-11	Review Letter from Traffic Planning and Design 2-12-15
B-12	Review Letter from Zoning Officer 2-25-15

Applicant Exhibits

A-1	
A-2	
A-3	
A-4	
A-5	
A-6	
A-7	
A-8	
A-9	
A-10	
A-11	
A-12	
A-13	
A-14	
A-15	

Other Exhibits

APPLICATION
FOR
CONDITIONAL USE

MONTGOMERY TOWNSHIP
1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936

Check Off Sheet for Appeal for Conditional Use

Check off each item that accompanies this appeal. If the item is not applicable, put n/a.

- | | | |
|-----|---|-------|
| 1. | (20) twenty copies of appeal | (X) |
| 2. | (20) twenty copies of plans showing proposed locations of all lots, roads, easements, water courses, tree masses, and areas for open space. | (X) |
| 3. | (20) twenty copies of tax map | (X) |
| 4. | (20) twenty copies of deed | (X) |
| 5. | (20) twenty copies of agreement of sale or lease agreement | (N/A) |
| 6. | (20) twenty copies of detailed plan of proposed structure | (X) |
| 7. | owners of record of all adjoining properties, and those directly across the street (including block and unit number) | (X) |
| 8. | (20) twenty copies of exhibits if any. Exhibits would include but not be limited to pictures, diagrams, changes, etc. | (N/A) |
| 9. | application must be notarized | (X) |
| 10. | application and all required material to be stapled in pack form as follows: | (X) |
| | a. appeal | |
| | b. plan | |
| | c. tax map | |
| | d. deed | |
| | e. agreement of sale or lease agreement if | |
| | f. applicable | |
| | g. detailed plan of proposed structure | |
| | h. list of property owners | |
| | i. exhibits | |

11. Fees - Payable to Montgomery Township

Residential	\$1,000.00
Non - Residential Fee	\$1,000.00
Escrow	\$1,500.00

12. Fees - Payable to Montgomery County

Fee	\$ 210.00
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Application for Conditional Use

Township of Montgomery, Montgomery County, Pennsylvania

Notice Of Appeal

Appellant: Name: Wilkinson Five Point Limited Partnership,
a Delaware Limited Partnership

Address: 106 Commerce St., Suite 110, Lake Mary, FL
32746

Phone: 407-333-8006 Fax: _____

E-Mail richard@wilkinsondevelopment.com

Owner: Name: Same as above

Address: _____

Phone: _____ Fax: _____

E-Mail _____

Attorney: Name: Robert L. Brant, Esquire

Address: 572 West Main Street, P.O. Box 26865
Trappe, PA 19426

Phone: 610-489-9199 Fax: 610-489-6815

E-Mail rbrant@brantlaw.com

Notice of Appeal

Page 2

Interest of appellant, if not owner (agent, lessee, etc.):

Owner

1. Brief Description of Real Estate Affected:

Block and Unit Number 6B, Unit 275

Location 640 Cowpath Road, Unit 3

Lot Size 2,916 square feet

Present Use Vacant - former bank

Present Zoning Classification S-Shopping Center District

Present Improvements Upon Land 2,900+/- square foot building

Deed Recorded at Norristown in Deed Book 5406 Page 2216

2. Specific reference to section of the Zoning Ordinance upon which application is based.

Section 230-86. Use Regulations. A. As indicated in table 230-A, Table of Permitted Uses.

3. Action desired by appellant or applicant (statement of proposed use)

Gasoline fueling station

4. Reasons appellant believes Board should approved desired action (refer to section(s) of Ordinance under which it is felt that desired action may be allowed, as well as regulations contained in Article XVII, Signs, Article XIX, Off Street Parking and Loading and Article XXI, Miscellaneous Provisions.

See attached Addendum.

5. Has previous application for conditional use been filed in connection with these premises?
 Yes No

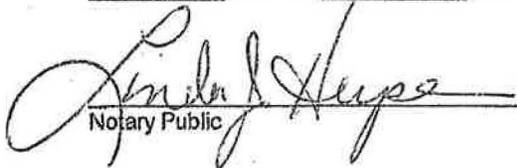
NOTE:

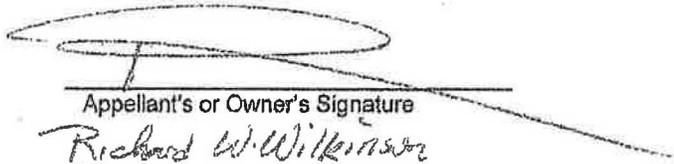
If more space is required, attach a separate sheet and make specific reference to the question being answered.

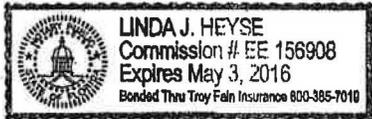
I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

SWORN TO AND SUBSCRIBED BEFORE ME THIS

8th DAY OF Dec 20 14


Notary Public


Appellant's or Owner's Signature
Richard W. Wilkinson



**ADDENDUM TO APPLICATION OF WILKINSON FIVE POINT
LIMITED PARTNERSHIP FOR CONDITIONAL USE APPROVAL**

The Applicant, Wilkinson Five Point Limited Partnership, is the record owner of the subject property, Condominium Unit 3 of Five Point Plaza retail condominium located at 640 Cowpath Road in the S Shopping Center Zoning District (the "Property"). The present improvements consist of an approximate 2,900 +/- square foot building which is presently vacant and was previously occupied by Beneficial Savings Bank. The Applicant proposes to demolish the existing building and construct a proposed gasoline fueling facility with an associated 157 square foot building, 14 fuel dispensers and a drive-through automated teller machine. A gasoline filling station is permitted in the S Shopping Center Zoning District as a conditional use pursuant to Section 230-86. Use Regulations. A. as indicated in table 230-A, Table of Permitted Uses.

The proposed use of the Property satisfies the standards and criteria for conditional use approval set forth in Section 230-156.2.C. of the Zoning Ordinance, including the following:

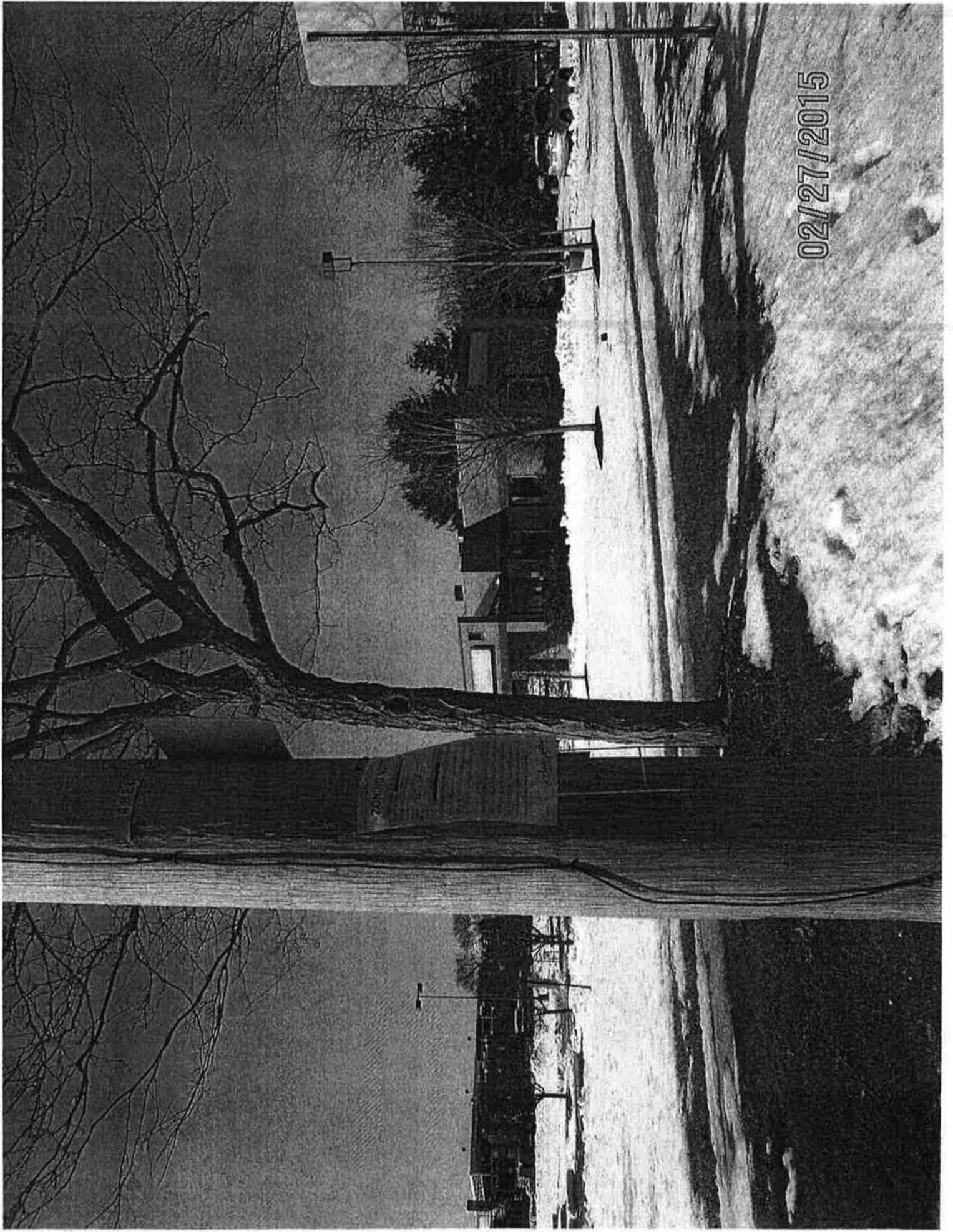
- The proposed use of the Property as a gasoline filling station does not adversely affect or contradict Montgomery Township's Comprehensive Plan.
- The proposed use is suitable for the character of the neighborhood and the uses of the surrounding properties.
- The proposed use will not impair an adequate supply of light and air to adjacent properties, nor will it adversely affect the public health, safety or general welfare.
- The proposed use will not adversely affect transportation or unduly burden water, sewer, school, park or other public facilities.
- The proposed use shall not overcrowd land or create undue concentration of population or undue intensity of use.

ZONING NOTICE

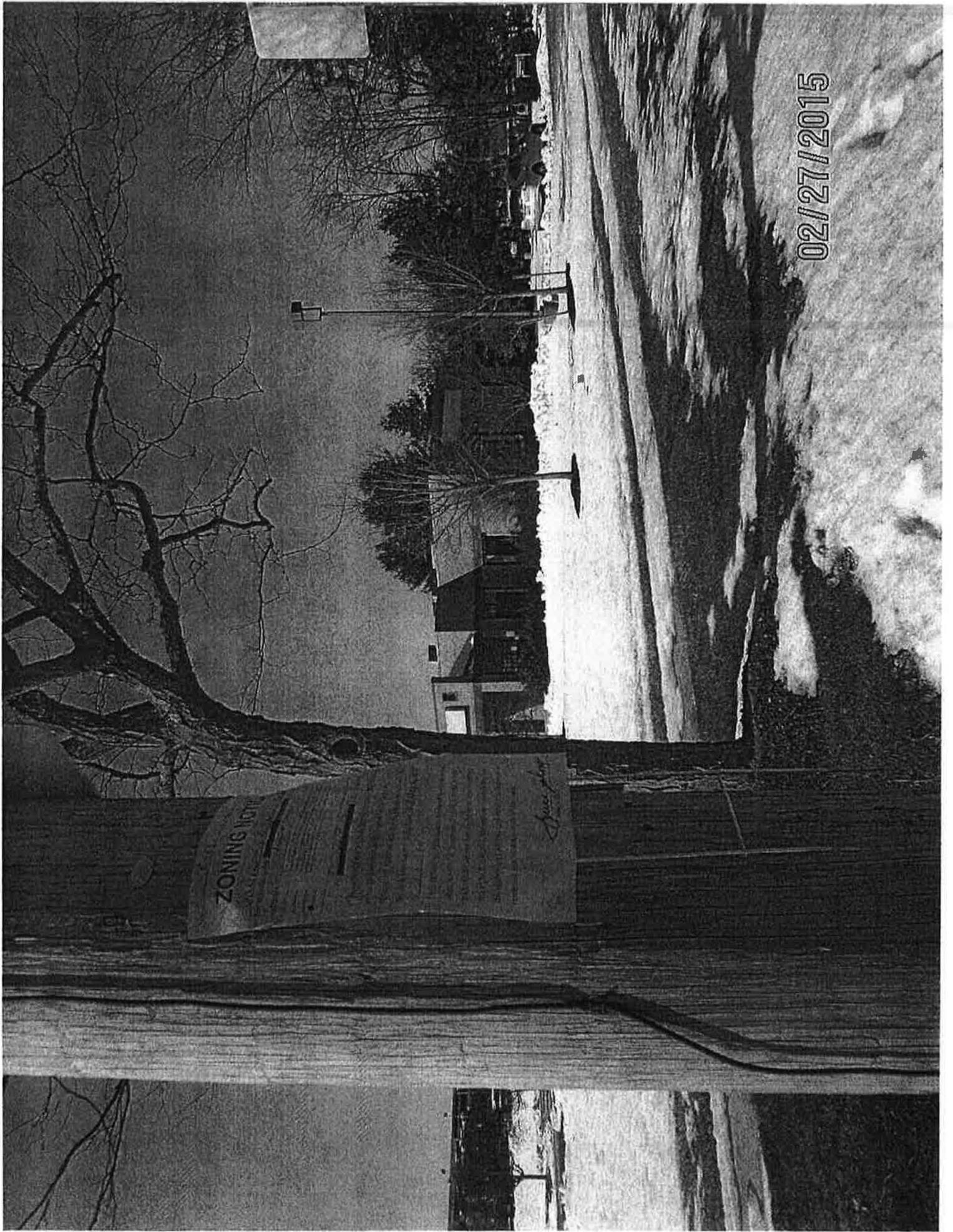
NOTICE TO THE PUBLIC
The Board of Selectmen has received a request from [redacted] for a change of zoning classification for the property located at [redacted] in the Town of [redacted]. The property is currently zoned [redacted] and the applicant is requesting a change to [redacted]. The Board of Selectmen has held a public hearing on this matter on [redacted] and has received input from the public. The Board of Selectmen has voted to recommend that the zoning classification be changed to [redacted]. This zoning notice is being posted on the property for a period of 30 days. Any person who wishes to object to this recommendation should do so in writing to the Board of Selectmen at [redacted] by [redacted].

John J. [redacted]
Town Clerk

02/27/2015



02/27/2015



02/27/2015

Proof of Publication of Notice in *The Reporter*

COPY OF NOTICE in PUBLICATION

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, **March 9, 2014**, after 8:00PM, the **Montgomery Township Board of Supervisors**, during its regularly scheduled meeting, will conduct a conditional use hearing on the application of **Wilkinson Five Point Limited Partnership** for approval to construct a gasoline fueling station on the property located at 640 Cowpath Road at Five Points Shopping Center further identified as Tax Parcel 46-00-01370-50-1, within the S-Shopping Center District, by conditional use under Article XV, Section 230-86(A) [Shopping Center District/ Permitted Uses] in accord with Table 230-A and Article XXI, Section 230-156.2 [Miscellaneous Provisions/Procedures and Standards for Conditional Use Approval.

All interested parties are invited to attend. A copy of the application may be examined at the Township building, Monday through Friday, during normal business hours: 9:00AM to 4:00PM. Persons with disabilities wishing to attend the public meeting/hearing and requiring auxiliary aid or other accommodations to participate should contact the Montgomery Township Human Resources Coordinator 215-393-6900.

LAWRENCE J. GREGAN
Township Manager
LAN Feb 20, 27 - 1a

State of Pennsylvania } ss
County of Montgomery

Maureen Schmid

designated agent of *THE REPORTER*, being duly sworn, deposes and says that *THE REPORTER*, a daily newspaper of general circulation, published at Lansdale, Montgomery County, Pennsylvania, was established in the year of 1870, and has been regularly issued and published in Montgomery County continuously thereafter and for a period of more than six months immediately prior hereto, the printed notice or publication attached is an exact copy of a notice published in the regular edition and issues of *THE REPORTER* on the following dates, viz

February 20, 2015

February 27, 2015

and that said advertising was inserted in all respects as ordered.

Affiant further deposes that he/she is the proper person duly authorized by *THE REPORTER*, a newspaper of general circulation, to verify the foregoing statement under oath and that affiant is not interested in the subject matter of the aforesaid notice or advertisement, and that all allegations in the foregoing statements as to time, place and character of publication are true.

Maureen Schmid

Sworn to and subscribed before me this

27th day of February, 2015

Marcia B Burns
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
MARCIA B. BURNS, Notary Public
Lansdale Boro., Montgomery County
My Commission Expires November 20, 2015

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

JOSH SHAPIRO, CHAIR

VALERIE ARKOOSH, COMMISSIONER

BRUCE L. CASTOR, JR., COMMISSIONER



MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

February 6, 2015

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

RE: MCPC # 14-0006-002
Plan Name: BJ's Conditional Use
(1 lot comprising 0.26 acres)
Situate: South Cowpath Rd./West of Bethlehem Pk.
Montgomery Township

Applicant's Name and Address
Wilkinson Five Point Ltd. Partnership
106 Commerce Street, Suite 110
Lake Mary, FLA 32746

Contact: Robert L Brandt, Esq.
Phone: 610-489-9198

Dear Mr. Shoupe:

We have reviewed the above-referenced ordinance revision in accordance with Section 603 of Act 247, "The Pennsylvania Municipalities Code", as requested on January 20, 2015. We forward this letter as a report on our review and comments.

Background

The application is a request for a Conditional Use allowing the demolition of an existing, but unoccupied bank building and construction of seven, double sided gasoline pumps (14 dispensers), an associated 157 square foot building and a free-standing drive-through automated teller machine. A gasoline station is permitted as a conditional use in the S Shopping Center zoning district, per Table 230-A.

Eight variances and one waiver are requested as part of the application. Most of the variances apply to signage issues; the proposed conditions are mostly consistent with the existing bank sign conditions. It is assumed that the proposed 157 square foot building will be for the gas station attendant only with limited sales of minor items and gasoline payments taking place at a walk up window.

Comments

1. Circulation: The area proposed for circulation between the gasoline filling stations and the ATM loop seems to be larger than required to accommodate convenient circulation.

The extra area is not needed to permit the gasoline delivery tankers to circulate since they are provided with a pull off area adjacent to the storage tanks.

2. Signage: Most of the proposed new signage appears to be similar in size to the bank signs that will be replaced; however, the parallel and awning signs (§230.127.A.2.a) will be nearly double what is allowable per the ordinance.
3. Parking: The parking associated with the existing bank will no longer be necessary once the parcel is converted to the gas filling station. This area of parking, if kept in some fashion in order to satisfy the parking ratio required for a shopping center by §230.134.C.10.a, would be inconveniently located to serve any of the other retail stores in the center. Unless the Township has noted a significant lack of available parking in the shopping center, the minor variance to accommodate parking at the 4.32 spaces per 1000 SF seems acceptable.
4. Landscaping: The proposed gasoline filling station would replace the existing bank and require demolition and reconfiguration of the site circulation and parking areas. At least 10 existing trees or shrubs will be removed to accommodate the new circulation area. Several of the plants are the required parking island vegetation. It is not clear if trees currently adjacent to paved areas that are slated to be removed will also be impacted or removed. There are no replacement trees noted on the plan.

Recommendations

Landscaping – The Township may wish to require more specific details related to the proposed landscaped area to ensure that the overall landscaping plan is at least as robust as the current situation. The application presents an opportunity to create a much more interesting and visually appealing entry to the shopping center.

Paving – The Township may wish to request a smaller circulation area associated with the gas pump area and reconfiguration of the ATM placement/circulation to minimize impervious surfaces and stormwater run-off. A more confined space also helps manage traffic by limiting the area for unorthodox vehicle movements.

Signage – The Township may wish to limit the number of awning (fascia) signs to two sides of the gas filling station canopy rather than on all three sides of the canopy end along Cowpath Road.

Overall – The Township has an opportunity to recreate the gateway into the Five Points Shopping Center. Efforts to make the entrance more pedestrian friendly and accessible to users of public transit would be welcomed. SEPTA Route 132 passes on Cowpath Road between the Montgomery Mall and Telford.

Conditional Use – Aside from the items noted in the list of variances and waiver requests, the application appears to meet the requirements for the Conditional Use as noted in §230-156.2.C.

Please note that this report is advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

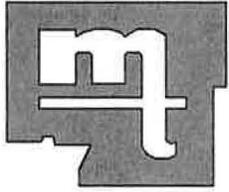
Should the governing body approve a final plat of this proposal, the applicant must present a plan to our office for seal and signature prior to recording with the Record of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

A handwritten signature in black ink, appearing to read "Crystal Gilchrist", with a long horizontal flourish extending to the right.

Crystal Gilchrist, AICP, Transportation Planner
610.278.3734 - cgilchri@montcopa.org

- c: Wilkinson Five Point Limited Partnership, Applicant
- Robert L. Brant, Esq., Applicant's Representative
- Lawrence J. Gregan, Township Manager
- Jonathan Trump, Chrm., Township Planning Commission
- Jim Dougherty, Township Engineer
- Frank Bartle, Esq., Township Solicitor



MEMORANDUM

TO: Board of Supervisors

FROM: Planning Commission
Jay Glickman, Vice-Chairman

DATE: February 19, 2015

RE: Conditional Use #C-63
Wilkinson Five Point, LP
BJ's Fueling Station

The Planning Commission has reviewed the above named conditional use application and would like to recommend to the Board of Supervisors that this conditional use application be approved, subject to satisfactory compliance with all comments of the Township's review agencies.

AGENDA ITEMS

- Conditional Use Application - BJ's Fueling Station – Wilkinson Five Point LP
- Plan Review – 1023 Lansdale Avenue
- Plan Review – 1701 N. Line Street

MONTGOMERY TOWNSHIP PLANNING COMMISSION

February 19, 2015

The February 19, 2015, meeting of the Montgomery Township Planning Commission was called to order by Vice-Chairman Jay Glickman at 7:30 p.m. In attendance were Commissioners Leon McGuire, Steven Krumenacker, James Rall and Ellen Reynolds. Chairman Jonathan Trump was absent. Also present were Bruce Shoupe, Director of Planning and Zoning, and Candyce Fluehr Chimera, Supervisor Liaison.

The minutes of January 15, 2015, were approved as submitted.

There were no public comments.

CONDITIONAL USE APPLICATION – BJ'S FUELING STATION

A discussion of the conditional use application for the BJ's Fueling Station was next on the agenda. Robert Brant, attorney for the project, and Luke Teller, engineer for the project, were present to discuss this application. Also present was Dick Wilkinson, owner of the property. Mr. Brant advised that this property was Condominium #3 at Five Points Plaza. At present there is a vacant bank building at this site. He stated that they proposed to demolish the building and construct a gasoline fueling facility with 14 fuel stations, a drive-thru ATM and a 157 square foot building. Mr. Teller presented an overview of the plan. Mr. Brant advised that they had received variances from the Zoning Hearing Board for this project. This conditional use application was the next step. A fueling station is permitted as a conditional use in the Shopping Center District. He advised that they also have submitted a land development plan, which is now under review. That plan will be discussed at the March 19, 2015, Planning Commission meeting. A question arose as to hours of operation. Mr. Brant stated that the hours of operation would be from 6:30 a.m. to 10:00 p.m. It was further stated that deliveries were usually during off hour periods. The Planning Commission members were concerned about the buffering for the residential property adjoining this property. Mr. Wilkinson stated that at present the house was not able to be seen from the BJ's property and that they would make certain that the house was buffered properly from the new construction. Mr. Krumenacker questioned the access to the property. Mr. Teller advised that the access was from inside the shopping center; there was not direct access from either Cowpath Road or Route 309. After some further discussion, a motion was made by Mrs. Reynolds, seconded by Mr. Rall, to recommend to the Board of Supervisors that this conditional use application be approved, subject to satisfactory compliance with all comments of the Township's review agencies. Motion carried unanimously.

1023 LANSDALE AVENUE

The next item on the agenda was a presentation of the plan for a minor subdivision at 1023 Lansdale Avenue. Robert Jordan, engineer for the project, was present to discuss this plan. He advised that this was a two lot subdivision. The property is a developed 1.4 acre parcel located at 1023 Lansdale Avenue. The site currently contains a single family residence with an accessory carport and a paved driveway accessing Lansdale Avenue northwest of its intersection with Pecan Drive. It is within the R-2 Residential Zoning District. The applicant proposes to subdivide the property into two parcels, containing net areas of .682 acres. Presently, all that was being done was the subdivision of the lot; no new construction is being proposed at this time. Mr. Jordan stated that this needed to be done so that the subdivision could be recorded. He mentioned that this subdivision had occurred previously, but apparently had never been recorded. Mr. Jordan stated that there currently is a house on Lot #1. A question arose as to the improvements on Lot #2; who would be responsible for them. Mr. Jordan stated that the owner of Lot #2 would be responsible. Notes would be placed on the plans regarding this. Mr. Shoupe suggested that a restrictive covenant be recorded so that any potential buyer would know exactly what would be required of them. Mr. Jordan stated that they were asking for a waiver from Section §205-87.B(10) – the requirement to provide the locations and dimensions of all existing utilities within 400 feet of the property to be shown on the plan. Mr. Shoupe stated that there were also some landscaping waivers which were being requested. Normally, the applicant either provides for the landscaping or submits a fee in lieu of the plantings. Mr. Jordan stated that the owner had decided that he would provide the landscaping for Lot #1 and asks to defer the installation of any landscaping on Lot #2 until such time as it is constructed. Therefore the waivers are as follows:

1. Section §205-52.J – the requirement that in cases where preserved natural features on site duplicate or essentially duplicate the planting requirements of the chapter these requirements may be waived. *(The consultants have no objection to this waiver.)*
2. Section §205-87.B(10) – the requirement to provide the locations and dimensions of all existing utilities within 400 feet of the property to be shown on the plan. *(The consultants have no objection to this waiver.)*
3. Section §205-22.A Sidewalks - A waiver from the requirement to install sidewalks along Lansdale Avenue is requested. *(The consultants have no objection to this waiver.)*

After some further comments, a motion was made by Mr. McGuire, seconded by Mr. Rall, to recommend to the Board of Supervisors, that this plan be approved, subject to satisfactory compliance with all comments of the Township review agencies. Motion further indicated that the requested waivers be approved. It was also noted that a restrictive covenant should be recorded regarding improvements to Lot #2, as well as placing a note on the record plan. Motion carried unanimously.

1701 N. LINE STREET

Next on the agenda was a presentation of the plan for 1701 N. Line Street. This would be for a two lot subdivision. Joseph Del Ciotto, owner and architect, was present to address this plan. Mr. Del Ciotto explained that the property is a developed 31,242 sq. ft. parcel at 1701 N. Line Street, at the intersection

with Rosewood Drive. The site currently contains a duplex, a detached garage, shed and a paved driveway accessing N. Line Street. The parcel is within the R-2 Residential District. They propose to subdivide the property into two parcels containing net areas of 16,573 sq. ft. and 14,744 sq. ft. An existing structure on Lot 1 is to be restored to a single-family dwelling unit and an existing garage is to be demolished. They were granted a variance from the Zoning Hearing Board on September 5, 2014. Mr. Del Ciotto stated that he had received several review letters and would comply with most comments. However, there were three waivers which he was requesting; landscaping, sidewalks, and showing existing features within 400 feet of the site. He advised that there was not enough room for all of the trees and shrubs that are required in the landscaping buffer. He would plant what trees and shrubs that would fit in; however a waiver would be requested for the rest of the landscaping. Mr. Rall stated that normally if all required landscaping could not be planted, a fee in lieu was provided by the applicant. Mr. McGuire stated that he would like the Township to review the Landscaping Ordinance to see if the regulations could be changed for smaller properties. The Planning Commission members stated that they would like to review the ordinance to see if this would be possible. A waiver was also requested from the installation of sidewalks along Rosewood Drive. Mr. Del Ciotto stated that there were no other sidewalks in the area. Installation of sidewalks was something that was discretionary on the part of the Board of Supervisors. The following are the requested waivers:

1. Section 205-22.A – the requirement that sidewalks be installed. The applicant has requested that sidewalks not be installed along Rosewood Drive as there are no sidewalks presently located in the neighborhood. *(This is discretionary on the part of the Board of Supervisors.)*
2. Section 205-87.B(10) – the requirement from providing the locations and dimensions of streets, utilities, building, etc. within 400 feet of the site. *(The consultants have no objection to this waiver.)*
3. Section 205-52.B – the requirement for softening buffer. The applicant feels that they cannot install the required amount of landscaping on site. They will provide 2 shade trees, 6 evergreen trees and 22 shrubs. A waiver is required for the remaining shade trees and shrubs. *(The consultants have no objection to this waiver provided that the trees are planted in another Township location or a fee in lieu of the required landscaping be submitted. The applicant has made a commitment to a neighbor to plant evergreen trees. The consultants have no objection to this, however the proposed evergreens should be counted as equivalent to 3 shade trees as described in Section 205:A1 Note 1.)*
25 Shade Trees x \$350 = \$8,750 and 38 shrubs x \$65 = \$2,470.

A question arose regarding storm water management for the new lot. After some discussion, it was determined that Mr. Del Ciotto had not submitted any storm water information to the Township Engineer as yet. Mr. Shoupe stated that the plan indicated that no new construction would be done right now. However, that was not correct. Mr. Shoupe stated that this note would need to be corrected. Information would need to be submitted on any improvements to the site, including storm water management. Some discussion occurred after which a motion was made by Mr. Rall, seconded by Mrs. Reynolds, to recommend approval of this plan to the Board of Supervisors, subject to satisfactory compliance with all comments of the Township's review agencies. Motion specifically made reference to the applicant complying with any storm water management requirements. Motion further recommended approval of the waiver requests. Motion carried unanimously.

Mr. Glickman introduced Janet Riley, a resident, who was interested in submitting a resume for the vacant position on the Commission.

This meeting was adjourned at 8:15 p.m.

Respectfully submitted:

Marita Stoerrle
Development Coordinator/
Recording Secretary

**IN AND BEFORE THE ZONING HEARD BOARD OF
MONTGOMERY TOWNSHIP
MONTGOMERY TOWNSHIP, PENNSYLVANIA**

**APPEAL NO. 14110001
APPLICATION OF WILKINSON FIVE POINT LIMITED PARTNERSHIP
FOR VARIANCES PURSUANT TO MONTGOMERY TOWNSHIP ZONING
ORDINANCE SECTION 230-134C(10)(a), 230-88(C), and 230-127**

OPINION AND ORDER

Pursuant to proper legal advertisement in Montgomery Newspapers on November 18, 2014 and November 24, 2014, a public hearing was held on Tuesday, December 2, 2014 commencing at 7:30 p.m. at the Montgomery Township Administration Building, 1001 Stump Road, Montgomeryville, Pennsylvania.

Present for the Zoning Hearing Board at the hearing were Kenneth Souder, Chairman, Laurence Poli, Vice Chairman, Edward Diasio, Secretary and L. Vincent Roth III, Alternate Member. Mary Kay Kelm, Esquire was present as the Solicitor for the Zoning Hearing Board and Robert Brandt, Esquire represented the Applicant. Also present at the hearing were Bruce S. Shoupe, Director of Planning and Zoning for Montgomery Township and Marianne McConnell, Assistant Director of Zoning and Planning.

At the hearing, the Notes of Testimony were taken and transcribed by Tim Kurek, an Official Court Reporter.

EXHIBITS

The following documents were marked for admission into evidence as follows:

- A-1 Curriculum Vitae of Luke Teller
- A-2 Deed to 640 Cowpath Road, Condominium Unit 3
- A-3 Zoning plan dated November 10, 2014
- A-4 Existing site photographs

A-5 Decision of the Montgomery Township Zoning Hearing Board dated November 13, 2013

A-6 Existing signage plan

A-7 Proposed project signage plan

B-1 Proof of publication dated November 18 and November 24, 2014

B-2 Posting of property dated November 19, 2014

B-3 Notification to residents dated November 19, 2013

B-4 Township Conditions for Approval

FINDINGS OF FACT

1. The subject property is Condominium Unit Number 3, 640 Cowpath Road, part of a 45.85 acre retail shopping center located at the five point intersection, Montgomery Township, Montgomery County, Pennsylvania. The site is known as the Montgomeryville Five Point Shopping Center. (N.T., p 12).

2. The applicant is Wilkinson Five Point Limited Partnership, the record owner of the property. (N.T., p. 6).

3. The zoning classification for the property is S – Shopping Center Zoning District. (N.T., p. 7).

4. The applicant proposes to use the condominium unit as BJ's gasoline facility. (N.T., p. 7). The use of gasoline is permitted on the site subject to receipt of conditional use approval from the Supervisors, which the applicant intends to proceed with after this zoning application.

Id.

5. Montgomery Township entered its appearance as a party in this matter by way of communication from its solicitor. (N.T., p. 8).

6. A BJ's warehouse sits on the southeastern corner of the retail shopping center. (N.T., p. 13).

7. Currently Condominium Unit 3 houses a 2,900 square foot building which is vacant and previously housed a Beneficial Savings Bank. (N.T., p. 8).

8. The bank building will be demolished so that the BJ's fueling facility can be constructed. (N.T., p. 8).

9. The fueling facility will contain fourteen fuel dispensers, a drive through automated teller machine, and a 157 square foot building. (N.T., p. 9).

10. The fueling facility will operate from 6:30 am to 10:00 pm Monday through Saturday and 6:30 am to 8:00 pm on Sunday. (N.T., p. 37).

11. Mr. Luke Teller of Langan Engineering was qualified as an expert witness in engineering, land use and zoning, and testified on behalf of the applicants. (N.T., p. 10-11).

12. In order to construct the fueling facility, fifty-three parking spaces of 1,562 presently existing on the site would be removed. (N.T., p. 16).

13. Mr. Teller testified that, even with the removal of the fifty-three spaces, there was adequate parking on the overall site to service the other existing uses. (N.T., p. 18).

14. The new parking ratio, with the removal of the fifty-three spaces, would be 4.32 spaces per thousand square feet, instead of 4.5 spaces per thousand square feet required by the Ordinance. (N.T., p. 16).

15. Patrons of the site do not presently use the fifty-three existing spaces on Unit 3 for overflow parking. (N.T., p. 19).

16. The December 20, 2013 Opinion of this Zoning Hearing Board previously approved a variance for 15.9% of building coverage rather than 15% relative to the BJ's Wholesale club. (N.T., p. 20).

17. Mr. Teller testified that in order to permit construction of BJ's fueling facility, the applicant required an additional .002% of building coverage, from 15.9% presently approved by existing variance to 16.1%, which amount was certainly *de minimis*. (N.T., p.21).

18. The applicant desired to modernize the sign associated with Condominium Unit 3. (N.T., p. 23).

19. The applicant proposed to replace the existing Beneficial Bank pylon sign panel to identify the BJ's gas use. (N.T., p. 24). The existing pylon sign is nonconforming with respect to the setback sign area and height. (N.T., p. 25).

20. The applicant did not desire to enlarge the sign, only to modernize it within the scope of its current nonconforming size and dimensions. (N.T., p. 26).

21. The applicant also requested a variance for 48.7 square feet of signage on the fuel station canopy. (N.T., p. 64).

22. Montgomery Township expressed agreement with the applicant's requests for relief based on the inclusion of four conditions:

- a. That the hours of operation be limited to 6:30 am to 10:00 pm;
- b. That a twenty-five foot buffer be provided between the fuel station's use and the neighboring residential property;
- c. That the site lighting be designed in accordance with all Township regulations and minimize glare and light infiltration on the neighboring properties; and

d. That the traffic impacts to the adjacent roadway network be designed to the satisfaction of the Township engineer.

23. The Applicant was agreeable to the Township's conditions. (N.T., p. 46).

24. The variances with regard to the building coverage, parking, and signage are not detrimental to the public health, safety and welfare in the opinion of Applicant's expert witness. (N.T., p. 29).

25. The applicant's requested relief is in keeping with the essential character of the shopping center district in the opinion of the expert witness. *Id.*

26. The applicant's requested relief will not impair the use or development of adjacent property. *Id.*

CONCLUSIONS OF LAW

27. Section 910.2 of the Pennsylvania Municipalities Planning Code states that the ZHB shall hear and decide requests for Variances where it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the Applicant. 53 P.S. §910.2.

28. In order to grant the Variance, the ZHB must make the following findings where relevant:

(1) that there are unique physical circumstances or conditions, including irregularity ... and that the unnecessary hardship is due to such conditions;

(2) because of such physical circumstances or conditions there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;

(3) that such unnecessary hardship has not been created by the Applicant;

(4) that the variance will not alter the essential character of the neighborhood ... nor substantially or permanently impair the appropriate use or development of the property nor be detrimental to the public welfare; and

(5) that the variance will represent the minimum variance that will afford relief.

DETERMINATION

29. The Zoning Hearing Board is persuaded by the testimony of the expert witnesses and finds that the property cannot be developed in strict conformity with the provisions of the Zoning Ordinance.

30. The Zoning Hearing Board finds that the improvements proposed by applicant represent the minimum variances that will afford relief, and that the applicant is not asking for more than is needed.

31. The Zoning Hearing Board finds that the variances will not alter the commercial character of the neighborhood, and that the surrounding properties, including the few residential properties will not be adversely affected.

32. The Zoning Hearing Board grants the Applicant's requests for variances from the Montgomery Township Zoning Code Section 230-134(C)(10)(a) with regard to parking ratio, from Section 230-88(C) with regard to building coverage, and from Section 230-127(a)(4)(a), 230-127(A)(4)(b)(1), 230-127(a)(2)(a) and 230-127(a)(4)(b)(3) with regard to signage.

ORDER

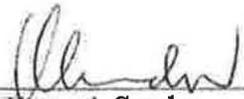
AND NOW, this 6th day of January, 2015, the Zoning Hearing Board of Montgomery Township hereby decides as follows:

1. The Applicant's request for a variance from Ordinance section 230-134(C)(10)(a) to permit a parking ratio of 4.32 spaces to 1,000 square feet is **GRANTED**;
2. The Applicant's request for a variances from Ordinance section 230-88(c) to permit impervious coverage of 16.1% is **GRANTED**;
3. The Applicant's request for a variance from Ordinance section 230-127(a)(4)(a) to permit an existing business sign to be set back less than fifteen feet from the roadway is **GRANTED**;
4. The Applicant's request for a variance from Ordinance section 230-127(A)(4)(b)(1) to permit modernization of an existing sign greater than 34 square feet in area is **GRANTED**;
5. The Applicant's request for a variance from Ordinance section 230-127(A)(4)(b)(1) to permit modernization of an existing sign 13 feet in height is **GRANTED**;
6. The Applicant's request for a variance from Ordinance section 230-127(A)(2)(a) to permit signage on a canopy is **GRANTED**; and

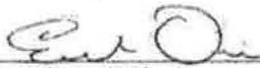
7. The Applicant's request for a variance from Ordinance section 230-127(a)(4)(b)(3) to permit a directional sign with height of 13 feet and area of 6.67 square feet is **GRANTED.**

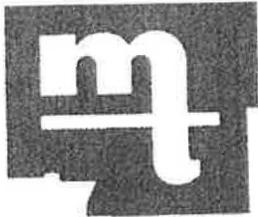
The variances granted herein are also subject to Applicant's strict compliance with the representations made at the hearing and contained in its Application.

**MONTGOMERY TOWNSHIP
ZONING HEARING BOARD**

By: 
Kenneth Souder
Chairman

By: 
Laurence Poff
Vice Chairman

By: 
Edward Diasio
Secretary



**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

1001 STUMP ROAD
MONTGOMERYVILLE, PA 18936-9605
Telephone: 215-393-6900 • Fax: 215-855-6656
www.montgomerytp.org

**ROBERT J. BIRCH
CANDYCE FLUEHR CHIMERA
MICHAEL J. FOX
JEFFREY W. McDONNELL
JOSEPH P. WALSH
LAWRENCE J. GREGAN
TOWNSHIP MANAGER**

February 23, 2015

**RE: Conditional Use Application #C-63
Wilkinson Five Points LP – BJ's Fueling Station
Five Points Plaza**

Dear Property Owner:

This letter is to advise you that Wilkinson Five Point Limited Partnership, has applied to the Montgomery Township Board of Supervisors for a Conditional Use approval for a retail condominium located at 640 Cowpath Road in the Five Point Shopping Center. The applicant proposes to demolish the existing building and construct a gasoline fueling facility with an associated 157 square foot building, 14 fuel dispensers and a drive-through automated teller machine. A gasoline filling station is permitted in the Shopping Center District as a conditional use.

In order to receive public comment on this request, the Board of Supervisors has set Monday, March 9, 2015, after 8:00 p.m., in the Township Building, as the date, time and place for a public hearing.

This letter is being sent to you because you are either an adjacent or nearby property owner or have previously expressed an interest in the disposition of this application. Copies of the proposed map, conditional use application and deed are available for inspection during normal office hours.

Sincerely,

Bruce S. Shoupe
Director of Planning and Zoning

SMITH LYNNE C
131 APPLEWOOD LN
LANSDALE PA 19446

RUSER MATTHEW
133 APPLEWOOD LN
LANSDALE PA 19446

QUACH HUNG & THEIN THI
135 APPLEWOOD LN
LANSDALE PA 19446

WASHINGTON STEPHEN A
137 APPLEWOOD LN
LANSDALE PA 19446

VAN LAM T & LE VAN T
139 APPLEWOOD LN
LANSDALE PA 19446

QUINN KEVIN J
141 APPLEWOOD LN
LANSDALE PA 19446

WISNIEWSKI JOSEPH M & MELISSA K
143 APPLEWOOD LN
LANSDALE PA 19446

HOBSON JOHN ERIC &
145 APPLEWOOD LN
LANSDALE PA 19446

HESS RETAIL STORES LLC
1 HESS PLAZA
WOODBIDGE NJ 19041

HORSHAM REALTY ASSOCIATES LLC
6055 SHEAFF LN
FORT WASHINGTON PA 19034

PROVCO PINEVILLE 309 PARTNERS LP
795 E LANCASTER AVE STE 200
VILLANOVA PA 19085

OLD YORK MANAGEMENT LLC
173 W 78TH ST STE 16-F
NEW YORK NY 10024

MUHLIG MARK H & GOROWSKA ALEXA
32 LONGVIEW RD
PERKASIE PA 18944

COMMERCE LIMITED PARTNERSHIP
1280 W NEWPORT CNTR DR
DEERFIELD BEACH FL 33442

LOWES HOME CENTERS INC
PO BOX 1000
MOORESVILLE NC 28115

647 COWPATH LLC
641 COWPATH RD
LANSDALE PA 19446

LIZELL ANTHONY R
641 COWPATH RD
LANSDALE PA 19446

LIZELL ANTHONY
641 COWPATH RD
LANSDALE PA 19446

LIZELL ANTHONY
641 COWPATH RD
LANSDALE PA 19446

HAENN ASSOCIATES LP
710 BETHLEHEM PIKE
MONTGOMERYVILLE PA 18936

PIAZZA ELIZABETH
124 CRESTWOOD DR
LANSDALE PA 19446

ALBERTSON BONITA L
PO BOX 98
MONTGOMERYVILLE PA 18936

SOE JUNG SEOK & JUNG SOOK
621 COWPATH RD
LANSDALE PA 19446

KEREKES TOMAS
618 COWPATH RD
LANSDALE PA 19446

GANNON JAMES E & MARILYN M
116 CHURCH ST
WILLOW GROVE PA 19090

BROWNBACH GEORGE T & MARIANNE
1125 VILSMEIER RD
LANSDALE PA 19446

ROLDAN NELSON & SUSAN
1203 VILSMEIER RD
LANSDALE PA 19446

DUNNING WALLACE E JR & CAROLINE
126 CRESTWOOD DR
LANSDALE PA 19446

RICKENBACH ROBERT L & LESLIE P
1123 VILSMEIER RD
LANSDALE PA 19446

MINSTER WILLIAM H & SANDRA K
1205 VILSMEIER RD
LANSDALE PA 19446

KEENAN CHRISTINA M & CONNOR
1207 VILSMEIER RD
LANSDALE PA 19446

WEISING JAMES P
1209 VILSMEIER RD
LANSDALE PA 19446

LASPINO VITO JR & JUDYTH ANNE
1211 VILSMEIER RD
LANSDALE PA 19446

NORTHROP MELISSA A
1213 VILSMEIER RD
LANSDALE PA 19446

FRIEND ALEXA M & JAMES C
1219 VILSMEIER RD
LANSDALE PA 19446

WENDLER FREDERICK L III & MARY K
1221 VILSMEIER RD
LANSDALE PA 19446

SMITH ROBERT C
1223 VILSMEIER RD
LANSDALE PA 19446

PETERSEN KENNETH & ARBELO
1225 VILSMEIER RD
LANSDALE PA 19446

CHOI IL JONG & SEON YOUNG
1227 VILSMEIER RD
LANSDALE PA 19446

LORUSSO JUDY A
1127 VILSMEIER RD
LANSDALE PA 19446

KISTNER JOHN F
1201 VILSMEIER RD
LANSDALE PA 19446

KENNETH AMEY, AICP
professional land planner

February 16, 2015

(via e-mail)

Lawrence J. Gregan, Township Manager
MONTGOMERY TOWNSHIP
1001 Stump Road
Montgomeryville, PA 18936

Re: B.J.'s Gas Station
Application for Conditional Use
Five Points Plaza - 640 Cowpath Road
Township File #C-63

Dear Mr. Gregan:

I have reviewed the above referenced application and plans. The subject property is located in the Five Points Plaza Shopping Center, has frontage on Cowpath Road, is currently zoned S-Shopping Center, and is improved with a vacant bank building.

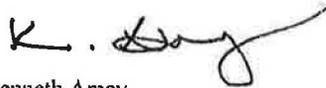
This proposal would demolish the existing building and construct a new fueling station to be run in association with the new B.J.'s Warehouse Club currently under construction in the same shopping center. A gasoline filling station is permitted as a conditional use in the shopping center district and requires a hearing before the Board of Supervisors.

The only planning related concern I have is the buffer adjacent to the residential properties to the north. This buffer is shown with a 20' width, while the zoning ordinance requires 25'. This should be corrected.

Otherwise, there are no specific planning issues that need to be addressed prior to the Conditional Use Hearing.

If there are any questions, please let me know.

Very truly yours,



Kenneth Amey

1122 Old Bethlehem Pike
Lower Gwynedd, PA 19002



phone: 215.283.9619
fax: 215.646.3458
kenamey@aol.com

cc: Bruce S. Shoups, Township Director of Planning and Zoning
Marla Stoerle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Russell Dunlevy, PE, Township Engineer
Frank Bartle, Esq., Township Solicitor
Kevin Johnson, PE, Township Traffic Engineer
Judith Stern Goldstein, ASLA, Township Landscape Architect
Robert Brant, Esq., Applicant's Attorney



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 12, 2015

File No. 2014-11003

Bruce S. Shoupe, Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Conditional Use Application Review #C-63
Wilkinson Five Point Limited Partnership – BJ's Fueling Station
Tax Parcel #46-00-01370-50-1; Block 006B, Unit 275

Dear Bruce:

As requested, Gilmore & Associates, Inc. has reviewed the conditional use application for the above-referenced project and offers the following comments for consideration by the Montgomery Township Board of Supervisors:

I. SUBMISSION

- A. Application for Conditional Use dated December 8, 2014.
- B. Conditional Use Plans (Drawing Nos. ZP-1 & ZP-2), as prepared by Langan, dated November 10, 2014, last revised November 26, 2014.
- C. Deed (DB5406 PG2215) and tax map for parcel 46-00-01370-50-1.
- D. List of adjacent property owners.
- E. Color Elevations (Drawing No. F8.1, as prepared by JGD Associates, Inc., dated January 24, 2014).

II. GENERAL

The subject site is Condominium Unit 3 of the Montgomeryville Five Points Plaza Shopping Center located at 640 Cowpath Road, Lansdale, PA. The 45 acre shopping center has access on the north to Cowpath Road (S.R. 0463) and on the east to Bethlehem Pike (S.R. 0309 & 0202). The site is within the Shopping Center (S) Zoning District. Currently the site improvements consist of an approximate 2,900 square foot vacant building that was previously a bank. The Applicant proposes to demolish the existing building and construct a proposed gasoline fueling facility with an associated 157 square foot building, 4,775 square foot canopy, 7 fuel dispensers (14 fuel stations), a drive-thru automated teller machine and other appurtenant improvements.

III. REVIEW COMMENTS

A. Zoning Ordinance

Based on our review, the following items do not appear to comply with the Township Zoning Ordinance. Upon further development of the plans, additional items may become apparent.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 Phone: 215-345-1330 | Fax: 215-345-8606
www.gilmore-assoc.com

1. §230-86.A – A bank is a permitted use in the S Shopping Center Zoning District. Gasoline fueling station is permitted as a conditional use in the District.
2. §230-88.B – In no case shall a building or other structure be erected, altered or used nearer to any lot line than 50 feet. The proposed canopy is shown to be 49.2 feet from the lot line. A variance is required or the canopy relocated.
3. §230-88.C – Maximum permitted building coverage is 15% of the lot area. The Applicant proposes 16.1% building coverage and is requesting a variance.
4. §230-91.B – Outside waste storage areas are required to be completely fenced-in. The proposal includes fence on three sides of the area. The fence shall be extended along the exposed side of the waste storage area.
5. §230-122 – We defer review of all proposed signs and signage to the Township Zoning Officer.
6. §230-134.C(10)(a) – 4.5 parking spaces per 1,000 square foot of total floor area are required. 1,561 parking spaces are provided throughout the shopping center. 1,509 spaces are proposed. The Applicant is requesting a variance. We note no parking spaces are provided at the proposed site.
7. §230-134.E – Drive-through facilities shall be provided with not less than eight automobile spaces per drive-through lane. A queue length of eight automobiles shall be shown on the plans.

Provided the Township Board of Supervisors considers approval of the conditional use application, we recommend the above noted issues be addressed during the land development review and approval process.

We recommend the Board of Supervisors review the following in consideration of the conditional use.

1. §230-156.2.C(9) – Given the proximity to residential uses, we recommend the Board consider the anticipated hours of operation of the proposed facility and the potential for increased truck traffic with the inclusion of a diesel fuel dispenser.

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

Sincerely,



Russell S. Dunlevy, P.E.
Executive Vice President
Township Engineers



James P. Dougherty, P.E.
Project Manager
Township Engineers

JPD/sl

cc: Lawrence J. Gregan, Manager – Montgomery Township
Marita A. Stoerrle, Development Coordinator – Montgomery Township
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.

Ken Amey, AICP
Richard Wilkinson – Wilkinson Five Point, LP
Robert L. Brant, Esq. – Robert L. Brant & Associates, LLC



Boucher & James, Inc.
CONSULTING ENGINEERS

Montgomeryville, PA 18936
1426 Levey Road, Suite 101
P.O. Box 101, PA 18901
215-265-2680
fax 215-265-0591

2738 Barnes Drive
Stoodleyburg, PA 18980
570-679-0300
fax 570-679-0306

www.bjengineering.com

INNOVATIVE ENGINEERING

January 21, 2015

Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

**SUBJECT: BJ'S GAS STATION
WILKINSON FIVE POINT LIMITED PARTNERSHIP
CONDITIONAL USE APPLICATION
TOWNSHIP NO. C-62
PROJECT NO. 1455284R**

Dear Mr. Gregan:

Please be advised that we have reviewed the Conditional Use Application for Wilkinson Five Point Limited Partnership (BJ's Gas Station) dated January 13, 2015. The application seeks Conditional Use Approval to locate a gasoline filling station within the S Shopping Center District. The Zoning Plans submitted show the replacement of the existing bank along Cowpath Road with a fourteen (14) bay gasoline filling station, ATM with access drive, attendant station, underground storage tanks, a truck pull-off area, and generator and dumpster pads.

We offer the following comments for your consideration.

1. ZO 230-89.1: a planting area no less than 25' in width is required along all street frontages and side and rear property lines, in accordance with previously approved plans and SLDO requirements. A 20' screen buffer area has been shown along the adjacent residential property boundary. However, the required buffer width is 25', and this buffer is also required to be provided along Cowpath Road, in accordance with both the previously recorded plans and the SLDO. We recommend that any conditions of approval note this requirement.
2. Existing landscaping on the site was required as part of previous land developments in order to meet softening buffer, parking lot landscaping, individual lot landscaping, and tree replacement requirements. It appears that proposed improvements will require the removal of some of this existing landscape material. We recommend that any conditions of approval require the replacement of any existing required landscaping removed in order to accommodate the proposed improvements.

Sincerely,

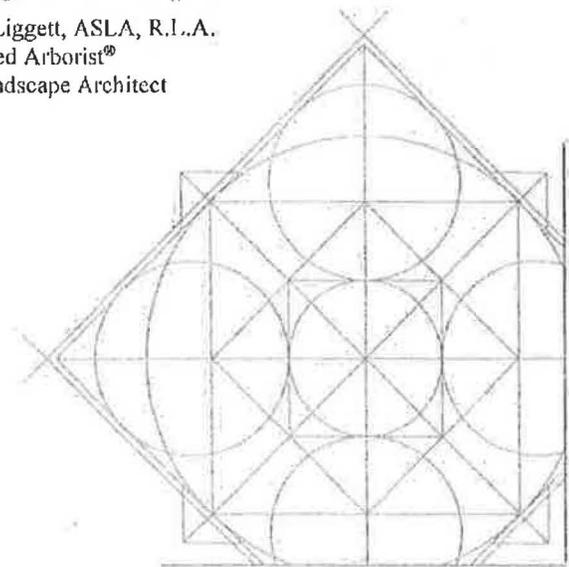
Judith Stern Goldstein, ASLA, R.L.A.
Managing Director

Valerie L. Liggett, ASLA, R.L.A.
ISA Certified Arborist®
Planner/Landscape Architect

JSG/vll/kam

- cc: Board of Supervisors
Planning Commission
Bruce Shoupe, Director of Planning and Zoning
Marita Stoerle, Development Coordinator
Marianne McConnell, Deputy Zoning Officer
Jim Dougherty, P.E., Gilmore & Associates
Kevin Johnson, P.E., Traffic Planning & Design
Ken Amey, AICP
Robert L. Brant, Esq.
Wilkinson Five Point Limited Partnership

P:\2014\1455284R\Documents\Correspondence\CURreview.001.doc



February 12, 2015

Mr. Bruce S. Shoupe
Township Director of Planning and Zoning
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Re: Montgomeryville Five Points Plaza - BJ's Gas Station
Conditional Use Review #1
Montgomery Township #C-63
TPD# MOTO-A-00056

Dear Bruce:

In our role as Township Traffic/Street Lighting Engineer, Traffic Planning and Design, Inc. (TPD) has reviewed the Conditional Use submission for the above referenced project, prepared by Langan, including plans dated November 10, 2014 and a traffic management study dated January 19, 2015.

Based on our review, we offer the following comments.

Traffic Engineering Comments

1. In accordance with the Zoning Hearing Board decision, the proposed gas station is permitted to open at 6:30 AM. The traffic management study needs to be revised to evaluate the weekday AM peak hour.
2. The applicant needs to clarify if the former bank was in operation when the traffic counts were completed in order to justify the reduction of bank related trips.
3. The applicant needs to provide justification for the 50% reduction of trips due to internal capture between the proposed gas station and the BJ's Wholesale Club.
4. The traffic management study needs to be updated to include a table outlining the trip generation for each use, for each time period studied. In addition, the applicant needs to provide the NJDOT background data referenced in the study related to the trip generation for the drive-up ATM.
5. Existing Condition capacity analysis for the study area intersections needs to be provided.
6. The applicant needs to verify that the applicable default Synchro values have been adjusted in accordance with PennDOT Pub. 46.

Street Lighting Comments

7. In accordance with the conditions associated with the variances granted by the Zoning Hearing Board, lighting plans will need to be provided during the land development process which adequately demonstrate conformance with Township regulations and minimize glare and light infiltration on neighboring properties

We reserve the right to make additional comments as additional information is submitted. Please call if you have any questions.

Sincerely,



Kevin L. Johnson, P.E.
President

cc: Larry Gregan, Township Manager
Marita Stoerrle, Township Development Coordinator
Kevin Costello, Township Public Works Director
Russ Dunlevy, P.E., Township Engineer
Gregory Elko, P.E., LEED AP, Applicant's Consultant
Joseph Platt, P.E., TPD

**ZONING ORDINANCE
PLAN REVIEW
Conditional Use and LDS # 682**

DATE: February 25, 2014

PLAN REVIEW – BJ's Fuel Station - Five Points Plaza

DEVELOPMENT NAME: BJ's Wholesale Warehouse
 LOCATION: 640 Cowpath Road
 LOT NUMBER & SUBDIVISION:
 ZONING DISTRICT: S – Shopping Center
 PROPOSED USE: Retail Sales with Tire Sales Installation
 ZONING HEARING BOARD APPROVAL REQUIRED? NO
 CONDITIONAL USE APPROVAL REQUIRED? NO

	Proposed	Required	Approved	Not Approved	N/A
USE		Conditional Use		Hearing 3.9.15	
HEIGHT	28.68 ft	35 ft			
LOT SIZE	45.85 acres	5 acres	X		
SETBACKS					
FRONT	>142	50 ft	X		
SIDES	>50	50 ft	X		
REAR	>50	50 ft	X		
BUFFER	20 side/25 front	25 ft		X	
BUILDING COVERAGE	16.1	15	ZHB - V		
IMPERVIOUS COVERAGE	62.4%	Max 75%			
GREEN AREA	37.6%	Min 25%			
LOT WIDTH AT BLDG LINE	> 300	300 ft			

ADDITIONAL COMMENTS

1. The signage on the proposed ATM Kiosk requires approval from the Zoning Hearing Board per Section 203-123 – miscellaneous signs.
2. The fueling pumps shall allow vehicle to dispense fuel on either side of the vehicle from a stationary position via long hoses.

3. Verify proper buffers of residential areas based on proposed grade of the project is being elevated approximately 6 feet higher above existing grade. The applicant should demonstrate proper shielding of lighting from the neighboring residential properties based on the new proposed grades.
4. The proposed buffer adjacent to residential property is noted at 20 feet whereas 25 is required.
5. Page CS-101 "Montgomery Township Signage Compliance Chart" please clarify Note #3 – 400 ft building.
7. A handicap accessible parking space is required for the attendant building per 205-10(7) and IBC Code.
8. All signs identified on the plan require separate review and approval to ensure conformity with Township code.


ZONING OFFICER

2-25-15
DATE

**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY**

SUBJECT: Consider Approval of Health Benefits Continuation for Family of Employee on Military Leave of Absence

MEETING DATE: March 9, 2015 **ITEM NUMBER:** # 7

MEETING/AGENDA: **ACTION XX** **NONE**

REASON FOR CONSIDERATION: Operational: xx Policy: Discussion: Information:

INITIATED BY: Ann M. Shade **BOARD LIAISON:** Michael J. Fox, Chairman
Director of Administration & HR

BACKGROUND:

Officer Andrew Dalton is serving on active duty with the United States Army overseas. While the military provides health benefits to Officer Dalton, it has been the practice of Montgomery Township to continue to provide health benefits to the Officer's family for 180 calendar days effective with the start of the military leave. Officer Dalton's military leave began on October 1, 2014 through March 31, 2015 (180 days).

Officer Dalton continues to be on military leave and this is a request for Board of Supervisors consideration to extend and continue health benefits to his family for an additional 180 days, beginning April 1, 2015.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

The Board of Supervisors has approved previous requests for continuation of health benefits for Officer Dalton's family when he was called to active duty, as well as other employees in the military who were called to active duty.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Consider approval of continuation of health benefits to the family of Officer Andrew Dalton for an additional 180 days effective April 1, 2015 while he is on military leave serving overseas on active duty with the United States Army.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the continuation of health benefits to the family of Officer Andrew Dalton for an additional 180 days, effective April 1, 2015, while he is on military leave serving overseas on active duty with the United States Army.

MOTION: _____ **SECOND:** _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Park and Recreation Board Recommendation – Next Phase Friendship Park Improvements

MEETING DATE: March 9, 2015 ITEM NUMBER: #8

MEETING/AGENDA: ACTION **XX** NONE

REASON FOR CONSIDERATION: Operational: **XX** Policy: Discussion: Information:

INITIATED BY: Brian Forman, Director Recreation and Community Center
BOARD LIAISON: Michael J. Fox, Chairman Liaison to Park and Recreation Board

BACKGROUND:

As a condition of the approval of the Enclave Development by the Cutler Group in 2007, the developer dedicated a 20 acre parcel of land adjacent to the development (Friendship Park) to the Township and committed to make an additional contribution for each dwelling unit developed on the site. The commitment will ultimately result in a contribution of \$1.4 Million in improvements.

At that time the Park and Recreation Board recommended to the Board of Supervisors, a list of amenities to be included in Friendship Park. In 2011 the developer undertook construction of Phase I of the improvements to the park which included grading of the site, installation of an asphalt parking lot, construction of storm water management facilities and construction of an asphalt walking trail looping around the park.

Following completion of these improvement, \$726,666 remains available for completion of Phase II of the improvements. The Park and Recreation Board has been working over the past several months with Chris Green from Gilmore & Associates to develop and updated list of amenities to be built on the park under Phase II.

The improvements being recommended include an extension of the asphalt walking trail, installation of a pavilion with restrooms, water and sewer service to the restrooms, completion of skinned baseball field with fencing, accessible walkway and player's benches and a new playground with equipment appropriate for children ages 2 to 12. Space has also been allocated for a future bocce court facility.

A copy of the concept plans for the amenities and a preliminary cost opinion worksheet prepared by Gilmore and Associates is attached.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None. All design and construction costs will be funded from the developer's contribution.

RECOMMENDATION: The Board is requested to approve the revised scope of amenities for Friendship Park and to consider authorizing staff to work with the developer to perform the installation of the amenities as recommended by the Park and Recreation Board.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the revised scope of amenities for Friendship Park and to authorize staff to work with the Cutler Group to complete the installation of the amenities as recommended by the Park and Recreation Board.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



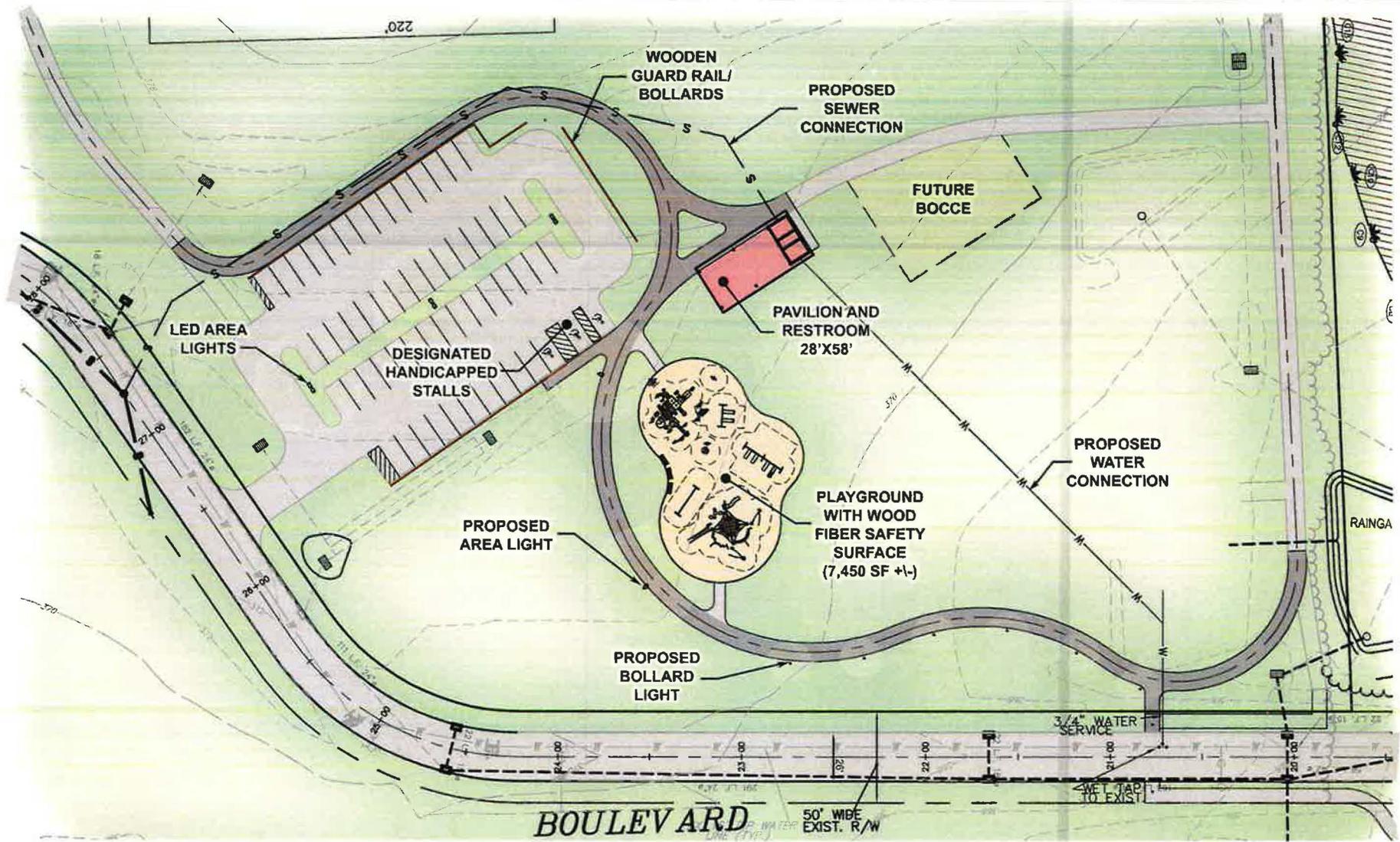
FRIENDSHIP PARK - PHASE II

RENDERED SITE PLAN

MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT NO.: 2012-01108-01
DATE: FEBRUARY 11, 2015





FRIENDSHIP PARK - PHASE II

RENDERED SITE PLAN

MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



PROJECT NO.: 2012-01109-01
DATE: FEBRUARY 11, 2015

FRIENDSHIP PARK

Montgomeryville Pa. February 11, 2015 79294-1-2R



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PRELIMINARY COST OPINION WORKSHEET

PROJECT: 12-01109-01 - Friendship Park

6-Feb-15

LOCATION: Montgomery Township, PA

DESCRIPTION: Phase II Implementation

ITEM						TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT		
PHASE II						
SITE WORK						
1	Grading/Earth Moving	1	LS	\$20,000.00	\$	20,000
TOTAL - SITE WORK						\$ 20,000
UTILITIES						
1	Electrical Service (Peco)	1	L.S.	\$20,000	\$	20,000
2	Area Lighting (parking lot/tot lot) (double head)	3	EA	\$3,500	\$	10,500
3	Area Lighting (parking lot/tot lot) (single head)	2	EA	\$3,000	\$	6,000
4	Bollard Lighting (pathway)	6	EA	\$1,500	\$	9,000
5	Water Line	350	LF	\$55	\$	19,250
6	Sewer Manhole	3	EA	\$5,000	\$	15,000
7	Sewer Piping	450	LF	\$55	\$	24,750
TOTAL - UTILITIES						\$ 104,500
TRAIL CONNECTION/LOOP						
1	Paved Trail (10' Wide)	12,650	S.F.	\$3.00	\$	37,950
TOTAL - PAVED TRAIL						\$ 37,950
SITE AMENITIES						
1	Play Equipment	1	L.S.	\$95,000	\$	95,000
2	Safety Surfacing (Wood Fiber)	7,450	S.F.	\$4	\$	29,800
3	Play Equipment Installation (40%)	1	L.S.	\$38,000	\$	38,000
4	Benches	3	EA.	\$1,200	\$	3,600
5	Trash Receptacles	2	EA.	\$900	\$	1,800
TOTAL - TOT PLAY EQUIPMENT						\$ 168,200
12" SLOWPITCH SOFTBALL FIELD						
1	Skinned Infield mix (4" depth)	150	C.Y.	\$35.00	\$	5,250
2	Bases and Plates	1	LS	\$500	\$	500
3	Backstop (34' wide x 10' deep hooded)	1	EA.	\$15,000	\$	15,000
4	Foul Poles (12')	1	EA.	\$4,500	\$	4,500
5	Benches (Player)	2	EA.	\$1,200	\$	2,400
6	Outfield Fencing (6' Vinyl Coated Chainlink)	430	L.F.	\$50	\$	21,500
7	Sideline \Fencing (8' Vinyl Coated Chainlink)	200	L.F.	\$65	\$	13,000
TOTAL - 12" SLOWPITCH SOFTBALL FIELD						\$ 62,150
LANDSCAPE						
1	Shade Trees	50	EA.	\$0	\$	-
TOTAL - LANDSCAPE *BY OTHER						\$ -

PRELIMINARY COST OPINION WORKSHEET

PROJECT: 12-01109-01 - Friendship Park

6-Feb-15

LOCATION: Montgomery Township, PA

DESCRIPTION: Phase II Implementation

ITEM					TOTAL COST
NO.	DESCRIPTION	NO.	UNIT	\$/UNIT	
COVERED PAVILION/RESTROOMS					
1	Prefabricated Pavilion W/Restrooms	1	LS	\$160,000	\$ 160,000
2	Pavilion/Restroom Installation (50%)	1	L.S.	\$80,000	\$ 80,000
3	Concrete Slab	1800	SF	\$12	\$ 21,600
4	Water Fountain	1	EA.	\$7,000	\$ 7,000
5	Concrete Picnic Tables	6	EA.	\$1,000	\$ 6,000
6	Trash Receptacles	1	EA.	\$900	\$ 900
TOTAL - STRUCTURES					\$ 275,500
ADDITIONAL SITE FURNISHINGS/AMENITIES					
1	Bike Rack	2	EA.	\$900	\$ 1,800
2	Wood Guardrails (Perimeter of Parking Area)	550	L.F.	\$30	\$ 16,500
TOTAL - SITE FURNISHINGS					\$ 18,300
SUB-TOTAL					\$ 686,600
DESIGN/ENGINEERING (10%)					\$ 68,660
CONTINGENCY (10%)					\$ 68,660
TOTAL COST - PHASE II					\$ 823,920

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Recreation and Community Center Operating Hours

MEETING DATE: March 9, 2015 ITEM NUMBER: #9

MEETING/AGENDA: ACTION **XX** NONE

REASON FOR CONSIDERATION: Operational: **XX** Policy: Discussion: Information:

INITIATED BY: Brian Forman, Director BOARD LIAISON: Michael J. Fox, Chairman
Community and Recreation Center Liaison to Park and Recreation Board

BACKGROUND:

The Community and Recreation Center Steering Committee, made up of representatives from the Board of Supervisors, Board and Commission Members and Staff has been meeting to work together to create an operating schedule for the Community and Recreation Center that will best serves the needs of the community, with an awareness of the costs of being open.

The committee members reviewed the current operating hours of several area municipal community centers, as well as local fitness facilities. The recommendation will provide for the Community and Recreation Center to be open and available for use by the public nearly every day of the year. There will be 3 days during the course of the year that the committee is recommending a full closure of the facility (Easter, Christmas Day, and New Year's Day).

Regular operating hours will include early morning, evening and weekend hours. The recommended hours will provide an opportunity to fully serve the public while allowing us to manage operating costs in a fiscally conservative manner.

While hours may be adjusted in the future as we continually analyze usage, the Steering Committee is recommending the attached hours for the 2015 opening.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION: Approve the proposed Community and Recreation Center Hours of operation as submitted.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the following operating hours for the Community and Recreation Center:

Community and Recreation Center Regular Hours

Monday – Thursday	5:30am – 9:00pm
Friday	5:30am – 8:00pm
Saturday	8:00am – 4:00pm
Sunday	9:00am – 3:00pm

Community and Recreation Center Holiday Hours

January 1 (New Year's Day)	Closed
Easter Sunday	Closed
Memorial Day	7am – 12pm
July 4 (Independence Day)	7am – 12pm
Labor Day	7am – 12pm
Thanksgiving Eve	5:30am – 1pm
Thanksgiving Day	7am – 12pm
December 24 (Christmas Eve)	5:30am – 1pm
December 25 (Christmas Day)	Closed
December 31 (New Year's Eve)	5:30am – 1pm

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the Community and Recreation Center Membership and Facility Rental Fees as per attached Exhibit A and B.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

COMMUNITY AND RECREATION CENTER MEMBERSHIP RATES FOR 2015

<u>Membership</u>	<u>Annual Fees (pay for 1 year upfront)</u>	<u>Monthly Fees (pay by the month)</u>
Guest Passes Included	12 per year	None
Joining/Registration Fee	\$0	\$25
Adult (Ages 18 - 61)	\$240 resident, \$360 non-resident	\$20 resident, \$30 non-resident
Sr. Adult (Ages 62+) *may bring 1 guest per visit	\$192 resident, \$312 non-resident	\$16 resident, \$26 non-resident
Single Parent Family (inc 1 parent & all kids 17U)	\$480 resident, \$600 non-resident	\$40 resident, \$50 non-resident
Family (includes 2 parents & all kids 17 and under)	\$600 resident, \$720 non-resident	\$50 resident, \$60 non-resident
Youth (Ages 3 - 17)	\$192 resident, \$312 non-resident	\$16 resident, \$26 non-resident
<u>Other</u>		
Basic Group Exercise Included in Membership		
College Student Pass (May 1 - August 31): \$50 resident, \$60 non-resident		
College Student Pass (December 1 - January 31): \$20 resident, \$30 non-resident		
Day Pass: \$7 resident, \$10 non-resident (basic group exercise programs included)		
Corporate Discount to be negotiated on a case by case basis.		
Resident Status extended to anyone who works in the township.		
Any resident may use walking track for free		
EXHIBIT "A"		

PROPOSED COMMUNITY AND RECREATION CENTER ROOM RENTAL RATES FOR 2015

	<u>Rental Rates</u>
Full Gymnasium (1 full court)	\$70/hr Member, \$95/hr Non-Member, \$140/hr Business
Half Gymnasium (1/2 of 1 full court)	\$45/hr Member, \$65/hr Non-Member, \$95/hr Business
Full Event Room	\$70/hr Member, \$95/hr Non-Member, \$140/hr Business
Half Event Room	\$45/hr Member, \$65/hr Non-Member, \$95/hr Business
Group Exercise Studio (Large)	\$45/hr Member, \$65/hr Non-Member, \$95/hr Business
Group Exercise Studio (Small)	\$25/hr Member, \$45/hr Non-Member, \$75/hr Business
Senior Lounge (Classroom)	\$45/hr Member, \$65/hr Non-Member, \$95/hr Business
Youth Lounge	\$25/hr Member, \$45/hr Non-Member, \$75/hr Business
Catering Kitchen	\$20/hr
	<i>Negotiate Recurring Rentals (resident preference)</i>
	EXHIBIT "B"

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Ratification of Approval of Change Orders - Community/Recreation Center Project

MEETING DATE: March 9, 2015

ITEM NUMBER: # 11

MEETING/AGENDA:

ACTION **xx** CONSENT NONE

REASON FOR CONSIDERATION: Operational: **xx** Policy: Discussion: Information:

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Michael J. Fox, Chairman
Board of Supervisors

BACKGROUND:

Several Change Orders for the Recreation/Community Center project have developed since the award of the contract and start of work and are presented here for the Board's information and approval. Contractor's Proposed Change Orders are referenced as PCO's and Township Change Orders are referenced as Township CO's:

- GC PCO #00009/Township CO# 008- Storm Sewer Changes - This change order involves revisions to provide for connecting the Existing Storm Basin to the Horsham Road storm sewer system and for resolving a grade conflict with the existing 20" water main in Horsham Road. The revisions were prepared by TPD. The total cost for this change order is \$8,292.75.
- GC PCO #00010/Township CO# 009- Revision to Roof Penetrations - this change order involves changing the type of roof penetration system to Copper Pitch Pockets in lieu of the original design. The cost for this change order is \$1,110.22. This work will now be performed by the roofing contractor and an offsetting change order with the HVAC contractor (HVAC PCO #1) will result in a credit of \$1,614.03. The net result will be a cost reduction of \$504.81.
- GC PCO#00012/Township CO# 009 - Additional Door Position Switches - This change order involves the addition of five (5) door position switches on three doors in the Center to allow the operation of the doors to be monitored by the Security System. The additional cost for the door position switches under this change order is \$940.35.
- GC PCO #00013/Township CO# 009 - Storm Sewers Changes in Horsham Road- This change order is related to revisions to the design of the storm sewer inlets in Horsham Road to resolve a conflict with the existing 20" water main in Horsham Road. The revisions were prepared by TPD. The additional cost for this change order is \$10,835.96.
- GC PCO #00014/Township CO# 009 - Installation of Skylight Flashing- This change order is related to revisions to the design of the six skylights to provide for flashing to cover exposed edges of the insulated roof deck that was missed during design. The additional cost for this change order is \$3,331.58.
- GC PCO #00015/Township CO# TBD- Installation of Aluminum Sill Flashing Under Curtain Walls - This change order is related to the addition of aluminum break metal sills under nine (9) of the exterior Curtain walls. The additional cost for this change order is \$2,356.20.
- GC PCO #00016/Township CO# TBD- Main Stair Redesign - This change order is related to a redesign of the main stairway in the lobby to stronger 15" stringers per contractors recommendation. The additional cost for this change order is \$2,479.90.

- GC PCO #00019/Township CO# TBD– Installation of Steel Partition Support- This change order is related to the addition of steel supports for the toilet partitions in both the first and second floor bathrooms that was missed during the structural design work. The additional cost for this change order is \$3,088.97.
- GC PCO #00023/Township CO# TBD– Installation of Secure Lock Roofing Underlayment and Additional Roof Ladder- This change order is related to two items:
 - Substitution of a stronger underlayment material (Securock) in lieu of the specified Fiberboard material on the porch roofs both for safety during installation and support of roof materials as recommended by roofer.
 - Installation of an additional exterior roof access ladder in lieu of roof access ladder in gymnasium for safety purposes.

The additional cost for both changes is \$3,141.88.

- GC PCO #00024/Township CO# TBD– Horsham Road Sign – Font Change- This change order is related to a change in the working of the front street sign. The original design stated "Community Center" and would be revised to read "Recreation and Community Center". The cost for this change order is \$411.63.
- GC PCO #00025 Township CO# TBD– Credit for Access Ladder and Safety Door - This change order is related to PCO #23 for reducing the roof access ladder originally proposed in the gym by 19 feet. The ladder will be relocated to the storage room behind the gym. The **credit** for this change order is \$1,000.00.
- HVAC PCO #00001 Township CO# TBD– Credit Removal of Pitch Portals- This change order is related to GC PCO #9 Revisions to Roof Penetration removing the penetration from the HVAC contract. The **credit** for this change order is \$1,614.03.
- EL PCO #00010 Township CO# TBD– Cable to Roof for Satellite TV Service Connection - This change order involves extension of cabling to the roof for Satellite TV Service Connection for the building. The cost for this change order is \$673.86.
- EL PCO #00011 Township CO# TBD– Additional CAT 6 Data Wire Runs - This change order involves extension of six (3) additional CAT 6 wire runs for various security camera, telephone and data port connections in the building. The cost for this change order is \$1,508.81.
- EL PCO #00012 Township CO# TBD– Spray Park Pole Light Fixture - This change order involves changing the parking lot light adjacent to the proposed Spray Park from a single head to a double head light. The cost for this change order is \$5,280.00.
- EL PCO #00013 Township CO# TBD– Cable to Roof for Wireless Connection - This change order involves extension of cabling to the roof for the wireless interconnect antenna for data link to Township Building. The cost for this change order is \$749.77.
- EL PCO #00014 Township CO# TBD– Additional CAT 6 Data Wire Runs - This change order involves extension of three (6) additional CAT 6 wire runs for various security camera, telephone and data port connections in the building. The cost for this change order is \$3,017.61.
- EL PCO #00015 Township CO# TBD– Additional 2" Raceway in Gym - This change order involves installation of conduit to extend wiring to the gym for paging system. The cost for this change order is \$534.47.

The scope of work and costs for these changes have been reviewed by the site engineer, architect and owners representative and have been recommended for approval by the Township.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None

BUDGET IMPACT:

Funding for these change orders was included in the Contingency funds set aside in the Project Budget.

RECOMMENDATION:

It is recommended that the Board approve the above Change Orders to the General Construction Contract, HVAC Contract and Electrical Contract for the Community/Recreation Center Building Project with an increase cost in the amount of \$48,367.99.

RESOLUTION

BE IT RESOLVED by the Board of Supervisors that we hereby approve the following Change Orders to the General Construction Contract for the Community/Recreation Center Building Project with an increase cost in the amount of \$48,367.99:

- GC PCO's #00009, 00010, 00012, 00013, 00014, 00015, 00016, 00019, 00023, 00024 and 00025.
- HVAC PCO #00001.
- EL PCO #00010, 00011, 00012, 00013, 00014, 00015.

ROLL CALL:

MOTION:

SECOND:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce F. Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



E. R. STUEBNER, INC.
GENERAL CONTRACTORS

227 BLAIR AVENUE
READING, PA 19601
PHONE 610.376.6625
FAX 610.376.6954

PROPOSED CHANGE ORDER 00009
Change Management No.00010

TO: Montgomery Township
Larry Gregan
1001 Stump Rd

Montgomeryville, PA 18936
Phone: 215-393-6900

Project: Montgomery Township Community

Job No: 14006

Contract No: 14006-OWN

Date: 10/15/14

Priority: NORMAL

Time Change: 10 days T.B.D.

TITLE: HOP changes

Storm Sewer Changes Due to Existing Basin Drainage not Being Tied in and Grade Conflict with Existing 20" Water Main per TPD's profile sheets 7 & 9 adjustments and as follows:

- Provide 18" RCP from basin to Inlet H-3 as previously determined. Please note that this pipe was always shown on sheet 11 of the McMahon HOP plans.
- Pipe between Inlet H-3 and Inlet H-4. Avoid the conflict with the NWWA water main and avoid the need for piers or foundation at main and pipe crossing:
 - o Revise or replace the structure of Inlet H-3 to accommodate a higher invert elevation for the pipe from Inlet H-4. (see attached plans)
 - o Revise the slope of the pipe between Inlet H-3 and Inlet H-4.
 - o Shift Inlet H-4 toward Inlet H-3 (approximately 5 feet) to avoid Verizon conduit.
 - o Reduce the curbed lane width and modify the boxes for Inlet H-6 and Inlet H-7 to avoid NWWA water main conflict
 - o Reduce curbed roadway lane width from 14' to 13' from the driveway to the west. (see attached plans)
 - o Reduce the height of Inlet H-6 and Inlet H-7. (see attached plans)
 - o Adjust slope of pipes between Inlets H-5, H-6, and H-6.
 - o Place the boxes of Inlet H-6 and Inlet H-7 at an offset from the top unit (toward the street)

Price does not include work being done off hours or on overtime/premium time. Price is for lump sum. Proposal is valid for 15 days only from time of submission. Proposal will require additional time to complete this activity once executed approval is provided. Time required; T.B.D. This does not include the time awaiting for an executed change order. Proposal is limited to the scope of work listed above. E.R. Stuebner reserves the right to withdrawal, cancel, modify, or void this proposal at any time, for any reason.

Item	Task Code	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	02-001 S	HOP changes	1.000		\$7,743.00	0.00%	\$0.00	\$7,743.00

Subtotal: \$7,743.00

Description	Markup Percent	Markup Amount
ERS OH&P	5.000%	\$387.15
bonds & insurance	2.000%	\$162.60

APPROVAL:

By: _____
Larry Gregan

Date: _____

By: 
Steve Vangeri

Date: _____



E. R. STUEBNER, INC.
GENERAL CONTRACTORS

227 BLAIR AVENUE
READING, PA 19601
PHONE 610.376.6625
FAX 610.376.6954

PROPOSED CHANGE ORDER 00009
Change Management No.00010

TO: Montgomery Township
Larry Grogan
1001 Stump Rd

Montgomeryville, PA 18936
Phone: 215-393-6900

Project: Montgomery Township Community
Job No: 14006
Contract No: 14006-OWN
Date: 10/15/14
Priority: NORMAL
Time Change: 10 days

TITLE: HOP changes

	Subtotal:	\$7,743.00
Description	Markup Percent	Markup Amount
Subtotal		\$8,130.15
	Total Cost:	\$8,292.75

APPROVAL:

By: _____
Larry Grogan

Date: _____

By: _____
Steve Vangeri

Date: _____

Request for Change Order



Project: Montgomery Township Community & Rec Center
Montgomery Township

Change Order #: 7
Initiation Date: 10/14/14
Contract Date: 6/20/2014
Contract For: Sitework

To: E.A. Stuebner, Inc
Attn: Steve Vangerl

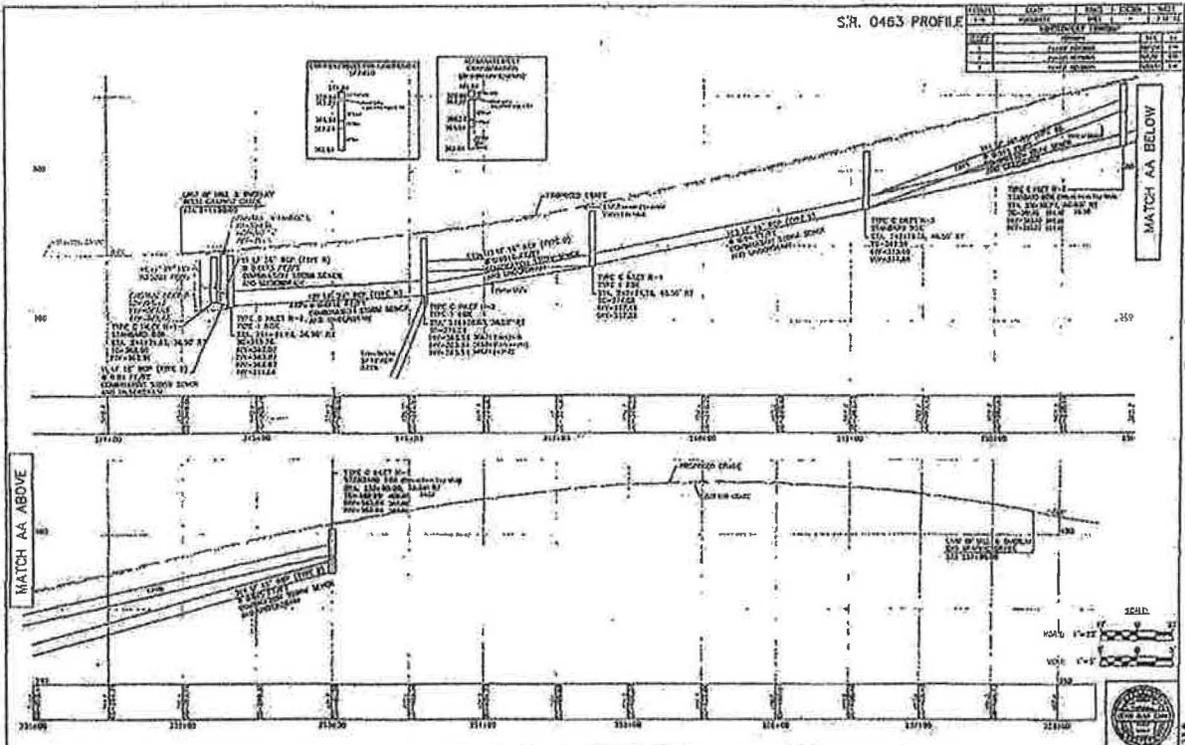
The following is Spear Excavating's price for:

HOP Changes due to Conflict with Existing Utilities

Description	Quantity	Unit	Unit Price	Total
Modify Inlets	1	EA	\$1,950.00	\$ 1,950.00
24" RCP	54	LF	\$57.50	\$ 3,105.00
Restake of HOP Work	1	LS	\$2,400.00	\$ 2,400.00
Additional Supervision Time Dealing With HOP Conflicts	4	HR	\$72.00	\$ 288.00
		TOTAL		\$ 7,743.00

S.R. 0463 PROFILE

NO.	DATE	BY	CHKD.	APP'D.
1	10/15/03	J.M.	J.M.	J.M.
2	10/20/03	J.M.	J.M.	J.M.
3	10/25/03	J.M.	J.M.	J.M.



	8 211 200000 00 10 211 200000 00 12 211 200000 00 14 211 200000 00 16 211 200000 00 18 211 200000 00 20 211 200000 00 22 211 200000 00 24 211 200000 00 26 211 200000 00 28 211 200000 00 30 211 200000 00 32 211 200000 00 34 211 200000 00 36 211 200000 00 38 211 200000 00 40 211 200000 00 42 211 200000 00 44 211 200000 00 46 211 200000 00 48 211 200000 00 50 211 200000 00	100 211 200000 00 102 211 200000 00 104 211 200000 00 106 211 200000 00 108 211 200000 00 110 211 200000 00 112 211 200000 00 114 211 200000 00 116 211 200000 00 118 211 200000 00 120 211 200000 00 122 211 200000 00 124 211 200000 00 126 211 200000 00 128 211 200000 00 130 211 200000 00 132 211 200000 00 134 211 200000 00 136 211 200000 00 138 211 200000 00 140 211 200000 00 142 211 200000 00 144 211 200000 00 146 211 200000 00 148 211 200000 00 150 211 200000 00	160 211 200000 00 162 211 200000 00 164 211 200000 00 166 211 200000 00 168 211 200000 00 170 211 200000 00 172 211 200000 00 174 211 200000 00 176 211 200000 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McMAHON

W.L.M. MANAGEMENT, INC.
 300 NORTH 10TH AVE, SUITE 201
 WASHINGTON, DC 20004
 (202) 462-1100
 FAX: (202) 462-1101
 WWW.WLM.COM

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 WWW.WLM.COM

STUEBNER

BUILDING WELL BEYOND TODAY

E. R. STUEBNER, INC.
GENERAL CONTRACTORS

227 BLAIR AVENUE
READING, PA 19601
PHONE 610.376.6625
FAX 610.376.6954

APPROVED 12/14

PROPOSED CHANGE ORDER 00010 Change Management No.00011

TO: Montgomery Township
Larry Gregan
1001 Stump Rd

Project: Montgomery Township Community
Job No: 14006
Contract No: 14006-OWN
Date: 11/14/14

Montgomeryville, PA 18936
Phone: 215-393-6900

Priority: NORMAL
Time Change: 0 days

TITLE: Installation of Copper Pitch Pocket

Add 9 Copper Pitch Pocket as requested.

Price does not include work being done off hours or on overtime/premium time. Price is for lump sum. Proposal is valid for 15 days only from time of submission. Proposal will require additional time to complete this activity once executed approval is provided. Time required; T.B.D. This does not include the time awaiting for an executed change order. Proposal is limited to the scope of work listed above. E.R. Stuebner reserves the right to withdrawal, cancel, modify, or void this proposal at any time, for any reason.

Item	Task Code	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	07-140 S	add 9 pitch pockets	1.000		\$1,037.59	0.00%	\$0.00	\$1,037.59
Subtotal:								\$1,037.59
		Description			Markup Percent	Markup Amount		
		Subtotal				\$1,037.59		
		ERS OH&P			5.000%	\$51.88		
		bonds & insurance			2.000%	\$20.75		
Total Cost:								\$1,110.22

OFFSETTING CREDIT FROM HUNCO CONTRACTOR
IN THE AMOUNT OF \$1,614.03 FOR
A NET CREDIT OF \$504.81

APPROVAL:

By: _____
Larry Gregan

By: _____
Steve Vangeri

Date: _____

Date: _____



Mike Kobithen

Roofing & Insulation

57 Virginia Dr. Churchville, PA 18966

Phone 215-533-3118 www.kobithenroofing.com Fax 215-533-3123

Date: 11/12/2014

Job Name: Montgomery Township Recreation Center

Job Location: 1030 Horsham Pike Montgomeryville pa

Contract #:

Description: Installation of Copper Pitch Pocket Details

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>	<u>Unit Cost</u>	<u>Material Cost Total</u>
9	Pcs	Copper Pitch Pockets	\$50.00	\$450.00
3	Kits	Pourable Sealer	\$54.86	\$164.58
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Pre Mark up material Cost Total				\$614.58
		0.06 Sales Tax		
Sub-Total				\$614.58
0.10 % overhead, general support & profit on subtotal				\$61.46
Total Material Cost				\$676.04



Mike Kobithen

Roofing & Insulation

57 Virginia Dr. Churchville, PA 18966
 Phone 215-533-3118 www.kobithenroofing.com Fax 215-533-3123

Labor

<u># of</u>	<u>Duration</u>	<u>Hours</u>	<u>Classification</u>	<u>Hourly Base</u>	<u>Total Hourly</u>	<u>Base Rate</u>	<u>Wage</u>
<u>Workers</u>	<u>1 Hour</u>	<u>4</u>		<u>Rate</u>	<u>Wage Rate</u>	<u>Costs</u>	<u>Rate Costs</u>
1	1 Hour	4	Rofer	\$32.15	\$60.80	\$128.60	\$243.20
Total Labor Hours			4	Total Base Rate Cost		\$128.60	
(3.5 Hours per Removed Unit per man)				Total Wage Rate Costs			\$243.20
<u>Rate</u>				<u>Mandated Burden</u>			
		0.0865	Percent		Social Security (ON TBR)		\$11.12
		0.074212	Percent		Unemployment (on TBR)		\$9.54
		0.304	Percent		Workmen's Comp. Ins.		\$39.09
		0.2	Percent		Public Liability Insurance		\$25.72
					Total Mandated Burden		\$85.48
					Subtotal TWRC & TMB		\$328.68
				0.1 % Overhead, General Support and profit			\$32.87
					Total Labor Costs		\$361.55



Mike Kobithen

Roofing & Insulation

57 Virginia Dr. Churchville, PA 18966

Phone 215-533-3118 www.kobithenroofing.com Fax 215-533-3123

<u>Duration</u>	<u>Quantity</u>	<u>Equipment</u>	<u>Rate</u>	<u>Cost</u>
N/A				\$0.00
		0.06 Percent Sales Tax		\$0.00
		Subtotal		\$0.00
		0.1 overhead and Profit		\$0.00
		Total Equipment Costs		\$0.00

NO SUBCONTRACTORS

<u>Summary</u>	<u>Cost</u>
Total Material	\$676.04
Total Labor	\$361.55
Total Equipment	\$0.00
Total Subcontractors	N/A
Less Deductions	N/A
Subtotal	\$1,037.59
.0007 % Bond Adjustment	N/A
Total Proposal	\$1,037.59



E. R. STUEBNER, INC.
GENERAL CONTRACTORS

227 BLAIR AVENUE
READING, PA 19601
PHONE 610.376.6625
FAX 610.376.6954

PROPOSED CHANGE ORDER 00012
Change Management No.00014

*ERS ABANDONING
APPROVAL*

TO: Montgomery Township
Larry Gregan
1001 Stump Rd

Project: Montgomery Township Community
Job No: 14006
Contract No: 14006-OWN
Date: 12/1/14

Montgomeryville, PA 18936
Phone: 215-393-6900

Priority: NORMAL
Time Change: 0 days

TITLE: Add Door Position Switches

Add/install door position switches as requested.

1. Door 3/114 and 4/114 (hardware set #09) – Add 2 EA Door contact 679-05HM – Schlage Electronics
2. Door 4/112 (hardware set #04) – Add 1 EA Door Contact 679-05HM – Schlage Electronics
3. Door 2/129 (hardware set #06) – Add 2 EA Door Contact 679-05HM – Schlage Electronics

Price does not include work being done off hours or on overtime/premium time. Price is for lump sum.

Proposal is valid for 15 days only from time of submission. Proposal will require additional time to complete this activity once executed approval is provided. Time required; T.B.D. This does not include the time awaiting for an executed change order. Proposal is limited to the scope of work listed above. E.R. Stuebner reserves the right to withdrawal, cancel, modify, or void this proposal at any time, for any reason.

Item	Task Code	Description	Quantity	Units	Unit Price	Rate	Amount	Net Amount
00001	08-111 M	Add door position switches to openings 3/114, 4/114, 4/112 and 2/129	1.000		\$318.00	0.00%	\$0.00	\$318.00
00002	08-410 S	ESI insatflation of contacts in aluminum doors	1.000		\$275.00	0.00%	\$0.00	\$275.00
00003	01-101 L	ERS installation of door contacts in HM doors	3.000	hrs	\$90.48	5.00%	\$13.57	\$271.44

Subtotal: \$878.01

Description	Markup Percent	Markup Amount
ERS OH&P	5.000%	\$43.90
Subtotal		\$921.91
bonds & insurance	2.000%	\$18.44

APPROVAL:

By: _____
Larry Gregan

Date: _____

By: _____
Steve Vangeri

Date: _____



E. R. STUEBNER, INC.
GENERAL CONTRACTORS

227 BLAIR AVENUE
READING, PA 19601
PHONE 610.376.6625
FAX 610.376.6954

PROPOSED CHANGE ORDER 00012
Change Management No.00014

TO: Montgomery Township
Larry Gregan
1001 Stump Rd

Montgomeryville, PA 18936
Phone: 215-393-6900

Project: Montgomery Township Community
Job No: 14006
Contract No: 14006-OWN
Date: 12/1/14
Priority: NORMAL
Time Change: 0 days

TITLE: Add Door Position Switches

	Subtotal:	\$878.01
<u>Description</u>	<u>Markup Percent</u>	<u>Markup Amount</u>
Subtotal		\$940.35
	Total Cost:	\$940.35

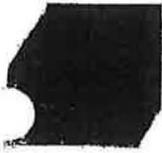
APPROVAL:

By: _____
Larry Gregan

Date: _____

By: _____
Steve Vangeri

Date: _____



THE A. G. MAURO COMPANY

580 INDUSTRIAL DRIVE, LEWISBERRY, PA 17339
TELEPHONE: (717) 938-4671
FAX: (717) 938-2471

ARCHITECTURAL HARDWARE, DOORS & SPECIALTIES

Quote # H1235-R1

Date November 7, 2014

E.R. STUEBNER
227 BLAIR AVE.
READING, PA 19601
ATTN: STEVE VANGERI

Job Name: MONTGOMERY TWP COMM CTR

Job Location: MONTGOMERYVILLE, PA

WE HEREBY PROPOSE TO FURNISH THE FOLLOWING MATERIALS:

REVISION R1

ADD DOOR POSITION SWITCHES TO OPENINGS 3/114, 4/114, 4/112, AND 2/129 PER E-MAIL DATED 10/31/14.

ADD	\$300.00
PLUS TAX	<u>18.00</u>
TOTAL	\$318.00

Please sign and return this quotation if we are to proceed with ordering and fabrication. No materials related to this change can be delivered until an executable change order has been received. Please expedite the change order to avoid delays delivery once materials are received.

Terms No Retention-Net 30 Days

Quoted By *John D. Donley*

Finance charge of 1-1/4% per month.
will be applied on invoices after 60 days.

JOHN D. DONLEY, AHC
VICE PRESIDENT – PROJECT MANAGEMENT

All Prices delivered unless noted. All prices quoted herein are guaranteed for fifteen (15) days only unless otherwise noted, and are thereafter subject to change without notice. All quotations made and orders received applying thereto are subject to the approval of our Credit Dept.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, terms and conditions are satisfactory and are hereby accepted.
COMPANY _____

DATE OF ACCEPTANCE _____

BY _____

ESI

Entrance Systems, Inc.

2500 Quakertown Road Pennsburg, PA 18073
e-mail: main@esiglass.com

Phone 215-679-5900
FAX 215-679-0482

November 26, 2014

Mr. Steve Vangeri
ER Stuebner, Inc
227 Blair Avenue
Reading, PA 19601

Re: Montgomery Township Community Center

Dear Mr. Vangeri,

Entrance Systems Inc. is pleased to quote installing a total of (4) four Schlage 679-05HM Door Contacts at door openings 3/114 and 4/114.

Contacts installed in the field

Add \$275.00

Exclusions: preps for wiring, installation of wires to contacts

Price is valid for 30 days.

Sincerely,
Brendan O. Saboe



E. R. STUEBNER, INC.
GENERAL CONTRACTORS

227 BLAIR AVENUE
READING, PA 19601
PHONE 610.376.6625
FAX 610.376.6954

PROPOSED CHANGE ORDER 00013
Change Management No.00015

TO: Montgomery Township
Larry Gregan
1001 Stump Rd

Project: Montgomery Township Community
Job No: 14006
Contract No: 14006-OWN
Date: 12/8/14
Priority: NORMAL
Time Change: 0 days T&D

Montgomeryville, PA 18936
Phone: 215-393-6900

TITLE: HOP Inlets - Undercut at Basin

To undercut area between existing inlet that drains the existing basin and H-3 as per e-mail direction. Adjustment of the storm sewer (HOP) to avoid 20" existing water main.

Price does not include work being done off hours or on overtime/premium time. Price is for lump sum.

Proposal is valid for 15 days only from time of submission. Proposal will require additional time to complete this activity once executed approval is provided. Time required; T.B.D. This does not include the time awaiting for an executed change order. Proposal is limited to the scope of work listed above. E.R. Stuebner reserves the right to withdrawal, cancel, modify, or void this proposal at any time, for any reason.

Item	Task Code	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	02-001 S	Undercut between inlet and basin.	1.000		\$5,942.03	0.00%	\$0.00	\$5,942.03
00002	02-001 S	Adjustment of the storm sewer (HOP).	1.000		\$3,555.84	0.00%	\$0.00	\$3,555.84
00003	01-101 L	ERS Supervision	6.000	HRS	\$103.29	0.00%	\$0.00	\$619.74

Subtotal: \$10,117.61

Description	Markup Percent	Markup Amount
ERS OH&P	5.000%	\$505.88
Subtotal		\$10,623.49
bonds & insurance	2.000%	\$212.47

Total Cost: \$10,835.96

APPROVAL:

By: _____
Larry Gregan

By: _____
Steve Vangeri

Date: _____

Date: _____

Request for Change Order



Project: Montgomery Township Community & Rec Center
Montgomery Township

Change Order #: 10

Initiation Date: 12/04/14

Contract Date: 6/20/2014

To: E.R. Stuebner, Inc

Contract For: Sitework

Attn: Steve Vangeri

The following is Spear Excavating's price for:

To undercut area between existing inlet that drains the existing basin and H-3 as per email direction.

Description	Quantity	Unit	Unit Price	Total
CAT 953w/Operator	9.5	HR	\$255.95	\$ 2,431.53
CAT D-5 w/Operator	5	HR	\$203.00	\$ 1,015.00
CAT 321 w/Operator	4	HR	\$222.00	\$ 888.00
Tri-Axle	8	HR	\$119.00	\$ 952.00
Laborer	9.5	HR	\$69.00	\$ 655.50
TOTAL				\$ 5,942.03

SPEAR



P.O. Box 463 * Red Hill, PA 18076 * Phone: (267) 923 - 8563 * Fax (267) 923 - 8639

TIME AND MATERIALS FOR EXTRA WORK

Project Name: Montgomery Township Community CT Date: 12-1-14
 Customer Name: E.R. Stuebner, Inc.
 Address: 227 Blair Ave, Reading PA 19601
 Description of Work: To Undercut Area between Existing Toilet that
drains the Existing BASW and H-3

The following labor, equipment and materials have been used for the extra work described above:

Date	Labor	Hours		Date	Equipment	Hours
		ST	OT			
12-1	1-Operator	9 1/2			1-953 Loader	9 1/2
	1-Operator	5			1-D-5 Blade	5
	1-Laborer	9 1/2			Laborer	9 1/2
	1-Truck Driver	8			1-TN-Axle Truck	8
	1-321 Tractor w/op	4			1-321 Tractor	4

Date	Material	Unit Of Measure	Quantity

VERIFICATION OF TIME ONLY
 SUBJECT TO CONTRACT REVIEW
 ER STUEBNER, INC.

Status: In Progress () Complete Authorized By: Kevin N. Kacke
 Spear Excavating, LLC Printed Name/Title: Kevin N. Kacke
 By: Frank J. Jety Date: _____

E.R. STUEBNER, INC.

227 Blair Avenue
Reading, PA 19601
610-376-6625

FIELD WORK ORDER

No 010263

Project: MTCC Date: 12-1-14

Bill To: Montgomery Township Job No: 14006

Address: _____ Work Order # _____

Description of Work: Undercut area between existing inlet that drains the existing basin & H-3.

Quantity	Sub Contractors and/or Materials Purchased (Include Vendors Name and No.)	Unit	Amount			Total Hours	Unit	Amount
				No.	Classification			
				2	Operators	14.5		
				1	Laborer	9.5		
				1	Truck Driver	8		
				1	Operator	4		
				1	Supervisor	4		
Hours	Equipment							
1	953 Loader	9.5						
1	D-5 Digger	5						
1	Tel Axle Truck	8						
1	321 Trackhoe	4						
				Total Labor		30 hrs		
				Total Material and Equipment				
				Miscellaneous				
				TOTAL CHARGES				
	TOTAL	26.5						

Approved for materials, labor and equipment: _____

NOTE: Is this job completed? _____ If not, _____ % completed.
(Yes or No) (Approx.)

Customer _____

Foreman [Signature]

Request for Change Order



Project: Montgomery Township Community & Rec Center
Montgomery Township

Change Order #: 11

Initiation Date: 12/04/14

Contract Date: 6/20/2014

To: E.R. Stuebner, Inc

Contract For: Sitework

Attn: Steve Vangeri

The following is Spear Excavating's price for:

Adjustment of the storm sewer (HOP) to avoid 20" existing water main

Description	Quantity	Unit	Unit Price	Total
Adjustment of the storm sewer (HOP) to avoid 20" existing water main (ticket attached)	1	LS	\$3,555.84	\$ 3,555.84
TOTAL				\$ 3,555.84

SPEAR

EXCAVATING, LLC



P.O. Box 463 * Red Hill, PA 18076 * Phone: (267) 923 - 8563 * Fax (267) 923 - 8639

TIME AND MATERIALS FOR EXTRA WORK

Project Name: Montgomery Township Community St Date: 11-26-14
 Customer Name: E.R. Stuebner Inc
 Address: 227 Blair Ave, Reading Pa. 19601
 Description of Work: Adjustment in the Storm Sewer (HOP) to
Avoid 20" Existing Water Main

The following labor, equipment and materials have been used for the extra work described above:

Date	Labor	Hours		Date	Equipment	Hours
		ST	OT			
11-26	1 - operator	6 hrs		11-26	321 Backhoe	6 hrs
	1 - operator	6 hrs		11-26	420 Backhoe	6 hrs
	2 - Laborers	6 hrs ea				

Date	Material	Unit Of Measure	Quantity
11-26	2 - 2x4x30" Joints		2
	18' of 18" RCP	LF	18'
	2 - 11" Top Inlet Tops w/grates		2
	18 Ton of 2A Modity Stone	Ton	18 Ton

VERIFICATION OF TIME ONLY
 SUBJECT TO CONTRACT REVIEW
 E.R. STUEBNER, INC.

Status: In Progress () Complete

Spear Excavating, LLC

Printed Name/Title:

By:

Frank J. [Signature]

Date:

[Signature]
Kevin Nickerle

3274-250-ALP

From: Robert B. Gallant [<mailto:rgallant@jdbravo.com>]
Sent: Friday, November 14, 2014 10:02 AM
To: Kevin Nickerle; 'spearsuperintendent@gmail.com'; Steven Vangeri
Cc: Timothy Pena; 'jtrump@kimmel-bogrette.com'; Larry Gregan; 'Todd, Jeff'; 'Rolph Graf'
Subject: RE: MTCC HOP approval
Importance: High

Kevin,

I spoke to Larry this morning about proceeding with this work. You are authorized to immediately proceed with the work described below on a T&M basis. Kindly prepare tickets for review and confirmation by Gilmore on a daily basis with copies to me.

Please contact me immediately with any questions.

Rob

Robert B. Gallant
Director of Operations
JD-Bravo Company, Inc.
136 Pennsylvania Ave, Malvern PA 19355
484-320-7600 (ext. 2)

rgallant@jdbravo.com



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From: Kevin Nickerle [<mailto:knickerle@erscon.com>]
Sent: Friday, November 14, 2014 9:38 AM
To: 'spearsuperintendent@gmail.com'; Robert B. Gallant; 'jtrump@kimmel-bogrette.com'
Cc: Steven Vangeri; Timothy Pena; Larry Gregan; 'Todd, Jeff'; 'Rolph Graf'
Subject: RE: MTCC HOP approval

From: spearsuperintendent@gmail.com [<mailto:spearsuperintendent@gmail.com>]
Sent: Friday, November 14, 2014 9:34 AM
To: Kevin Nickerle
Subject: Re: MTCC HOP approval

That's good send it
Sent from my Verizon Wireless BlackBerry

From: Kevin Nickerle <knickerle@erscon.com>

Date: Fri, 14 Nov 2014 14:33:01 +0000

To: 'spearsuperintendent@gmail.com' <spearsuperintendent@gmail.com>

Subject: MTCC HOP approval

All,

Frank Fitzsimmons, and Myself met with jeff Todd to review how we can move the HOPO storm inlets H-6 and H-7 to avoid the existing 20" water main.

Frank Fitzsimmons suggested moving the inlets H-6 and H-7 10'+/- further off Horsham road w/ a M type inlet. Then placing 2-2 x 4 inlets with C type inlets, along the purposed curb line. (H-6a & H-7a) H-6a and H-7a will have an 18" pipe to H-6 or H-7.

Jeff Todd was in agreement with this as a good solution to avoid the existing 20" water main.

There will be extra cost for the 2 addition M- Inlets to be placed on the inlet boxes that are already on site and for cutting and patching the existing concrete boxes for the revised pipe pattern.

We would suggest that the owner approve this extra work be performed on a T&M ticket so as not to have any further delays.

Kevin Nickerle

E.R. Stuebner

MTCC

STUEBNER

BUILDING WELL BEYOND TODAY

E. R. STUEBNER, INC.
GENERAL CONTRACTORS

227 BLAIR AVENUE
READING, PA 19601
PHONE 610.376.6625
FAX 610.376.6954

PROPOSED CHANGE ORDER 00014 Change Management No.00016

TO: Montgomery Township
Larry Gregan
1001 Stump Rd

Montgomeryville, PA 18936
Phone: 215-393-6900

Project: Montgomery Township Community
Job No: 14006
Contract No: 14006-OWN
Date: 12/18/14
Priority: NORMAL
Time Change: 0 days

TITLE: Installation of Skylight Flashing

Installation of skylight metal flashing per the attached detail.

Price does not include work being done off hours or on overtime/premium time. Price is for lump sum.

Proposal is valid for 15 days only from time of submission. Proposal will require additional time to complete this activity once executed approval is provided. Time required; T.B.D. This does not include the time awaiting or an executed change order. Proposal is limited to the scope of work listed above. E.R. Stuebner reserves the right to withdrawal, cancel, modify, or void this proposal at any time, for any reason.

Item	Task Code	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
0001	07-100 S	Material: 0.50 metal sheets	1.000		\$865.76	0.00%	\$0.00	\$865.76
0002	07-100 S	Labor: 18 MH	1.000		\$1,626.98	0.00%	\$0.00	\$1,626.98
0003	07-100 S	Equipment; Scissor Lift	1.000		\$617.98	0.00%	\$0.00	\$617.98

Subtotal: \$3,110.72

Description Markup Percent Markup Amount

Bonds & insurance 2.000% \$62.21

Subtotal \$3,172.93

ERS OH&P 5.000% \$158.65

Subtotal \$3,331.58

Total Cost: \$3,331.58

APPROVAL:

By: _____
Larry Gregan

Date: _____

By: _____
Steve Vangeri

Date: _____



Mike Kobithen

Roofing & Insulation

57 Virginia Dr. Churchville, PA 18966

Phone 215-533-3118 www.kobithenroofing.com Fax 215-533-3123

Labor

<u># of</u>	<u>Duration</u>	<u>Hours</u>	<u>Classification</u>	<u>Hourly Base Rate</u>	<u>Total Hourly Wage Rate</u>	<u>Base Rate Costs</u>	<u>Wage Rate Costs</u>
3	1 Hour	6	Roofer	\$32.15	\$60.80	\$578.70	\$1,094.40
Total Labor Hours		18		Total Base Rate Cost		\$578.70	
3Men, 3 Hours per unit = 18				Total Wage Rate Costs			\$1,094.40
				<u>Mandated Burden</u>			
	<u>Rate</u>		<u>Percent</u>				
	0.0865		Percent	Social Security (ON TBR)			\$50.06
	0.074212		Percent	Unemployment (on TBR)			\$42.95
	0.304		Percent	Workmen's Comp. Ins.			\$175.92
	0.2		Percent	Public Liability Insurance			\$115.74
				Total Mandated Burden			\$384.67
				Subtotal TWRC & TMB			\$1,479.07
				0.1 % Overhead, General Support and profit			\$147.91
				Total Labor Costs			\$1,626.98

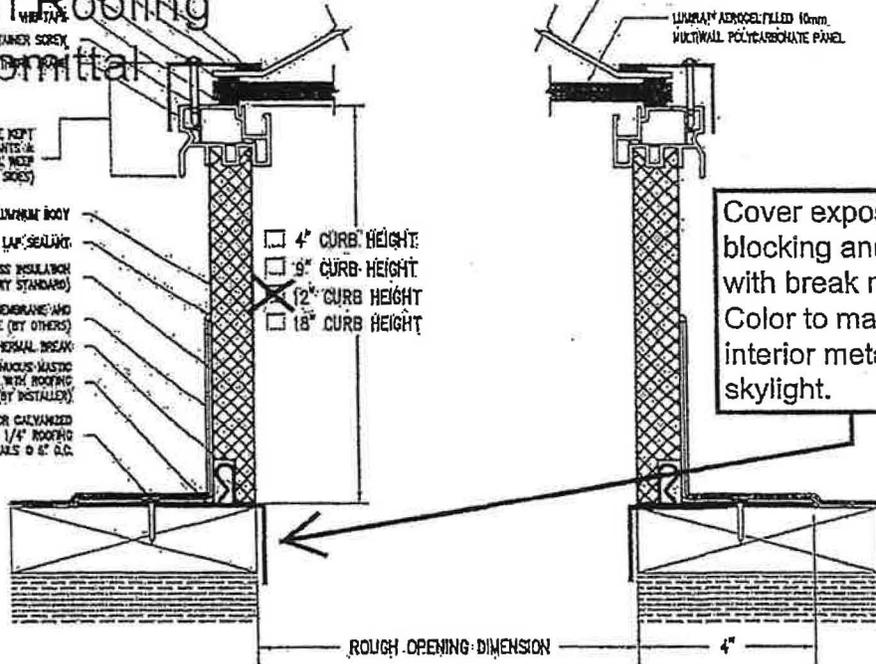
Montgomery Township Community Center
 Mike Kobithen Roofing
 Approved Submittal

Mike Kobithen's Roofing & Insulation, Inc.

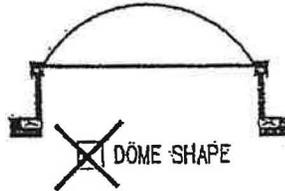
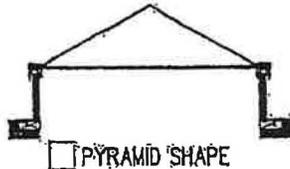
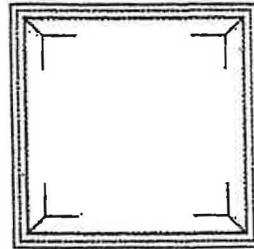
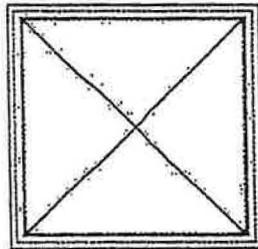
IMPORTANT!!! THIS AREA MUST BE KEPT CLEAR OF ALL FLASHINGS, SEALANTS & ROOFING MATERIALS SO SKYLIGHT WILL HOLD PROPERLY (TYPICAL ALL SIZES)

- ALUMINUM BODY
- LAP SEALANT
- 1" FIBERGLASS INSULATION (INDUSTRY STANDARD)
- ROOFING MEMBRANE AND BONDING ADHESIVE (BY OTHERS)
- THERMAL BREAK
- CONTINUOUS MASTIC COMPATIBLE WITH ROOFING MATERIAL (BY INSTALLER)
- STAINLESS STEEL OR GALVANIZED 11 GA. ± 1 1/4" ROOFING RAHS @ 6" O.C.

- 4" CURB HEIGHT
- 6" CURB HEIGHT
- 12" CURB HEIGHT
- 18" CURB HEIGHT



Cover exposed blocking and deck with break metal. Color to match interior metal of skylight.



PYRAMID SHAPE

DOME SHAPE

ORDER #: _____ DATE: _____

PROJECT: APPROVED

LOCATION: _____

CUSTOMER: _____

APPROVED: _____ DATE: _____

MODEL	R.O. OF CURB	QUANTITY
E3CA2828	22 1/4" X 22 1/4"	
E3CA2836	22 1/4" X 30 1/4"	
E3CA2852	22 1/4" X 46 1/4"	
E3CA3636	30 1/4" X 30 1/4"	
E3CA3652	30 1/4" X 46 1/4"	
E3CA3676	30 1/4" X 69 1/2"	
E3CA4242	37" X 37"	
E3CA4280	37" X 75"	
E3CA5252	46 1/4" X 46 1/4"	
E3CA5276	46 1/4" X 69 1/2"	
E3CA5296	46 1/4" X 89 1/2"	
E3CA5555	48" X 48"	
E3CA55102	48" X 96"	
E3CA6060	55" X 55"	
E3CA6476	57 1/2" X 69 1/2"	
E3CA6496	57 1/2" X 89 1/2"	
E3CA7272	68" X 68"	
CUSTOM		

FRAME FINISH: WHITE PVC

RETAINER FINISH: MILL (STANDARD)

OTHER: _____

GLAZING: OUTER

ACRYLITE® SATIN SKY IMPACT MODIFIED TRANSLUCENT GLAZING

INNER

LUMIRA™ AEROGEL FILLED 10mm MULTI-WALL POLYCARBONATE PANEL

NFRC CERTIFIED PERFORMANCE

U-FACTOR 0.45

SHGC 0.34

VT 43%



E3CA-SERIES DECK MOUNT FALL PROTECTION

Wasco Products, Inc

85 SPENCER DRIVE • UNIT A
 P.O. BOX 559 • WELLS, ME • 04090
 (207) 216-4500 • FAX: (207) 216-4566



THIS UNIT MEETS THE INTENT OF THE OSHA STANDARD 29 CFR-1910-23-(E)(8), AND WAS TESTED TO 775 FT.-LBS.

DATE: 11/2013 DRAWING NO.: E3CA REV: 0 SHEET: 1 OF 1



Mike Kobithen

Roofing & Insulation

57 Virginia Dr. Churchville, PA 18966

Phone 215-533-3118 www.kobithenroofing.com Fax 215-533-3123

<u>Duration</u>	<u>Quantity</u>	<u>Equipment</u>	<u>Rate</u>	<u>Cost</u>
1	Week	Scissor Lift	\$530.00	\$530.00
				\$0.00
		0.06 Percent Sales Tax		\$31.80
		Subtotal		\$561.80
		0.1 overhead and Profit		\$56.18
		Total Equipment Costs		\$617.98

NO SUBCONTRACTORS

Summary		
Total Material		\$865.76
Total Labor		\$1,626.98
Total Equipment		\$617.98
Total Subcontractors		N/A
less Deductions		N/A
Subtotal		\$3,110.71
0.007% Bond Adjustment		N/A
Total Proposal		\$3,110.71



E. R. STUEBNER, INC.
GENERAL CONTRACTORS

227 BLAIR AVENUE
READING, PA 19601
PHONE 610.376.6625
FAX 610.376.6954

PROPOSED CHANGE ORDER 00015
Change Management No.00017

TO: Montgomery Township
Larry Gregan
1001 Stump Rd

Project: Montgomery Township Community
Job No: 14006
Contract No: 14006-OWN
Date: 12/18/14

Montgomeryville, PA 18936
Phone: 215-393-6900

Priority: NORMAL
Time Change: 0 days

TITLE: Aluminum Sill Flashing - FB-08

Provide aluminum break metal sill at the curtain wall frames per FB-08 detail 1-FB-8.

Price does not include work being done off hours or on overtime/premium time. Price is for lump sum.

Proposal is valid for 15 days only from time of submission. Proposal will require additional time to complete this activity once executed approval is provided. Time required; T.B.D. This does not include the time awaiting for an executed change order. Proposal is limited to the scope of work listed above. E.R. Stuebner reserves the right to withdrawal, cancel, modify, or void this proposal at any time, for any reason.

Item	Task Code	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	08-410 S	Install aluminum break metal sill.	1.000		\$2,200.00	0.00%	\$0.00	\$2,200.00

Subtotal: \$2,200.00

Description	Markup Percent	Markup Amount
-------------	----------------	---------------

Bonds & insurance	2.000%	\$44.00
-------------------	--------	---------

Subtotal \$2,244.00

ERS OH&P	5.000%	\$112.20
----------	--------	----------

Subtotal \$2,356.20

Total Cost: \$2,356.20

APPROVAL:

By: _____
Larry Gregan

Date: _____

By: _____
Steve Vangeri

Date: _____

ESI

Entrance Systems, Inc.

2500 Quakertown Road Pennsburg, PA 18073
e-mail: main@esiglass.com

Phone 215-679-5900
FAX 215-679-0482

December 4, 2014

Mr. Steve Vangeri
ER Stuebner, Inc
227 Blair Avenue
Reading, PA 19601

Re: Montgomery Township Community Rec Ctr.

Dear Mr. Vangeri,

Entrance Systems Inc. is pleased to quote on providing aluminum break metal sill at the curtain wall frames Per FB-08 detail 1-FB-8.

- Reference Curtainwall Frames (ESI Elevations 2, 3, 4, 7, 8, and 10)

Installed for a total net sum of **\$1200.00**

Alternate Add:

- Reference Curtainwall Frames (ESI Elevations 1, 5, and 6)

Installed for a total net sum of **\$1,000.00**

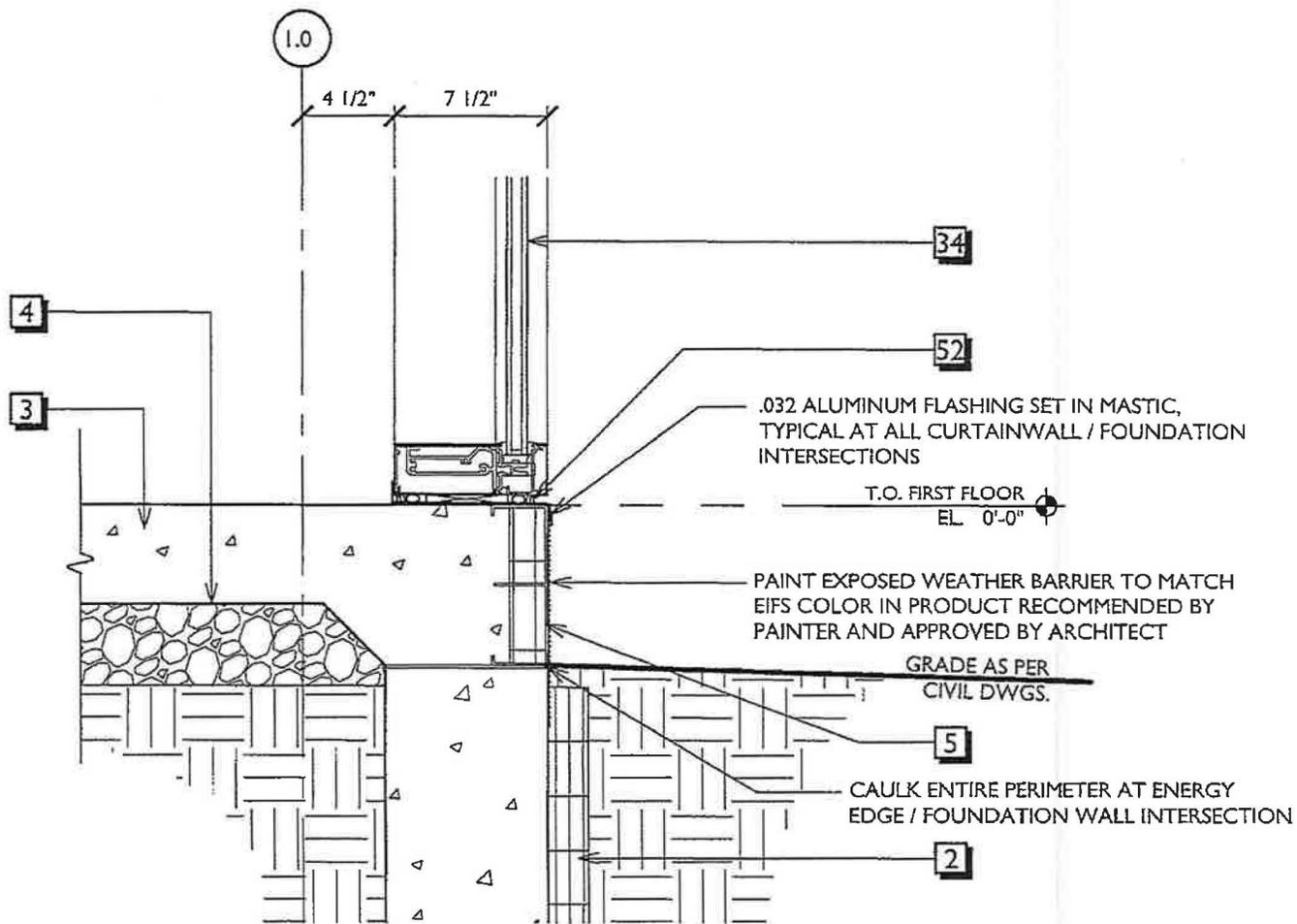
Exclusions: Perimeter caulking, cleaning and protection of materials after installation.

Price is valid for 30 days.

Sincerely,
Brendan O. Saboe

Brendan O. Saboe

Digital signed by Brendan O. Saboe
DN: C=US, E=brendan@esiglass.com,
O="Entrance Systems, Inc",
CN=Brendan O. Saboe
Date: 2014.12.05 13:33:33-05'00'

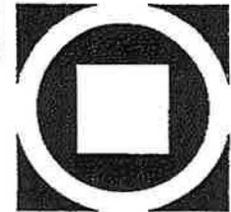


1 SECTION DETAIL @ CURTAIN WALL
 FB-8 SCALE: 1 1/2" = 1'-0"

Field Bulletin #08
 1 OF 2
 DETAIL SHOWING FLASHING
 AT CURTAIN WALL
 SCALE: AS NOTED
 DATE: 11.19.2014

MONTGOMERY TOWNSHIP
 COMMUNITY &
 RECREATION CENTER
 1030 HORSHAM ROAD
 MONTGOMERYVILLE, PA 18936

KIMMEL BOGRETTE
 Architecture + Site
 151 E. 10th Avenue, Suite 300
 Conshohocken, PA 19428
 Phone: 610.834.7805
 Facsimile: 610.834.7815
 © COPYRIGHT 2014 KIMMEL BOGRETTE ARCHITECTURE + SITE, INC. ALL RIGHTS RESERVED





E. R. STUEBNER, INC.
GENERAL CONTRACTORS

227 BLAIR AVENUE
READING, PA 19601
PHONE 610.376.6625
FAX 610.376.6954

PROPOSED CHANGE ORDER 00016
Change Management No.00018

TO: Montgomery Township
Larry Gregan
1001 Stump Rd

Montgomeryville, PA 18936
Phone: 215-393-6900

Project: Montgomery Township Community
Job No: 14006
Contract No: 14006-OWN
Date: 1/6/15
Priority: NORMAL
Time Change: 0 days

TITLE: Main Stair Redesign

Additional calculations, additional material and additional drawings for main stair redesign. PES has evaluated three C15 channels as possible stringers for this stairway (C15 x 50, C15 x 40 and C15 x 33.9) and concluded all are acceptable.

Price does not include work being done off hours or on overtime/premium time. Price is for lump sum.

Proposal is valid for 15 days only from time of submission. Proposal will require additional time to complete this activity once executed approval is provided. Time required; T.B.D. This does not include the time awaiting for an executed change order. Proposal is limited to the scope of work listed above. E.R. Stuebner reserves the right to withdrawal, cancel, modify, or void this proposal at any time, for any reason.

Item	Task Code	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	05-105 S	Main Stair Redesign.	1.000		\$2,315.50	0.00%	\$0.00	\$2,315.50
Subtotal:								\$2,315.50
			Description		Markup Percent		Markup Amount	
			Bonds & insurance		2.000%		\$46.31	
			Subtotal				\$2,361.81	
			ERS OH&P		5.000%		\$118.09	
			Subtotal				\$2,479.90	
Total Cost:								\$2,479.90

APPROVAL:

By: _____
Larry Gregan

Date: _____

By: _____
Jeff Donahue

Date: 2/6/15

Chowns Fabrication & Rigging Inc

P O Box 697
 2053 Cressman Road
 Skippack Pa 19474

Change Order Request
 610-584-0240 phone # 2R1
 610-584-0255 fax

Project: MTCC Date: 2/6/2015

Title of Change: Main stair redesign Job # 3418

To: E.R.Stuebner Project Mgr. Steven Koval
227 Blair Ave.
Reading, Pa., 19601

Attn: Steven Vangeri

Fax # _____

DESCRIPTION OF CHANGE

Additional calc's, additional material, additional drawings for main stair

Material:

C15x33.9 (add of 13.2 lbs/ft)	660	lbs @ .75 /lb	\$	495.00
3/8 plate	100	lbs @ .60 /lb	\$	60.00
		lbs @ .45 /lb		
		lbs @ /lb		
		lbs @ /lb		
Shop Welding Supplies				
Bolts		@ \$ 1.50/ea		
Paint				
Prints				
Fuel				
Delivery				

Labor:

Project Manager		@ \$ 80/hr		
Draftsman	8	@ \$ 85/hr	\$	680.00
Field Foreman with Truck/Tools		@ \$ 95/hr		
Field Journeyman		@ \$ 75/hr		
Shop Fabrication Labor	6	@ \$ 45/hr	\$	270.00
Administration		@ \$ 45/hr		
Engineering Calcs			\$	600-1,200.00

Equipment:

Welder		@ \$ 45/hr		
Crane		@ \$ 105/hr		

Sub-total	2,105.00	\$	2,705.00
10% O/P	210.50	\$	495.75
	2,315.50		
Total Change Order		\$	3,110.75



E. R. STUEBNER, INC.
GENERAL CONTRACTORS

227 BLAIR AVENUE
READING, PA 19601
PHONE 610.376.6625
FAX 610.376.6954

PROPOSED CHANGE ORDER 00019
Change Management No.00022

TO: Montgomery Township
Larry Gregan
1001 Stump Rd

Project: Montgomery Township Community
Job No: 14006
Contract No: 14006-OWN
Date: 2/17/15

Montgomeryville, PA 18936
Phone: 215-393-6900

Priority: NORMAL
Time Change: 0 days

TITLE: FB #11 - Partition Support

Additional costs for toilet partition supports as per FB #11.

Price does not include work being done off hours or on overtime/premium time. Price is for lump sum.

Proposal is valid for 15 days only from time of submission. Proposal will require additional time to complete this activity once executed approval is provided. Time required; T.B.D. This does not include the time awaiting for an executed change order. Proposal is limited to the scope of work listed above. E.R. Stuebner reserves the right to withdrawal, cancel, modify, or void this proposal at any time, for any reason.

Item	Task Code	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	05-105 S	Toilet Partitions per FB #11	1.000		\$2,884.20	0.00%	\$0.00	\$2,884.20
Subtotal:								\$2,884.20
					Description	Markup Percent	Markup Amount	
					Bonds & Insurance	2.000%		\$57.68
					Subtotal			\$2,941.88
					ERS OH&P	5.000%		\$147.09
					Subtotal			\$3,088.97
Total Cost:								\$3,088.97

APPROVAL:

By: _____
Larry Gregan

Date: _____

By: _____
Corwyn Smith

Date: 2/18/15

Chowns Fabrication & Rigging Inc

P O Box 697
2053 Cressman Road
Skippack Pa 19474

610-584-0240 phone # 3R2
610-584-0255 fax

Change Order Request

Project: MTCC Date: 2/23/2015

Title of Change: Main stair redesign Job # 3418

To: E.R.Stuebner Project Mgr. Steven Koval
227 Blair Ave.
Reading, Pa., 19601

Attn: Corwyn Smith

Fax #

DESCRIPTION OF CHANGE

Add for toilet stall support steel. Detail, fab and install PER REVISED SKETCH 2/12/15

Material:

L5x3 1/2" x 3/8	730	lbs @ .75 /lb	\$	547.00
Misc clip angles	135	lbs @ .75 /lb	\$	101.00
		lbs @ .45 /lb		
		lbs @ /lb		
		lbs @ /lb		
Shop Welding Supplies				
Bolts	56	@ \$ 1.50/ea	\$	84.00
Paint				
Prints				
Fuel				
Delivery				

Labor:

Project Manager		@ \$ 80/hr		
Draftsman	2	@ \$ 85/hr	\$	170.00
Field Foreman with Truck/Tools	8	@ \$ 95/hr	\$	760.00
Field Journeyman	8	@ \$ 75/hr	\$	600.00
Shop Fabrication Labor	8	@ \$ 45/hr	\$	360.00
Administration		@ \$ 45/hr		
Engineering Calcs				

Equipment:

Welder		@ \$ 45/hr		
Crane		@ \$ 105/hr		

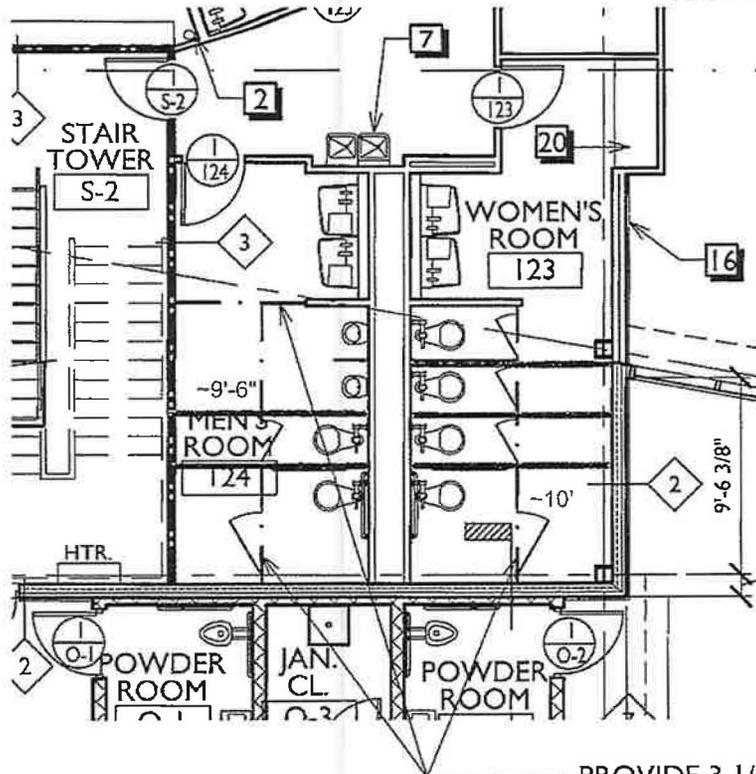
Sub-total \$ 2,622.00

10% 15% O/P \$ 262.20-393.00

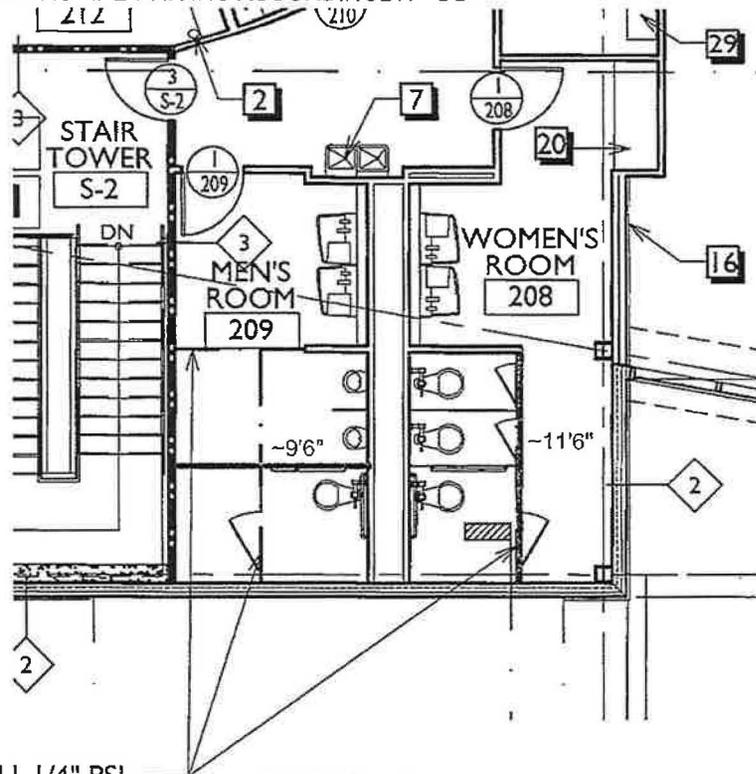
Total Change Order \$2,984.20-3,015.00

NOTE: B.O. BEAM AS PER REQUIREMENT OF TOILET PARTITION SUBMITTAL

E.R. STUEBNER WOULD LIKE TO UTILIZE 3.5"x5"x3/8" ANGLE WITH CLIP ANGLES SECURED TO THE WALLS IN LIEU OF THE REQUESTED PSL. PLEASE ADVISE IF THIS IS ACCEPTABLE AND ERS WILL PROVIDE PRICING ACCORDINGLY. - CS



PROVIDE 3 1/2" x 11 1/4" PSL



~70 LF OF ANGLE X 10.4LBS/LF = 728LBS

1 PARTIAL FIRST FLOOR PLAN
A2.1 SCALE: 1/8" = 1'-0"

1 PARTIAL SECOND FLOOR PLAN
A2.2 SCALE: 1/8" = 1'-0"

Field Bulletin #11 1 OF 1	TOILET PARTITION OVERHEAD SUPPORTS	MONTGOMERY TOWNSHIP COMMUNITY & RECREATION CENTER 1030 HORSHAM ROAD MONTGOMERYVILLE, PA 18936
	SCALE: AS NOTED	
	DATE: 01.23.2015	

KIMMEL BOGRETTE
Architecture + Site

151 E. 10th Avenue, Suite 300
 Conshohocken, PA 19428
 Phone: 610.834.7905
 Facsimile: 610.834.7815

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PCO # 23



E. R. STUEBNER, INC.
GENERAL CONTRACTORS

227 BLAIR AVENUE
READING, PA 19601
PHONE 610.376.6625
FAX 610.376.6954

PROPOSED CHANGE ORDER 00023
Change Management No.00030

TO: Montgomery Township
Larry Gregan
1001 Stump Rd

Project: Montgomery Township Community
Job No: 14006
Contract No: 14006-OWN
Date: 3/3/15

Montgomeryville, PA 18936
Phone: 215-393-6900

Priority: NORMAL
Time Change: 0 days

TITLE: Securock & Ladder Revision

Proposal is for Securock revision as per previous communication attached and to add one(1) O'Keeffe's ladder per attached proposal.

Proposal is valid for 20 days only from time of submission. Time required; T.B.D. This does not include the delay time awaiting an executed change order. E.R. Stuebner reserves the right to withdrawal, cancel, modify, or void this proposal at any time, for any reason.

Item	Task Code	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	07-100 S	Securock Replacement 03/02/15	1.000		\$331.50	0.00%	\$0.00	\$331.50
00002	05-500 S	Add ladder on roof per quote dated 12/02/14 <i>BY TOR TO A</i>	1.000		\$2,602.09	0.00%	\$0.00	\$2,602.09

Subtotal: \$2,933.59

Description	Markup Percent	Markup Amount
ERS O/P	5.000%	\$146.68
Subtotal		\$3,080.27
Bonds & Insurance	2.000%	\$61.61

Total Cost: \$3,141.88

APPROVAL:

By: _____
Larry Gregan

Date: _____

By: 
Corwyn Smith

Date: 3/3/15



Mike Kobithen

Roofing & Insulation

57 Virginia Dr. Churchville, PA 18966

Phone 215-533-3118 www.kobithenroofing.com Fax 215-533-3123

Labor

<u># of Workers</u>	<u>Duration</u>	<u>Hours</u>	<u>Classification</u>	<u>Hourly Base Rate</u>	<u>Total Hourly Wage Rate</u>	<u>Base Rate Costs</u>	<u>Wage Rate Costs</u>
	1 Hour		Roofer	\$32.15	\$60.80	\$0.00	\$0.00
Total Labor Hours		0		Total Base Rate Cost		\$0.00	
(3.5 Hours per Removed Unit per man)				Total Wage Rate Costs			\$0.00
		<u>Rate</u>		<u>Mandated Burden</u>			
		0.0865	Percent	Social Security (ON TBR)			\$0.00
		0.074212	Percent	Unemployment (on TBR)			\$0.00
		0.304	Percent	Workmen's Comp. Ins.			\$0.00
		0.2	Percent	Public Liability Insurance			\$0.00
				Total Mandated Burden			\$0.00
				Subtotal TWRC & TMB			\$0.00
				0.1 % Overhead, General Support and profit			\$0.00
				Total Labor Costs			\$0:00



Mike Kobithen

Roofing & Insulation

57 Virginia Dr. Churchville, PA 18966

Phone 215-533-3118 www.kobithenroofing.com Fax 215-533-3123

<u>Duration</u>	<u>Quantity</u>	<u>Equipment</u>	<u>Rate</u>	<u>Cost</u>
N/A				\$0.00
		0.06 Percent Sales Tax		\$0.00
		Subtotal		\$0.00
		0.1 overhead and Profit		\$0.00
		Total Equipment Costs		\$0.00

NO SUBCONTRACTORS

Summary			
Total Material			\$494.00
Total Labor			\$0.00
Total Equipment			\$0.00
Total Subcontractors			N/A
Less Deductions			162.5
Subtotal			\$331.50
0.007 % Bond Adjustment			N/A
Total Proposal			\$331.50

Corwyn Smith

From: Alex Wagner <awagner@kobithenroofing.com>
Sent: Monday, March 02, 2015 1:00 PM
To: Corwyn Smith
Subject: RE: Secure Rock

We are suggesting that the fiberboard that is specified on the canopies, is not strong enough to support the work crew as they install the roof area on the canopies. We had suggesting using a 5/8 Secure rock to be installed in lieu of insulation. I have attached the original question, and the chain of answers.

Question:

Drawing A8.3-3 shows the low canopy section receiving pavers, EPDM and a cover board as the roof assembly. With no insulation being present on the drawings, we are afraid the 1/2 recovery board needs to be swapped with a 1" secureock to give proper density spanning over the roof decking flutes. The 1/2 recovery board would be a poor surface to adhere the EPDM and would not be recommended by the manufacturer. If needed a letter can be obtained stating this. The switch to a 5/8" secureock would give extra support and would be recommended to contain the weight of the pavers. Rough cost on the change order would be just over \$1,000.00 for a material only swap. There is not an impact on the labor or EPDM materials. **[Jon Trump]** I agree with the change to the Secureock but disagree with the cost. There is approximately 650 sf of deck area. Online pricing of the Secureock is about \$1 per square foot. That would be \$650 for the area before my credit for the recovery board. Please revise your cost.

Architect

Alex,

I am OK with this change if the roofing manufacturer will warranty the installation and has no other issues.

Jon

MKR:

5/8 Secure rock through us would be \$0.76 Per square foot. For 650sf it would be 494.00.

1/2 Recovery board is currently \$0.25 Per square foot. For 650sf it would be 162.50. I would credit the fiberboard, and the total difference would be \$331.50

I would like to make the paperwork up and submit to Steve today, would this be approved?

Thanks

I hope this helps. I would like to know if this is approved or not? We would like to get this roof area done in the next few weeks. Last I heard it was going to be approved.

Also, I need to send a reminder that we need at least 3" on the overlap transition from roof to wall. The wall panel installers cannot completely cut off the overlapping material. I need to have this overlap in place when I go to install my edge metal. The material will not discolor the panel.



Mike Kobithen

Roofing & Insulation

57 Virginia Dr. Churchville, PA 18966

Phone 215-533-3118 www.kobithenroofing.com Fax 215-533-3123

Date: 12/2/2014

Job Name: Montgomery Township Recreation Center

Job Location: 1030 Horsham Pike Montgomeryville pa

Contract #:

Description: Installation of Exterior Aluminum Ladder

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>	<u>Unit Cost</u>	<u>Material Cost Total</u>
1	Pcs	Aluminum Ladder	\$1,925.00	\$1,925.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Pre Mark up material Cost Total				\$1,925.00
	0.06	Sales Tax		
		Sub-Total		\$1,925.00
0.10 % overhead, general support & profit on subtotal				\$192.50
Total Material Cost				\$2,117.50



Mike Kobithen

Roofing & Insulation

57 Virginia Dr. Churchville, PA 18966

Phone 215-533-3118 www.kobithenroofing.com Fax 215-533-3123

Labor

<u># of</u> <u>Workers</u>	<u>Duration</u>	<u>Hours</u>	<u>Classification</u>	<u>Hourly Base</u> <u>Rate</u>	<u>Total Hourly</u> <u>Wage Rate</u>	<u>Base Rate</u> <u>Costs</u>	<u>Wage</u> <u>Rate Costs</u>
2	1 Hour	2.5	Roofer	\$32.15	\$60.80	\$160.75	\$304.00
Total Labor Hours		5		Total Base Rate Cost		\$160.75	
(3.5 Hours per Removed Unit per man)				Total Wage Rate Costs			\$304.00
	<u>Rate</u>			<u>Mandated Burden</u>			
	0.0865	Percent		Social Security (ON TBR)			\$13.90
	0.074212	Percent		Unemployment (on TBR)			\$11.93
	0.304	Percent		Workmen's Comp. Ins.			\$48.87
	0.2	Percent		Public Liability Insurance			\$32.15
				Total Mandated Burden			\$106.85
				Subtotal TWRC & TMB			\$410.85
				0.1 % Overhead, General Support and profit			\$41.09
				Total Labor Costs			\$451.94



Mike Kobithen

Roofing & Insulation

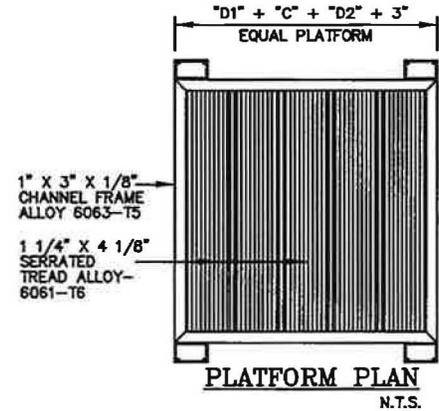
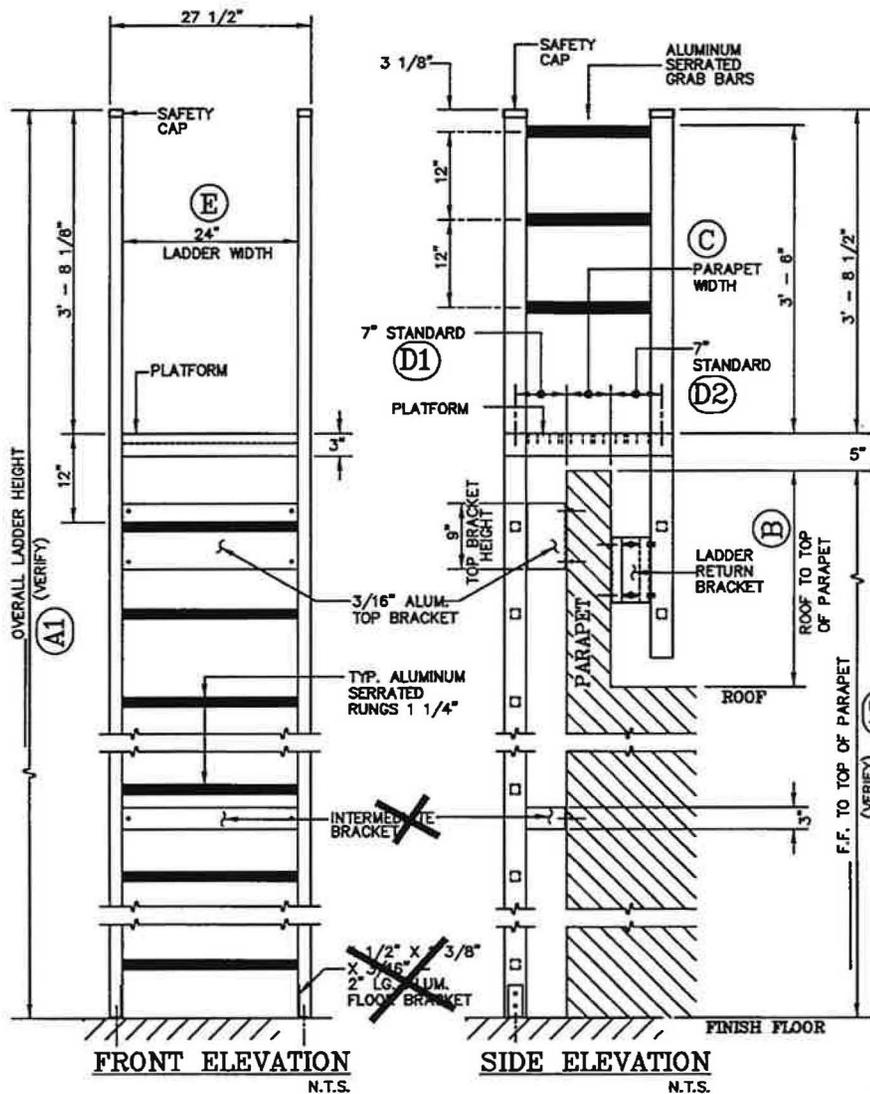
57 Virginia Dr. Churchville, PA 18966

Phone 215-533-3118 www.kobithenroofing.com Fax 215-533-3123

<u>Duration</u>	<u>Quantity</u>	<u>Equipment</u>	<u>Rate</u>	<u>Cost</u>
	1	Box Red Head	\$28.00	\$28.00
				\$0.00
		0.06 Percent Sales Tax		\$1.68
		Subtotal		\$29.68
		0.1 overhead and Profit		\$2.97
		Total Equipment Costs		\$32.65

NO SUBCONTRACTORS

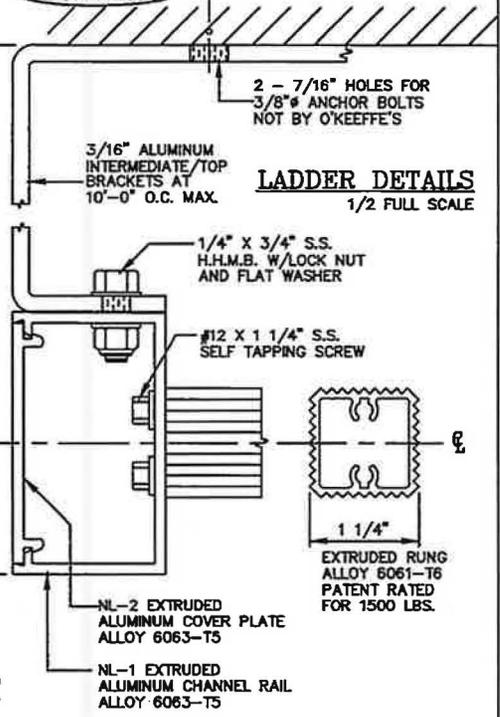
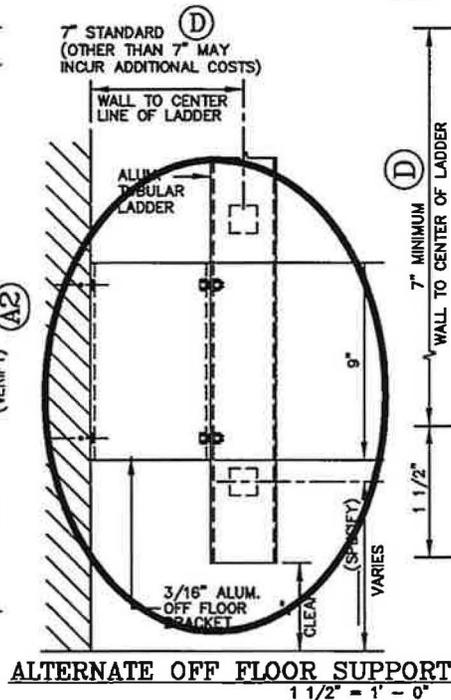
Summary		
Total Material		\$2,117.50
Total Labor		\$451.94
Total Equipment		\$32.65
Total Subcontractors		N/A
Less Deductions		N/A
Subtotal		\$2,602.09
0.007 % Bond Adjustment		N/A
Total Proposal		\$2,602.09



CONTRACTOR TO VERIFY:

(A1) 9'-9 1/2" OVERALL LADDER HEIGHT
 (A2) 5'-8" F.F. TO TOP OF PARAPET
 (B) 1'-0" ROOF TO TOP OF PARAPET
 (C) 10" PARAPET WIDTH
 (D1) 7" WALL TO ? OF LADDER
 (D2) 7" WALL TO ? OF LADDER
 (E) 24" LADDER WIDTH

APPROVED BY: _____
 DATE: _____



O'KEEFFE'S, INC.
 325 NEWHALL STREET TEL: (415) 824-4900
 SAN FRANCISCO, CA 94124 FAX: (415) 824 5900

**TUBULAR RAIL HIGH PARAPET ACCESS LADDER
 ALUMINUM LADDER WITH PLATFORM AND RETURN MODEL 503**

- | | |
|---------------------------------|--|
| 1 QUANTITY | <input checked="" type="checkbox"/> ALTERNATE BOTTOM SUPPORT |
| SECURITY DOOR | <input checked="" type="checkbox"/> MILL FINISH |
| INTERMEDIATE BRACKET | <input type="checkbox"/> POWDER COATING |
| | BRONZE ANODIZED |
| | CLEAR ANODIZED |

SALE NO.

DRAWN : GO
 DATE : 12/8/14
 SHEET : 1 OF 1



PROPOSED CHANGE ORDER 00024
Change Management No.00031

Montgomery Township
Larry Gregan
1001 Stump Rd

Montgomeryville, PA 18936
Phone: 215-393-6900

Project: Montgomery Township Community
Job No: 14006
Contract No: 14006-OWN
Date: 3/3/15
Priority: NORMAL
Time Change: 0 days

ITEM: Horsham Rd Sign Font Change - FB12

Additional cost for changes to text and font size to Horsham road sign, per field bulletin 12.

Price does not include work being done off hours or on overtime/premium time. Price is for lump sum.

Proposal is valid for 15 days only from time of submission. Proposal will require additional time to complete activity once executed approval is provided. Time required; T.B.D. This does not include the time awaiting an executed change order. Proposal is limited to the scope of work listed above. E.R. Stuebner reserves the right to withdraw, cancel, modify, or void this proposal at any time, for any reason.

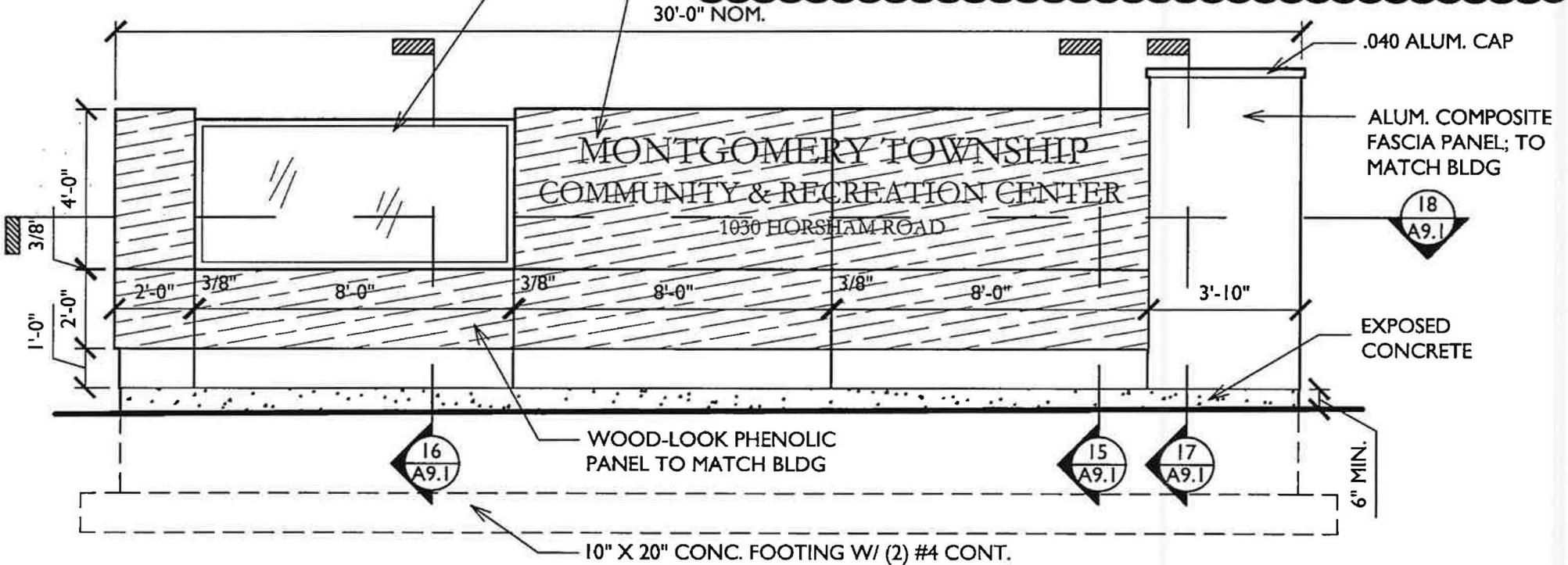
Task Code	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
10-430 S	Text font size change.	1.000		\$384.70	0.00%	\$0.00	\$384.70
Subtotal:							\$384.70
Description		Markup Percent	Markup Amount				
ERS OH&P		5.000%	\$19.24				
Subtotal			\$384.70				
bonds & insurance		2.000%	\$7.69				
Subtotal			\$411.63				
Total Cost:							\$411.63

APPROVAL:
By: _____
Larry Gregan

By: 
Corwyn Smith

G.C. TO PROVIDE AND INSTALL LED ELECTRONIC MESSAGE BOARD TO BE DAKTRONICS GALAXY AF-3500-48X112-20-R-DF OR APPROVED EQUAL. PROVIDE COMMUNICATIONS CABLE & CONTROL SOFTWARE ON OWNER'S COMPUTER. 5-YEAR WARRANTY, INSTALL AS PER MFR'S SPECS. CONDUIT, WIRE, AND FINAL CONNECTIONS BY E.C.

G.C. TO PROVIDE AND INSTALL GEMINI INJECTION MOLDED LETTERS W/ PAD MOUNTING OR APPROVED EQUAL. TIMES FONT IN 8", 6" AND 4" HEIGHTS RESPECTIVELY. COLOR SELECTED BY ARCH. FROM MFR'S STANDARDS



1 SIGN ELEVATION
 FBI2 SCALE: 1/8" = 1'-0"

Field Bulletin #12
 1 OF 1

EXTERIOR BUILDING SIGN
 LETTERING CHANGES

SCALE: AS NOTED

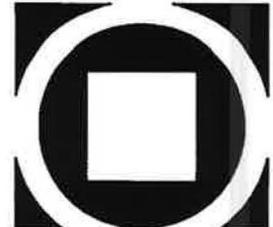
DATE: 02.23.2015

**MONTGOMERY TOWNSHIP
 COMMUNITY &
 RECREATION CENTER**

1030 HORSHAM ROAD
 MONTGOMERYVILLE, PA 18936

KIMMEL BOGRETTE
 Architecture + Site

151 E. 10th Avenue, Suite 300
 Conshohocken, PA 19428
 Phone: 610.834.7805
 Facsimile: 610.834.7815



PCO #

Larry Gregan

From: Jon Trump <jtrump@kimmel-bogrette.com>
Sent: Monday, February 23, 2015 11:29 AM
To: Larry Gregan; Robert B. Gallant; Brian Forman
Subject: MTCC: street sign lettering change
Attachments: FB-12.pdf

Please see the attached for approval. The original sign from the contract documents had MONTGOMERY TOWNSHIP COMMUNITY CENTER in 8" high letters on 2 lines. We have changed it to COMMUNITY & RECREATION CENTER and changed the letter height to 6" in order to fit. I priced the material change in the letters online and it should only be about \$165. I would imagine there will be additional labor to install the extra letters but this change should not amount to much. Let me know if it is OK and I will forward to ERS.

Jonathan S. Trump, Associate

Registered Architect

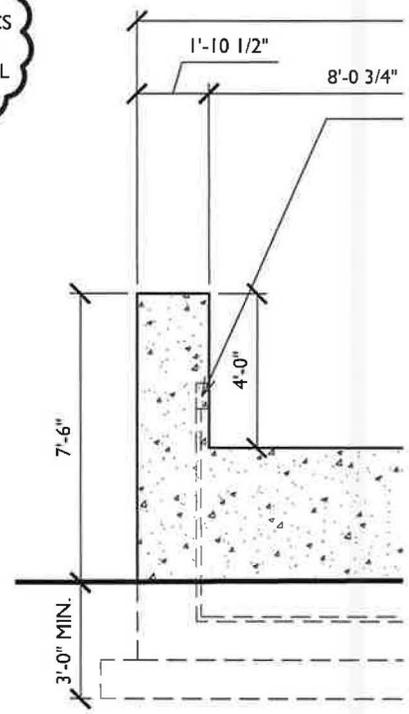
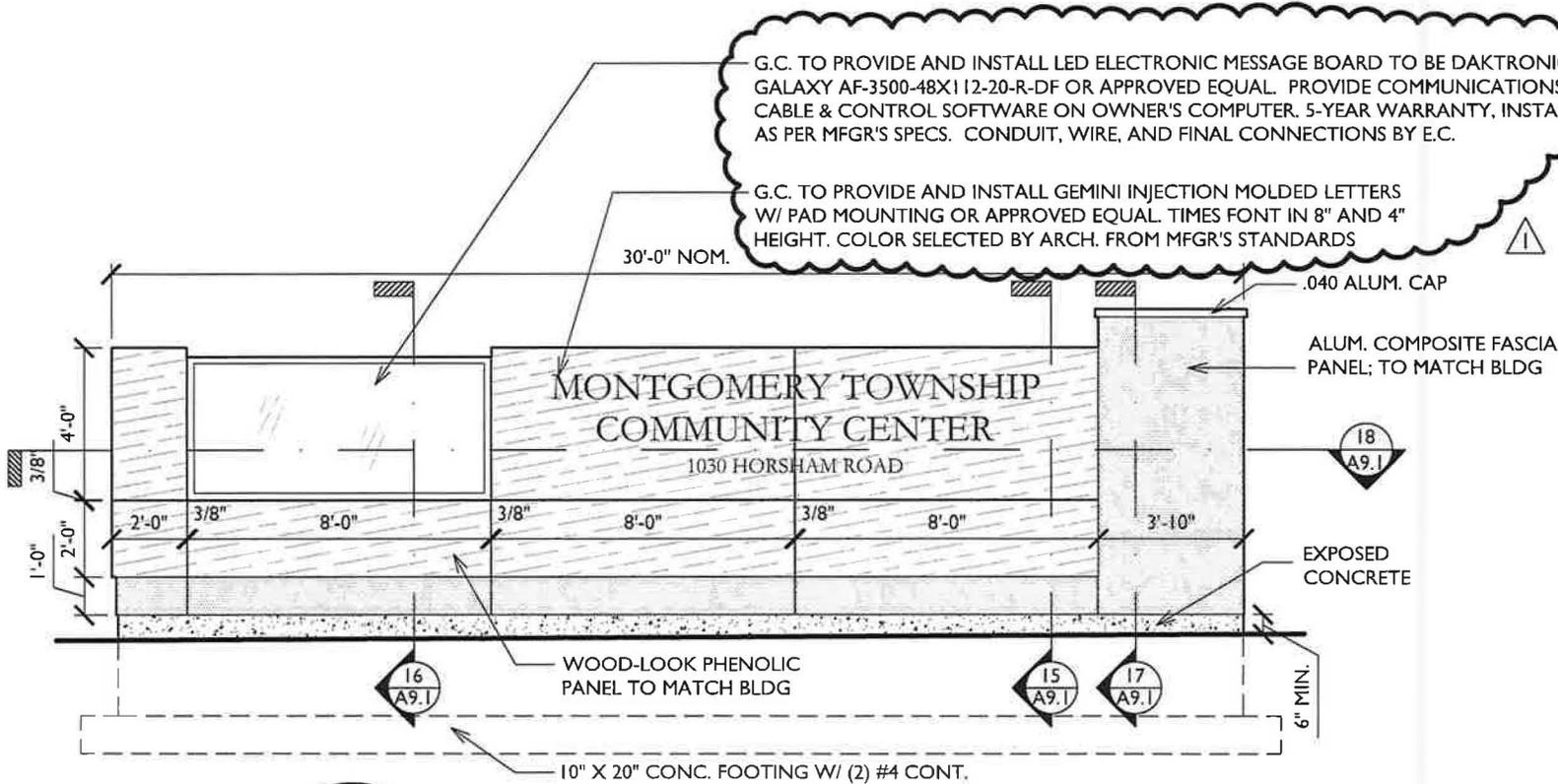
Kimmel Bogrette Architecture + Site
151 East 10th Ave., Suite 300
Conshohocken, PA 19428
610-834-7805 610-834-7815 (fax)
jtrump@kimmel-bogrette.com

A9.1 SCALE: 1" = 1'-0"

A9.1 SCALE: 1/2" = 1'-0"

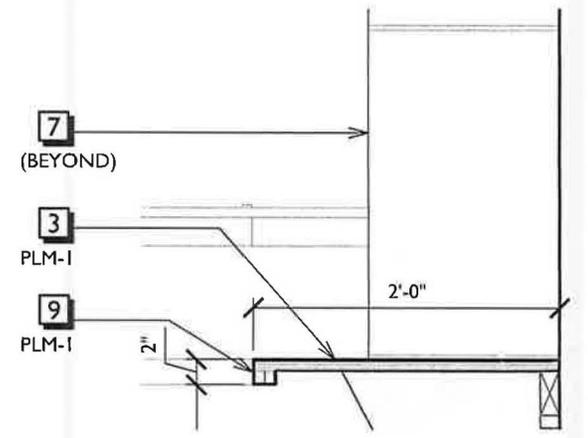
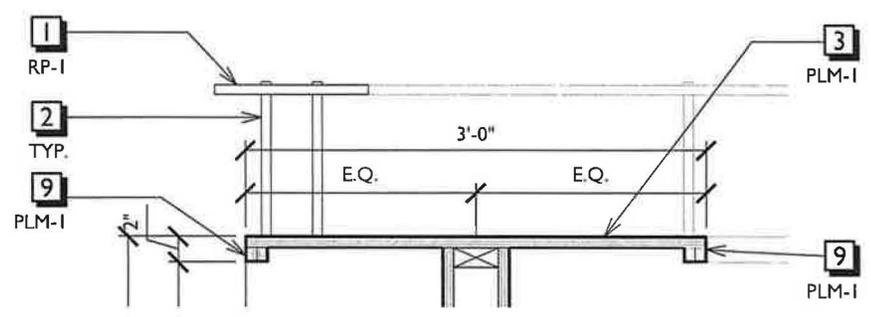
G.C. TO PROVIDE AND INSTALL LED ELECTRONIC MESSAGE BOARD TO BE DAKTRONICS GALAXY AF-3500-48X112-20-R-DF OR APPROVED EQUAL. PROVIDE COMMUNICATIONS CABLE & CONTROL SOFTWARE ON OWNER'S COMPUTER. 5-YEAR WARRANTY, INSTALL AS PER MFGR'S SPECS. CONDUIT, WIRE, AND FINAL CONNECTIONS BY E.C.

G.C. TO PROVIDE AND INSTALL GEMINI INJECTION MOLDED LETTERS W/ PAD MOUNTING OR APPROVED EQUAL. TIMES FONT IN 8" AND 4" HEIGHT. COLOR SELECTED BY ARCH. FROM MFGR'S STANDARDS



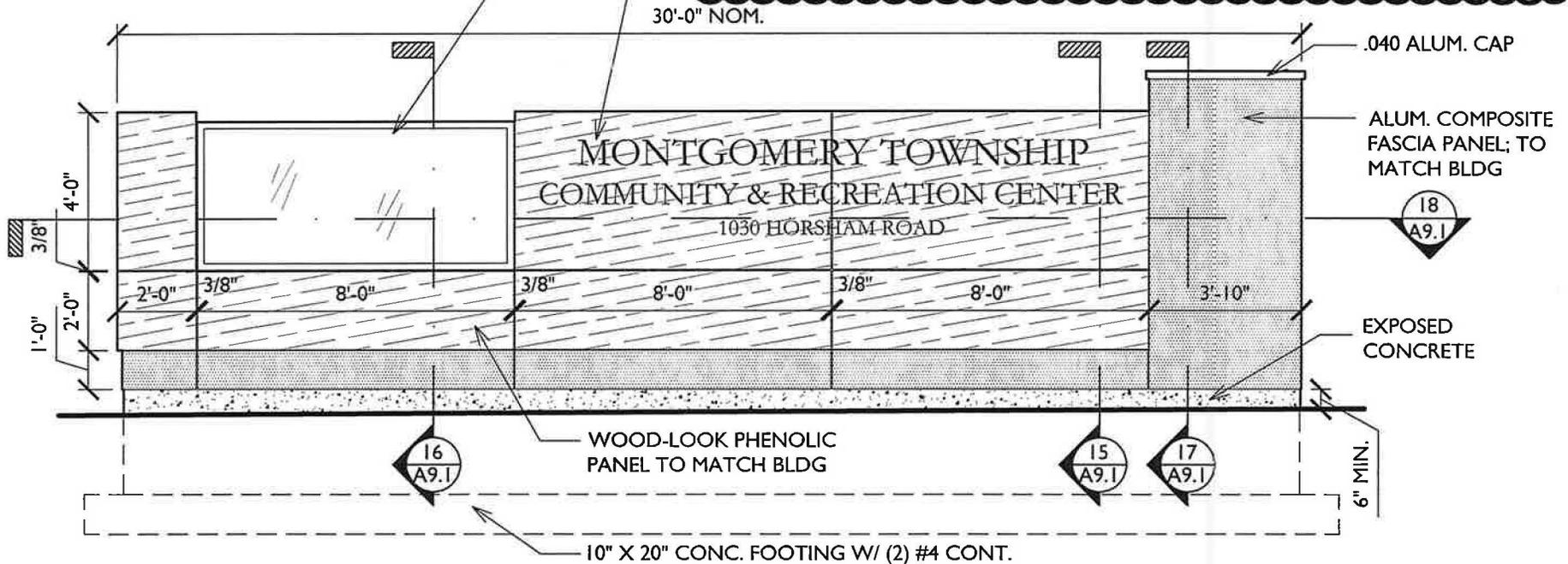
14 STREET SIGN ELEVATION (OPPOSITE SIDE MIRROR IMAGE)
A9.1 SCALE: 1/4" = 1'-0"

13 A9.1



G.C. TO PROVIDE AND INSTALL LED ELECTRONIC MESSAGE BOARD TO BE DAKTRONICS GALAXY AF-3500-48X112-20-R-DF OR APPROVED EQUAL. PROVIDE COMMUNICATIONS CABLE & CONTROL SOFTWARE ON OWNER'S COMPUTER. 5-YEAR WARRANTY, INSTALL AS PER MFGR'S SPECS. CONDUIT, WIRE, AND FINAL CONNECTIONS BY E.C.

G.C. TO PROVIDE AND INSTALL GEMINI INJECTION MOLDED LETTERS W/ PAD MOUNTING OR APPROVED EQUAL. TIMES FONT IN 8", 6" AND 4" HEIGHTS RESPECTIVELY. COLOR SELECTED BY ARCH. FROM MFGR'S STANDARDS

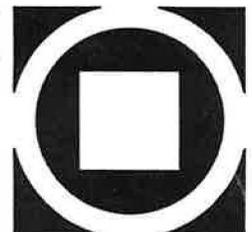


I SIGN ELEVATION
FBI2 SCALE: 1/8" = 1'-0"

Field Bulletin #12 1 OF 1	EXTERIOR BUILDING SIGN LETTERING CHANGES
	SCALE: AS NOTED
	DATE: 02.23.2015

**MONTGOMERY TOWNSHIP
 COMMUNITY &
 RECREATION CENTER**
 1030 HORSHAM ROAD
 MONTGOMERYVILLE, PA 18936

KIMMEL BOGRETTE
 Architecture + Site
 151 E. 10th Avenue, Suite 300
 Conshohocken, PA 19428
 Phone: 610.834.7805
 Facsimile: 610.834.7815
 © COPYRIGHT 2015 KIMMEL BOGRETTE ARCHITECTURE + SITE, INC. ALL RIGHTS RESERVED





E. R. STUEBNER, INC.
GENERAL CONTRACTORS

227 BLAIR AVENUE
READING, PA 19601
PHONE 610.376.6625
FAX 610.376.6954

PROPOSED CHANGE ORDER 00025
Change Management No.00032

TO: Montgomery Township
Larry Gregan
1001 Stump Rd

Montgomeryville, PA 18936
Phone: 215-393-6900

Project: Montgomery Township Community
Job No: 14006
Contract No: 14006-OWN
Date: 3/6/15
Priority: NORMAL
Time Change: 0 days

TITLE: Access Ladder and Safety Door

Delete safety door from roof access ladder on track, delete 19' of roof access ladder on track and relocate to storage room.

Price does not include work being done off hours or on overtime/premium time. Price is for lump sum.

Proposal is valid for 15 days only from time of submission. Time required; T.B.D. This does not include the time awaiting for an executed change order. Proposal is limited to the scope of work listed above. E.R. Stuebner reserves the right to withdrawal, cancel, modify, or void this proposal at any time, for any reason.

Item	Task Code	Description	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	05-580 M		1.000		(\$1,000.00)	0.00%	\$0.00	(\$1,000.00)

APPROVAL:

By: _____
Larry Gregan

Date: _____

By: 
Corwyn Smith

Date: _____
3/6/15

PCO - 25

Chowns Fabrication & Rigging Inc

P O Box 697
 2053 Cressman Road
 Skippack Pa 19474

Change Order Request
 610-584-0240 phone # 4R1
 610-584-0255 fax

Project: MTCC Date: 3/4/2015

Title of Change: Delete safety cage/Ladder Job # 3418

To: E.R.Stuebner Project Mgr. Steven Koval
227 Blair Ave.
Reading, Pa., 19601

Attn: Steven Vangeri

Fax # _____

DESCRIPTION OF CHANGE

Delete safety cage, 19'-0 of gym ladder

Material:

remove safety gate/19'-0 of ladder				\$ (1,000.00)
		lbs @	/lb	
		lbs @	/lb	
		lbs @	/lb	
Shop Welding Supplies				
Bolts		@	\$ 1.50/ea	
Paint				
Prints				
Fuel				
Delivery				

Labor:

Project Manager		@	\$ 80/hr	
Draftsman		@	\$ 85/hr	
Field Foreman with Truck/Tools		@	\$ 95/hr	
Field Journeyman		@	\$ 75/hr	
Shop Fabrication Labor		@	\$ 45/hr	
Administration		@	\$ 45/hr	
Accounting		@	\$ 65/hr	

Equipment:

Welder		@	\$ 45/hr	
Crane		@	\$ 105/hr	
	Sub-total			\$ (1,000.00)
	Total Change Order			\$ (1,000.00)



Worth & Company, Inc.
Excellence through Innovation and Collaboration

Mechanical Services
Worth Lehigh Valley
57 S. Commerce Way, Ste 220, Bethlehem, PA 18017
Tel: (484) 821-0311 Fax: (484) 821-0314
www.worthandcompany.com

Proposed Change Order

Attn: Jon Trump
To: Kimmel Bogrette Architecture
151 E. 10th Ave., Suite 300
Conshohocken, PA 19428

PCO#: PCO-001

Date: 11/24/14

Project Name: Montgomery Township
Community Center

Subject: Change Order Deduct –
Pipe Portals

Work Description:

This change order request is for the removal of (9) pipe portals from the scope of work. In-lieu of the (9) pipe portals the roofing contractor will supply (9) pitch pockets. See attached drawing for locations.

Itemized Breakdown:

Material Description	Qty.	Unit Price	Total Mat(\$)
Pipe Portals	9	\$83.00	\$747.00
12" High Flat Curbs	9	\$72.00	\$648.00

Labor Description	Hours	Hourly Rate	Total Labor(\$)
Sheet Metal Worker	3	\$73.01	\$219.03

<u>Final Deduct Amount</u>	(\$1,614.03)
-----------------------------------	---------------------

Please advise within seven (7) days of receipt of this proposal if this change order is accepted.
Please do not hesitate to call me if you have any questions.

Sincerely,

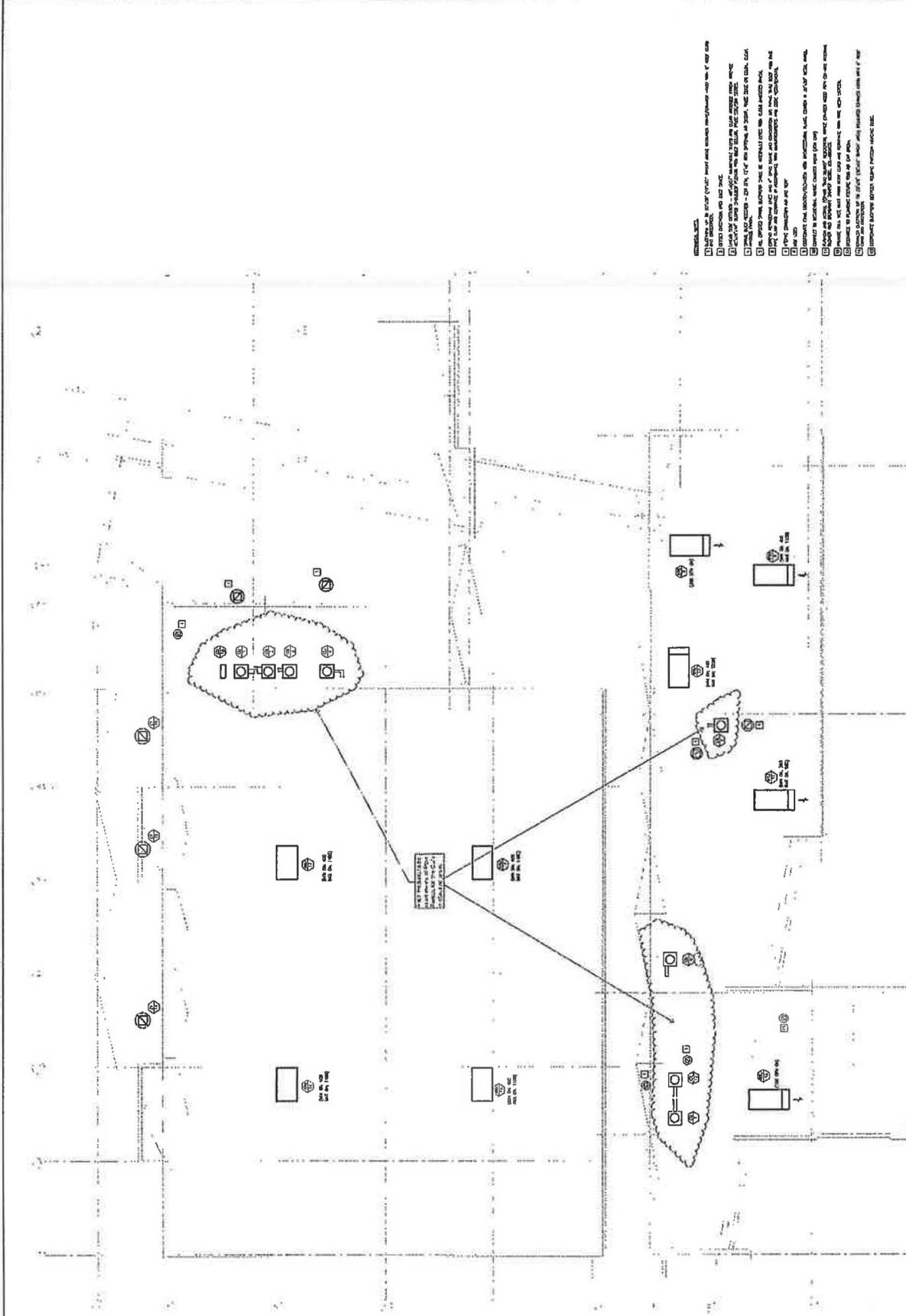
Thomas Funari
Project Manager
Worth and Company, Inc.



NOTICE: THIS MECHANICAL PLAN IS THE PROPERTY OF FIREL BOGRETTE ARCHITECTURE + SITE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF FIREL BOGRETTE ARCHITECTURE + SITE IS STRICTLY PROHIBITED.

MECHANICAL ENGINEERING ASSOCIATES, INC.
100 N. WASHINGTON ST., SUITE 200
PHILADELPHIA, PA 19106
TEL: 215-592-1111

- 1. All equipment shall be installed in accordance with the manufacturer's instructions.
- 2. All equipment shall be installed in a clean, dry, and well-ventilated area.
- 3. All equipment shall be installed in a location that is accessible for maintenance.
- 4. All equipment shall be installed in a location that is protected from weather and physical damage.
- 5. All equipment shall be installed in a location that is protected from fire and explosion.
- 6. All equipment shall be installed in a location that is protected from vibration.
- 7. All equipment shall be installed in a location that is protected from noise.
- 8. All equipment shall be installed in a location that is protected from electromagnetic interference.
- 9. All equipment shall be installed in a location that is protected from lightning.
- 10. All equipment shall be installed in a location that is protected from theft.



ROOF PLAN - MECHANICAL



January 15, 2015

Kimmell Bogrette Architecture and Site
151 E. 10th Ave.
Suite 300
Conshohocken, PA. 19428

LEC Project #21418:
Montgomery Twp Community Recreation Center
1030 Horsham Rd. Montgomeryville, PA. 18936

Attn: Mr. Jon Trump

Re: COR E10 – Item #2 sent 12-18-14 Siamese Coax PCO

SATELLITE TV

We offer a price of \$673.86 for the following at the above referenced location.

- 30' – 1" EMT sleeve from gym common wall to rise to upper roof
- 1 – Pitch pocket sleeve
- 125' – Siamese RG6 Coax cable

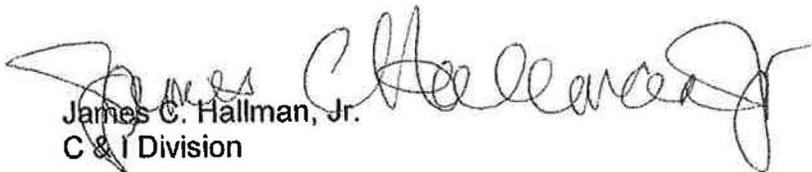
- LS – Materials \$154.00
- 5 – hrs. labor @ \$91.72 \$458.60
- 10% \$61.26
- \$673.86**

Note: Satellite dish and mounting structure to be supplied and installed by others.

If you have any questions or require any additional information, please contact me directly @ 610-636-6511.

Sincerely,

LENNI ELECTRIC CORPORATION


 James C. Hallman, Jr.
 C & I Division



January 15, 2015

Kimmell Bogrette Architecture and Site
151 E. 10th Ave.
Suite 300
Conshohocken, PA. 19428

LEC Project #21418:
Montgomery Twp Community Recreation Center
1030 Horsham Rd. Montgomeryville, PA. 18936

Attn: Mr. Jon Trump

Re: COR E11 – Item #3, 4, 5 sent 12-18-14

We offer a price of \$1,237.81 for the following at the above referenced location.

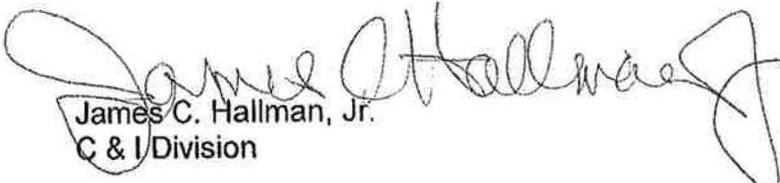
- 3 – Cat 6 cable from IT room to locations described in RFP and attached plan
- LS – Materials \$271.00
- 12 – hrs. labor @ \$91.72 \$1,100.64
- 10% \$137.17
- \$1,237.81 # 1568.81

Note: We could only locate items 4 & 5 on attached plan. We will need clarification of exact location on patio if CO is accepted.

If you have any questions or require any additional information, please contact me directly @ 610-636-6511.

Sincerely,

LENNI ELECTRIC CORPORATION



James C. Hallman, Jr.
C & I Division

LIGHTING FOR
PLAYGROUND
COR 12



January 29, 2015

Kimmell Bogrette Architecture and Site
151 E. 10th Ave.
Suite 300
Conshohocken, PA. 19428

LEC Project #21418:
Montgomery Twp Community Recreation Center
1030 Horsham Rd. Montgomeryville, PA. 18936

Attn: Mr. Jon Trump

Re: COR E12 – Spray Park Pole Light Fixture Change

Per your request dated 12-19-14, we offer a price of \$5,280.00 to change one T4 set up to a (2) T4 set up.

- Fixture cost increase	\$4,800.00
- 10%	<u>\$480.00</u>
	\$5,280.00

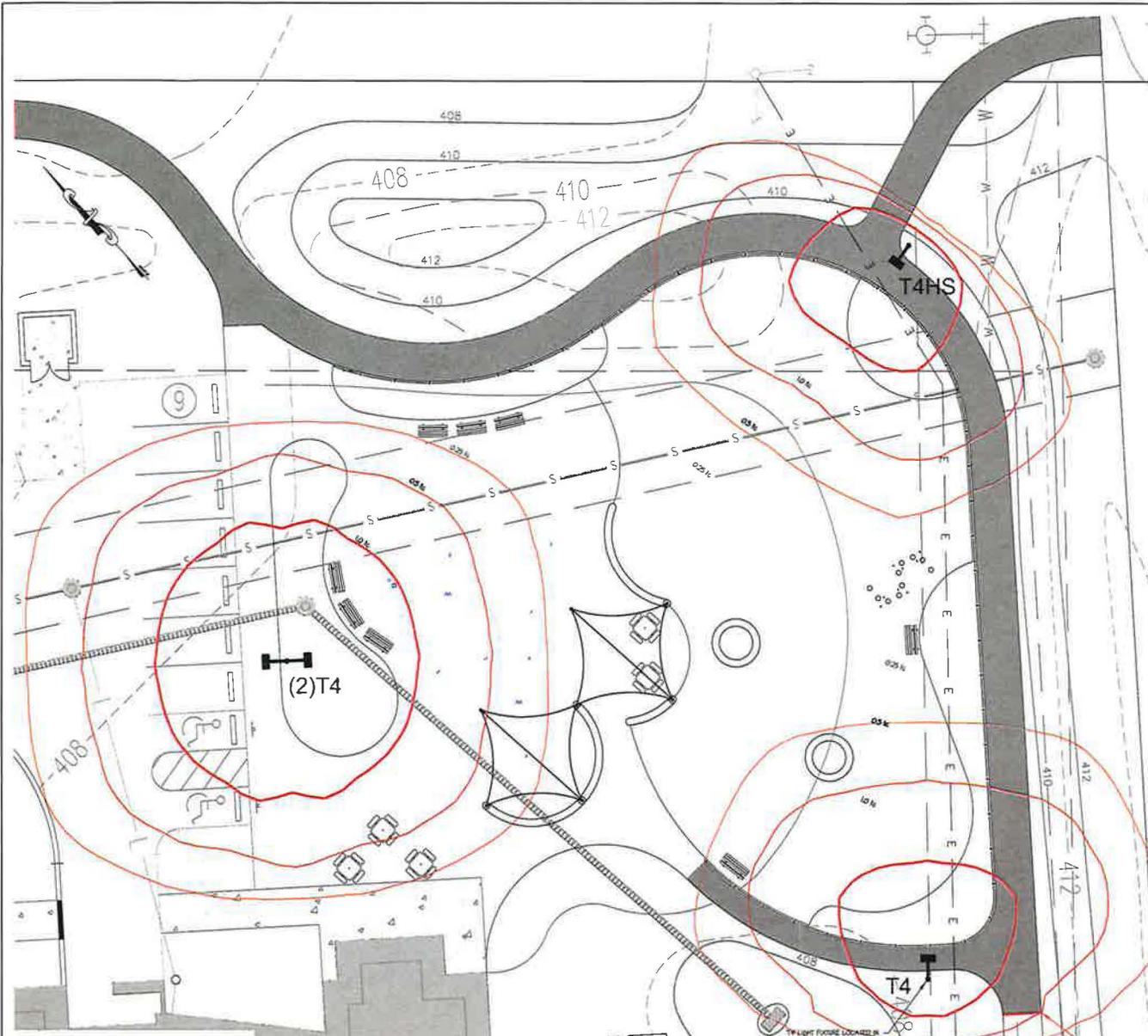
Note: Please advise on the Twp's. decision as soon as possible. There is a long lead time on the solar lighting, therefore we are trying to release asap.

If you have any questions or require any additional information, please contact me directly @ 610-636-6511.

Sincerely,

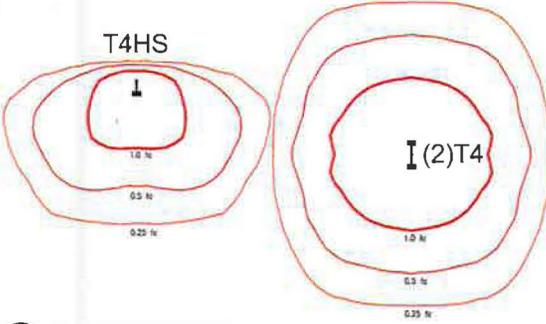
LENNI ELECTRIC CORPORATION

James C. Hallman, Jr.
C & I Division



Symbol	Level	Qty	Control Number	Description	Notes	File	Fixture	L.P.F.	Watts	Mounting Manufacture
T4	REC NOTES CEN PLAN	1	40VALEDPKES L&A	LUMEC	100' S L&A White 40W 55' S&A Av Avenue Drive 21' S&A 40VALEDPKES @ 120 00V	40VALEDPKES L&A (S-10230) 10' x 6"	Absolux	1.00	47	
T4HS	1	1	40VALEDPKES L&AHS	LUMEC	100' S L&AHS 10' x 6" 40' S&A Av Avenue Drive 21' S&A 40VALEDPKES @ 120 00V	40VALEDPKES L&AHS (S-10230) 10' x 6"	Absolux	1.00	47	
(2)T4	1	1	40VALEDPKES L&A	LUMEC	100' S L&A White 40W 55' S&A Av Avenue Drive 21' S&A 40VALEDPKES @ 120 00V	40VALEDPKES L&A (S-10230) 10' x 6"	Absolux	1.00	54	

1 LUMINAIRE SCHEDULE
SCALE: NTS



2 FOOTCANDLE TEMPLATES
SCALE: NTS

ONLY THOSE PLANS INCORPORATING THE RAISED PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL, AND RELIED UPON BY USERS. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESCRIBED TO MONSIEUR, MONTGOMERY TOWNSHIP, PENNSYLVANIA. WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED. © COPYRIGHT 2014 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED.

IF LIGHT FIXTURE LOCATED IN FINISHED AREA AS SHOWN ON THIS DRAWING FROM LIGHTING PLAN SHEET NO. 5, AS PREPARED BY MEAN ENGINEERING LLC AND DATED 12/15/14, IS TO BE RELOCATED TO THIS POSITION.

LIMIT WORK WITH C

OWNER: MONTGOMERY TOWNSHIP 1000 E. MAIN ROAD MONTGOMERYVILLE, PA. 19360 215-342-8888	REV: TAX MAP PARCEL NO.: 45-00-03589-00-1 XII AC. 1	DESCRIPTION: SITE LIGHTING PLAN (SOLAR AREA LIGHTS) MONTGOMERY TOWNSHIP COMMUNITY CENTER PLAYGROUND	DATE: BY: 12/9/2014
MUNICIPAL FILE NO.:	TOTAL AREA: TOTAL LOTS:	DATE: 12/9/2014	SCALE: 1"=10'-0"
MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA		GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES	
DESIGNED BY: GSS	DRAWN BY: JMC	CHECKED BY: ELC	JOB NO.: 13-1201902 SHEET NO.:
			L-6



February 12, 2015

Kimmell Bogrette Architecture and Site
151 E. 10th Ave.
Suite 300
Conshohocken, PA. 19428

LEC Project #21418:
Montgomery Twp Community Recreation Center
1030 Horsham Rd. Montgomeryville, PA. 18936

Attn: Mr. Jon Trump

Re: COR E13 – Administration/Rec Center Wireless Connection

RICH WIRELESS

We offer a price of ~~\$1,508.81~~ ^{# 749.77} for the following at the above referenced location.

- 30' – 1" EMT sleeve from gym common wall to rise to upper roof
- 1 – Pitch pocket sleeve
- 125' – Cat 6 cable
- LS – Materials \$154.00
- 5 – hrs. labor @ \$91.72 \$458.60
- 10% \$137.17

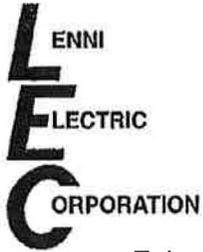
~~\$1,508.81~~ *# 749.77*

If you have any questions or require any additional information, please contact me directly @ 610-636-6511.

Sincerely,

LENNI ELECTRIC CORPORATION

James C. Hallman, Jr.
James C. Hallman, Jr.
C & I Division



February 12, 2015

Kimmell Bogrette Architecture and Site
151 E. 10th Ave.
Suite 300
Conshohocken, PA. 19428

LEC Project #21418:
Montgomery Twp Community Recreation Center
1030 Horsham Rd. Montgomeryville, PA. 18936

Attn: Mr. Jon Trump

Re: COR E14 – Additional Data Points

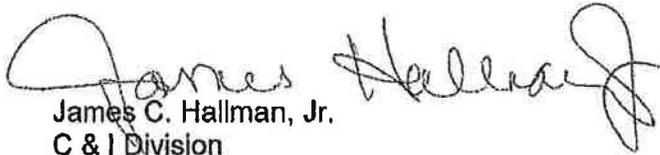
We offer a price of \$3,017.61 for the following at the above referenced location.

- 6 – Cat 6 cable from IT room to locations described in low voltage meeting 2-11-15. Final locations to be determined
- LS – Materials \$542.00
- 24 – hrs. labor @ \$91.72 \$2,201.28
- 10% \$274.33
- \$3,017.61**

If you have any questions or require any additional information, please contact me directly @ 610-636-6511.

Sincerely,

LENNI ELECTRIC CORPORATION


James C. Hallman, Jr.
C & I Division



February 12, 2015

Kimmell Bogrette Architecture and Site
151 E. 10th Ave.
Suite 300
Conshohocken, PA. 19428

LEC Project #21418:
Montgomery Twp Community Recreation Center
1030 Horsham Rd. Montgomeryville, PA. 18936

Attn: Mr. Jon Trump

Re: COR E15 – Additional Empty 2" Raceway

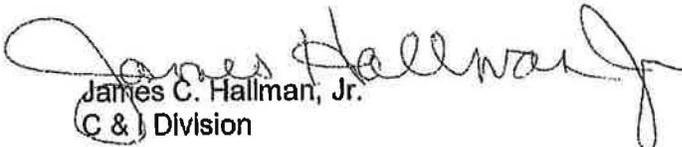
We offer a price of \$534.47 for the following at the above referenced location.

- 40' – 2" EMT from under gym roof deck to above drop ceiling in child care area.
- LS – Materials \$119.00
- 4 – hrs. labor @ \$91.72 \$366.88
- 10% \$48.59
- \$534.47**

If you have any questions or require any additional information, please contact me directly @ 610-636-6511.

Sincerely,

LENNI ELECTRIC CORPORATION


James C. Hallman, Jr.
C & I Division

**MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY**

SUBJECT: Consider Approval to Purchase Capital Equipment – 2016 Ford Super Duty F-550 Crew Cab Truck

MEETING DATE: March 9, 2015

ITEM NUMBER: #12

MEETING/AGENDA:

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Policy: Discussion: Information:

INITIATED BY: Kevin A. Costello
Director of Public Works

BOARD LIAISON: Michael J. Fox, Chairman
Board of Supervisors

BACKGROUND:

The Second Class Township Code requires that annual purchases of like goods \$19,500.00 or more require formal bidding including approval by the Board of Supervisors at a public meeting. Purchases from the Co-Stars Cooperative Purchasing Program may be substituted for the formal bidding subject to approval by the Board of Supervisors.

The Public Works Department is proposing the purchase of the following equipment as provided for in the 2015 Approved Final Budget:

Purchase of a 2016 Ford Super Duty F-550 Crew Cab Truck. The truck will be utilized by the Public Works Department to transport mowing equipment through the cutting season and will be set up to plow and salt during the winter months. Attached is a quote dated February 4, 2015 from Whitmoyer Auto Group, authorized vendor under the Co-Stars Cooperative Purchasing Contract #025-162, to provide the requested equipment at a cost of \$50,600.00. The price quote is approximately 18% off the dealer list price of \$61,455.00 and represents a savings of \$10,855.00.

Purchase of a Custom Flatbed Dumping Stake Body to be installed on the 2016 Ford F-550 outlined above. Attached is a quote dated January 20, 2015 from U.S. Municipal Supply Company, Inc. authorized vendor under the Co-Stars Cooperative Purchasing Contract #025-019 to provide the requested equipment at a cost of \$34,193.00. The price quote is approximately 6% off the dealer list price of \$36,472.00 and represents a savings of \$2,279.54.

All of the above equipment meets the specification prepared by the Public Works Department.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

None

ALTERNATIVES/OPTIONS:

None

BUDGET IMPACT:

A total of \$80,000.00 was included in the 2015 Approved Final Budget. Due to a price increase in 2015, the total cost will be \$84,793.00.

RECOMMENDATION:

Approve the award of the contracts for the referenced purchases per the 2015 Approved Final Budget.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the contracts for the purchase of the following equipment:

1. Award of the contract for the purchase of a 2016 Ford F-550 to the Whitmoyer Auto Group, authorized vendor under the Co-Stars Purchasing Contract #025-162, at a cost of \$50,600.00.
2. Award of the contract for a 2015 Flatbed Stake Body to U.S. Municipal Supply, Inc., authorized vendor under the Co-Stars Purchasing Contract #025-019, at a cost of \$34,193.00.

MOTION: _____ SECOND: _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Ordinance #15-288 – Contractor’s Registration – Insurance

MEETING DATE: March 9, 2015

ITEM NUMBER: # 13

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Michael J. Fox
Chairman

BACKGROUND:

Attached is a proposed ordinance which would amend the Contractor’s Registration requirements. This amendment would require commercial contractors to take out and maintain, during the life of the registration, commercial general liability insurance, business auto liability insurance and workman’s compensation insurance, as well as providing for a waiver of such insurance requirements.

This draft has been developed by the Township consultants and staff.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

This was advertised on **February 27, 2015** for consideration at this meeting.

ALTERNATIVES/OPTIONS:

None

BUDGET IMPACT:

None

RECOMMENDATION:

That the ordinance amendment be approved.

MOTION/RESOLUTION:

The Resolution is attached.

MOTION _____

SECOND _____

ROLL CALL:

Robert J. Birch	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Joseph P. Walsh	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank B. Bartle, Esq.

Resolution #

BE IT ORDAINED AND ENACTED by the Board of Supervisors of Montgomery Township this 9th day of March, 2015, that we hereby approve Ordinance #15-288, which amends the Contractor's Registration requirements. The amendment requires commercial contractors to take out and maintain, during the life of the registration, commercial general liability insurance, business auto liability insurance and workman's compensation insurance and provide for a waiver of such insurance requirements.

MOTION BY:

SECOND BY:

DATE:

VOTE:

xc: F. Bartle, B. Shoupe, M. Stoerrle, Minute Book, Resolution File, File

Proof of Publication of Notice in *The Reporter*

COPY OF NOTICE in PUBLICATION

MONTGOMERY TOWNSHIP LEGAL NOTICE

On Monday, March 9, 2015, after 8:00PM, the **Montgomery Township Board of Supervisors**, during its regularly scheduled meeting will consider enacting the following ordinance:

AN ORDINANCE AMENDING ORDINANCE #09-238 OF THE MONTGOMERY TOWNSHIP CODE BY DELETING SECTION 7.B [INSURANCE, REFUSAL AND RENEWAL OF REGISTRATION; INSURANCE/REGISTRATION APPLICATION AND CERTIFICATION OF ADDITIONAL INSURANCE] AND REPLACING IT WITH A NEW SECTION 7.B SETTING FORTH REQUIREMENTS FOR THE CONTRACTOR'S REGISTRATION APPLICATION AND REQUIRING COMMERCIAL CONTRACTORS TO TAKE OUT AND MAINTAIN DURING THE LIFE OF THE REGISTRATION COMMERCIAL GENERAL LIABILITY INSURANCE; BUSINESS AUTO LIABILITY INSURANCE; AND WORKMAN'S COMPENSATION INSURANCE AS WELL AS PROVIDING FOR A WAIVER OF SUCH INSURANCE REQUIREMENTS.

The full text of this ordinance may be examined, without charge, and copies may be obtained for a charge no

greater than the cost thereof, at the Montgomery Township Building, during normal business hours, Monday through Friday 8:30AM until 4:30PM, and the offices of this newspaper.

The public is invited to attend and will be given an opportunity to provide comments regarding this ordinance. Persons with disabilities, wishing to attend the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Montgomery Township Director of Administration & Human Resources at 215-393-6900.

LAWRENCE J. GREGAN
Township Manager
LAN Feb 27 - 1a

State of Pennsylvania } ss
County of Montgomery

Maureen Schmid

designated agent of *THE REPORTER*, being duly sworn, deposes and says that *THE REPORTER*, a daily newspaper of general circulation, published at Lansdale, Montgomery County, Pennsylvania, was established in the year of 1870, and has been regularly issued and published in Montgomery County continuously thereafter and for a period of more than six months immediately prior hereto, the printed notice or publication attached is an exact copy of a notice published in the regular edition and issues of *THE REPORTER* on the following dates, viz

February 27, 2015

and that said advertising was inserted in all respects as ordered.

Affiant further deposes that he/she is the proper person duly authorized by *THE REPORTER*, a newspaper of general circulation, to verify the foregoing statement under oath and that affiant is not interested in the subject matter of the aforesaid notice or advertisement, and that all allegations in the foregoing statements as to time, place and character of publication are true.

Maureen Schmid

Sworn to and subscribed before me this

27th day of February, 2015

Marcia B Burns
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
MARCIA B. BURNS, Notary Public
Lansdale Boro., Montgomery County
My Commission Expires November 20, 2015

MONTGOMERY TOWNSHIP

ORDINANCE NO. 15-218

AN ORDINANCE AMENDING ORDINANCE #09-238 OF THE MONTGOMERY TOWNSHIP CODE BY DELETING SECTION 7.B [INSURANCE, REFUSAL AND RENEWAL OF REGISTRATION; INSURANCE/REGISTRATION APPLICATION AND CERTIFICATION OF ADDITIONAL INSURANCE] AND REPLACING IT WITH A NEW SECTION 7.B SETTING FORTH REQUIREMENTS FOR THE CONTRACTOR'S REGISTRATION APPLICATION AND REQUIRING COMMERCIAL CONTRACTORS TO TAKE OUT AND MAINTAIN DURING THE LIFE OF THE REGISTRATION COMMERCIAL GENERAL LIABILITY INSURANCE; BUSINESS AUTO LIABILITY INSURANCE; AND WORKMAN'S COMPENSATION INSURANCE AS WELL AS PROVIDING FOR A WAIVER OF SUCH INSURANCE REQUIREMENTS.

ADOPTED:

MONTGOMERY TOWNSHIP

ORDINANCE NO. 15-288

AN ORDINANCE AMENDING ORDINANCE #09-238 OF THE MONTGOMERY TOWNSHIP CODE BY DELETING SECTION 7.B [INSURANCE, REFUSAL AND RENEWAL OF REGISTRATION; INSURANCE/REGISTRATION APPLICATION AND CERTIFICATION OF ADDITIONAL INSURANCE] AND REPLACING IT WITH A NEW SECTION 7.B SETTING FORTH REQUIREMENTS FOR THE CONTRACTOR'S REGISTRATION APPLICATION AND REQUIRING COMMERCIAL CONTRACTORS TO TAKE OUT AND MAINTAIN DURING THE LIFE OF THE REGISTRATION COMMERCIAL GENERAL LIABILITY INSURANCE; BUSINESS AUTO LIABILITY INSURANCE; AND WORKMAN'S COMPENSATION INSURANCE AS WELL AS PROVIDING FOR A WAIVER OF SUCH INSURANCE REQUIREMENTS.

NOW, THEREFORE, the Board of Supervisors of Montgomery Township does hereby enact and ordain this Ordinance Amendment, which amends Ordinance #09-238 as follows:

SECTION 1. REVISION TO SECTION 7.B [Insurance, Refusal and Renewal of Registration; Insurance/Registration Application and Certification of Additional Insurance] Section 7.B of Ordinance #09-238 shall be deleted in its entirety and replaced with the following Section 7.B:

B. An applicant for any registration required by the provisions of this ordinance shall file a written application on a form supplied by the township, which shall be signed and under oath. The application shall require among other items the names of the business, the business street addresses and trade names of the applicant together with a certificate of insurance written for not less than any limit of coverage specified under this ordinance. The commercial contractor shall take out and maintain at his own expense, during the life of the registration, the following insurance or its equivalent:

(1) Commercial general liability insurance for bodily injury, personal injury and property damage including loss of use, with minimum limits of:

\$ 500,000 each occurrence;
\$ 500,000 personal and advertising injury;
\$ 500,000 general aggregate; and

\$ 500,000 products/completed operations aggregate.

This insurance shall include coverage for all of the following:

- (a) Liability arising from premises and operations;
 - (b) Liability arising from the actions of independent contractors;
 - (c) Liability arising from products and completed operations;
 - (d) Contractual liability;
 - (e) Liability arising from the explosion, collapse, or underground (XCU) hazards; and
 - (f) Montgomery Township and its elected and appointed officials, officers, agents, and employees as additional insureds on a primary and non-contributory basis with respect to operations performed by the contractor or on contractor's behalf for which Montgomery Township has issued a permit, license or authorization.
- (2) Business auto liability insurance with a minimum limit of \$500,000 per accident and including coverage for all of the following:
- (a) Liability arising out of the ownership, maintenance or use of any auto (if no owned autos, then hired and non-owned autos); and
 - (b) Automobile contractual liability.
- (3) Workers compensation insurance with statutory benefits as required by Pennsylvania law; employers liability insurance with minimum limits of:
- \$ 100,000 each accident for bodily injury by accident;
 - \$ 100,000 each employee for bodily injury by disease; and
 - \$ 500,000 policy limit for bodily injury by disease.
- (4) If the applicant does not meet the insurance requirements herein, the applicant shall forward a written request to the Township for a waiver in writing of the insurance requirement(s) not met or approval in writing of alternate insurance coverage, self-insurance, or group self-insurance arrangements. If the Township denies the request for said waiver, the applicant must comply with the insurance requirements as specified herein.

NOTE: The remainder of Section 7 (i.e., 7.A, 7.C, 7.D, 7.E and 7.F) are unaffected by this Amendment and remain fully operative.

SECTION 2. SEVERABILITY.

If any part of this ordinance is for any reason found to be illegal or invalid, such illegality or invalidation shall not affect any of the remaining parts of this ordinance, which shall continue to be fully operative as if the illegal or invalid part had not been enacted.

SECTION 3. REPEALER.

Any ordinance or any part of any ordinance that conflicts with this Ordinance is hereby repealed insofar as the same is specifically inconsistent with this Ordinance.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective five days after enactment.

ORDAINED AND ENACTED into an Ordinance this _____ day of February, 2015.

**MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS**

MICHAEL J. FOX, *Chairperson*

[Seal]

Attested by:

LAWRENCE J. GREGAN
Township Manager/ Secretary

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Payment of Bills for March 9, 2015

MEETING DATE: March 9, 2015 ITEM NUMBER: #14

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gegan BOARD LIAISON: Michael J. Fox, Chairman
Township Manager of the Board of Supervisors



BACKGROUND:

Please find attached a list of the March 9, 2015 bills for your review.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approval all bills as presented.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
26451	2/26/15	00000499	MONTGOMERY TWP. PROFESSIONAL	124.21
26452	2/26/15	1264	MORGAN STANLEY SMITH BARNEY INC	6,015.66
60078	2/24/15	00000091	TARHEEL CANINE TRAINING, INC.	9,222.50
60079	3/9/15	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	1,416.99
60080	3/9/15	00000842	911 SAFETY EQUIPMENT	152.50
60081	3/9/15	00000006	ACME UNIFORMS FOR INDUSTRY	1,710.04
60082	3/9/15	BT005912	ADVANCED MEDICAL SYSTEMS	1,395.52
60083	3/9/15	00000340	ADVENT SECURITY CORPORATION	186.00
60084	3/9/15	00000179	ADVENTURE AQUARIUM	20.00
60085	3/9/15	BT004708	ALAN R. FRIEBIS	49.00
60086	3/9/15	00000683	ALEXANDER J. DEANGELIS	60.00
60087	3/9/15	00000528	ANYWHERE MINATURE GOLF	100.00
60088	3/9/15	00000718	APEX PLUMBING & HEATING INC	3,747.50
60089	3/9/15	00000718	APEX PLUMBING & HEATING INC	5,415.00
60090	3/9/15	00002061	AT&T MOBILITY	239.84
60091	3/9/15	00000561	ATLANTIC TACTICAL	307.00
60092	3/9/15	00001997	AUTOMATIC SYNC TECHNOLOGIES, LLC	691.88
60093	3/9/15	BT004517	BELL RUN PARTNERSHIP	59.80
60094	3/9/15	00000043	BERGEY'S	253.25
60095	3/9/15	00001938	BILL WIEGMAN	90.00
60096	3/9/15	00000209	BOUCHER & JAMES, INC.	5,527.53
60097	3/9/15	00001903	BRIAN JANSSENS	15.00
60098	3/9/15	00003008	BRICKS 4 KIDZ	360.00
60099	3/9/15	00000423	FAMILY DINING, INC.	76.94
60100	3/9/15	00000072	CANON FINANCIAL SERVICES, INC	1,319.00
60101	3/9/15	00001601	CDW GOVERNMENT, INC.	33,655.80
60102	3/9/15	00001178	CHIEF/LAW ENFORCEMENT SUPPLY	1,297.00
60103	3/9/15	00001853	COTTERINO SUPPLY & EQUIPMENT	809.50
60104	3/9/15	00000013	DALE RIMMER SIDING	150.00
60105	3/9/15	00000024	DAVID P. BENNETT	30.00
60106	3/9/15	00001945	DAVID S. WOLFE	30.00
60107	3/9/15	00001941	DAVID W. VASCONEZ	30.00
60108	3/9/15	00000629	DAVIDHEISER'S INC.	188.88
60109	3/9/15	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	476.57
60110	3/9/15	BT006046	DENNIS GRUB	33.06
60111	3/9/15	00000748	E.R. STUEBNER INC.	559,249.76
60112	3/9/15	00000152	ECKERT SEAMANS CHERIN &	5,364.60
60113	3/9/15	00002999	ELITE K9 INC.	2,205.39
60114	3/9/15	00001902	ELLIOTT GREENLEAF &	167.84
60115	3/9/15	00903110	ESTABLISHED TRAFFIC CONTROL	75.00

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
60116	3/9/15	00001754	GERHARDS INC	149.45
60117	3/9/15	00001498	GFOA - PA	350.00
60118	3/9/15	00001842	GLEN ROETMAN	30.00
60119	3/9/15	00000219	GLOBAL EQUIPMENT COMPANY	142.95
60120	3/9/15	00001784	GOOGLE INC.	86.35
60121	3/9/15	00000102	INTERSTATE BATTERY SYSTEMS OF	189.90
60122	3/9/15	BT04496	JAY L. STOCKETT	52.00
60123	3/9/15	00000735	JD BRAVO COMPANY	6,104.00
60124	3/9/15	BT004895	JOANNE SHELDON	46.82
60125	3/9/15	00000522	JOE BIFOLCO	40.00
60126	3/9/15	00000890	JOHN H. MOGENSEN	60.00
60127	3/9/15	00001581	JOSEPH J. SIMES	120.00
60128	3/9/15	00001843	JOSEPH M. BENNETT	60.00
60129	3/9/15	00903425	JUDITH ANDERSON	48.00
60130	3/9/15	00000740	K.J. DOOR SERVICES INC.	1,552.75
60131	3/9/15	00000264	KENCO HYDRAULICS, INC.	900.28
60132	3/9/15	00001667	MIDWEST MOTOR SUPPLY CO.,INC	57.29
60133	3/9/15	00000057	LAWN AND GOLF SUPPLY COMPANY, INC.	718.64
60134	3/9/15	00000738	LENNI ELECTRIC CORP	97,339.39
60135	3/9/15	00002021	MARRIOTT'S EMERGENCY EQUIPMENT	250.00
60136	3/9/15	00000689	MARY KAY KELM, ESQUIRE	837.50
60137	3/9/15	00000201	LAWRENCE J. MURPHY	982.15
60138	3/9/15	00902947	MCATO	248.00
60139	3/9/15	00001330	MCCALLION STAFFING SPECIALISTS	910.00
60140	3/9/15	00001920	MICHAEL H. BEAN	30.00
60141	3/9/15	00000306	MICHAEL JENKINS	1,829.25
60142	3/9/15	00000867	MICHAEL SHEARER	30.00
60143	3/9/15	00002016	MICHAEL SHINTON	40.00
60144	3/9/15	00002073	MORTON SALT INC	7,418.50
60145	3/9/15	00001225	MONTGOMERY TOWNSHIP MUNICIPAL	2,276.48
60146	3/9/15	00001225	MONTGOMERY TOWNSHIP MUNICIPAL	1,576.12
60147	3/9/15	00001134	OFFICE DEPOT, INC	675.87
60148	3/9/15	00001840	PAUL R. MOGENSEN	60.00
60149	3/9/15	00000095	PAUL SMITH	40.00
60150	3/9/15	00000399	PECO ENERGY	9,565.75
60151	3/9/15	00000397	PECO ENERGY	2,757.92
60152	3/9/15	00000397	PECO ENERGY	6.00
60153	3/9/15	00000595	PENN VALLEY CHEMICAL COMPANY	287.47
60154	3/9/15	00001358	PENNSYLVANIA RECREATION AND PARK	967.00
60155	3/9/15	00001880	PHILIP C. STUMP	15.00

Montgomery Township Check Register

Check Number	Check Date	Vendor No	Payee	Amount
60156	3/9/15	00000446	PHISCON ENTERPRISES, INC.	200.00
60157	3/9/15	00000514	POSTMASTER	92.00
60158	3/9/15	00000519	RACHEL TROUTMAN	30.00
60159	3/9/15	BT004260	RAYMOND RAGANO	37.00
60160	3/9/15	00903427	RECORD TOWN	890.23
60161	3/9/15	00000117	RIGGINS INC	3,166.70
60162	3/9/15	00000115	RIGGINS, INC	1,936.92
60163	3/9/15	00002071	ROB BAILEY	30.00
60164	3/9/15	00000061	ROBERT MCMONAGLE	30.00
60165	3/9/15	00000653	SCATTON'S HEATING & COOLING, INC.	302.02
60166	3/9/15	00903426	SCIENTIFIC INSTRUMENT SERVICES	308.93
60167	3/9/15	BT003575	SELECT COMFORT RETAIL CORP	1,476.77
60168	3/9/15	1264	MORGAN STANLEY SMITH BARNEY INC	125,208.17
60169	3/9/15	00001847	STAPLES CONTRACT & COMMERCIAL, INC.	399.23
60170	3/9/15	00003015	STEPHEN A. SPLENDIDO	30.00
60171	3/9/15	00001939	SERVICE TIRE TRUCK CENTERS	300.00
60172	3/9/15	00003010	STUART FREY	93.80
60173	3/9/15	00000494	THE INTELLIGENCER	293.80
60174	3/9/15	00000720	TRAIL ELECTRICAL SERVICE, INC.	3,760.00
60175	3/9/15	00002031	TRI-COUNTY ELECTRICAL SUPPLY	195.12
60176	3/9/15	00002062	UNITED ELECTRIC SUPPLY CO., INC.	93.83
60177	3/9/15	00000040	VERIZON	35.82
60178	3/9/15	00000040	VERIZON	93.85
60179	3/9/15	00000040	VERIZON	249.95
60180	3/9/15	00001033	VERIZON CABS	553.79
60181	3/9/15	00000170	VERIZON COMMUNICATIONS, INC.	124.99
60182	3/9/15	00000038	VERIZON WIRELESS SERVICES, LLC	480.28
60183	3/9/15	00000038	VERIZON WIRELESS SERVICES, LLC	842.99
60184	3/9/15	00001839	VINAY SETTY	80.00
60185	3/9/15	00000442	VINCENT ZIRPOLI	150.00
60186	3/9/15	BT005550	VYGON USA CORPORATION	40.00
60187	3/9/15	00001191	WARREN FUCHS	30.00
60188	3/9/15	00001329	WELDON AUTO PARTS	1,183.55
60189	3/9/15	00000249	WILLIAM R. GOLTZ	105.00
60190	3/9/15	00000545	DAVID A. WISMER	260.00
60191	3/9/15	00000742	WORTH AND COMPANY, INC.	59,161.50
60192	3/9/15	00000590	YOCUM FORD	896.16
60193	3/9/15	00000516	ZOOLOGICAL SOCIETY OF PHILADELPHIA	100.00
TOTAL				984,431.79

MONTGOMERY TOWNSHIP ELECTRONIC PAYROLL TAX PAYMENTS

<u>DATE</u>	<u>VENDOR NAME</u>	<u>REASON FOR PAYMENT</u>	<u>AMOUNT</u>
02/26/2015	IRS	941 Payment	\$76,472.74
02/26/2015	BCG	401/457 Plan Payment	\$25,674.88
02/26/2015	PA-SCDU	Withholding Payment	\$2,360.57
03/02/2015	IRS	945 Payment	\$4,642.59
03/02/2015	ICMA	DROP Plan Payment	\$17,827.41
03/04/2015	Commonwealth of PA	State Tax Payment	\$7,982.20
03/06/2015	City of Philadelphia	Feb. Wage Tax Payment	\$285.00
		Total Paid as of 03/09/2015	\$135,245.39