

WESTTOWN TOWNSHIP

1039 Wilmington Pike
West Chester, PA 19382
610-692-1930

Post Office Box 79
Westtown, PA 19395
FAX 610-692-9651

www.westtownpa.org

AGENDA **Westtown Township Board of Supervisors** **Workshop Agenda**

Westtown Township Municipal Building
1039 Wilmington Pike, Westtown

Monday, July 15, 2024

Start time: 6:50 PM Workshop

- 1. Pleasant Grove Force Main Funding Options – 10 minutes**
- 2. Plumly Farms Open Space – Riparian Buffer Restoration Proposal – 15 minutes**
- 3. Public Comment on Workshop Items* - 10 minutes**

Tonight's Workshop will be viewable on Zoom via the following link:

<https://us02web.zoom.us/j/89939917814><https://us02web.zoom.us/j/89939917814>

Or by phone at: 646-558-8656

**The public comment period at the end of the Workshop will last approximately 10 minutes. The public will be asked to limit their remarks to two minutes each to allow others an opportunity to speak. To the extent that further public comment is required, speakers will be asked to save their remarks until the Public Comment - Non-Agenda Items portion of the Regular Board of Supervisors Meeting.*

Memo

To: Board of Supervisors
cc: Mila Carter, Township Manager
From: Cindi King
Date: July 12, 2024
Re: Pleasant Grove Force Main Funding Shortage

Unfortunately, the Pleasant Grove Force Main (PGFM) project bid came in at \$676,560 more than our \$1M budget, with an additional \$58,241 for construction oversight. As we should not approve a project that is not fully funded, the Board will need to determine the source of the additional \$734,801 in funding required to complete the full PGFM proposal. Below are the available sources for funding:

<u>Funding from Capital Reserves</u>	<u>Recommended</u>
2024	
1,706,314.00	Current WW Reserve Balance
180,000.00	Additional Funds to be added 2024
1,886,314.00	Total 2024 Amount Available
(734,801)	Total PGFM Additional Costs
\$1,151,513.00	Est. Balance at the end of 2024
2025	
450,000.00	2025 Deposit estimate
\$1,601,513.00	Funds available in 2025

Note: The noted 2025 deposit estimate is based on meeting our Fund Balance Policy Goals and will be determined during the budget process.

Sewer Fund or Combination of Sewer Fund and Capital Reserves – We currently have a \$2.3M Sewer Fund cash balance available. With 6 months left in the year, I would not recommend using any of the Sewer Fund cash balance.

Bond – If the Force Main came in well over budget, the initial plan was to do a bond issue and combine it with our costs needed for the Pump Station project planned in 2025. At this point in time we do not have enough information to determine a definitive bond amount that would cover both projects, and going to Bond for \$735,000 would not be advisable as we have other funds available to cover that amount.

As always, should you have any questions please feel free to reach out.

Cindi



October 6, 2023

Mila Carter, Manager
Westtown Township
Westtown Township
P.O. Box 79
1039 Wilmington Pike
West Chester, PA 19382

Dear Mila:

Subject: Contract 24-S1 – Pleasant Grove Force Main Reconstruction

This office has reviewed the Bids received by the Township via PennBid on July 10, 2023, for the above subject Contract. Certified Tabulations of Bids are enclosed.

The project was bid as two alternate contracts with differing scopes. Contract A includes reconstructing the force main from the pump station to near the intersection with Oakbourne Road, then continuing from past the bridge on Oakbourne to the force main discharge near S Concord Road and Bowers Drive. Contract B includes only the portion from the pump station to near the intersection with Oakbourne Road.

DOLI Construction Corporation, Inc. of Chalfont, PA, is the apparent low bidder for both contracts, with Bids of \$1,676,560.00 for Contract A and \$1,285,471.00 for Contract B. DOLI Construction Corporation, Inc.'s Bids conformed to all conditions of the Advertisement for Bids.

If you have any questions or require additional information, please feel free to contact me.

Very truly yours,

CARROLL ENGINEERING CORPORATION

A handwritten signature in blue ink that reads 'Mark Yoder'.

Mark Yoder

MTY:cam

Enclosures

cc: William N. Malin, P.E., Senior Vice President, CEC

Today's Commitment to Tomorrow's Challenges

Corporate Office:	630 Freedom Business Center	433 Lancaster Avenue	101 Larry Holmes Drive	105 Raider Boulevard
949 Easton Road	Third Floor	Suite 200	Suite 201	Suite 206
Warrington, PA 18976	King of Prussia, PA 19406	Malvern, PA 19355	Easton, PA 18042	Hillsborough, NJ 08844
215.343.5700	610.572.7093	610.489.5100	610.989.4940	908.874.7500

www.carrolleengineering.com

Tabulation of Bids

Pleasant Grove Force Main Sewer Reconstruction

Contract 24-S1A

Bid Opening Date: July 10, 2024

3 Bids Received

DOLI Construction Corporation 120 Independence Ln Chalfont, PA 18914 215-997-8026	Wexcon, Inc. 379 Tilden Road Mohrsville, PA 19541 610-488-7420	McKenney Construction 22 Little Lane Media, PA 19063 610-876-2820
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BID SECURITY				10% Bid Bond		10% Bid Bond		10% Bid Bond	
ITEM NO.	ITEM DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	18" SDR-35 PVC gravity sewer w/stone backfill, complete in place	LF	66	\$203.00	\$13,398.00	\$375.00	\$24,750.00	\$327.00	\$21,582.00
2	10" DR-11 HDPE force main with two tracer wires installed by horizontal directional drilling, complete in place	LF	6941	\$197.00	\$1,367,377.00	\$238.00	\$1,651,958.00	\$245.00	\$1,700,545.00
3	10" DR-11 HDPE force main with two tracer wires installed by trenching, complete in place	LF	103	\$335.00	\$34,505.00	\$200.00	\$20,600.00	\$300.00	\$30,900.00
4	10" DIP force main, with stone backfill, complete in place	LF	40	\$290.00	\$11,600.00	\$290.00	\$11,600.00	\$300.00	\$12,000.00
5	8" DIP force main, with stone backfill, complete in place	LF	72	\$274.00	\$19,728.00	\$310.00	\$22,320.00	\$300.00	\$21,600.00
6	Gravity sewer manhole, complete in place	LF	2	\$5,000.00	\$10,000.00	\$16,225.00	\$32,450.00	\$12,000.00	\$24,000.00
7	Connection to existing manhole, complete in place	EA	1	\$4,000.00	\$4,000.00	\$3,495.00	\$3,495.00	\$9,000.00	\$9,000.00
8	10 HDPE bend, complete in place	EA	3	\$400.00	\$1,200.00	\$950.00	\$2,850.00	\$1,600.00	\$4,800.00
9	8" DIP Bends, complete in place	EA	5	\$500.00	\$2,500.00	\$1,055.00	\$5,275.00	\$1,900.00	\$9,500.00
10	8" x 10 DI reducer, complete in place	EA	2	\$500.00	\$1,000.00	\$1,155.00	\$2,310.00	\$1,700.00	\$3,400.00
11	8" DIP wye, complete in place	EA	1	\$1,200.00	\$1,200.00	\$1,520.00	\$1,520.00	\$3,000.00	\$3,000.00
12	HDPE to DIP transition coupling	EA	2	\$600.00	\$1,200.00	\$1,730.00	\$3,460.00	\$1,900.00	\$3,800.00
13	8" gate valves, complete in place	EA	2	\$2,800.00	\$5,600.00	\$4,565.00	\$9,130.00	\$6,800.00	\$13,600.00
14	Air release/vacuum valve vault, complete in place	EA	3	\$16,000.00	\$48,000.00	\$17,000.00	\$51,000.00	\$22,000.00	\$66,000.00
15	Test pit for utility crossing of force main, complete in place	EA	33	\$250.00	\$8,250.00	\$600.00	\$19,800.00	\$450.00	\$14,850.00
16	Connection to existing 8" DIP force main, complete in place	EA	2	\$8,000.00	\$16,000.00	\$6,690.00	\$13,380.00	\$18,000.00	\$36,000.00
17	Connection to existing 10" PVC force main, complete in place	EA	1	\$8,000.00	\$8,000.00	\$7,230.00	\$7,230.00	\$18,000.00	\$18,000.00
18	Temporary paving restoration	LF	539	\$18.00	\$9,702.00	\$150.00	\$80,850.00	\$40.00	\$21,560.00
19	Permanent pavement restoration, township roads, complete in place	LF	341	\$175.00	\$59,675.00	\$165.00	\$56,265.00	\$300.00	\$102,300.00
20	Base and binder restoration in a state road, complete in place	LF	198	\$135.00	\$26,730.00	\$380.00	\$75,240.00	\$360.00	\$71,280.00
21	Mill and overlay, state road, complete in place	SY	266	\$35.00	\$9,310.00	\$125.00	\$33,250.00	\$66.00	\$17,556.00
22	High friction surface treatment, complete in place	SY	131	\$35.00	\$4,585.00	\$36.00	\$4,716.00	\$110.00	\$14,410.00
23	Erosion and sedimentation controls, complete in place	LS	1	\$1,500.00	\$1,500.00	\$12,000.00	\$12,000.00	\$26,000.00	\$26,000.00
24	Traffic control, complete in place	LS	1	\$6,500.00	\$6,500.00	\$46,315.00	\$46,315.00	\$258,000.00	\$258,000.00
25	Preconstruction video documentation	LS	1	\$5,000.00	\$5,000.00	\$7,200.00	\$7,200.00	\$1,200.00	\$1,200.00
TOTAL AMOUNT OF BASE BID					\$1,676,560.00		\$2,198,964.00		\$2,504,883.00

"We certify the above to be a true and accurate Tabulation of Bids received via PennBid on July 10, 2024 by Westtown Township for Contract 24-S1A, "Pleasant Grove Force Main Reconstruction."

William N. Malin

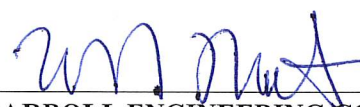

CARROLL ENGINEERING CORPORATION
 William N. Malin, P.E., Senior Vice President

Tabulation of Bids
Pleasant Grove Force Main Reconstruction
Contract 24-S1B
Bid Opening Date: July 10, 2024
3 Bids Received

DOLI Construction Corporation 120 Independence Ln Chalfont, PA 18914 215-997-8026	Wexcon, Inc. 379 Tilden Road Mohrsville, PA 19541 610-488-7420	McKenney Construction 22 Little Lane Media, PA 19063 610-876-2820
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BID SECURITY					10% Bid Bond		10% Bid Bond		10% Bid Bond	
ITEM NO.	ITEM DESCRIPTION	UNITS	QTY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	
1	10" DR-11 HDPE force main with two tracer wires installed by horizontal directional drilling, complete in place	LF	5044	\$215.00	\$1,084,460.00	\$238.00	\$1,200,472.00	\$245.00	\$1,235,780.00	
2	10" DR-11 HDPE force main with two tracer wires installed by trenching, complete in place	LF	58	\$335.00	\$19,430.00	\$235.00	\$13,630.00	\$300.00	\$17,400.00	
3	10" DIP force main, with stone backfill, complete in place	LF	20	\$290.00	\$5,800.00	\$285.00	\$5,700.00	\$300.00	\$6,000.00	
4	8" DIP force main, with stone backfill, complete in place	LF	60	\$275.00	\$16,500.00	\$310.00	\$18,600.00	\$300.00	\$18,000.00	
5	10 HDPE bend, complete in place	EA	1	\$400.00	\$400.00	\$950.00	\$950.00	\$1,600.00	\$1,600.00	
6	8" DIP Bends, complete in place	EA	3	\$500.00	\$1,500.00	\$1,055.00	\$3,165.00	\$1,900.00	\$5,700.00	
7	8" x 10 DI reducer, complete in place	EA	1	\$500.00	\$500.00	\$1,155.00	\$1,155.00	\$1,700.00	\$1,700.00	
8	8" DIP wye, complete in place	EA	1	\$1,200.00	\$1,200.00	\$1,520.00	\$1,520.00	\$3,000.00	\$3,000.00	
9	HDPE to DIP transition coupling	EA	1	\$600.00	\$600.00	\$1,730.00	\$1,730.00	\$1,900.00	\$1,900.00	
10	8" gate valves, complete in place	EA	2	\$2,800.00	\$5,600.00	\$4,565.00	\$9,130.00	\$6,800.00	\$13,600.00	
11	Air release/vacuum valve vault, complete in place	EA	3	\$16,000.00	\$48,000.00	\$17,000.00	\$51,000.00	\$22,000.00	\$66,000.00	
12	Test pit for utility crossing of force main, complete in place	EA	26	\$250.00	\$6,500.00	\$600.00	\$15,600.00	\$450.00	\$11,700.00	
13	Connection to existing 8" DIP force main, complete in place	EA	1	\$8,000.00	\$8,000.00	\$6,690.00	\$6,690.00	\$18,000.00	\$18,000.00	
14	Connection to existing 10" PVC force main, complete in place	EA	1	\$8,000.00	\$8,000.00	\$7,230.00	\$7,230.00	\$18,000.00	\$18,000.00	
15	Temporary paving restoration	LF	306	\$26.00	\$7,956.00	\$180.00	\$55,080.00	\$40.00	\$12,240.00	
16	Permanent pavement restoration, township roads, complete in place	LF	108	\$175.00	\$18,900.00	\$200.00	\$21,600.00	\$300.00	\$32,400.00	
17	Base and binder restoration in a state road, complete in place	LF	198	\$135.00	\$26,730.00	\$380.00	\$75,240.00	\$360.00	\$71,280.00	
18	Mill and overlay, state road, complete in place	SY	266	\$35.00	\$9,310.00	\$125.00	\$33,250.00	\$66.00	\$17,556.00	
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20	Erosion and sedimentation controls, complete in place	LS	1	\$1,500.00	\$1,500.00	\$9,600.00	\$9,600.00	\$18,000.00	\$18,000.00	
21	Traffic control, complete in place	LS	1	\$5,000.00	\$5,000.00	\$44,500.00	\$44,500.00	\$193,000.00	\$193,000.00	
22	Preconstruction video documentation	LS	1	\$5,000.00	\$5,000.00	\$4,800.00	\$4,800.00	\$1,200.00	\$1,200.00	
TOTAL AMOUNT OF BASE BID					\$1,285,471.00	\$1,585,358.00	\$1,778,466.00			

"We certify the above to be a true and accurate Tabulation of Bids received via PennBid on July 10, 2024 by Westtown Township for Contract 24-S1B, "Pleasant Grove Force Main Reconstruction ."


CARROLL ENGINEERING CORPORATION
 William N. Malin, P.E., Senior Vice President




Carroll Engineering Corporation

WESTTOWN TOWNSHIP
PROJECT SCOPE AND BUDGET

Project Name: Pleasant Grove Force Main Reconstruction Project Date: 12-Jul-24
Contract 24-S1A Construction Phase Services
Amendment Number: _____ Amendment Date: _____

Project Scope Amended Scope

- 1) Attend a preconstruction meeting and prepare meeting minutes
- 2) Review shop drawings.
- 3) Review applications for payment.
- 4) Attend construction meetings as necessary.
- 5) General contract administration such as RFI responses.
- 6) Perform construction observation. Part-time observation is included during drilling periods, and full-time full-time observation is included while pipe is being pulled back or installed by open trenching. It is assumed there will be two days of drilling between launch pits, then one day pulling the pipe back.
- 7) Project closeout.
- 8) Prepare as-constructed drawings from contractor mark ups and field notes.

Excluded Work

Additional Services

Estimated Budget:

Today's Commitment To Tomorrow's Challenges

Corporate Office: 949 Easton Road Warrington, PA 18976 (215) 343-5700	433 Lancaster Avenue Suite 200 Malvern, PA 19355 610-489-5100	630 Freedom Business Center Third Floor King of Prussia, PA 19406 610-489-5100	101 Larry Holmes Drive Suite 201 Easton, PA 18042 610-989-4940	105 Raider Boulevard Suite 206 Hillsborough, NJ 08844 908-874-7500
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www.carrollengineering.com



Carroll Engineering Corporation

WESTTOWN TOWNSHIP
PROJECT SCOPE AND BUDGET

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PROJECT SCOPE AND BUDGET

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Westtown Township Environmental Advisory Council Plumly Open Space Proposal

July 10, 2024

Westtown Township
Board of Supervisors
1039 Wilmington Pike
West Chester, PA 19382

Reference: Plumly Farms Open Space – Riparian Buffer Restoration

Dear Westtown Township BOS:

Thank you in advance for reviewing the following proposal to allow the Westtown Township EAC to continue to restore a riparian buffer in the open space adjacent to the residential neighborhood, Plumly Farms.

The project benefit to the public:

- Improved mitigation of both flood waters from the creek and stormwater runoff into the creek
- Removal of invasive and noxious plants that can make their way onto residential properties
- Native trees and shrubs are already emerging because of the invasive removals to date.
- Installation of native trees and shrubs that enhance the beauty of the area, provide bird habitat, and help to maintain healthy pollinator populations
- The shade of the trees will provide cooler waters and fodder in which beneficial insects can thrive and do their job of keeping the waters clean

This project will enhance the aesthetic of this property, a vista onto which several residential homes look out.

Project partners include:

- Township Public Works Department will be removing the staged invasive plant material from the path
- Penn State Master Watershed Stewards have participated in planning the events and removing the invasive plants and will support purchasing trees, tubes and stakes
- Chester County Conservation District provides tools and equipment for invasive plant removal and tree planting

Volunteers to date include neighbors from Plumly Farms, Penn State Master Watershed Stewards, Bayard Rustin High School Environmental Group, Township Staff members and EAC members.

While reviewing our proposal on June 17, 2024, to apply for grant funding from The Giant Company, the BOS asked if we could take a step further proposal wise to give the BOS a bigger picture and better understanding of the goals for this space.

3 Year Tentative Plan - See below the expected range of work planned and the expected timing range as well:

April 2024 thru December 2024 – Target 250 LF of 600+ LF of UT Invasive Removal and Tree Planting

April 20, 2024 – Initial assessment and invasive removal effort at worst location regarding invasives choking native trees.

April 27, 2024 - 2nd planned date for invasive removal mopping up the work area above and moving to the west to remove invasives at the majestic native trees there.

May 29, 2024 - Plan and assess how to treat the invasive stumps and roots to prevent regrowth of invasives permanently.

June 12, 2024 - Plan and assess how many native trees can be planted in areas where invasives were removed.

June 13, 2024 - Plan the visit for a certified herbicide applicator to allow applicator to quote realistic scope.

July 2, 2024 – Visit the site with Greg Gagliano, certified herbicide applicator, to ensure scope of work for Red Tail Restoration and Land Management, LLC is understood for quoting.

July 3, 2024 thru August 9, 2024 – Remove any excess invasive growth manually.

July 9, 2024 thru August 9, 2024 – Remove invasive plants around emerging native species.

July 9, 2024 thru August 9, 2024 - Apply herbicide with approval and authorization

July 9, 2024 thru September 9, 2024 – Procure the native trees for October planting

Sept 10, 2024 thru Sept 30, 2024 – Apply for PA Outdoor Corps (DCNR) to remove invasives in 2025.

October 1, 2024 thru October 31, 2024 – Plant 20-30 trees and install tree tubes with stakes.

Nov. 1, 2024 thru Nov. 30, 2024 - Water trees if we encounter a dry spell immediately after planting.

Perform inspections on tree tubes and perform maintenance to increase survival rate on a monthly or quarterly basis. Inspections of tree tubes will be performed by Master Watershed Stewards under guidance from EAC.

January 2025 thru November 2025 – Target 250 LF of 600+ LF of UT Invasive Removal and Tree Planting

January – March 2025 – Remove invasive plants easily identified during the non-growing season.

March 2025 – Initial assessment and invasive removal effort at worst locations moving east regarding invasives choking native trees using PA Outdoor Corps for resource support.

April 2025 - 2nd planned date for invasive removal using PA Outdoor Corps and continue moving to the east to remove invasives toward East Branch Chester Creek.

May 2025 - Plan and assess how to treat the invasive stumps and roots to prevent regrowth of invasives permanently.

June 2025 - Plan and assess how many native trees can be planted in areas where invasives were removed.

June 2025 - Plan the visit for a certified herbicide applicator to allow applicator to quote realistic scope.

July 2025 – Visit the site with Greg Gagliano, certified herbicide applicator, to ensure scope of work for Red Tail Restoration and Land Management, LLC is understood for quoting.

July - August 2025 – Remove any excess invasive growth manually.

July - August 2025 – Apply herbicide with approval and authorization.

July – September 2025 – Procure the native trees for October planting.

Sept 2025 – Apply for PA Outdoor Corps (DCNR) to remove invasives in 2026.
Oct 2025 – Plan 20-30 trees and install tree tubes with stakes.
Nov 2025 - Water trees if we encounter a dry spell immediately after planting.

Perform inspections on tree tubes and perform maintenance to increase survival rate on a monthly or quarterly basis. Inspections will be performed by Master Watershed Stewards under guidance from EAC.

January 2026 thru Nov 2026 – Target 100+ LF of 600+ LF of UT Invasive Removal and Tree Planting

January – March 2026 – Remove invasive plants easily identified during the non growing season.
March 2026 – Initial assessment and invasive removal effort at worst locations moving east regarding invasives choking native trees using Outdoor Corp for resource support.
April 2026 - 2nd planned date for invasive removal and continue moving to the east to remove invasives toward East Branch Chester Creek.
May 2026 - Plan and assess how to treat the invasive stumps and roots to prevent regrowth of invasives permanently.
June 2026 - Plan and assess how many native trees can be planted in areas where invasives were removed.
June 2026 - Plan the visit for a certified herbicide applicator to allow applicator to quote realistic scope.
July 2026 – Visit the site with certified herbicide applicator to ensure scope of work is understood for quoting.
July - August 2026 – Remove any excess invasive growth manually.
July - August 2026 – Apply herbicide with approval and authorization
July – September 2026 – Procure the native trees for October planting
Sept 2026 – Apply for PA Outdoor Corps (DCNR) to remove invasives in 2026.
Oct 2026 – Plan 20-30 trees and install tree tubes with stakes.
Nov 2026 - Water trees if we encounter a dry spell immediately after planting.

Perform inspections on tree tubes and perform maintenance to increase survival rate on a monthly or quarterly basis. Inspections will be performed by Master Watershed Stewards under guidance from EAC.

3 Year Plan - Cost Estimates

Due to the level of volunteering to date, there has been minimal costs associated with this project. One check for ~ \$155.00 has been cut to cover incidentals and PPE.

Cost estimates moving forward:

2024 Incidentals and PPE	~ \$155.00
2024 Herbicide Application – July and September	~\$1,500.00
2024 Tree Purchase	~ <u>1,500.00</u> (30 trees at \$50.00 a tree)
	\$3,155.00

Grant money may be available for tree purchase.

2025 Incidentals and PPE	~ \$200.00
2025 PA Outdoors Corp – March and April	~1,900.00 (Total)
2025 Herbicide Application – May and September	~\$1,500.00 (Total)
2025 Tree Purchase	~ <u>1,500.00</u> (30 trees at \$50.00 a tree)
	\$5,100.00

Grant money may be available for tree purchase.

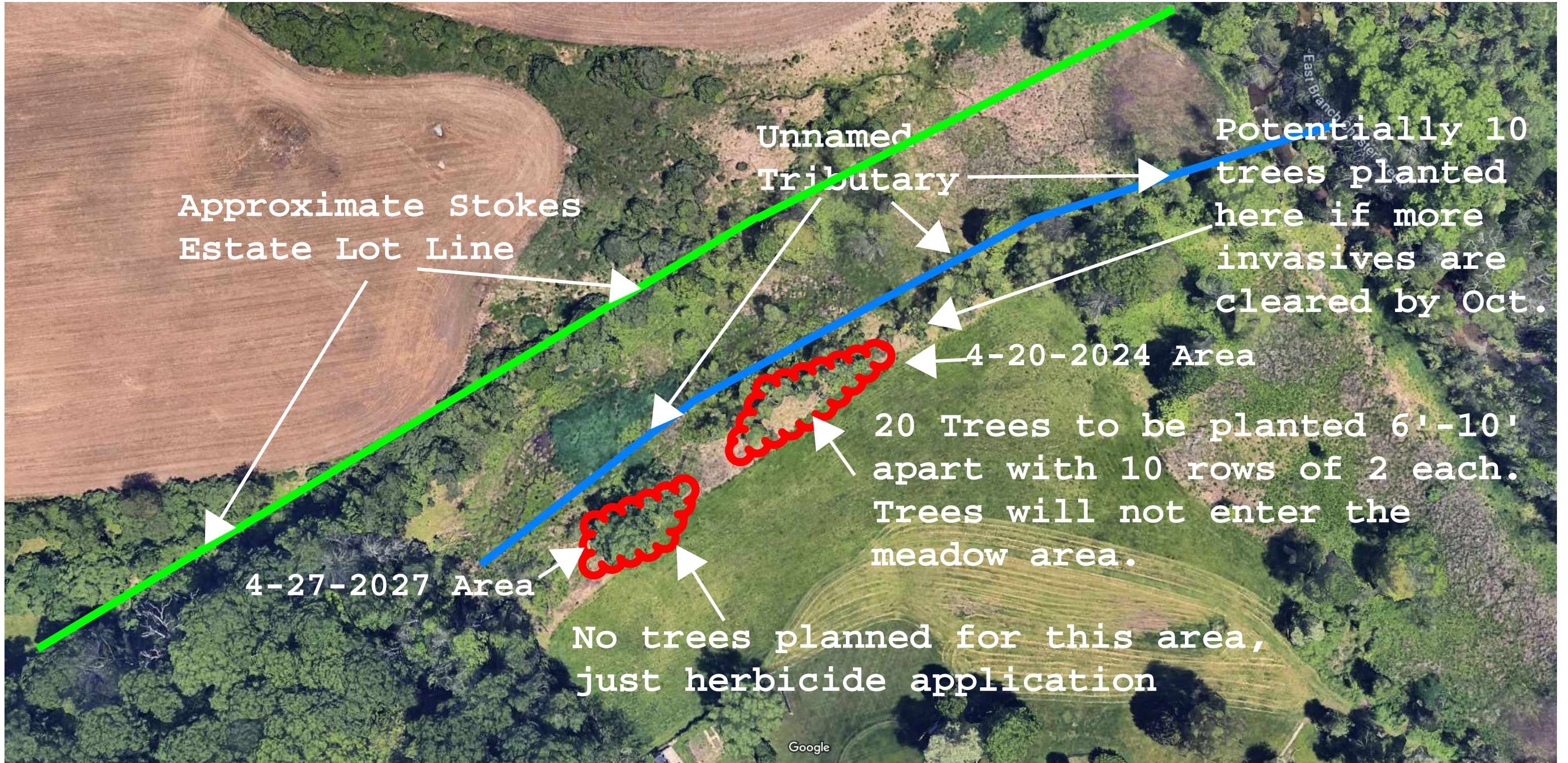
2026 Incidentals and PPE	~ \$100.00
2026 PA Outdoors Corp – March and April	~1,900.00 (Total)
2026 Herbicide Application – May and September	~\$1,500.00 (Total)
2026 Tree Purchase	~ <u>1,500.00</u> (30 trees at \$50.00 a tree)
	\$5,000.00

In addition to grant money, there are numerous methods of procuring healthy native trees.

We are working with several organizations that provide trees on a regular basis through their own grant network, i.e. Brandywine Red Clay Alliance, CRC Watershed, Stroud Water Research Center and Keystone Ten Million Trees to name a few.

Each years budget includes \$1,500.00 for trees but we are confident we will be able to source the trees at a lower cost or for free.

Westtown Township EAC



Approximate Stokes Estate Lot Line

Unnamed Tributary

Potentially 10 trees planted here if more invasives are cleared by Oct.

4-20-2024 Area

20 Trees to be planted 6'-10' apart with 10 rows of 2 each. Trees will not enter the meadow area.

4-27-2027 Area

No trees planned for this area, just herbicide application

Google