

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, September 26, 2023, 7:00 p.m.



To join the meeting via Zoom:

<https://us02web.zoom.us/j/87395358906?pwd=eFlabGZyeThGWIFUOWRhZkt6cTZvdz09>

Call #: 1-646-876-9923

Meeting ID: 873 9535 8906 Passcode: 594879

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session on September 20, 2023 and prior to tonight's meeting to discuss matters of real estate, litigation and personnel.

PUBLIC COMMENTS

Citizen comments, concerns, questions for items not on the agenda
(Comments on agenda items will be taken when those items are discussed by the Board)

GENERAL BUSINESS

1. Authorization to advertise a public hearing to consider an Amendment of Conservation Easement, and any other requirements necessary to permit a cell tower in the maintenance area at Penllyn Woods Park
2. Approval of historical marker for Penllyn School
3. Consider submitting request to PennDOT to add bike sharrows on Evans Road
4. Approve contract with Godshall Kane O'Rourke Architects, LLC in the amount of \$18,000 to complete a feasibility study and needs assessment for a Public Works Facility
5. Review of 2024 minimum municipal obligation for the Township's contribution to defined benefit pension plans and consideration of reduction in rate-of-return assumptions
6. Review of financials YTD and Balance Sheet - August 2023
7. Review of Township Engineer's Report - any questions for the Township Engineer?
8. Review of Traffic Engineer's Report - any questions for the Traffic Engineer?
9. Approval of minutes - September 12, 2023

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

STAFF UPDATES

Updates from staff on municipal activities and projects – **WCWP alternative TMDL update; Spring House intersection construction; drainage improvement on Stonebridge Rd**

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

Adjournment

UPCOMING MEETING DATES*

BOARD OF SUPERVISORS	TUES	10/10/2023	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	10/11/2023	7:00 P.M.
ZONING HEARING BOARD	THURS	10/12/2023	6:00 P.M.
PARKS AND RECREATION	TUES	10/17/2023	6:00 P.M.
PLANNING COMMISSION	WED	10/18/2023	7:00 P.M.
HISTORICAL ADVISORY COMMITTEE	THURS	10/19/2023	6:00 P.M.
HUMAN RELATIONS COMMISSION	THURS	11/05/2023	7:00 P.M.

*Please check the Township website to confirm meeting dates and times.

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Date: September 22, 2023
Re: Cell tower public hearing



Recommended action: Motion to authorize advertisement for a public hearing to consider an Amendment of Conservation Easement, and any other requirements necessary to permit a cell tower in the maintenance area at Penllyn Woods Park

At the July 11th special BOS meeting, Rise Up Towers presented information about a cell tower at Penllyn Woods Park to address the community's gap in cell phone coverage. Information from that meeting, including answers to residents' questions, is on the [Township's website](#), highlighted in a "helpful page" block on the home page entitled "Cell Phone Tower Information".

To move forward with consideration of a cell tower at Penllyn Woods, the Board must schedule a public hearing to amend the conservation easement that covers much of the park. The tower would be located in an existing maintenance area next to the Advanta baseball field. Maintenance sheds and bins currently used by the Public Works Department would be reconstructed in the same area. No trees would be removed for the installation of the tower or reconstruction of the Public Works storage area. A thirty-day notice period is required and therefore the public hearing could be held at the Board's November 14th meeting. In addition to the required notices sent to nearby property owners, the public hearing would be widely promoted to encourage interested residents to attend.

At the July 11th meeting, Rise Up Towers also presented information about a second proposed tower next to the Township Building to fully close the gap in cell phone coverage. Based on comments received at the meeting, they are exploring whether there are other viable locations that would serve the same purpose.

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Date: September 22, 2023
Re: Historic markers



Recommended action: Motion to approve an historic marker in Penllyn Park recognizing the history of the Penllyn School, with the marker’s final text and specific location to be approved following completion of reviews.

The Township has an application to install an historic marker recognizing the history of the Penllyn School at the school’s former location in Penllyn Park. The Historic Advisory Committee voted at their meeting on September 21, 2023, to recommend that the Board of Supervisors approve a historic marker for that site, while they finalize their review of the proposed wording for the marker.

The application for the historic marker follows this memo.

September 21, 2023

History Advisory Committee
Lower Gwynedd Township
Matthew Metcalf, Chairman
1130 N. Bethlehem Pike
Penllyn, PA19477

Dear Mr. Metcalf,

With respect and pleasure, I would like to submit an application for a Historical Marker to be placed at the site of the former Penllyn Elementary School on Gwynedd Avenue in Penllyn Village.

In 1923, the Lower Gwynedd School District built Penllyn Elementary School on Gwynedd Avenue in Penllyn Village. It was a racially segregated school attended by African American children living in Penllyn Village. The school remained segregated for 31 years. It closed its doors to students in 1955. Today this property where the school once sat is owned by Lower Gwynedd Township and is known as Penllyn Park.

We lose ourselves when we lose our history. As a child, I attended the racially segregated Penllyn Elementary School. I strongly believe there is important history surrounding the school that should not be lost. I appreciate the Historical Advisory Committee's consideration to place a historic marker at the site of the former Penllyn Elementary School at 313 Gwynedd Avenue in Penllyn Village.

I would also ask that, in some way, recognition also be given to the Penllyn Elementary School grounds, still known as the "school field" to village residents. For over six generations, the "school field" has been a place where the African American residents of Penllyn Village carry out their family recreational activities and important social events.

Sincerely,

E. Gloria Stewart Jones

APPLICATION TO HAVE A HISTORIC MARKER ERECTED IN MEMORY OF PENLLYN ELEMENTARY SCHOOL

CONTACT INFORMATION OF THE APPLICANT:

E. Gloria Jones
1007 Pershing Road
Penllyn, PA 19422
Phone: 215-643-4771
E-mail: jglojo33@aol.com

SUGGESTED TEXT FOR THE PROPOSED MARKER:

Title: HISTORIC SITE OF PENLLYN ELEMENTARY SCHOOL

Text:

Penllyn Elementary School, built here in 1923, was a racially segregated school and remained so for 32 years. The school was attended solely by the African American children of Penllyn Village and a few other African American children in the area.

In 1954, the United States Supreme Court decision in Brown vs. the Board of Education deemed racial segregation in US Schools unconstitutional.

Then eight Penllyn Village parents, on behalf of their children, successfully sued the Lower Gwynedd School Board, in the Montgomery County Court of Common Pleas, to end racial segregation in their schools. Penllyn School was closed in 1955 and the students transferred to Spring House Elementary School.

The school building remained open for social events and recreational activities until it was demolished in 1967. The "school field" still remains an important part of community life in Penllyn Village and is now named Penllyn Park.

SUGGESTED LOCATION OF THE PROPOSED MARKER

Penllyn Park
313 Gwynedd Ave
Penllyn, PA 19422

***Place at the point where the walkway and fence meet near the entrance to Penllyn Park.
The property is owned by Lower Gwynedd Township.

REASONS FOR THE NOMINATION AND SUPPORTING RESEARCH

Since the early 1800s, African Americans have lived successful and respected lives in Penllyn Village, in Lower Gwynedd Township. What makes the Penllyn School on Gwynedd Avenue in Penllyn Village so consequential is that when it was built in 1923, the school was racially segregated, while the Gwynedd School on Wister Avenue, which Penllyn Village children had attended prior to the building of Penllyn School, had been racially integrated.

Not every resident wanted a school built in Penllyn Village. Some feared the school would be racially segregated. And as suspected, only African American children from Penllyn Village and a few African American children from a children's home located on Bethlehem Pike less than a mile away from the Spring House Elementary School (now Gwynedd Mercy Elementary School), attended the Gwynedd Avenue School in Penllyn Village. White students, living on estates and in areas close to Penllyn School, were bused to the Spring House School.

The Penllyn School deserves its place in the annals of Lower Gwynedd history, not only because it was so much a part of the life of the community, but because it was also the object of a court case seeking to end segregated schools in Lower Gwynedd Township.

The United States Supreme Court decision in *Brown vs. the Board of Education*, in Topeka, Kansas, in May 1954, deemed segregation in US public schools unconstitutional.

After the *Brown* decision, some parents of Penllyn Village were angry that the Penllyn School children had not been integrated. Spring House School had been upgraded with new class rooms, and they were sending their old text books to the Penllyn School. And repairs at the Penllyn School had not been done.

Some parents of Penllyn Village tried to enroll their children in Spring House School but the school refused the children's entrance into the school. A few Penllyn Village parents enrolled and sent their young children to Spring House School anyway. Two of the children were removed from the classroom, after being seated, and driven back to their homes by school officials. These angry parents banded together and hired a certified teacher to begin teaching their children at home. The parents were cited and fined \$1 for not sending their children to school. Thus, four Penllyn Village parents, led by a young father named Thaddeus Smith, filed a successful lawsuit against the Lower Gwynedd School Board in the Montgomery County Court of Common Pleas on behalf of their children. These plaintiffs were Thaddeus and Irene Smith (for their daughter Ledley – grade 3), Joseph and Hattie Stewart (for their daughter Lillian –grade 6), Phillip and Janet Queenen (for their daughter Sandra – grade 3) and George and Naomi Robinson (for their son Lawrence – grade 5).

Bringing a lawsuit against the school district led to very difficult times for the families involved. They were put under a great deal of pressure from the local school board, their work places, and even some of their own community. And the cost of litigation was financially taxing to the families. Despite these obstacles, the families continued to fight because they felt their cause was a just one and made the sacrifice, even if it meant going to jail.

The case was heard in the Montgomery County Court of Common Pleas and the Court decided that in keeping the African American students out of Spring House School, the school Board was in violation of the U.S. Supreme Court decision in *Brown vs. the Board of Education*. The African American children of

Penllyn Village were transferred to Spring House School and some of the teachers like Helen E. Moore went with them. The Penllyn School on Gwynedd Avenue was closed to students in 1955.

The necessity for this case should not have occurred. After a case in Crawford County, PA in 1865, brought by an African American man on behalf of his two children who were refused admission to a white school, was deemed to be unconstitutional, the PA General Assembly passed a law that made it unlawful to segregate "by reason of race or color". It appears that this law was ignored by everyone.

There is quite a long and complicated history associated with the Lower Gwynedd School System. In the early 1800s and 1900s, Lower Gwynedd Township was made up mostly of large farms and estates. Most families lived on these large farms spread out across the township. In order to educate their children, the schools had to be close to where they lived.

Lower Gwynedd Township did not respond to the PA legislature's 1834 law to build schools until 1844. Between 1844 and 1899, they built four, racially integrated, one room elementary school houses. The Gwynedd School, built in 1899 on Wister Avenue is purported to be the last to be built. African American children of Penllyn Village are known to have attended that school: Some were Joseph Stewart and Horace Stewart (my father and uncle), Helen Moore (former teacher and Principal of the Penllyn School) and a daughter of Reverend Edwards (first Minister of the Bethlehem Baptist Church in Penllyn).

African American children also attended the other three Lower Gwynedd schools. The Cedar Hill School, on Cedar Hill Road (moved to the Gwynedd Mercy college campus) was attended by Naomi Taylor, the Dager School, at Dager Road and Bethel Pike (once the School House Inn Restaurant and landmark and now Tortonelli Restaurant) was attended by Sadie Taylor. The Maple Grove School, on Plymouth Road (now a private dwelling) was attended by Warren Tate. His picture appears with a photo of the school. None of these schools were segregated by race.

Thankfully today no schools are racially segregated.

SOURCES FOR DOCUMENTATION AND RESEARCH ON THE PENLLYN ELEMENTARY SCHOOL:

1. Taking a stand Against Segregation: The Closing of Penllyn School, Lynne M. O'Hara, for Advanced Placement United States History, March 30, 1986.
2. Desegregating Penllyn School, paper written by Yo Ho, February 27, 2021. Updated September 16, 2021.
3. Jones, E. Gloria Stewart, Penllyn Village Lest We Forget: A History and Personal Memories of a Black Settlement in Lower Gwynedd Township in Montgomery County, PA > Libris, 2008, p. 70-74.
4. Kilson (Frank G. Thompson Professor of Government) emeritus Harvard University: Growing UP in Two Small Black Communities, Ambler and Penllyn, PA. Address to the Ambler Community, 31st Black History Month Celebration at Wissahickon High School, February 24, 2007.
5. Stewart et al vs. the School Board, "The Decisions Effect on One Participant, Lillian Stewart Johnson: Stewart Pinkney, unpublished.
6. Montgomery County 2nd Hundred years, edited by Jean Barth Toll, Published by the Montgomery County Federation of Historical Societies, 1st Ed. 1983.
7. Ruth, Phil Johnson, Fair Lands Gwynedd: A Pictorial History of Southeastern Pennsylvania's Lower Gwynedd Township and North Wales Borough, Written as a public service by Merck Sharp and Dohme in celebration of the 100th anniversary of Upper Gwynedd and Lower Gwynedd Townships.

***Copies of some Newspaper Articles and Photos pertaining to Lower Gwynedd Elementary School have been submitted with this application.**

Newspaper articles from the Ambler Gazette and the North Penn Reporter related to the school desegregation case.

Photos of 2 of the 4 one room school houses, Dager School and the Maple Grove School showing integration of Lower Gwynedd students

Photo of Penllyn School showing participant in the Penllyn School desegregation case.

Photo in front of Spring House School on the 50th anniversary of the desegregation case. Parents Thadeus Smith, Naomi Robinson, Hattie Stewart and two of the children in the case, Lillian Stewart and Sandra Queenan. Naomi Robinson was also a student at the Cedar Hill School

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 7, 2023

SUBJECT: Bike Friendly Resurfacing Program on Evans Road (SR 2016) - Potential Sharrows

TO: Mimi Gleeson, Township Manager, Lower Gwynedd Township

FROM: Montgomery County Planning Commission

The Bike Friendly Resurfacing Program is a coordinated effort between Montgomery County, DVRPC, and PennDOT to identify state roads for the potential addition of on-road bicycle facilities as part of PennDOT's regularly scheduled resurfacing schedule.

Through this process, Evans Road (SR 2016) between Plymouth and Welsh Road in Lower Gwynedd Township has been identified as a feasible location to install sharrows as part of PennDOT's 2024 repaving schedule. This section, which is approximately 2.2 miles long, is along BicyclePA Route S, which is part of the Commonwealth's official statewide bicycle route system. This section of road has also been identified as an urban collector in Bike Montco: The Bicycle Plan for Montgomery County.



A sharrow is a combination of the words "share" and "arrow" and is a road marking that informs drivers that they are on a road that *shares* the right-of-way with bicyclists. This is different from a bike lane, where the road markings delineate a *separate* section of the road designated for bicyclists only. The PennDOT safety standards for determining the feasibility of painting sharrows on a road consider the width of the road, its speed limit, and the Average Daily Traffic (ADT). Below are two examples of sharrows implemented in the county through this program on Ford Street in Bridgeport and Johnson Highway in East Norriton.



The initial design and installation of the sharrows will be paid for by PennDOT. Lower Gwynedd Township's main financial obligation would be to maintain the markings between PennDOT's subsequent resurfacings, if necessary. The township would also be responsible for maintaining any bicycle-related signs for the project. PennDOT does attempt to minimize the number of signs while complying with the Manual on Uniform Traffic Control Devices.

To streamline the review and approval process of this program, PennDOT recently eliminated the need for a Bikeway Occupancy Permit and replaced it with a Bike Lane Request. This letter needs to state the township's request to incorporate the pavement markings on Evans Road, with PennDOT coordinating the necessary design activities. The township also needs to acknowledge they are aware and agreeable to the ongoing maintenance between resurfacings (again, if necessary) of the pavement markings.

Attached is an example letter, submitted to PennDOT in 2023 from Worcester Township to incorporate sharrows on Potshop Road and Berks Road, which also form part of BicyclePA Route S. Also attached are two program brochures that address FAQ from our municipal partners, including questions on potential maintenance costs. The county can attend a Board of Supervisors' meeting to discuss the proposal and address any questions the township's elected officials may have. The county can also help Lower Gwynedd Township navigate the formal submission process if they decide to proceed.



BIKE-FRIENDLY RESURFACING PROGRAM: MUNICIPAL FAQs

What is the Bike Friendly Resurfacing Program?

The Bike Friendly Resurfacing Program is a new effort to identify **roads for potential investment in bike friendly improvements as part of regularly scheduled PennDOT resurfacing projects.**

This effort is being coordinated between the Delaware Valley Regional Planning Commission (DVRPC), PennDOT District 6, the four suburban counties in the Philadelphia region (Bucks, Chester, Delaware, and Montgomery counties), and the Bicycle Coalition of Greater Philadelphia **with the goal of identifying roads that are good candidates for bicycle facilities.**

Where can I learn more about bicycle facilities?

More information can be found at www.pedbikeinfo.org

How was my road identified?

Roads listed in PennDOT District 6's 5-year Resurfacing plan are screened as follows:

- If a municipality is aware of an upcoming resurfacing project and is interested in new bicycle facilities, they can reach out to county planning or DVRPC staff at any time.
- County planning staff identify opportunities in **local and county bicycle plans;**
- DVRPC evaluates **local and regional connectivity opportunities** identified in the regional Bicycle Level of Traffic Stress (LTS) and Connectivity analysis;
 - ◆ For more on Bicycle LTS, see: www.dvrpc.org/webmaps/bikestress
- The Bicycle Coalition of Greater Philadelphia provides **input from members of the public** regarding specific locations for improvement;
- PennDOT and DVRPC collaborate to **evaluate which opportunities would be feasible** to implement in the context of a resurfacing project;
- DVRPC and County staff reach out to municipalities with feasible opportunities to discuss implementation.



What is the municipality's responsibility?

- If the municipality is interested in bicycle facility improvements, they must agree to maintain any bicycle pavement markings between resurfacings (if such maintenance proves to be necessary). The municipality must also agree to maintain any bicycle-related signing, installed by PennDOT, associated with the improvements.
- **The region has set aside funding to design these improvements, so the new roadway design will not cost the municipality anything.**
- PennDOT will cover installation of these facilities when the street is resurfaced as part of its maintenance project.
- PennDOT will remove snow from in-street bike lanes and/or shared roadways (unless the municipality enters into a winter maintenance agreement with PennDOT), and perform other routine roadway maintenance such as vegetation trimming, in accordance with normal maintenance operations.
- Once installed, the municipality is responsible for the removal of litter and debris from the bike lane or shared roadway.

How much will it cost to maintain bicycle pavement markings?

Maintenance costs depend on a variety of factors, such as the bicycle facility type, its length, spacing between bicycle pavement markings (typically 250-500 feet),



pavement type, traffic volumes, weather, and the materials used for the bicycle pavement markings.

PennDOT uses thermoplastic for the initial bicycle markings. Waterborne paint markings cost less than thermoplastic, but tend to show wear more easily and will typically require more frequent maintenance. The cost of re-applying a bike symbol is dependent on the material used and availability of equipment and staff. A single pavement marking typically ranges between \$250 and \$500.

What do I need to do next?

If the municipality is interested in the proposed improvements, and agrees to any associated maintenance, PennDOT requires that you submit a formal bicycle facility request letter. **This letter can be obtained from the County planning department or by emailing the DVRPC contacts listed at the bottom of this sheet.** The signee is at your discretion. Repaving projects move quickly, so please contact DVRPC for more information. If the municipality has developed local bicycle plans, it is also recommended to share those with County planning staff and DVRPC to help inform future opportunities.

What is PennDOT Connects?

PennDOT Connects is a **new approach to project planning and development** focused on engaging with local partners earlier in the process.

PennDOT Connects aims to transform capital and maintenance project development by **ensuring that community collaboration happens early, and that each project is considered in a holistic way for opportunities to improve safety, mobility, access, and environmental outcomes for all modes and local contexts.** Earlier collaboration will ensure that projects meet current and projected needs as much as possible, and can reduce costly changes further in the project development process.

Learn More:

www.penndot.gov/ProjectAndPrograms/Planning/Pages/PennDOT-Connects.aspx

DVRPC Contacts:

Sarah Moran
smoran@dvrpc.org

Jesse Buerk
jbuerk@dvrpc.org

The Delaware Valley Regional Planning Commission (DVRPC) fully complies with Title VI of the Civil Rights Act of 1964 and related nondiscrimination statutes in all activities. For more information, visit www.dvrpc.org/GetInvolved/TitleVI.



BIKE-FRIENDLY RESURFACING PROGRAM: MAINTENANCE COST FAQs

What is the municipality responsible for maintaining?

- Before any facilities are installed by PennDOT, the municipality must agree to maintain bicycle pavement markings (paint) between resurfacings, *if such maintenance proves to be necessary*.
- Depending on the amount of traffic and the type of bicycle pavement markings, **it may not be necessary to repaint the pavement markings between PennDOT resurfacings**.
- The municipality must also maintain any bicycle-related signs. When designing projects, PennDOT attempts to minimize the number of signs while complying with MUTCD standards. However, if signs are damaged or knocked over, repairs would be the municipality's responsibility.

What does PennDOT maintain?

PennDOT is responsible for maintaining any edge lines. This would include the "buffer" of a "buffered bike lane" or the outside edge line of any conventional bike lane. PennDOT will remove snow from in-street bike lanes and/or shared roadways (unless the municipality enters into a winter maintenance agreement with PennDOT), and perform other routine roadway maintenance such as vegetation trimming, in accordance with normal maintenance operations.

How much will it cost our municipality to maintain bicycle markings between PennDOT resurfacing projects?

This is an important question, but the answer is complex, as maintenance costs depend on a variety of key factors. This document walks through the considerations for each factor to help you determine potential costs.

Over time, as more Bike-Friendly Resurfacing Projects require maintenance, DVRPC will collect information about frequency and cost of maintenance and will update this document to include examples.

While the PennDOT Connects Bike-Friendly Resurfacing program is only for PennDOT owned roadways, the information provided could also be applicable to maintaining facilities on other roads.

Bicycle Facility Type, Length, and spacing between markings:

- The primary treatments for this program include Bicycle Lanes, Buffered Bicycle Lanes, and Sharrows.
 - ▶ If the pavement markings include sharrows in the travel lane, it is more likely that they will need to be repainted between resurfacings since vehicles drive over them more frequently.

DVRPC Contacts:

Sarah Moran: smoran@dvrpc.org
Jesse Buerk: jbuerk@dvrpc.org

Relative comparison of marking materials based on cost, lifespan, and retroreflectivity.

Material	Relative Cost \$=Low \$\$\$=High	Lifespan (months)	Retroreflectivity ○=Low ○○○=High
Paint	\$	3– 24	○
Epoxy Paint	\$ \$	24 –48	○○
Thermoplastic (sprayed)	\$ \$ \$	48 –72*	○○○
Preformed Tape	\$ \$ \$ \$	36 –96*	○○○○

Note: Estimates based on 2014 comparative costs.

*Thermoplastics and tape have shortened lifespans in snowy areas where they are often damaged by snowplows.

Source: FHWA, March 2016

- PennDOT follows the Manual on Uniform Traffic Control Devices (MUTCD) guidance, which specifies that, for bicycle lanes, one bicycle marking be placed immediately after each intersection, then at periodic intervals based on engineering judgement.

- For sharrows, the MUTCD specifies that markings be placed after each intersection, then approximately every 250 feet between intersections.

- To develop your estimated maintenance cost, consider the specific bicycle facility treatment, then estimate the number of bicycle markings by:

- ▶ Determining the number of intersections along the proposed facility;
- ▶ Dividing the length between intersections (in feet) by 250, if applicable. Add to the number of intersections.
- ▶ If the bicycle markings are on both sides, multiply by two.

Materials:

- PennDOT uses thermoplastic for the initial bicycle markings, but it is not required to be used for maintenance.
- As shown in the table above waterborne and epoxy paint markings cost less than thermoplastic, but tend to show wear more easily and will typically require more frequent maintenance.
- It may be necessary to sandblast pavement to remove existing materials before reapplying epoxy or thermoplastic markings.
- Choices about the marking material can be impacted by the number of pavements markings you need to maintain.

Pavement Type:

- Markings generally last longer on asphalt than concrete, especially when the surface has been recently repaved.

Traffic Volumes:

- In general, the higher the traffic volume, the more likely it is that the bicycle pavement markings will need to be repainted at least once before the next full repaving project.

Weather:

- If a location is prone to flooding, it is more likely to need maintenance between PennDOT resurfacings.
- Winters with heavy snowfall, requiring frequent plowing or the use of abrasives such as sand and salt, tend to cause more wear on pavement markings, increasing the likelihood that maintenance will be required.
- Extreme heat during summer months can also impact the longevity of pavement markings.

Equipment:

- MUTCD compliant bicycle marking stencils are available for purchase online for under \$500. For municipalities with numerous in-road bicycle facilities, it may be cost effective to purchase a set.
- DVRPC has a set of stencils for use in our Experimental Pop-ups program and can make them available to borrow for maintenance purposes. **Please contact DVRPC if you are interested in borrowing stencils.**

Staff:

- Considerations for determining staff time include: length of facility, preparations needed, availability of equipment, experience level, and whether or not maintenance will require traffic controllers.

ERECTED INTO A TOWNSHIP IN 1733
TOWNSHIP OF WORCESTER
AT THE CENTER POINT OF MONTGOMERY COUNTY
PENNSYLVANIA

1721 Valley Forge Road, Post Office Box 767 Worcester, PA 19490

December 28, 2022

Kevin Herdin- Sr. Highway Maintenance Manager
7000 Geerdes Blvd
King of Prussia, PA 19406

Subject: Municipal Request to Incorporate Bicycle Facilities into Resurfacing Project

Montgomery County
Worcester Township
SR 3004/ Potshop Road and Berks Road

Dear Kevin:

As part of the upcoming PennDOT resurfacing project, and in concert with **the PennDOT Connects Initiative**, Worcester Township would like to request the incorporation of bicycle facilities on SR 3004, Potshop Road and Berks Road, with PennDOT to coordinate the necessary design activities. The proposed bicycle facilities are described below:

- Location: SR 3004/ Potshop Road and Berks Road from Township Line Road and PA 73 (Skippack Pike)
- Bicycle Facilities Requested: MUTCD compliant bike sharrows as feasible.

Worcester Township is aware and agreeable to the ongoing maintenance of bicycle-related pavement markings and signing per **67 PA Code § 212.5(b)1(v)**; and has the expectation that by properly maintaining these bicycle-related pavement markings between resurfacing projects, PennDOT will make every effort to re-install affected pavement markings in a durable material as part of each subsequent resurfacing project.

Worcester Township will coordinate with PennDOT in advance of any maintenance work in the right-of-way.

Worcester Township is also responsible to remove debris from the bike lane/shared roadway as needed. PennDOT will remove snow from non-separated bike lanes and/or shared roadways, and perform other routine roadway maintenance such as sweeping and vegetation trimming, in accordance with normal operations.

This letter authorizes Worcester Township to remove all bicycle-related pavement markings and signing upon written notification to PennDOT. PennDOT also reserves the right to remove all bicycle-related pavement markings and signing and will notify Worcester Township of such removal. Please contact Sean Halbom, Township Manager to discuss the proposed bikeway:

Sean Halbom, Township Manager
1721 South Valley Forge Road, P.O. Box 767
Worcester, PA 19490
Telephone: (610) 584-1410
E-mail: shalbom@worcestertwp.com

Sincerely,

A handwritten signature in blue ink, appearing to be 'fhanney'.

Sean Halbom, Township Manager

CC: Fran Hanney (Sr. Manager for Transportation Services)
(fhanney@pa.gov) or 7000 Geerdes Blvd, King of Prussia, PA 19406

Memo

To: Board of Supervisors
From: Mimi Gleason, Township Manager
Date: September 22, 2023
Re: Award of Needs Assessment RFP for Public Works Facility



Recommended action: To award the Request for Proposals for a Feasibility Study / Needs Assessment for a Public Works Facility to Godshall Kane O'Rourke Architects, LLC for \$18,000.

At the July 25, 2023 meeting, the Board of Supervisors authorized staff to issue a request for proposals (RFP) for an architect to complete a feasibility study and needs assessment for a new Public Works facility. The deadline for proposals was Wednesday August 30th at 4:00 PM.

The Township received proposals from five firms:

- Alloy5
- Godshall Kane O'Rourke Architects, LLC
- IEI Group, Ltd.
- Kimmel Bogrette
- Phillips & Donovan Architects, LLC

The project costs submitted by the firms ranged from \$11,660 to \$49,920.

The proposals were evaluated by Mimi Gleason, Fred Zollers, Al Comly (who is a senior architect at another firm), and John Farrell. After careful analysis of each proposal, the selection team determined that each of the five firms were qualified to perform the work. The three firms with the strongest proposals were selected for in-person interviews, which took place on September 13th, 2023.

Throughout the first two phases of the process, Godshall Kane O'Rourke consistently came out on top for the selection team. Their straightforward plan of action for conducting the study, clear communications practices, and relevant experience with municipal public works projects in Pennsylvania made them stand out. Their cost was the median of the submittals. Several team members contacted references for GKO, and the reviews were consistent with the impression the evaluation team had from the proposal and interview.

The selection team therefore recommends awarding the RFP to GKO for \$18,000.



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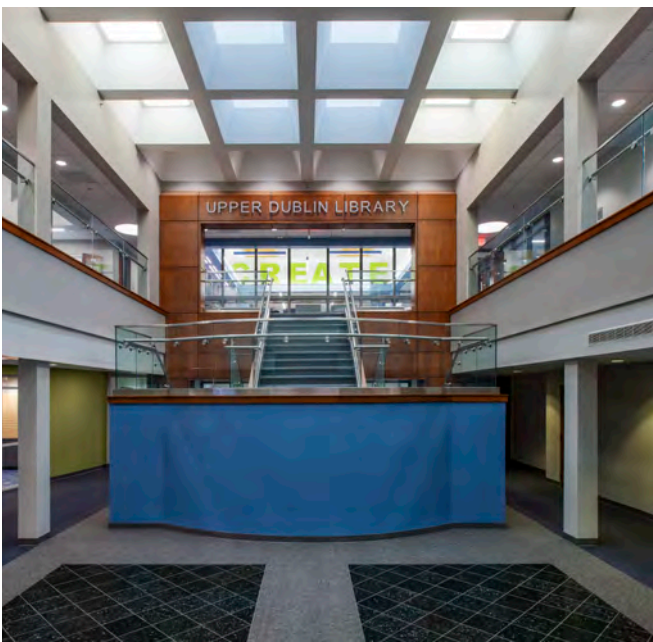
**Proposal for Feasibility Study +
Needs Assessment for
Architectural Services for New
Public Works Facility:**

**LOWER GWYNEDD
TOWNSHIP**

**John Farrell
Township Project Manager**

**Lower Gwynedd Township
1130 North Bethlehem Pike
Spring House, PA 19477**

**PROPOSALS DUE BY:
August 30, 2023 4pm
jfarrell@lowergwynedd.org**



**MUNICIPAL
BUILDING
PROJECTS**



To: John Farrell, Lower Gwynedd Township Project Manager

Lower Gwynedd Township – Public Works Feasibility Study

GKO Architects specializes in the Design of Municipal and other Publicly Bid projects.

Annually we create assessments and feasibility studies of Public Works facilities and subsequently serve as Architects to design, document, bid, and administrate the resulting projects. We are very experienced in the Public Bidding process. Key to the success of the Feasibility Studies we undertake is the collaborative approach we engage in with our clients. Currently we are working with Upper Dublin Township to prepare construction documents to expand and renovate their Public Works facility. This began as a Feasibility Study. GKO believes in “taking the complicated and making it simple.” Our experience with seeing potential, challenges, and solutions makes us unique.

Municipal Feasibility Studies resources.

We devote the personnel, time, and energy necessary to prepare thorough, comprehensive reports. Some recent examples include Feasibility Studies for Upper Dublin Township, Pocopson Township, North Wales Borough, Lansdowne Borough, and Warrington Township.

At GKO Architects, every project is led by a Principal / Project Manager team.

Mike O’Rourke as Principal in Charge, and Matt Jones as Project Manager, will be your main contacts for your Feasibility Study . Mike has led many Municipal projects including multiple feasibility studies. Many of these studies have included new, expanded, or renovated Public Works facilities. Matt Jones, a very experienced Project Manager who has worked on many Municipal Projects including Public Works facilities, will be the day-to-day contact.

We appreciate you taking the time to review our proposal and experience.

Thank you,

P. Michael O’Rourke, AIA
300 Brookside Avenue, Bldg 18; Ste 150
Ambler, PA 19002
215.646.2003 x 102

Project Manager

The main contacts for your Feasibility Study are Mike O’Rourke AIA, as Principal-in-Charge and Matt Jones, Firm Associate, LEED GA as Project Manager.

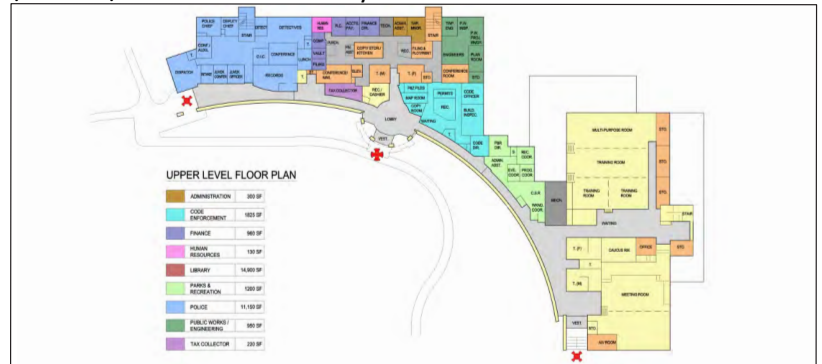
Mike’s Municipal project experience includes:

GKO Architects Projects (led by Mike O’Rourke)

- **Upper Dublin Township**
 - Public Works expansion / renovation FS (project is currently in CDs)
 - UD Township / UD School District - Feasibility Study for a new shared vehicle maintenance facility.
 - Township Wide Facilities Feasibility Study
 - Upper Dublin Township Public Library (with Grant Proposal Assistance)
 - Upper Dublin Township Auditorium Renovations at the Library
 - New Upper Dublin Township Administration and Police Facility (In design)
- **Lower Merion Township**
 - New Ardmore Ave. Community Center (In Design)
 - Renovation and expansion of the PALM Center (In Design)
- **North Wales Borough / CM3 Building Solutions**
 - Feasibility Study to adapt a former Church Building into an Arts and Cultural Center (also provided Grant Proposal assistance).
 - Construction Documents to adapt a former Church Building into an Arts and Cultural Center (nearing start of Construction)
- **Warrington Township**
 - New Police Facility
 - Renovations to the existing Township Building
 - New Lions Pride Park Community Center
 - Station 78 Feasibility Study
- **Pocopson Township**
 - Township-Wide Facilities Feasibility Study
 - New Township Administration Building
- **Lansdowne Borough**
 - Borough Wide Assessment and Planning Study of existing Facilities and properties:
 - Library
 - Police
 - Administration
 - Multiple sites
- **Upper Providence Township**
 - New Central Emergency Services Center
- **Hatfield Township**
 - New Police Building, Maintenance Garage and Firing Range (in design)
- **Trappe Borough**
 - Feasibility Study for a New Fire Station



- **Kulpmont Borough**
 - Feasibility Study of r a New Borough / Police / Public Works Facility
- **Upper Merion Township**
 - Feasibility Study
 - Library
 - Police
 - Administration
- **Thornbury Township**
 - Land Use Planning Study
- **Central Bucks School District**
 - New Salt Storage Shed



GKO Proposal Concepts for Municipal Projects (prepared by Mike O'Rourke) :

- **Whitpain Township**
 - Proposal Concept for a new Community Center
- **Doylestown Township**
 - Proposal Concept for a new Community Center
- **City of Reading**
 - Proposal Concept Design for 9th and Marion Fire Station
- **Hatfield Borough**
 - Proposal for two Borough Facility concepts on separate sites
- **South Londonderry Township**
 - Proposal Concept for new Administration / Police / Public Works Facility
- **Upper Providence Township**
 - Proposal Concepts for two Public Libraries on alternative sites.
- **Solebury Township**
 - Proposal Concept for a New Public Works facility
- **Upper Gwynedd Township**
 - Proposal Concept for a new Community Center
- **Northampton Township**
 - Proposal Concepts for two Fire Stations

Related Past Professional Projects by Mike O'Rourke:

- **Sellersville Borough**
 - New Fire Station
- **Perkasie Borough**
 - New Samuel Pierce Library
- **Upper Perkiomen Valley Public Library**
 - Feasibility Study to adapt a former warehouse into a Public Library
- **Spring Garden Township**
 - Proposal Concept for a New Township, Police, Fire Station, and Public Works Facility
- **Indian Valley Public Library**
 - Adaptation of a former Elementary School into a Public Library.

Matt's Municipal project experience includes:

GKO Architects Projects (where Matt Jones was/is the Project Manager)

- **Upper Dublin Township**
 - Public Works expansion / renovation FS (project is currently in CDs)
 - Upper Dublin Township Public Library
 - New Upper Dublin Township Administration and Police Facility (In design)
 - Temporary Police Department relocation to the Public Library (after tornado)
- **Lansdowne Borough**
 - Borough Wide Assessment and Planning Study of existing Facilities and properties:
 - Library
 - Police
 - Administration
 - Multiple sites
- **Lower Moreland Township**
 - New Public Works Facility
- **Warrington Township**
 - New Police Facility
- **Hatfield Township**
 - New Police Building, Maintenance Garage and Firing Range (in design)
- **Whitpain Township**
 - Public Works Expansion
- **New London Township**
 - New Salt / Utility facility

GKO Architects Municipal Projects where Matt Jones was a contributing team member:

- **Upper Dublin Township (Specifications / Documentation)**
 - Public Works expansion / renovation FS (project is currently in CDs)
 - Upper Dublin Township Public Library (with Grant Proposal Assistance)
 - Upper Dublin Township Administration and Police Facility (In design)
 - Burn Brae Fire Station - addition and renovation
 - UD Township / UD School District - Feasibility Study for a new shared vehicle maintenance facility.
 - Temporary Police Department relocation to the Public Library (after tornado)
- **Lower Merion Township (Specifications)**
 - New Ardmore Ave. Community Center (In Design)
 - Renovation and expansion of the PALM Center (In Design)
- **North Wales Borough / CM3 Building Solutions (Specifications)**
 - Feasibility Study to adapt a former Church Building into an Arts and Cultural Center (also provided Grant Proposal assistance).
 - Construction Documents to adapt a former Church Building into an Arts and Cultural Center (nearing start of Construction)
- **Warrington Township (Specifications)**
 - New Police Facility
 - Renovations to the existing Township Building
 - New Lions Pride Park Community Center
- **Pocopson Township (Specifications)**
 - New Township Administration Building
- **Upper Providence Township (specifications)**
 - New Central Emergency Services Center

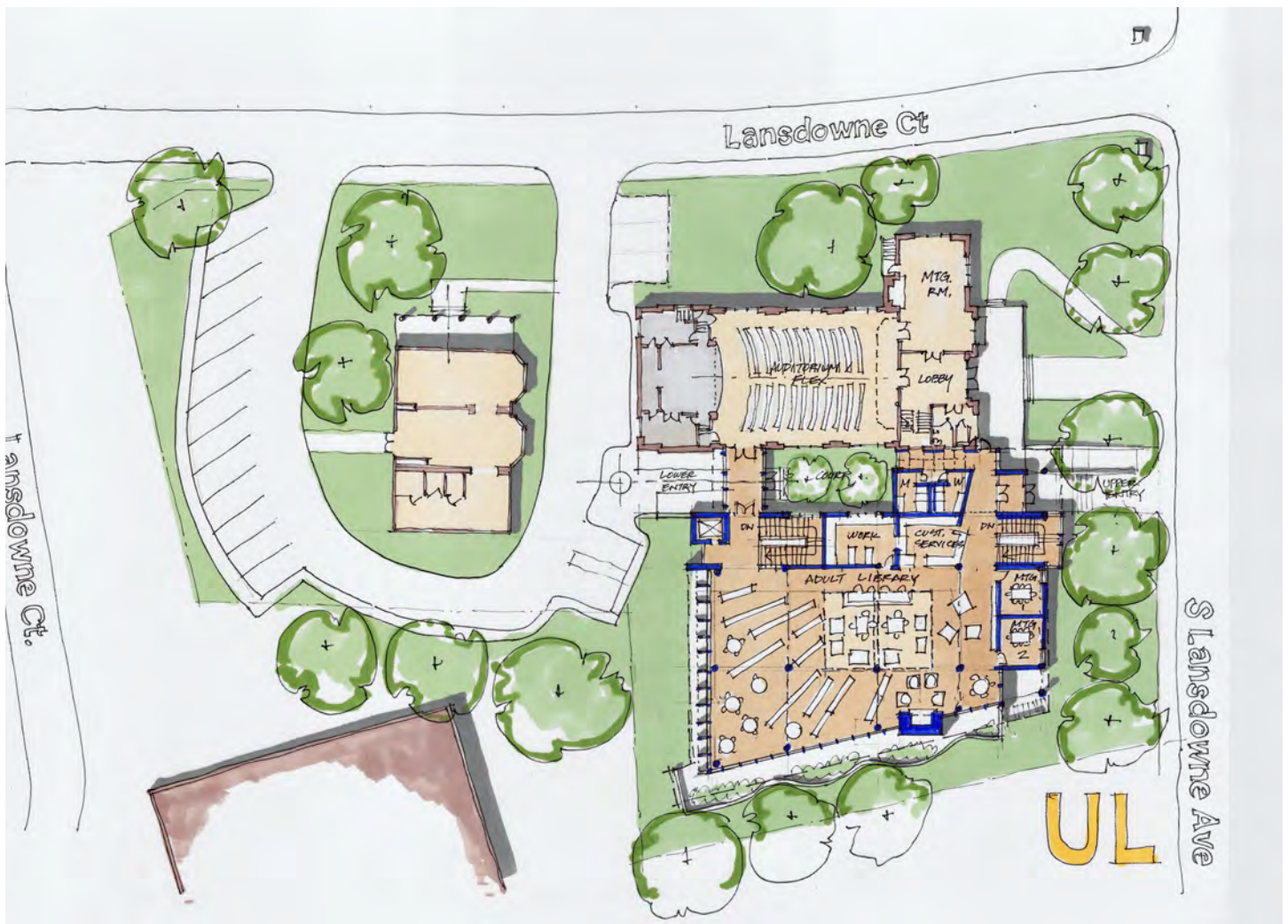
- **Trappe Borough (Code Review)**
 - Feasibility Study for a New Fire

Upper Merion Township (Code Review)

- Feasibility Study
 - Library
 - Police
 - Administration

Whitpain Township (CAD / Specification / CA work)

- Multiple Renovations projects at the



Lansdowne Borough – Master Plan Feasibility Study

Godshall Kane O'Rourke Architects, LLC (GKO Architects)

300 Brookside Ave, Ambler Yards, Building 18, Suite 150, Ambler, PA 19002

T: 215-646-2003 | W: www.gkoarchitects.com

Principals: Kevin R. Godshall, AIA | P. Michael O'Rourke, AIA

Formation: 2004 | Firm Size: 15



Godshall Kane O'Rourke Architects, LLC is an Ambler, PA based architectural firm specializing in the design of Municipal and other publicly funded facilities. Since our inception in 2004, the firm has designed, documented, and managed a diverse group of publicly bid municipal and Law Enforcement services projects.

Municipal / Public Project Design Experts

The Principals at GKO Architects, P. Michael O'Rourke and Kevin Godshall, have a combined 70+ years of professional experience. Over the past eighteen years, GKO Architects has worked with many different municipalities in the Eastern Pennsylvania area. Our projects have ranged from individual building feasibility studies to campus-wide master planning to facility renovations to brand-new municipal buildings.

Our Firm Understands the Public Bidding Process

GKO Architects specializes, and excels, with publicly funded / bid projects. We understand that the success of these projects is dependent on the design team's ability to provide accurate cost estimates during the planning phase, to communicate the importance of the project with the goal of building consensus within the community, and to produce clear and concise documentation which avoids change orders during construction.

Experienced Staff

GKO Architects features a well-seasoned staff of Architectural Designers, Project Managers, LEED Certified Professionals, and Construction Administrators. From Preliminary Design to Interior Design, from Project Management to Construction Administration, we are well versed in successfully completing projects on time and on budget; which is why so many of our clients come back to us time and again. GKO is known for being thorough, affordable, and comprehensive.

Organizational Team Chart



ARCHITECT

GKO Architects

Godshall Kane O'Rourke Architects, LLC

300 Brookside Ave. | Ambler Yards
Building 18, Suite 150 | Ambler, PA 19002
T: 215.646.2003 | W: gkoarchitects.com

Principal in Charge:
P. Michael O'Rourke, AIA
Principal in Charge / Primary Contact

Principal:
Kevin Godshall, AIA
Principal

Project Manager:
Matthew Jones, LEED GA
Firm Associate

Project Architect:
Allison Klingler, RA

CAD | Revit Manager:
Jason Mulligan

CIVIL DESIGN CONSULTATION

Township Engineer

MEP DESIGN CONSULTATION

Consolidated Engineers, Inc.

1022 James Drive Leesport, PA 19533
T: 610.916.1600

Adam Moser, P.E. | Principal | *Mechanical Engineer*
Chris VanCampen, P.E. LEED AP | *Electrical Engineer*

STRUCTURAL DESIGN CONSULTATION

GTA, Inc.

5910 Easton Road, Pipersville, PA 18947
T: 215.766.3982

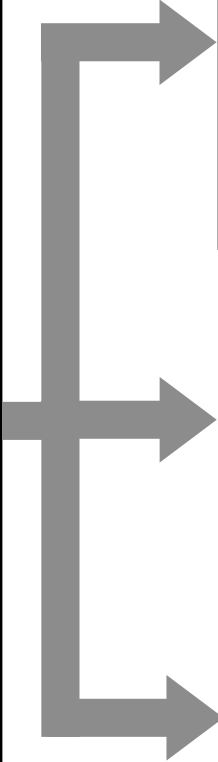
Gary Talbot, P.E. | *Principal*

COST ESTIMATING

Off-Site Professional Services, LLC

320 Valley Road, Oreland, PA 19075
T: 215.264.3349

William R. Gries | Managing Partner





Lower Moreland Township - New Public Works Building

STRUCTURAL DESIGN CONSULTATION

Gary Talbot, Inc. is practiced in the use of a full-range of structural elements, construction materials, building systems, and technology. Using practical and innovative solutions, they routinely provide architecturally integrated and cost-effective structural engineering system designs for our clients.

Projects we are working on with GTA include:

- Warrington Township - New Community Center
- Central Bucks School District
- Souderton Area School District
- Carbon Career + Technical High School

GTA, Inc.
Consulting Engineers

MECHANICAL, PLUMBING & ELECTRICAL DESIGN CONSULTATION

Consolidated Engineers, Inc is a regionally known MEP Engineering firm that is practical and innovative at the same time. They consistently look for cost conscious, value added, engineering solutions while also considering energy use reduction strategies and sustainable design principals.

Projects we are working on with CE include:

- North Wales Borough
- Pocopson Township
- Hatfield Township
- New Warrington Police Building
- Upper Providence Central Emergency Services



COST ESTIMATING

Off-Site Professional Services is a regional company specializing in Cost Estimating. Currently they have provided estimating services for the following projects:

- North Wales Borough
- Warrington Township
- Lower Merion Township
- The Hill School

P. MICHAEL O'ROURKE, AIA

Principal (Design)

Godshall Kane O'Rourke Architects

Education:

- Bachelor of Architecture - Cum Laude, Temple University 1981
- Architectural Registration: Pennsylvania, Maryland, New Jersey

Experience:

- Godshall Kane O'Rourke Architects – Principal 2011 - Present
- KCBA Architects / DWKCB Architects, PA - Sr. Associate 1982 - 2011

Notable Activities & Achievements:

- Guest lecturer - Widener University Doctoral Education program for prospective superintendents - Topic: "Design of Public Schools"
- Design Team member on two buildings for Lower Merion School District which achieved LEED Gold Certification.
- Expert opinion published in many newspaper articles on architectural design including: Philadelphia Inquirer, and Philadelphia Construction News.
- AIA design award for Mary Mother of the Redeemer Church.
- Associated Builders and Contractors awards for St. Maria Goretti Church and St. Eleanor School
- Board Member - Philadelphia Liturgical Institute
- Board Member – Delaware Valley Historic Aircraft Association
- Guest Critic – Temple University, Drexel University

Select Municipal and Public Bid Project Experience:

Upper Providence Township, PA

- New Central Emergency Services Facility

Warrington Township, PA

- New Police Building & Township Building Renovations
- New Community Center - Lions Pride Park

Upper Dublin Township, PA

- New Library Project
- Shared Maintenance Facility w/ Upper Dublin School District
- Master Plan / Schematic Design
- Public Works Additions + Renovations

Sellersville Borough, PA

- Sellersville Fire Company - New Firehouse

Pocopson Township, PA

- New Township Building

Central Bucks School District, PA

- New Salt Storage Building

Lansdowne Borough, PA

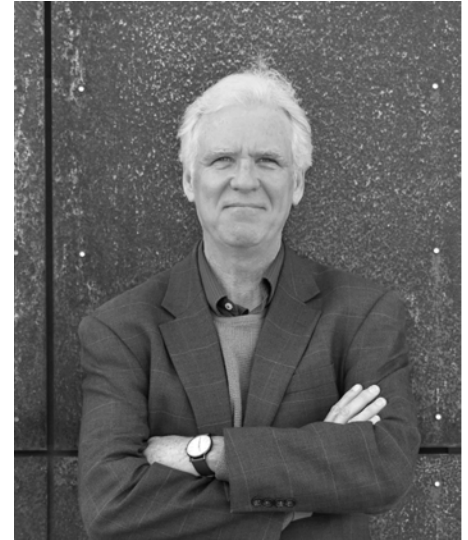
- Borough Master Plan

Lower Merion Township Ardmore, PA

- * AACC / PALM Center - New Community Center

Hatfield Township, PA

- Proposal Study + New Police Facility + Firing Range



Over the past 35 years, Michael O'Rourke has worked with many Municipal clients to design distinctive educational buildings that have met their programmatic and functional needs. He believes that a combination of affordable and creative strategies yield the best results. Over the course of his career, Mike has engaged clients through his ability to manage design while fostering a shared relationship.

References for Municipal and Public Bid Projects:

Upper Dublin Township

Kurt Furguson (Twp. Manager)
Jonathan Bleemer (Finance Director)
Derek Dureka (Dir. Parks & Rec)
Cheri Fiory (Director of Library)
T: 215.643.1600

Pocopson Township

Elaine DiMonte (Supervisor)
C: 610.212.0075

Warrington Township

Barry Luber (Twp. Manager)
T: 215.343.9350
E: bluber@warringtontownship.org

Lower Merion Township

Donna Heller
T: 610.645.6220
E: dheller@lowermerion.org

KEVIN GODSHALL, AIA

Founding Partner

Godshall Kane O'Rourke Architects

Education:

- Bachelor of Architecture - Cum Laude, Temple University 1993
- Architectural Registration - New Jersey and Pennsylvania

Experience:

- Godshall Kane O'Rourke Architects - Principal 2004 - Present
- KCBA Architects, / DWKCB Architects, PA - Associate 1986 - 2004

Notable Activities & Achievements:

- Board Member for a local K-8 School.
- Guest Design Critic - Drexel, Temple, and Philadelphia Universities
- Guest Lecturer - St. Joseph's University Doctoral Education program for prospective school administrators

Relevant Professional Experience:

Upper Providence Township, PA

- New Emergency Services Center
Contact: Bryan Bortnichak, Assistant Township Manager |
T: 610-933-9179

Warrington Township, PA

- New Police Building
Contact: Mr. Barry Luber, Township Manager | T: 215-343-9350 /
E: bluber@warringtontownship.org

Upper Dublin Township, PA

- Renov. to Library / Public Meeting Rooms
- Burn Brae Fire Station
- Upper Dublin Master Plan
Contact: Mr. Kurt Ferguson, Township Manager | T: 215-643-1600

Whitpain Township, PA

- Renovations to 1st Level Main Office & Basement
- Renovations to Police Department
- Township Building Feasibility Study
- Township-Wide Facilities Study
Contact: Mr. Roman M. Pronczak, Township Manager | T: 610-277-2400;
Ext.388

Lower Moreland Township, PA

- Lower Moreland Township - New Public Works Facility
- Huntingdon Valley & Bryn Athyn Fire Co. - Feasibility Study
Contact: Mr. Richard Mellor, Former Township Manager |
T: 610-825-3535 Ext. 2601
Mr. Stephen Woerner, Director of Public Works | T: 215-396-9826

New London Township, PA

- New Public Works Facility
Contact: Mr. Dale Lauver, Chairman of Township Supervisors |
T: 610-869-2441



Kevin Godshall is a founding principal of GKO Architects. In his professional career, he has managed the design, documentation and approval process for Municipal, Educational & Commercial projects. He understands the realities of the public marketplace while showing sensitivity to the political environment, designing for a public audience and mastering the legislative requirements.

References for Municipal and Public Bid Projects:

Upper Dublin Township

Kurt Ferguson (Township Manager)
Derek Dureka (Director Parks & Recreation)
Cheri Fiory (Director of Library)
T: 215.643.1600

Whitpain Township

Roman M. Pronczak (Twp. Manager)
T: 610.277.2400

Upper Providence Township

Bryan Bortnichak (Assistant Twp. Manager)
T: 610.933.9179



Matt Jones is an associate of GKO Architects and is involved in all phases of various projects. With our firm, he has worked on and managed a wide-range of projects. Matt has a strong ability to manage projects from the initial design phase through completion and he successfully coordinates project communication between clients, consultants and contractors. Matt is an expert in construction technology.

MATTHEW JONES, LEED GA

Firm Associate | Building Technology

Godshall Kane O'Rourke Architects

Education:

- Bachelor of Architecture - Drexel University 2005
- U.S. Green Building Council - LEED Green Associate

Experience:

- Godshall Kane O'Rourke Architects - Associate 2008 - Present
- Cornerstone Consulting Inc. 2006 - 2008
- Lynch Martinez Architects 1997 - 2006

Project Responsibilities:

- Building Construction Technology
- Communication and Project Management
- Consultant Coordination
- Report Production



Allison Klingler is a Registered Architect of GKO Architects and is involved in all phases of various projects. With our firm, she has worked with public school and municipal projects. Allison's experience has enriched her ability to take projects from Schematic Design through Construction Documentation. Her curiosity has led her to begin to manage projects from the initial design phase through completion.

ALLISON KLINGLER, R.A

Registered Architect

Godshall Kane O'Rourke Architects

Education:

- Bachelor of Architecture - Philadelphia University 2016
- Minor- Historic Preservation

Experience:

- Godshall Kane O'Rourke Architects - Associates 2020 - Present
- Dever Architects 2016 - 2020
- Jack Burns Architecture Summer Intern 2015
- James M. Carrol Summer Intern 2014

Project Responsibilities:

- Schematic Design | Concept
- Code Services
- Report Production + Preparation Assistance

CLIENT REFERENCES:

We are very proud of the professional relationships we have established with our clients. We strongly encourage you to contact any of these individuals to discuss our firm's experience and our commitment to service:



Mr. Barry Luber, Township Manager
Warrington Township
852 Easton Road, Warrington, PA
T: Phone: 215-343-9350
E: bluber@warringtontownship.org

Mr. Dan Friel, Chief of Police
Warrington Township Police Dept.
852 Easton Road, Warrington, PA
T: 215-343-3311
E: dfriel@warringtonpd.org

Mr. Bryan Bortnichak, Assistant Township Manager
Dan Kerrigan, Chief of Fire & Emergency Services
Upper Providence Township
1286 Black Rock Rd.
Phoenixville, PA
T: 610-933-9179

Mr. Kurt Ferguson, Twp. Manager
Mr. Derek Dureka, Public Works Dir.
Ms. Cheri Fiori, Library Director
Upper Dublin Township
801 Loch Alsh Ave.
Fort Washington, PA
T: 215-643-1600

Mr. Richard Mellor, Jr.
Whitemarsh Township - Township Manager
(Former Ast. Mngr. - Twp. of Lower Moreland)
616 Germantown Pk.
Lafayette Hill, PA
T: 610-825-3535, Ext. 2601
E: rmellor@whitemarsh township.org

Mr. Roman Pronczak
Township Manager - Whitpain Twp.
960 Wentz Road, Blue Bell, PA
T: 610-277-2400, Ext. 388
E: rpronczak@whitpaintownship.org

Ms. Elaine DiMonte
Pocopson Township Supervisor
T: 610-793-2151
E: edimonte@pocopson.org

Adam N. Moser, P.E., LEED AP

Mechanical Engineer

adamm@cemec.com

Introduction

Mr. Moser serves as a mechanical engineer responsible for HVAC and plumbing design for entire building systems on renovation, addition, and new construction projects. Mr. Moser designs systems for occupied spaces with a focus on indoor air quality, acoustics, and aesthetics. He prepares construction documents for central building systems to maximize life cycle, construction costs, and operation costs. Utilizing building modeling software to compare heating and cooling loads and energy costs of various HVAC system options, Mr. Moser also coordinates building and site layout between architects, interior designers, structural engineers, civil engineers and contractors.



Relevant Experience

- New Municipal Buildings - Bethel Township, PA
- New Veterans Affairs Offices - County of Berks Reading, PA
- New EPR Center Reading City Hall – County of Berks Reading, PA
- New Data Center Cooling Upgrades - Berks Career & Technology Center Leesport, PA
- Courthouse Emergency Generator Replacement County of Berks Reading, PA.
- New Maintenance and Operations Building - Wilson School District West lawn, PA
- County of Schuylkill - Existing Building HVAC & Electrical Systems Assessment, Pottsville, PA
- Maintenance and Fuel Dispensing Facility, Muhlenberg School District Reading, PA

Education

Bachelor of Science in Industrial Engineering
Pennsylvania State University, 2000

Registration

Professional Engineer – Pennsylvania, 2006; Delaware, 2009; New Jersey, 2010; New York, 2010
LEED™ 2.0 Accredited Professional, 2004

Organizations

DVGBC (Delaware Valley Green Building Council)
ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers)

Christopher D. VanCampen, P.E., LEED AP

Certified: DGCP

Electrical Engineer

chrisv@cemec.com

Introduction

Christopher is responsible for design of power system and lighting layouts. He designs and coordinates low voltage systems, including fire alarm, telephone/data communication, lighting control, clock, access control, security, television, and multimedia control systems. Christopher also coordinates electrical (low and medium voltage), telephone, and cable television services with utility companies. In addition, he coordinates electrical connection of HVAC equipment and is responsible for writing specifications. Christopher specializes in integrated building design, including electrical, HVAC, plumbing, and structural design through the Accreditation Board of Engineering Technology (ABET), an accredited Architectural Engineering Program at The Pennsylvania State University. While attending Penn State, he was introduced to Green Building Design strategies and participated in all three LEED workshops as part of an Integrated Design course offered to Architecture, Landscape Architecture, and Architectural Engineering students.



Relevant Experience

- New Municipal Buildings - Bethel Township, PA
- East Whiteland Township, Frazer, PA – Public Works Facility
- Lower Macungie Township, Macungie, PA – Warehouse Building, Lot 4
- New Veterans Affairs Offices - County of Berks Reading, PA
- New EPR Center Reading City Hall – County of Berks Reading, PA
- New Data Center Cooling Upgrades - Berks Career & Technology Center Leesport, PA
- Courthouse Emergency Generator Replacement County of Berks Reading, PA.
- New Maintenance and Operations Building - Wilson School District West lawn, PA
- County of Schuylkill - Existing Building HVAC & Electrical Systems Assessment, Pottsville, PA
- Maintenance and Fuel Dispensing Facility, Muhlenberg School District Reading, PA

Education

The Pennsylvania State University, Bachelor of Architectural Engineering (Mechanical Option), 2003
ABET Accredited

Certification

Registered Professional Engineer (PE): Pennsylvania, 2008; Delaware, 2009; New Jersey, 2009; Maryland, 2009; New York, 2009

LEED 2.0 Accredited Professional (LEED™ AP), 2003

Organizations

NFPA (National Fire Protection Association)

GTA, Inc.
Consulting Engineers

Structural Engineers
5910 Easton Road
Pipersville, PA 18947
gary@gta-engineers.com

Gary E. Talbot, P.E.

Summary: A background of highly diverse experience, including all types of building materials and a broad range of projects from commercial, industrial, institutional to public works and residential construction.

Experience	GTA, Inc. Consulting Engineers Founding Principal
2005 to present	
1997 – 2005	DWKCB, Inc. (now KCBA, Inc.) Architects Head Structural Engineer
1996 – 1997	Harrison-Hamnett, P.C. Consulting Engineers Project Structural Engineer
1987 - 1996	BRR, Inc Consulting Engineers
1992 – 1996	Vice President in charge of New Jersey Office
1984-1987	John D. Giannini & Associates Consulting Engineers Structural Engineer and Draftsman
Education	Bachelor of Science, Civil Engineering The Pennsylvania State University, 1985
Registration	Pennsylvania, 1989 New Jersey, 1992
Affiliations	American Society of Civil Engineers, since 1984 Professional Member Plumstead Township Planning Commission, since 1998 Vice Chairman Doylestown Chapter of Rotary International, since 2003

Successful and relevant design solutions will only come if they are based on a thorough and deep understanding of the Township’s goals for your Public Works facility. Toward this goal, the preparation of a Comprehensive Programming document where space requirements and specific needs are noted is important. Listening carefully to your needs is paramount in tailoring the program, and ultimately the facility design, to your operations. We propose the following planning steps during the Feasibility Study:

IDENTIFYING GOALS
Discuss Short-and Long-term Goals for the Public Works Department and its Facility.

- Review and discuss the Public Works Building Strategic Plan which was prepared in 2022.
- Meet with stakeholders to establish a comprehensive Program of Spaces and other Facility requirements. Stakeholders may include:
 - Township’s Project Manager
 - Public Works Director
 - Township Manager
 - Parks and Rec Director
 - Township Engineer
 - Board of Supervisors
 - Community
- Discuss funding opportunities (Grants, etc.) and budgeting parameters.
- Visit Township properties currently used by Public Works, discuss the pros and cons of these sites being dispersed, and discuss the properties which may be beneficial to retain after the new facility is constructed.
- Identify current and future needs for the new Public Works facility

PROGRAMMING DOCUMENT
Prepare a Comprehensive Programming Document

- Incorporate items from the programming discussions with stakeholders in Step One
- Prepare a comprehensive programming document spreadsheet

PREPARE SITE PLANS
Prepare Ideal / Hypothetical Site Plan Layouts

- Establish potential acreage needed for property to be purchased.
- If there are sites already in consideration, prepare test fits.
- Analyze Township’s existing properties to determine if some (or all) should be retained.
- Meet with stakeholders to solicit input and update the site plan
- Consider Zoning and Subdivision Ordinances requirements

FLOOR PLANS
Prepare “Prototype” Floor Plans

- Prepare “prototype” Floor Plan options (with vehicle and equipment storage, offices and other space requirements indicated) to verify building square footage requirements for the new Public Works facility
- Meet with stakeholders to solicit input and update the floor plans
- Prepare a building code review utilizing the International Building Code

COST ESTIMATES
Prepare Estimated Cost Projection

- Determine Total Project cost including hard costs, contingency, and soft (Professional Fees, financing costs, furniture , fixtures and equipment costs, etc.).
- Meet with the stakeholders to discuss the initial budget estimate

SITE SELECTION

Finalize Site Selection

- Working with the Township Engineer and all Project stakeholders, identify the candidate-site that works best based on the programming information and hypothetical facility layouts.
- Consider the location of property within the Township boundaries
- Consider available utilities, storm water management strategy, access to roadways, traffic flows, adjacencies to neighbors, wooded areas, steep slope areas, and other environmentally sensitive zones.
- Calculate Impervious Area / Building Coverage, etc.
- Provide a Test Fit layout of the selected site showing the proposed Public Works building(s), storm water management facilities, vehicle maneuvering space, parking and outdoor storage spaces.
- Consider Zoning Ordinance and other Planning requirements including right of way / yard setbacks from property lines, etc.
- Collaborative Design Workshop

FINAL RENDERINGS

Prepare Final Renderings and Refine the Preliminary Cost Estimate

- Assist in preparation of exhibits for Grant Application(s)
- Prepare rendered images for presentation / marketing to the public

FINAL REPORT

Prepare Final Report

- Compile the findings of the Feasibility Study into a bound report
- Provide digital version on a USB flash drive
-

POWERPOINT PRESENTATION

PPT Presentation

- Prepare a PPT for Public Meeting

PUBLIC MEETING

Attend a Public Meeting to Present the Feasibility Study

- Lead the final PPT presentation to the Board of Supervisors



Firm Process

INTEGRATED DESIGN APPROACH

We value collaboration in our design process and believe that working together through an integrated design approach yields the best results. Through a series of workshop sessions, the Design Team (Architect and Consultants) and Lower Gwynedd Township representatives, will collectively cultivate ideas and concepts to be further explored. Our communication will result in a comprehensive design approach for your new Public Works Facility.

Mike O'Rourke (Principal-in-Charge) and Matt Jones (Project Manager) will lead your Feasibility Study. Mike will provide general oversight and Matt will manage the process and be the day to day contact. .

GKO Architects has worked using a collaborative design approach with many municipal, educational and religious facility clients in Pennsylvania, New Jersey and nearby areas.



GKO leading an interactive workshop with community members.

PROJECT SCHEDULE	2023						2024						
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
FEASIBILITY STUDY/ CONCEPTS				(Phase 1) Research and Data Collection		(Phase 2) Facility Programming Analysis	(Phase 3) Conceptual Designs	Develop Selection Concept	FINAL REPORT				
OWNER REVIEW / COLLABORATION				Feasibility Study Workshops									

FEASIBILITY STUDY AND NEEDS ASSESSMENT FOR A NEW PUBLIC WORKS FACILITY**PROPOSED LUMP SUM FEE**

Lump Sum Fee	\$17,500.00
Reimbursables	\$500.00
<hr/>	
	\$18,000.00 ***

*** Inclusive of GKO's Consultants

Godshall Kane O'Rourke Architects, LLC (GKO Architects)

300 Brookside Ave, Ambler Yards, Building 18, Suite 150, Ambler PA 19002

P: 215-646-2003 | www.gkoarchitects.com

Principals: Kevin R. Godshall, AIA | P. Michael O'Rourke, AIA

Formation: 2004 | Firm Size: 15



Godshall Kane O'Rourke Architects, LLC is an Ambler, PA based architectural firm specializing in the design of Municipal and other publicly funded facilities. Since our inception in 2004, the firm has designed, documented and managed a diverse group of publicly bid municipal and emergency services projects.

Municipal / Public Project Design Experts

The Principals at GKO Architects, P. Michael O'Rourke and Kevin Godshall, have a combined 70+ years of professional experience. Over the past fifteen years, GKO Architects has worked with many different municipalities in the Eastern Pennsylvania area. Our projects have ranged from individual building feasibility studies to campus-wide master planning to facility renovations to brand-new municipal buildings.

Our Firm Understands the Public Bidding Process

GKO Architects specializes and excels with publicly funded / bid projects. The success of any publicly bid project is dependent on the design team's ability to provide accurate cost estimates during the planning phase, to communicate the importance of the project with the goal of building consensus within the community, and to produce clear and concise documentation which avoids change orders during construction.

Experienced Staff

GKO Architects features a well-seasoned staff of Architectural Designers, Project Managers, LEED Certified Professionals, and Construction Administrators. From Architectural Design to Interior Design, from Code Compliance Review to Land Planning, we are well versed in successfully completing projects on time and under budget; which is why so many of our clients come back to us time and again. GKO is known for being thorough, affordable, and comprehensive.

CLIENT REFERENCES:

We are very proud of the professional relationships we have established with our clients. We strongly encourage you to contact any of these individuals to discuss our firm’s experience and our commitment to service:



Mr. Kurt Ferguson
Township Manager
Upper Dublin Township
370 Commerce Drive
Fort Washington, PA 19034
T: 215.643.1600
E: kferguson@upperdublin.net

Projects:

- Upper Dublin Fire Department - Burn Brae Station
- Upper Dublin Public Library
- New Upper Dublin Township Building and Public Works Addition/Reno (In Design)

Mr. Barry Luber
Warrington Township Manager
852 Easton Rd.
Warrington, PA 18976
T: 215.343.9350
E: bluber@wrringtontownship.org

Projects:New Police + Administration Bldg

- New Lions Pride Park Community Center

Ms. Elaine DiMonte
Township Supervisor
Pocopson Township
664 South Wawaset Road
West Chester, PA 19382
T: 610.793.2151
E: edimonte@pocopson.org

Project:

- New Pocopson Township Building

UPPER DUBLIN TOWNSHIP - NEW TOWNSHIP / POLICE BUILDING AND PUBLIC WORKS BUILDING EXPANSION
FORT WASHINGTON, PA

Upper Dublin Township invited select independent Architectural design firms to submit proposals for planning, design and construction administration services for the Upper Dublin Township Building Reconstruction in Fort Washington. GKO was awarded this estimated \$26,000,000 construction cost project in 2023.

The Upper Levels accommodates Township functions (Public Board Room, Meeting Rooms, Lobby and Exhibit Spaces). Police Functions will be on the Lower Level for separate Police traffic flows, compounds with two controlled access points, and a compound screen and glass.



Dates: 2023

Services: SD, DD, CD, BD, CA

Size: 52,000 SF

Estimated Construction Costs: \$26,000,000

NEW PUBLIC WORKS FACILITY
 LOWER MORELAND TOWNSHIP
 HUNTINGDON VALLEY, PA

GKO Architects designed a new Public Works Facility for the Township of Lower Moreland. The original facility had received only minor improvements over the previous 40 years and the Township committed the resources necessary to modernize the entire site. The new building houses private offices, open work stations, a break room, changing facilities, and high work bays that include automobile lifts, a gantry crane, machine shop, welding stations and an abundance of storage space. The perimeter of the site was secured and additional parking was introduced to separate employee vehicles from Township equipment.

With the incorporation of a pre-engineered structural framing system and a careful selection of materials and systems, construction bids were received 5% under established budget.

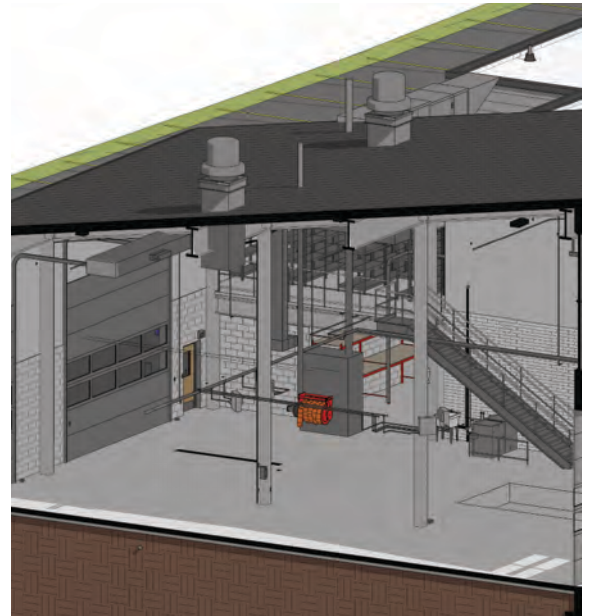


Type:	MUNICIPAL
Dates:	2005 - 2008
Services:	SD > CA
Size:	24,200 SF
Total Cost:	\$2,825,000
Owner:	Township of Lower Moreland 640 Red Lion Road Huntingdon Valley, PA 19006
Point of Contact:	Richard L. Mellor Former Township Manager 610.825.3535 ex.2601

PUBLIC WORKS FACILITY - EXPANSION + RENOVATION
 UPPER DUBLIN TOWNSHIP
 FORT WASHINGTON, PA

GKO Architects designed this refreshed Public Works Facility for Upper Dublin Township after completing a Feasibility Study. The expansion and renovations feature a 5 bay addition. The building utilizes a pre-engineered steel structural frame with masonry base and upper wall metal panels. The existing building is being comprehensively renovated. GKO is providing Site work, Utility Relocation, Fuel Station Relocation, a 10,490 SF addition and 8,200 SF renovations.

The project is currently in the Construction Administration phase with Bidding services just being completed.



DEPARTMENT LEGEND

- CIRCULATION
- HIGHWAY
- COMMON SPACE
- PARKS
- DIRECTOR
- SANITATION
- FACILITIES & FLEET
- SUPPORT

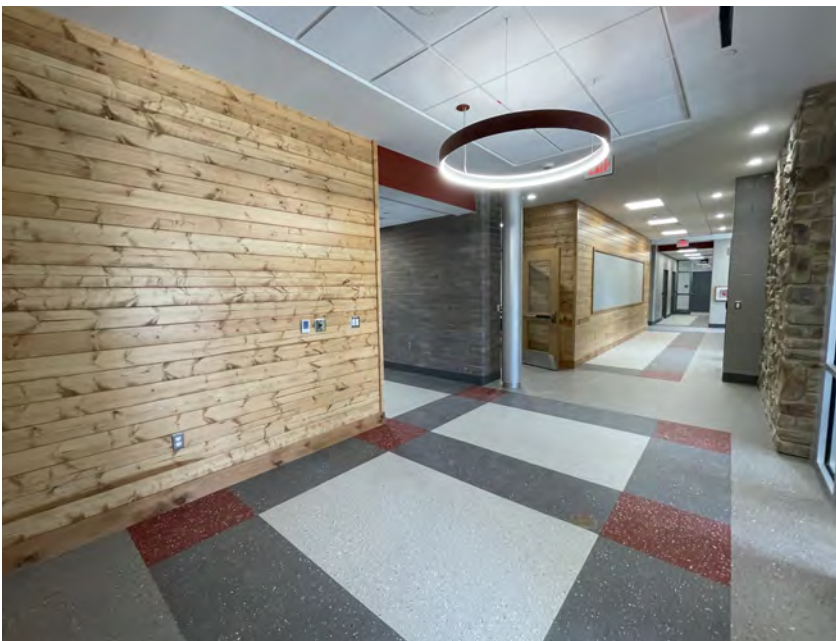


Type: MUNICIPAL
Dates: 2022 - Current
Services: FS - CA
Size: Addition: 10,500 sf
 Renovations: 8,200 sf
Total Cost Estimate: \$7,573,253
Owner: Upper Dublin Township
 370 Commerce Drive
 Fort Washington, PA 19034
Point of Contact:
 Kurt Ferguson, Twp Mgr
 T: 215.643.1600
 E: kferguson@upperdublin.net

NEW EMERGENCY SERVICE CENTER
 UPPER PROVIDENCE TOWNSHIP, PA

This new 21,300 SF Central Emergency Services Building for Upper Providence Township, PA. was designed and documented by GKO. This State-of-the-Art facility has been crafted to be compatible with the existing Municipal buildings and the local community context.

The building features: four drive-thru apparatus bays which accommodates eight pieces of emergency and fire equipment, Training Room/ Emergency Operations Center, drill tower, wellness and fitness rooms, vehicle exhaust extraction system, and Day Room with access to an outdoor courtyard. For the safety and health of personnel, the building has been designed with separate Hot, Warm and Cold environmental zones. This Emergency Services Center is designed to be staffed by a combination of volunteer and professional Fire Fighters and EMS personnel. Construction completed in 2022.



Dates:	2019 - 2022
Size:	21,300 SF
Final Cost:	\$12,900,000
Owner:	Township of Upper Providence 1286 Black Rock Road Phoenixville, PA 610.933.9179
Contact:	Bryan Bortnichak Assistant Township Manager Upper Providence Township, PA 610.933.9179

AACC & PALM CENTER

LOWER MERION TOWNSHIP, PA

The purpose of the Feasibility Study was to explore potential development options for two of Lower Merion Township’s facilities - Ardmore Avenue Community Center (AACC) and the Positive Aging in Lower Merion (PALM) Center. In collaboration with the Township’s Project Development Committee, the scope of the Feasibility Study included the exploration of three different Planning scenarios:

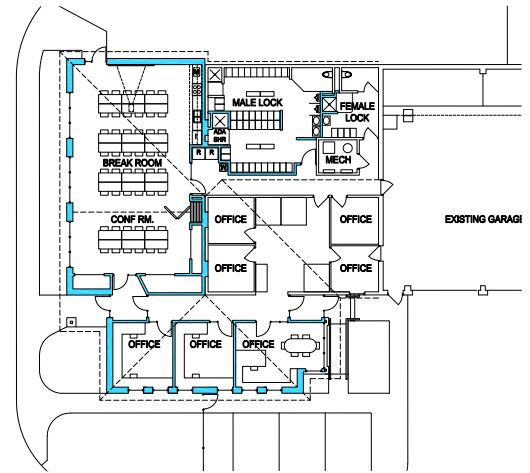
1. Single new facility that would accommodate the programs of both AACC and PALM
2. Separate facilities for AACC and PALM. AACC would be a new facility and the existing PALM Center would be fully renovated and expanded with an addition.
3. Renovation and expansion of both AACC and PALM existing facilities\
4. GKO was subsequently awarded this project after completing the RFP and interviewing processes. The project is currently in the Schematic Design phase.



Dates:	2022 - Current
Size:	33,500 SF
Est. Cost:	\$12,776,500
Final Cost:	N/A
Change Orders:	N/A
Owner:	Lower Merion Township 75 East Lancaster Ave Ardmore, PA 610.649.400
Contact:	Donna Heller - Dir. of Parks + Rec. 610.645.6220 DHELLER@lowermerion.org

**FEASIBILITY STUDY + ARCHITECTURAL SERVICES
FOR PUBLIC WORKS BUILDING EXPANSION
WHITPAIN, PA**

The objective for the Feasibility Study was to explore the possibilities of an expansion to the Whitpain Township Public Works building. After the study was completed, Whitpain Township hired GKO for architectural services. New offices, direct access to the Township Building, expansion of locker rooms, a new break room, conference room, and ADA toilet rooms are being added / updated. The Feasibility Study was completed in 2018 and GKO was hired in 2019 to expand their building. Due to COVID 19, the project was put on hold and the project was restarted in 2022. Currently we are in the Construction Administration phase.



**WHITPAIN TOWNSHIP PUBLIC WORKS FEASIBILITY STUDY / PROJECT
WHITPAIN, PA**

Type: MUNICIPAL

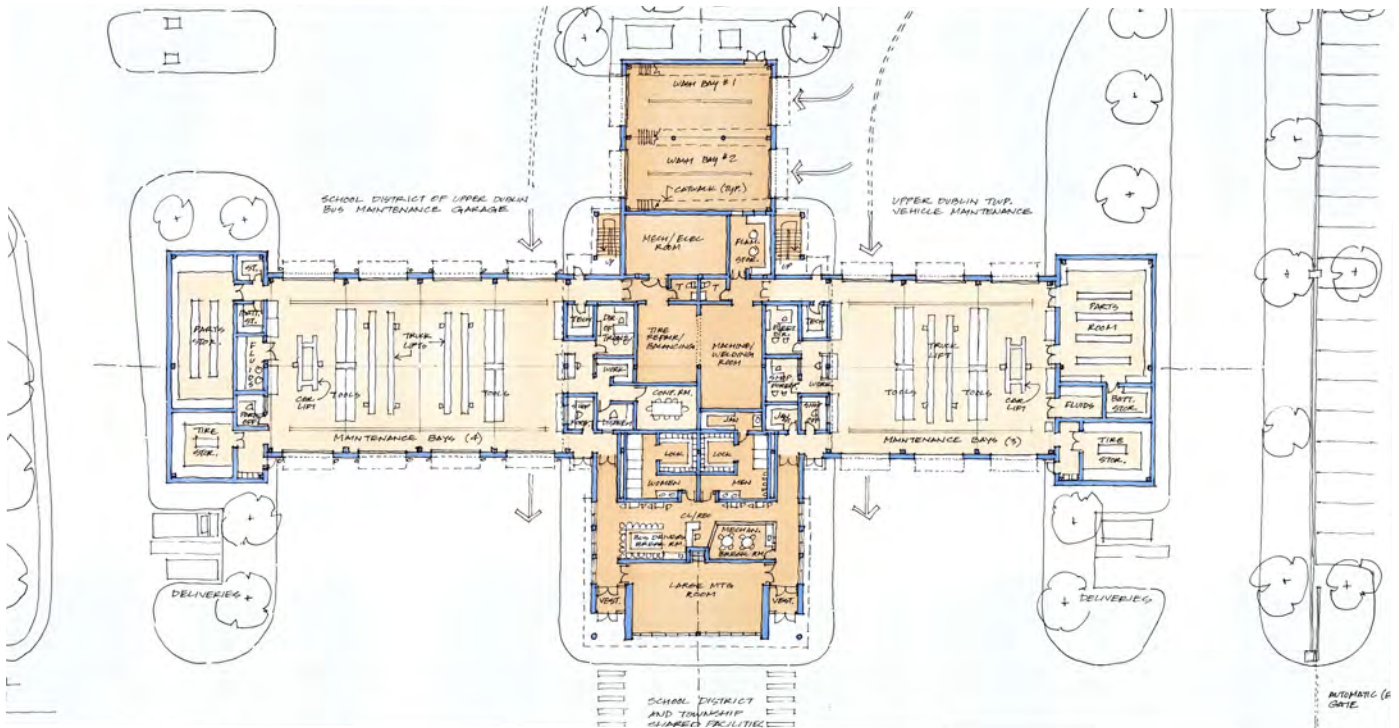
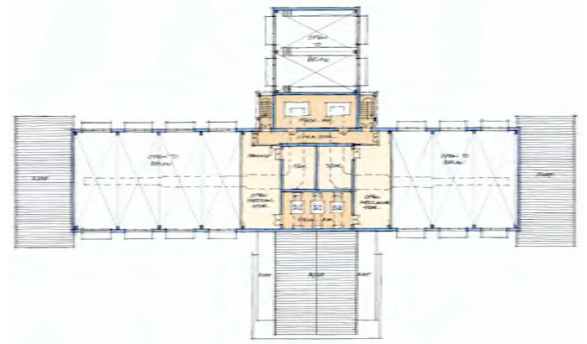
Dates: 2023

Services: STUDY + PROJECT

Contact: Tom Farzetta
Director of Public Works
Whitpain Township
610.277.2400 x 321

COMBINED MAINTENANCE FACILITY - FEASIBILITY STUDY
 UPPER DUBLIN TOWNSHIP, PA

This unique project for a combined Vehicle Maintenance Facility was to be a joint venture between Upper Dublin Township and Upper Dublin School District. Each entity would have its own maintenance bays; however, other program spaces in the facility were to be shared including public support areas, wash bays and public restrooms. The building was planned to be constructed on a parcel of ground adjacent to the existing Upper Dublin Pubic Works facility.



COMBINED MAINTENANCE FACILITY UPPER DUBLIN TWP., PA	
Type:	MUNICIPAL
Project Dates:	ON GOING
Services:	SD / DD / CD / CA
Size:	TBD
Total Cost:	TBD

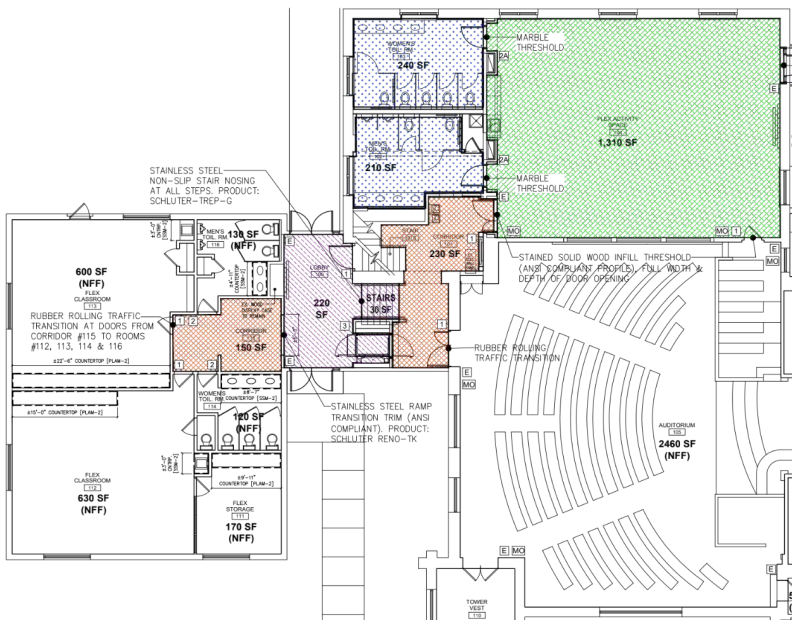
ARTS + CULTURAL CENTER RENOVATIONS

NORTH WALES BOROUGH, PA

The North Wales Borough Arts and Cultural Center, is located in a former Church building (formerly St. Luke’s United Church of Christ which was originally constructed in 1908).

The purpose of this Feasibility Study was to assess existing conditions and create a Master Plan to renovate the Arts and Cultural Center. In addition, we helped prepare a Montgomery County Grant Application (which was approved).

After the Study was completed, North Wales Borough selected the team of GKO Architects and CM3 (Construction Manager) to design and manage the renovations. CM3 was recently selected as Construction Manager and construction is scheduled for Fall 2023.



NORTH WALES BOROUGH RENOVATIONS - ARTS + CULTURAL CENTER NORTH WALES, PA

Type: RENOVATION

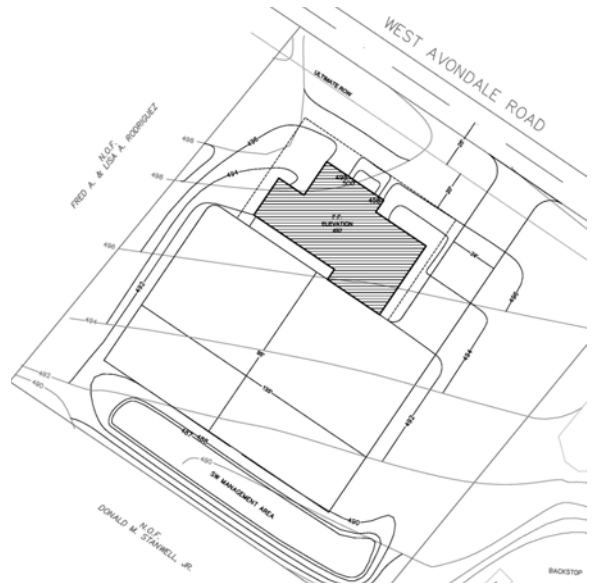
Dates: 2022 FEASIBILITY STUDY
2023 PROJECT

Services: STUDY + ARCHITECTURAL SERVICES

Contact: Christine Hart
Borough Manager
215-699-4424, x111
chart@northwalesborough.org

UTILITY SALT & STORAGE FACILITY
NEW LONDON TOWNSHIP, PA

When GKO Architects was engaged by New London Township to provide a Feasibility Study for their proposed New Utility Building, officials emphasized the importance of harmonizing the visual aesthetic of this building to the residential community, and also expressed the desire to have a structure that complemented the character of their Township. In response, GKO developed a barn-like building concept which included a stepped roof profile to reduce the visual impact of the massing. In addition, the building was partially buried into the site's topography which further reduced its perceived height. The selection of board and batten siding, stucco, and standing seam metal roofing materials added to the building's rural quality. The Township is pleased that the building "blends in" while also working well for its primary function.

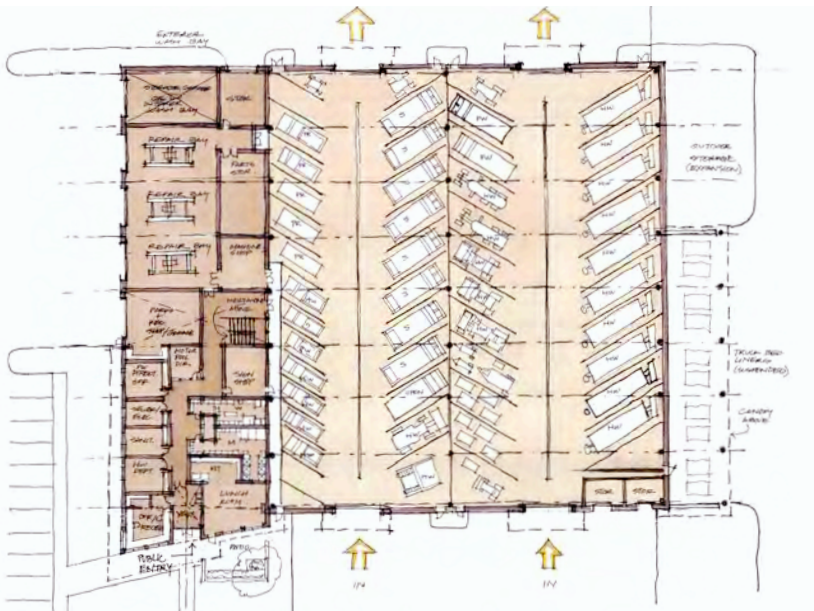
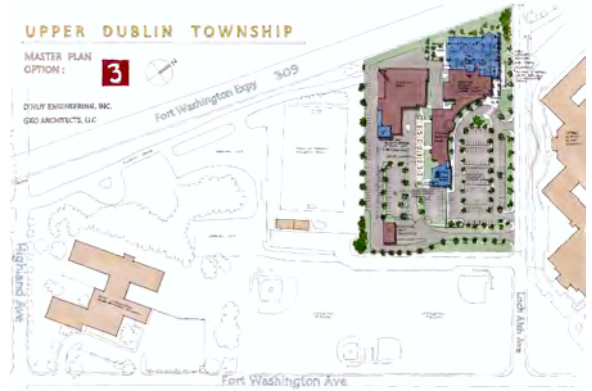


Dates:	2009 - 2010
Size:	3,200 SF
Budgeted Cost:	\$489,190
Final Cost:	\$360,825
Owner:	New London Township 902 State Road West Grove, PA 610.869.3386
Contact:	Trish Fagan New London Township P.O. Box 1002 902 State Road New London, PA 19360

FEASIBILITY / MASTER PLAN / SCHEMATIC STUDY
UPPER DUBLIN TOWNSHIP, PA

GKO Architects, in association with D'Huy Engineering, prepared a comprehensive Feasibility and Master Plan study for Upper Dublin Township's "Civic Campus". The scope of work included an assessment of the Township's existing facilities and properties (including parks, etc.), and schematic design for multiple new construction, additions and renovations necessary to meet the Township's future needs.

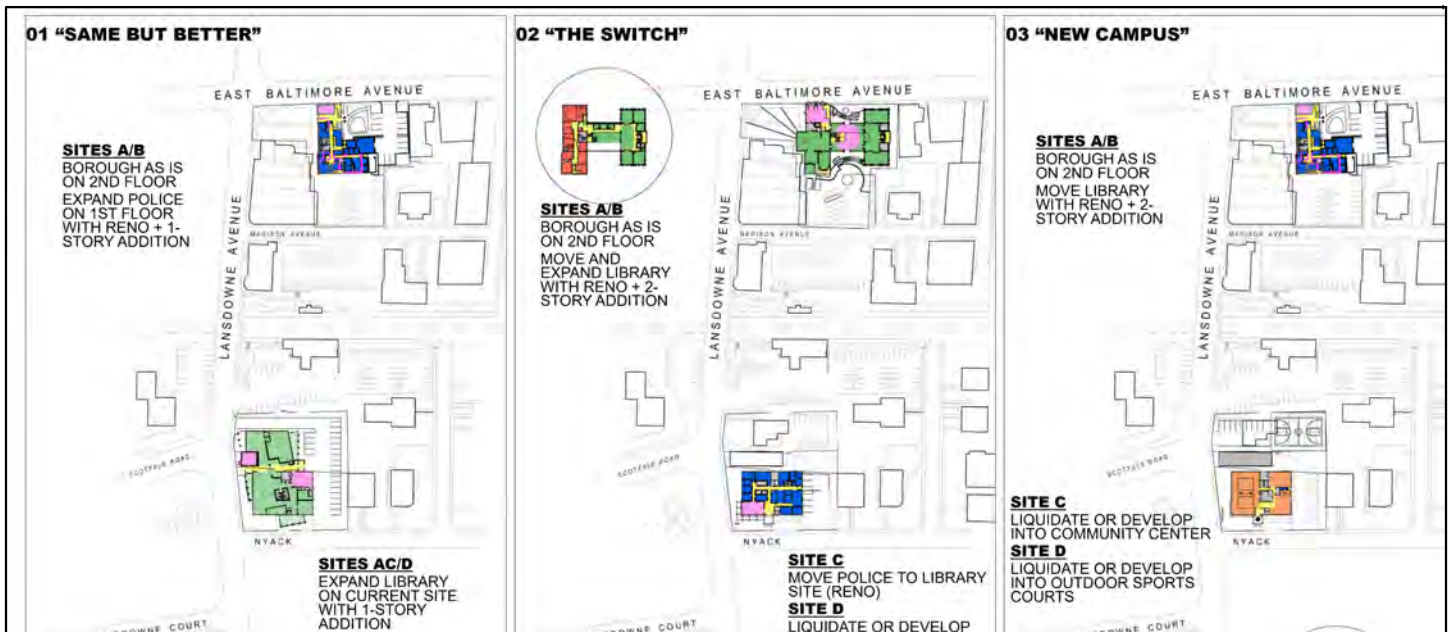
Our firm provided 5 possible scenarios that ranged from minor renovation addition projects to major new construction projects including the construction of a new Public Works facility and a new Library. The Master Plan also considered options to expand facilities at their existing campus versus moving some of their program off-site to one of their other properties.



Dates:	2017
Size:	87,000 SF
Final Cost:	N/A
Owner:	Upper Dublin Township 370 Commerce Drive Fort Washington, PA 215.643.1600
Contact:	Derek Dureka Public Works Director Upper Dublin Township 215.643.1600

**LANSDOWNE BOROUGH -
MASTER PLAN FEASIBILITY STUDY
LANSDOWNE, PA**

GKO recently completed a comprehensive Master Plan/ Feasibility / Assessment Study for Lansdowne Borough. This study encompassed a review of Borough-owned facilities including the Administration and Police building, Public Library, and the 20th Century Club Arts and Cultural Center. The Master Plan produced three possible scenarios to revitalize and expand its facilities. Scenarios ranged from simple renovation concepts of the existing buildings, to building program re-locations, to creation of a new campus for the Public Library at the historic 20th Century Club facility.



Lansdowne Borough Master Plan Lansdowne, PA	
Type:	FEASIBILITY STUDY
Dates:	2022
Services:	FS
Size:	N/A
Total Cost:	N/A

**NEW TOWNSHIP ADMINISTRATION BUILDING
ADAPTIVE REUSE AND HISTORIC PRESERVATION
POCOPSON TOWNSHIP, PA**

GKO Architects was engaged by Pocopson Township to provide a comprehensive Feasibility Study to review options for their properties and facilities. The study concluded that a new Township Administration building was needed and that it should be built on a tract of land owned by the township; (a historic 60 acre former farmstead known as the 'Barnard' House). The design challenge was two-fold. First, placing the new building and parking so that it did not compromise the existing historic integrity of the site. Second, building with modern construction techniques and materials while respecting the historic surrounding structures.

GKO recently completed Construction Administration and bidding for this new 2-story Township Building. Offices are located on the main floor and meeting room on the lower level. Construction was completed in the Summer of 2022.



Dates:	2018 - 2022
Size:	3,500 SF
Budgeted Cost:	\$2,000,000
Final Cost:	\$1,928,204
Owner:	Pocopson Township 664 South Wawaset Road West Chester, PA 610.793.2151
Contact:	Elaine DeMonte Township Supervisor Pocopson Township 610.793.2151

POLICE BUILDING

WARRINGTON TOWNSHIP, PA

This new 18,500 SF Police facility was completed in 2020. The planning team collaborated with the Police Chief and Departmental Staff, Township Administration, Township Planning and Supervisor Boards, Boyle Construction (CM) and several Citizen’s Advisory committees to design and help build community consensus for the project. Many innovative ideas have been incorporated into this State-of-the-Art facility such as a unique gathering / work /collaboration space which forms the “heart” of police operations. The exterior of the building has been designed and crafted to be compatible with the existing Municipal buildings and the local community context. This facility was designed to meet all accreditation standards.



Dates:	2018 - 2020
Size:	18,514 SF
Final Cost:	\$7,936,243
Owner:	Warrington Township 852 Easton Road Warrington, PA 215.343.5944
Contact:	Dan Friel Chief of Police Warrington Township Police Dept 215.343.3311

ADAPTIVE REUSE FOR LIBRARY FACILITY
 UPPER DUBLIN TOWNSHIP, PA

GKO Architects recently worked with Upper Dublin to adaptively re-purpose a former pharmaceutical office building as the new home for the Township’s Public Library. The 56,000 square foot 2-story structure has been re-purposed as a state-of-the-art library with a program that includes an Auditorium, a Cafe, rent-able tenant space, and a flexible “maker space”.

The Library features a diverse array of resources and activities for the community, including: STEM / Creation Lab, Technology Lab, Classrooms, Conference Rooms, Study Rooms, and multiple reading and lounge options within the stacks of library materials. Visibility and opening up the floor plate to provide natural light were driving design factors. To accomplish this goal of providing natural light throughout, the design team envisioned a new glass railing system in the Lobby, radial book shelf layout at the “Great Hall”, and large glass openings between public enclosed spaces. The Library opened to the public in the fall of 2020.

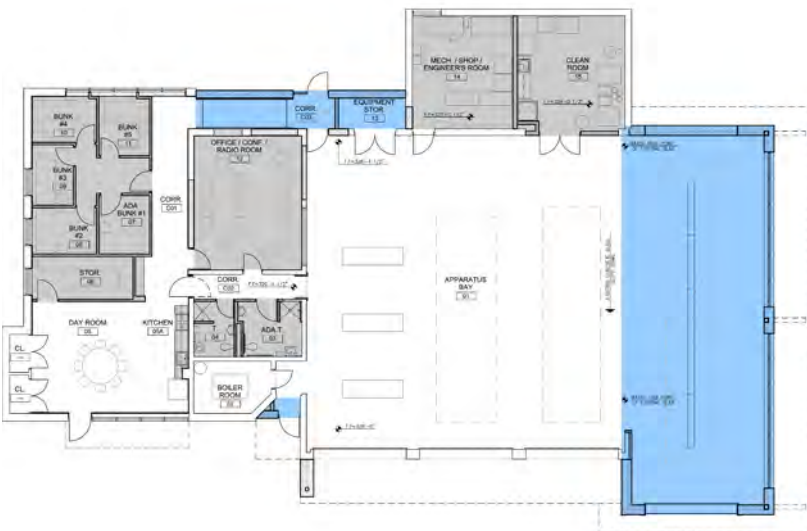


Type:	MUNICIPAL
Dates:	2018 - 2020
Services:	SD / DD / CD / CA
Size:	56,000 SF
Total Cost:	\$8,100,000
Owner:	Upper Dublin Township 370 Commerce Drive Fort Washington, PA 19034
Point of Contact:	Cheri Fiory cfiory@mclinc.org 215-628-8744 x3140

BURN BRAE FIRE STATION
ADDITIONS & RENOVATIONS
 UPPER DUBLIN TOWNSHIP, PA

In conjunction with Upper Dublin Township and the Fort Washington Fire Company, GKO Architects worked with D'Huy Engineering to plan the Additions and Renovations to the Burn Brae Fire Station. This project began with a Feasibility Study.

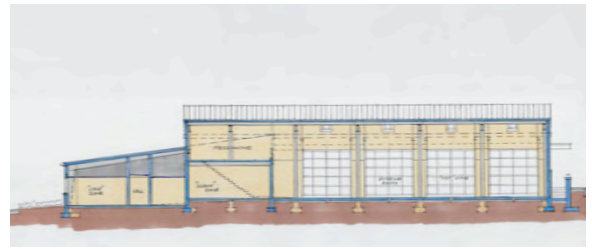
Renovations include improvements to the interior of the original Fire Station and a new addition to the street-side of the building which provides a new equipment bay with front and back garage-bay doors. A significant effort was made to stylistically tie-in the new addition with the original firehouse built in the late 1970's. Materials, colors, and proportional massing were all utilized to achieve the harmonious integration between old and new parts of the building.



Dates:	2015 - 2018
Size:	6,600 SF
Budgeted Cost:	\$1,600,000
Final Cost:	\$1,767,500
Owner:	Township of Upper Dublin 801 Loch Alsh Ave Fort Washington, PA 215.643.1600
Contact:	Johnathan Bleemer Assistant Manager / Finance Director Upper Dublin Township 215.643.1600

TRAPPE BOROUGH FIRE COMPANY #1
Proposed New Fire Station
TRAPPE, PA

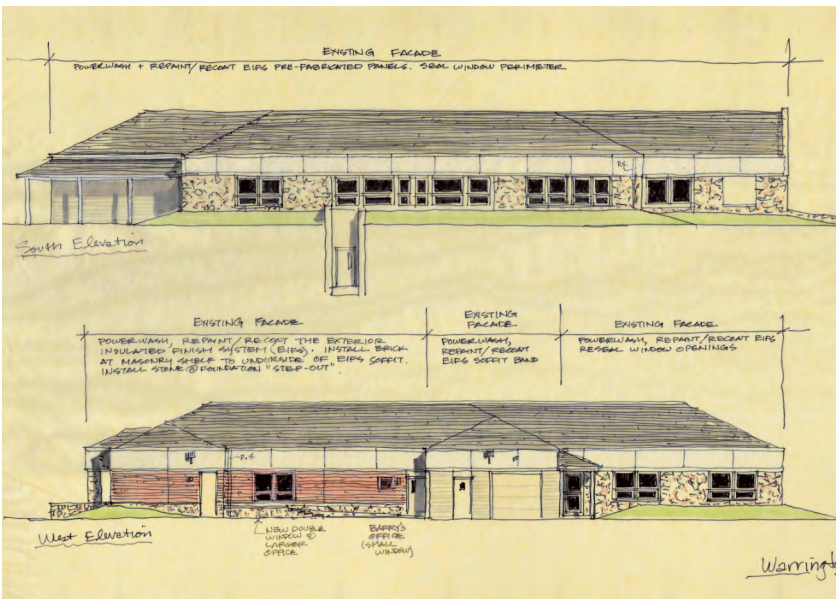
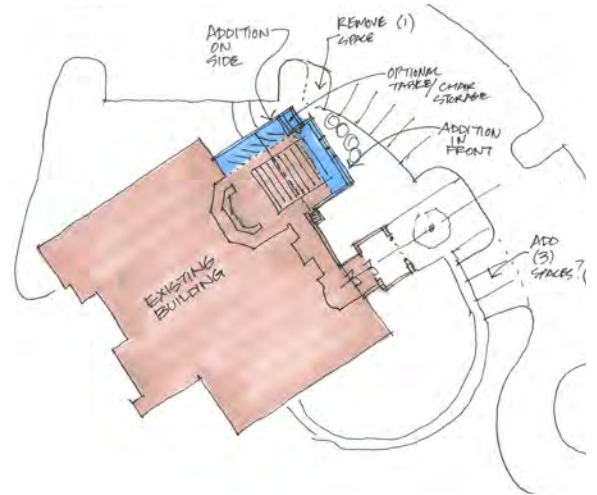
Working for the prospective Construction Manager, D'Huy Engineering, GKO Architects provided a Feasibility Study + Schematic Design services for this new Fire Station project. Our proposed concept features separate Hot, Warm, and Cold environmental zones which protect fire fighters from inhaling toxic smoke/chemicals (which results from fire-fighting activities). This 11,500 SF Fire Station was designed to accommodate both professional and volunteer fire fighters and EMTs, and was planned to utilize a pre-engineered structural steel framing system.



Type:	MUNICIPAL
Dates:	2022
Services:	FEASIBILITY STUDY CONCEPT DESIGN
Size:	11,500 SF
Owner:	Trappe Fire Company
Client:	D'Huy Engineering
	Construction Manager
Point of Contact:	Chris Haller 610.865.3000 cwh@dhuy.com

RENOVATIONS TO THE EXISTING TOWNSHIP BUILDING WARRINGTON TOWNSHIP, PA

GKO Architects has been working with Warrington Township on a phased renovation of their Administration Building. With the Police Department moving into their new facility (also designed by GKO), the Administration Building is being reorganized to allow expansion of the various departments while providing upgrades to address ADA requirements, HVAC enhancements, and security. A carefully planned construction sequencing plan has allowed the facility to remain operational during construction activities.



Type:	MUNICIPAL
Dates:	2020 - CURRENT
Services:	SD / DD / CD / CA
Size:	N/A
Total Cost:	TBD
Owner:	Warrington Township 852 Easton Rd. Warrington, PA 18976
Point of Contact:	Barry Luber Township Manager

LIONS PRIDE PARK COMMUNITY CENTER
WARRINGTON TOWNSHIP, PA

GKO Architects is currently working with Warrington Township on a Community Center which will be located at Lions Pride Park. A simple floor plan has been created for maximum flexibility and efficiency.

The main feature of the design is a multi-purpose Community Room that is capable of various table and chair arrangements and can also be configured for art and music events, as well as light athletic programs. The building will include a Park Concession Stand and Rest Rooms which can be accessed from both the interior and exterior of the building. A number of sustainable design features are proposed including a solar panel array to generate electricity.

This building is currently under construction and is scheduled for completion in January of 2024.



SITE PLAN

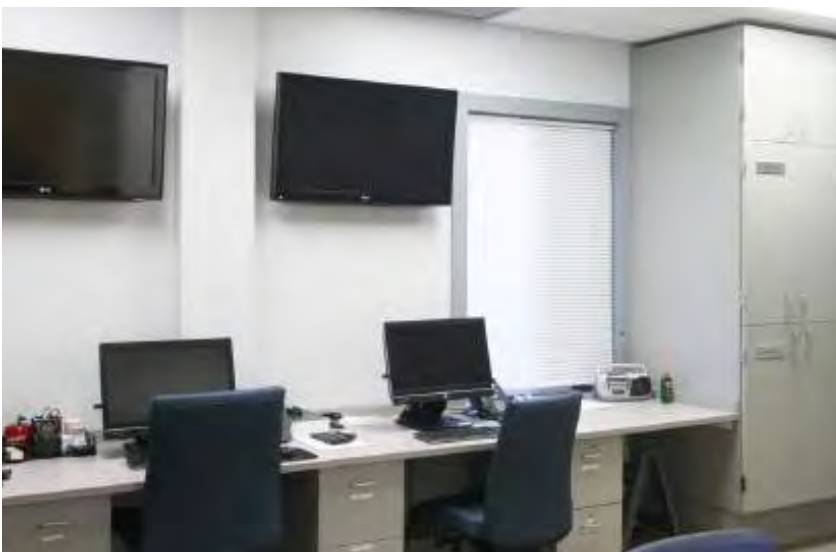


Dates:	2022-Current
Size:	2,250 SF
Budgeted Cost:	\$1,338,731
Final Cost:	\$1,475,000
Owner:	Warrington Township 852 Easton Road Warrington, PA 215.343.5944
Contact:	Barry Luber Township Manager Warrington Township 215.343.9350

**RENOVATIONS TO MAIN TOWNSHIP BUILDING
WHITPAIN TOWNSHIP, PA**

GKO Architects has worked on the following projects for Whitpain Township:

- 2007 - Basement Renovations for high-density file storage
- 2008 - Main Floor Level Renovations with Main Office reconfiguration and updates to security at Police area
- 2013 - Police Department Renovations
- 2016 - Door Access Conversion
- 2017 - Township-wide Study of Facilities
- 2022 - Renovation / Addition to Public Works Building



**TOWNSHIP BUILDING
RENOVATIONS
WHITPAIN TOWNSHIP, PA**

Type:	MUNICIPAL
Project Dates:	2007 - 2016
Services:	SD / DD / CD / CA
Size:	5,500 SF
Total Cost:	\$506,000

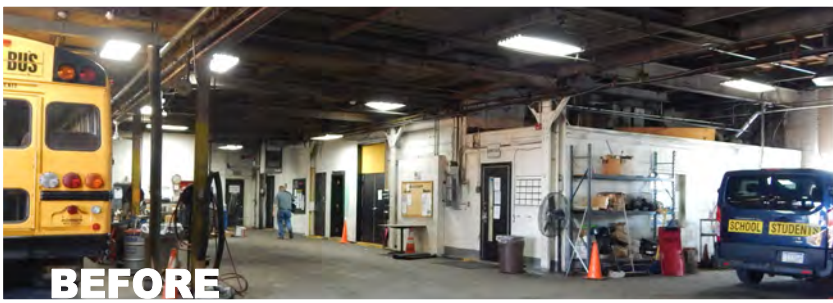
ADAPTIVE RE-USE / RENOVATIONS

UPPER DARBY SCHOOL DISTRICT

DISTRICT ADMINISTRATION OFFICE & TRANSPORTATION FACILITY
UPPER DARBY, PA

The challenge of this project was to renovate and adapt a former bus maintenance garage into a refined District Administration Office building.

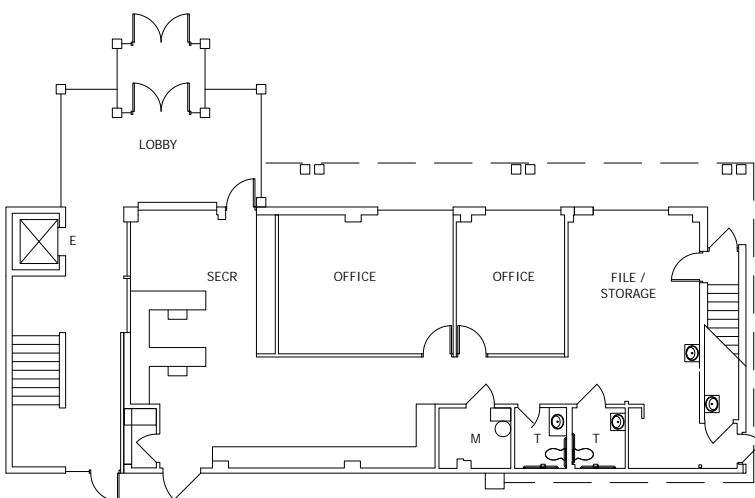
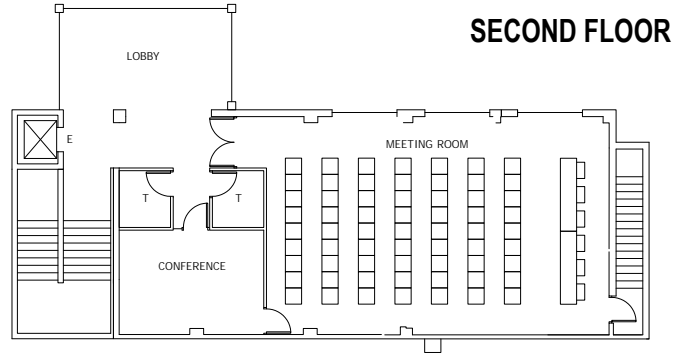
Program accommodations for administrative staff offices, public meeting areas and conference rooms were provided while also addressing the existing building's many deficiencies and code violations.



Type:	EDUCATION
Est. Completion Date:	July 2023
Services:	SD / DD / CD / CA
Size:	37,600 SF
Estimated Cost:	\$16,000,000
Contact:	Mr. Craig Harnitchek
	Director of Capital Programs
	610.789.7200

STUDY TO RELOCATE TOWNSHIP OFFICES
THORNBURY TOWNSHIP, PA

Thornbury Township engaged GKO Architects to evaluate their facilities and provide options for re-organization. Considering both renovation and expansion options, we provided concept layouts for each building to study potential use as the Township Building. The building program included a public reception area, board room for 100 occupants, a manager's office, conference room, code enforcement office, active and archived files, small kitchen, and rest rooms.



THORNBURY TOWNSHIP
STUDY TO RELOCATE TOWNSHIP
OFFICES
THORNBURY, PA

Type: FEASIBILITY STUDY

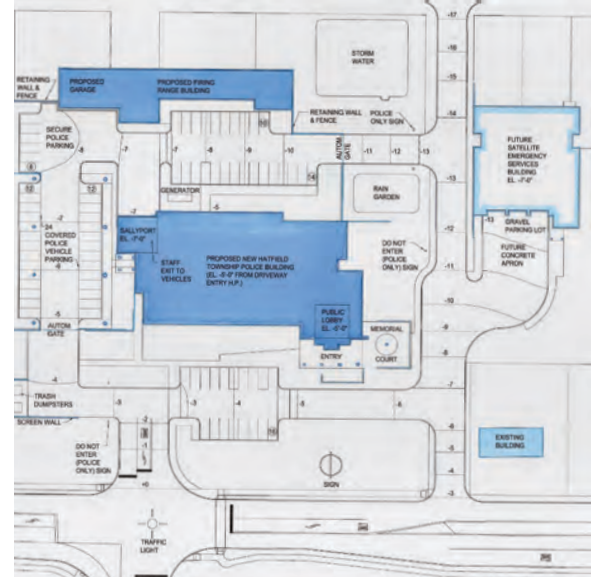
Dates: 2015

Services: STUDY + CONCEPTS

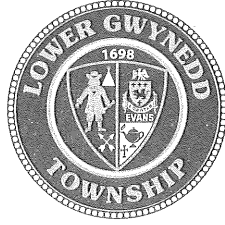
Contact: Township Manager
 Thornbury Township
 8 Township Drive
 Cheyney, PA 19319
 610.399.8383

NEW POLICE STATION
HATFIELD TOWNSHIP, PA

In 2022, Hatfield Township engaged GKO Architects to design and build a new Police Station facility. After visiting another facility designed by our firm, the Warrington Township Police Station, they asked that the new Hatfield Police Station be based on a similar concept. In order to tailor the floor plan layout to specific aspects of the department's operations and also provide a distinctive look to the building, the plan was slightly modified, and the exterior massing was revised to be compatible with the architecture of the local community. Another factor which will make this new facility unique is the inclusion of a free-standing 3-bay garage and Firing Range building which will be located at the rear of the property. We are currently preparing construction documents; bidding is scheduled for the Fall of 2023 with construction starting in the Spring of 2024.



Type:	MUNICIPAL
Dates:	2022 - CURRENT
Services:	SD - CA
Est Size:	18,500 - 20,000 SF
Est Cost:	\$10,700,000
Owner:	Hatfield Township 1950 School Road Hatfield PA, 19440
Point of Contact:	Aaron Bibro Township Manager abibro@hatfield.org 215.855.0900




1130 N. BETHLEHEM PIKE • P.O. BOX 625 • SPRING HOUSE, PA 19477-0625 • 215-646-5302 • FAX 215-646-3357

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FINANCE MEMORANDUM

Date: ~~September 8, 2023~~ Updated September 21, 2023

To: Mimi Gleason, Township Manager

From: Melinda Haldeman CPA, Finance Director 

Re: 2024 MMOs Rate of Return Comparisons

Recommended action: Motion to reduce the rate-of-return assumption for the uniformed and non-uniformed defined benefit pensions from 7.0% to 6.5%.

At the January 23, 2023, Pension Advisory Meeting, David Reid from CBIZ discussed lowering the pension rate of return assumption from 7% to 6.5%. Mr. Reid noted that 7% is on the high side for plans today.

The rate of return assumption is defined as the amount assets will earn until benefits are due. The MMO, or minimum municipal obligation, is the minimum annual amount a municipality must contribute to an employee pension plan.

When lowering the rate of return assumption, your current MMO will increase to cover the shortfall of earning less in the market. This is a short-term increase. In the long run, the MMO's will stabilize because the investment strategy does not have to be as aggressive.

Mr. Reid calculated the MMO's at 6.75% and 6.5%. The rate change from the current 7% to 6.5% could be completed over 2 years instead of 1 year.

2024 MMO Amounts:

	<u>6.75%</u>	<u>6.50%</u>	
Police Pension Plan	\$354,411	\$448,845	Difference of: \$ 94,434
Non-Uniform DB Plan	(\$15,405)	\$6,028	Difference of: \$ 21,433
Non-Uniform DC Plan	\$35,549	\$35,549	Not Impacted by rate change.

Attached are the 2024 MMOs for our three pension plans (police, non-uniform, non-uniform defined contribution) at 6.75% and 6.5%.

I completed the General Fund balance projection and Lower Gwynedd Township has enough reserves to cover the increase in the MMO of approximately \$115,867 to move to a rate of return of 6.5% . (This projection included the budgeted transfers for 2023.)

The MMO's for 2024 must be signed off by the chief administrative officer and presented to the governing body by the end of September 2023. The rate-of-return assumption will be included in the next two-year actuarial valuation.



Based on 6.50% Interest Rate

Exhibit 1

POLICE PENSION PLAN FOR LOWER GWYNEDD TOWNSHIP

2024 Minimum Municipal Obligation

1. 2023 Projected W-2 Payroll	\$	2,631,860
2. Total Normal Cost Percentage		21.67%
3. Total Normal Cost = (1) x (2)	\$	570,324
4. Total Administrative Expense		0
5. Total Amortization Requirement		10,114
6. Total Financial Requirement = (3) + (4) + (5)	\$	580,438
7. Total Estimated Member Contributions = (1) x 5.00%		131,593
8. Funding Adjustment		0
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	448,845

Signature of Chief Administrative Officer

Date Certified to Governing Body

Based on 6.50% Interest Rate

Exhibit 2

NON-UNIFORMED EMPLOYEES PENSION PLAN FOR LOWER GWYNEDD TOWNSHIP

2024 Minimum Municipal Obligation

1. 2023 Projected W-2 Payroll	\$	584,524
2. Total Normal Cost Percentage		12.53%
3. Total Normal Cost = (1) x (2)	\$	73,241
4. Total Administrative Expense		0
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	73,241
7. Total Estimated Member Contributions		0
8. Funding Adjustment		67,213
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	6,028

Signature of Chief Administrative Officer

Date Certified to Governing Body

Based on 6.50% Interest Rate

Exhibit 3

LOWER GWYNEDD TOWNSHIP NON-UNIFORMED DEFINED CONTRIBUTION PENSION PLAN

2024 Minimum Municipal Obligation

1. 2023 Projected W-2 Payroll	\$	888,734
2. Total Normal Cost Percentage		4.00%
3. Total Normal Cost = (1) x (2)	\$	35,549
4. Total Administrative Expense		0
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	35,549
7. Total Estimated Member Contributions		0
8. Funding Adjustment		0
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	35,549

Signature of Chief Administrative Officer

Date Certified to Governing Body

Based on 6.75% Interest Rate

Exhibit 1

POLICE PENSION PLAN FOR LOWER GWYNEDD TOWNSHIP

2024 Minimum Municipal Obligation

1. 2023 Projected W-2 Payroll	\$	2,631,860
2. Total Normal Cost Percentage		20.45%
3. Total Normal Cost = (1) x (2)	\$	538,215
4. Total Administrative Expense		0
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	538,215
7. Total Estimated Member Contributions = (1) x 5.00%		131,593
8. Funding Adjustment		52,211
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	354,411

Signature of Chief Administrative Officer

Date Certified to Governing Body

Based on 6.75% Interest Rate

Exhibit 2

NON-UNIFORMED EMPLOYEES PENSION PLAN FOR LOWER GWYNEDD TOWNSHIP

2024 Minimum Municipal Obligation

1. 2023 Projected W-2 Payroll	\$	584,524
2. Total Normal Cost Percentage		11.80%
3. Total Normal Cost = (1) x (2)	\$	68,974
4. Total Administrative Expense		0
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	68,974
7. Total Estimated Member Contributions		0
8. Funding Adjustment		84,379
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	(15,405)

Signature of Chief Administrative Officer

Date Certified to Governing Body

Based on 6.75% Interest Rate

Exhibit 3

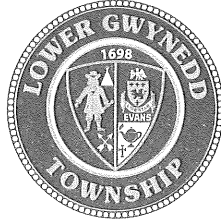
LOWER GWYNEDD TOWNSHIP NON-UNIFORMED DEFINED CONTRIBUTION PENSION PLAN

2024 Minimum Municipal Obligation

1. 2023 Projected W-2 Payroll	\$	888,734
2. Total Normal Cost Percentage		4.00%
3. Total Normal Cost = (1) x (2)	\$	35,549
4. Total Administrative Expense		0
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	35,549
7. Total Estimated Member Contributions		0
8. Funding Adjustment		0
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	35,549

Signature of Chief Administrative Officer

Date Certified to Governing Body



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Finance Memorandum

Date: September 21, 2023
To: Mimi Gleason, Township Manager
From: Melinda Haldeman, CPA Finance Director *MH*

RE: August 2023 LGT Financial Packet:
❖ Fund Balances as of August 31, 2023
❖ YTD Budget Report with Prior Years Actuals thru August 31, 2023
❖ Memo for Pension MMO's and MMO documents for Signature

The following are items I wish to bring to your attention:

- All cash account reconciliations are current through August 31, 2023.
- Sewer Accounts Receivable have been reconciled as of August 31, 2023. We are still working with BCSWA to give us reports capturing all activity for the month.
- All ARPA monies must be obligated by December 31, 2024, and paid out as of December 31, 2026. The current amount left to spend as of August 31, 2023, is \$957,223.91
- We received notification from the State of Pennsylvania that our Pension State Aid of \$341,435.49 will be direct deposited on September 27, 2023. This is an increase of \$44,003.49 over the 2023 budgeted amount. We received \$279,347.66 in 2022.
- Notice was received from Pennsylvania Department of Revenue that our Liquid Fuels allocation for 2024 is estimated at \$364,989.02. This amount will be received in March 2024 and will be reflected in the 2024 Budget for Highway Aid Fund (Fund 35).
- LGT budgeted for Transfers out of the General Fund to:
 - Fire Protection Fund - \$165,000
 - Recreation Fund - \$200,000
 - Traffic Impact Fund - \$700,000
- The Sewer Fund has a budgeted transfer of \$600,000 to the Sewer Capital Fund.

I will review the cash status in November with Mimi, and at her direction make the transfers.



FUND BALANCE

Lower Gwynedd Township
Fund Balances as of AUGUST 2023

<u>FUND #</u>	<u>FUND</u>	FUND BALANCE @ 01/01/2023	(INCREASE)DECREASE THRU AUGUST 2023	FUND BALANCE @ 08/31/2023
01	GENERAL	-7,681,781.25	-2,664,042.48	-10,345,823.73
02	STREET LIGHT	-26,415.45	-18,749.06	-45,164.51
03	FIRE PROTECTION	-30,840.80	-66,619.08	-97,459.88
04	FIRE HYDRANT	-65,930.77	-12,751.96	-78,682.73
05	RECREATION	1,749.23	9,412.26	11,161.49
08	SEWER OP	-5,703,742.57	-702,848.48	-6,406,591.05
09	SEWER CAPITAL	-3,690,003.56	-94,230.34	-3,784,233.90
16	ACQ OPEN SPACE	-2,141,541.30	-69,409.29	-2,210,950.59
30	CAPITAL RESERVE	-3,686,885.19	-848,067.38	-4,534,952.57
31	STORMWATER MNGMNT	-574,856.92	-32,756.82	-607,613.74
33	TRAFFIC IMPACT	-1,691,266.66	181,989.55	-1,509,277.11
35	HIGHWAY AID	-271,125.34	-401,397.87	-672,523.21
Totals		-25,562,640.58	-4,719,470.95	-30,282,111.53

NOTE: REVENUE AND FUND BALANCES ARE NORMALLY A (CREDIT) BALANCE. THIS IS DEPICTED IN (PARENTHESIS) OR A DASH BEFORE NEGATIVE BALANCES ARE DEPICTED IN RED

FUND BALANCE: THE FUND BALANCE IS THE CULMINATION OF INCOME NETTED AGAINST EXPENSES FROM THE INCEPTION OF THE FUND. WHEN (REVENUE) EXCEEDS EXPENSES, THE FUND BALANCE WILL BE A (CREDIT).

**YTD BUDGET REPORT WITH ACTUALS
2020/2021/2022/2023**

09/20/2023
08:23:51

Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU AUGUST 2020/2021/2022/2023
FOR PERIOD 08 OF 2023

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ACCOUNTS FOR: 01 GENERAL FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-1,007,888.54	-952,511.89	-1,039,784.17	-1,058,349.20	-1,069,000.00
310 LOCAL TAX ACT 511	-4,589,246.05	-4,606,868.28	-5,873,621.21	-5,698,068.54	-7,160,000.00
321 BUSINESS LICENSES & PRMTS	-234,942.50	-230,787.04	-230,865.87	-225,860.45	-295,650.00
322 NON-BUSINESS LICENSE/PRMT	-10,570.00	-6,315.00	-8,720.00	-10,190.00	-12,000.00
331 FINES	-5,681.86	-8,578.80	-4,431.58	-7,259.98	-12,000.00
341 INTEREST EARNINGS	-23,541.28	-4,818.42	-26,157.30	-184,751.01	-84,000.00
342 RENTS & ROYALTIES	-149,287.15	-153,172.36	-157,767.51	-161,880.05	-275,163.00
351 FEDERAL GRANTS	.00	.00	-15,996.18	.00	.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	.00	.00	-2,500.00
355 STATE SHARED REV & ENTLMT	-200.00	-200.00	.00	-200.00	-443,805.00
358 LOCAL GOVT ENTITLEMENT	.00	.00	.00	.00	-24,300.00
361 DEPT EARNINGS-GEN GOVT	-31,263.08	-33,301.28	-26,242.89	-39,282.39	-36,000.00
362 DEPT EARNGS-PUBLIC SAFETY	-337,774.08	-463,259.44	-499,137.71	-436,197.50	-583,870.00
363 DEPT EARNGS-HGHWYS & STS	.00	-3,810.00	-3,900.00	-3,990.00	-3,900.00
380 MISCELLANEOUS REVENUE	-673.31	-2,490.52	-47,536.00	-1,151.96	-2,500.00
387 CONTRIBUTIONS & DONATIONS	.00	-35,450.64	.00	.00	-38,250.00
392 INTERFUND OPERATING TRANS	.00	.00	-4,164.00	-332.07	-7,877.00
395 REFUNDS OF PRIOR YR EXPEN	-2,155.00	.00	.00	.00	.00
400 GEN GOVT-LEGISLATIVE BODY	88,397.63	94,791.76	89,548.68	107,635.38	173,467.00
401 GEN GOVT-EXECUTIVE	269,477.64	280,585.41	338,386.94	219,082.50	361,439.00
402 GEN GOVT-FINANCIAL ADMIN	165,158.04	177,314.32	160,464.41	277,028.97	340,730.00
403 GEN GOVT-TAX COLLECTION	72,513.26	68,726.36	85,553.08	81,502.55	105,110.00
404 GEN GOVT-LAW	62,916.66	54,577.93	78,081.62	103,313.23	120,175.00
408 GEN GOVT-ENGINEER	27,181.50	80,399.14	74,520.03	67,673.26	135,000.00
409 GEN GOVT-BUILDNGS & PLANT	123,816.99	147,816.87	179,440.74	159,832.15	278,156.00
410 GEN GOVT-POLICE	2,119,503.03	2,147,883.62	2,305,236.08	2,556,807.22	4,198,595.00
411 GEN GOVT-FIRE	.00	.00	.00	.00	137,473.00
412 AMBULANCE	.00	33,896.00	.00	30,000.00	30,000.00
413 GEN GOVT-CODE ENFORCEMENT	7,995.25	18,382.30	16,845.00	7,581.25	34,200.00
414 GEN GOVT-PLANING & ZONING	275,787.86	328,133.33	278,636.35	303,248.36	639,625.00
415 GEN GOVT-EMERGENCY MANGMNT	.00	.00	.00	.00	700.00
427 SANITATN-SOLID WASTE DISP	.00	6,939.84	6,950.00	6,850.00	8,000.00
429 PUBLIC WORKS-WASTEWTR COLL	591.14	1,014.81	1,341.40	.00	.00
430 PUB WORKS-HIGHWAY RDS STS	386,762.37	438,025.57	354,938.96	361,874.06	735,038.00
431 CLEANING STREETS & GUTTER	.00	3,861.63	4,964.70	5,868.77	10,000.00
432 PUBLIC WORKS-SNOW/ICE REMV	4,076.14	46,363.99	23,203.05	4,432.97	48,000.00
433 PUBLIC WORKS-TRAFFIC	20,252.85	6,470.71	46,476.30	67,036.84	34,000.00
434 PUBLIC WORKS-STREET LGHTNG	1,122.22	3,029.65	1,538.39	1,481.39	3,700.00
436 MAINTENANCE STORM SEWERS	12,746.61	11,006.01	6,576.06	10,901.71	17,500.00
437 PUBLIC WORKS-REPR TOOL&MAC	45,000.56	54,210.69	54,804.46	60,211.61	77,184.00
438 PUBLIC WORKS-HIGHWAY MAINT	2,622.60	13,860.10	2,027.47	3,884.04	15,500.00
461 OPEN SPACE CONSERVATION	1,460.34	1,684.25	3,815.87	8,698.71	20,000.00
486 INSURANCE	137,488.62	134,208.27	40,192.35	52,494.92	62,538.00
487 EMPLOYEE BENEFITS	18,891.46	31,017.07	38,966.18	45,655.78	87,303.00

09/20/2023
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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU AUGUST 2020/2021/2022/2023
FOR PERIOD 08 OF 2023

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ACCOUNTS FOR: 01 GENERAL FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
491 REFUND PRIOR YEAR REVENUE	.00	1,437.73	-248.66	.00	2,000.00
492 INTERFUND OPERATING TRANS	1,617,457.47	1,638,159.00	2,774,857.00	620,375.00	1,983,161.00
TOTAL GENERAL FUND	-932,002.61	-677,767.31	-971,207.96	-2,664,042.48	-392,221.00
TOTAL REVENUES	-6,393,222.85	-6,501,563.67	-7,938,324.42	-7,827,513.15	-10,050,815.00
TOTAL EXPENSES	5,461,220.24	5,823,796.36	6,967,116.46	5,163,470.67	9,658,594.00
TOTAL 01 GENERAL FUND	-932,002.61	-677,767.31	-971,207.96	-2,664,042.48	-392,221.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
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ACCOUNTS FOR: 02 STREET LIGHT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-16,160.39	-15,681.61	-16,493.93	-24,869.99	-16,800.00
341 INTEREST EARNINGS	-267.04	-10.95	-114.52	-801.22	-500.00
434 PUBLIC WORKS-STREET LGHTNG	5,057.76	41,143.06	9,553.34	6,922.15	13,781.00
TOTAL STREET LIGHT FUND	-11,369.67	25,450.50	-7,055.11	-18,749.06	-3,519.00
TOTAL REVENUES	-16,427.43	-15,692.56	-16,608.45	-25,671.21	-17,300.00
TOTAL EXPENSES	5,057.76	41,143.06	9,553.34	6,922.15	13,781.00
TOTAL 02 STREET LIGHT FUND	-11,369.67	25,450.50	-7,055.11	-18,749.06	-3,519.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
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ACCOUNTS FOR: 03 FIRE PROTECTION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-192,185.52	-180,210.92	-195,190.33	-194,028.63	-200,100.00
341 INTEREST EARNINGS	-268.55	-14.63	-491.42	-4,190.45	-2,400.00
392 INTERFUND OPERATING TRANS	-165,000.00	-165,000.00	-165,000.00	.00	-165,000.00
480 MISC EXPENDITURES	164,792.08	171,247.03	.00	.00	202,500.00
489 OTHER MISCELLANEOUS EXPEN	20,228.33	115,500.00	15,550.00	131,600.00	165,000.00
TOTAL FIRE PROTECTION FUND	-172,433.66	-58,478.52	-345,131.75	-66,619.08	.00
TOTAL REVENUES	-357,454.07	-345,225.55	-360,681.75	-198,219.08	-367,500.00
TOTAL EXPENSES	185,020.41	286,747.03	15,550.00	131,600.00	367,500.00
TOTAL 03 FIRE PROTECTION FUND	-172,433.66	-58,478.52	-345,131.75	-66,619.08	.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
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ACCOUNTS FOR: 04 FIRE HYDRANT FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-39,366.37	-36,910.85	-40,240.40	-39,596.06	-41,200.00
341 INTEREST EARNINGS	-373.17	-16.27	-329.43	-2,079.27	-1,200.00
411 GEN GOVT-FIRE	23,699.72	23,699.72	24,526.07	28,923.37	42,700.00
TOTAL FIRE HYDRANT FUND	-16,039.82	-13,227.40	-16,043.76	-12,751.96	300.00
TOTAL REVENUES	-39,739.54	-36,927.12	-40,569.83	-41,675.33	-42,400.00
TOTAL EXPENSES	23,699.72	23,699.72	24,526.07	28,923.37	42,700.00
TOTAL 04 FIRE HYDRANT FUND	-16,039.82	-13,227.40	-16,043.76	-12,751.96	300.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU AUGUST 2020/2021/2022/2023
FOR PERIOD 08 OF 2023

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ACCOUNTS FOR: 05 RECREATION FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
301 REAL ESTATE TAXES	-375,158.19	-351,673.14	-390,817.68	-391,812.75	-391,500.00
341 INTEREST EARNINGS	-1,814.44	-102.47	-986.51	-7,232.60	-4,200.00
361 DEPT EARNINGS-GEN GOVT	.00	-5,500.00	-6,152.50	.00	-24,340.00
367 DEPT EARNINGS-CULTURE REC	-5,148.00	-9,093.00	-15,545.00	-37,565.00	-44,200.00
387 CONTRIBUTIONS & DONATIONS	-502.00	-135.00	-85.93	-25.00	-100.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	-200,000.00
437 PUBLI WORKS-REPR TOOL&MAC	2,591.04	3,850.52	7,294.24	6,759.48	12,000.00
451 CULTURE-RECREATION ADMIN	73,141.94	75,565.63	78,409.49	93,614.89	148,406.00
452 PARTICIPANT RECREATION	.00	.00	.00	7,030.41	14,662.00
453 RECREATION EVENTS	1,482.00	4,010.80	7,465.92	5,765.31	19,500.00
454 PARKS	188,431.91	214,942.37	244,875.64	297,445.89	410,948.00
456 YOUTH PROGRAMS	.00	.00	.00	.00	1,100.00
459 ADULT PROGRAMS	972.00	.00	.00	1,215.00	1,500.00
486 INSURANCE	10,924.44	9,034.44	3,166.77	10,588.99	14,893.00
487 EMPLOYEE BENEFITS	17,332.27	20,011.74	18,524.48	23,627.64	30,571.00
TOTAL RECREATION FUND	-87,747.03	-39,088.11	-53,851.08	9,412.26	-10,760.00
TOTAL REVENUES	-382,622.63	-366,503.61	-413,587.62	-436,635.35	-664,340.00
TOTAL EXPENSES	294,875.60	327,415.50	359,736.54	446,047.61	653,580.00
TOTAL 05 RECREATION FUND	-87,747.03	-39,088.11	-53,851.08	9,412.26	-10,760.00

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Lower Gwynedd Township
YTD BUDGET REPORT WITH PRIOR YEARS
THRU AUGUST 2020/2021/2022/2023
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ACCOUNTS FOR: 08 SEWER FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-15,582.02	-641.61	-7,956.10	-47,294.05	-35,000.00
361 DEPT EARNINGS-GEN GOVT	-214.25	-300.00	-186.66	-50.00	-900.00
364 DEPT EARNGS-SANITATION	-1,974,494.83	-2,000,002.79	-1,926,636.01	-1,957,728.88	-2,867,268.00
383 SPECIAL ASSESSMENTS	-2,699.64	-1,140.04	.00	-900.00	-1,000.00
402 GEN GOVT-FINANCIAL ADMIN	13,890.39	16,218.69	7,715.10	15,398.92	20,000.00
404 GEN GOVT-LAW	156.00	12,466.78	5,252.59	-2,293.26	15,000.00
408 GEN GOVT-ENGINEER	6,045.58	8,583.23	3,841.06	.00	30,000.00
409 GEN GOVT-BUILDNGS & PLANT	59,347.00	60,534.00	62,350.00	63,600.00	127,200.00
429 PUBLIC WORKS-WASTEWTR COLL	763,115.66	830,504.08	1,049,161.55	1,154,246.68	1,865,450.00
486 INSURANCE	6,563.58	6,182.22	2,902.95	1,354.64	1,318.00
487 EMPLOYEE BENEFITS	76,717.21	77,043.52	68,533.84	70,817.47	115,513.00
492 INTERFUND OPERATING TRANS	600,000.00	600,000.00	604,164.00	.00	607,877.00
TOTAL SEWER FUND	-467,155.32	-390,551.92	-130,857.68	-702,848.48	-121,810.00
TOTAL REVENUES	-1,992,990.74	-2,002,084.44	-1,934,778.77	-2,005,972.93	-2,904,168.00
TOTAL EXPENSES	1,525,835.42	1,611,532.52	1,803,921.09	1,303,124.45	2,782,358.00
TOTAL 08 SEWER FUND	-467,155.32	-390,551.92	-130,857.68	-702,848.48	-121,810.00

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ACCOUNTS FOR: 09 SEWER CAPITAL RESERVE	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-12,417.58	-871.41	-19,477.48	-125,888.75	-84,000.00
392 INTERFUND OPERATING TRANS	-600,000.00	-600,000.00	-600,000.00	.00	-600,000.00
409 GEN GOVT-BUILDNGS & PLANT	.00	.00	9,149.75	.00	12,500.00
429 PUBLIC WORKS-WASTEWTR COLL	.00	35,802.00	28,131.99	3,120.00	70,000.00
439 CONSTRUCTION & REBUILDING	8,400.00	11,905.56	66,098.67	28,538.41	542,000.00
TOTAL SEWER CAPITAL RESERVE	-604,017.58	-553,163.85	-516,097.07	-94,230.34	-59,500.00
TOTAL REVENUES	-612,417.58	-600,871.41	-619,477.48	-125,888.75	-684,000.00
TOTAL EXPENSES	8,400.00	47,707.56	103,380.41	31,658.41	624,500.00
TOTAL 09 SEWER CAPITAL RESERVE	-604,017.58	-553,163.85	-516,097.07	-94,230.34	-59,500.00

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ACCOUNTS FOR: 16 ACQUISITION OF OPEN SPAC	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-6,782.56	-455.12	-10,163.90	-72,690.29	-48,000.00
342 RENTS & ROYALTIES	-3,937.50	-12,600.00	-6,500.00	.00	.00
392 INTERFUND OPERATING TRANS	-500,000.00	-250,000.00	-700,000.00	.00	.00
408 GEN GOVT-ENGINEER	4,155.00	20,522.50	.00	.00	.00
454 PARKS	574,616.10	162,493.27	25.00	3,200.00	65,000.00
TOTAL ACQUISITION OF OPEN SPAC	68,051.04	-80,039.35	-716,638.90	-69,490.29	17,000.00
TOTAL REVENUES	-510,720.06	-263,055.12	-716,663.90	-72,690.29	-48,000.00
TOTAL EXPENSES	578,771.10	183,015.77	25.00	3,200.00	65,000.00
TOTAL 16 ACQUISITION OF OPEN SPAC	68,051.04	-80,039.35	-716,638.90	-69,490.29	17,000.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
30 CAPITAL RESERVE FUND					
341 INTEREST EARNINGS	-26,412.02	-5,706.06	-27,045.16	-151,274.62	-100,000.00
351 FEDERAL GRANTS	.00	.00	.00	-250,000.00	.00
354 ST. CAPITAL & OP. GRANTS	233.56	.00	.00	.00	-203,120.00
391 FIXED ASSETS PROCEEDS	.00	.00	.00	.00	-25,000.00
392 INTERFUND OPERATING TRANS	-500,000.00	-500,000.00	-725,000.00	-600,000.00	-600,000.00
401 GEN GOVT-EXECUTIVE	4,670.27	.00	.00	.00	1,092,852.00
407 DATA PROCESSING	.00	.00	5,926.78	6,426.00	14,100.00
409 GEN GOVT-BUILDNGS & PLANT	.00	315,982.00	37,411.54	19,244.29	125,000.00
410 GEN GOVT-POLICE	55,652.93	.00	11,224.68	12,787.80	204,000.00
411 GEN GOVT-FIRE	.00	.00	300,000.00	.00	.00
430 PUB WORKS-HIGHWAY RDS STS	.00	20,976.30	.00	3,120.00	113,000.00
439 CONSTRUCTION & REBUILDING	91,490.90	90,917.97	46,485.92	40,408.33	584,000.00
454 PARKS	8,375.30	31,615.71	103,992.08	71,220.82	589,000.00
492 INTERFUND OPERATING TRANS	.00	.00	.00	.00	203,120.00
TOTAL CAPITAL RESERVE FUND	-365,989.06	-46,214.08	-247,004.16	-848,067.38	1,996,952.00
TOTAL REVENUES	-526,178.46	-505,706.06	-752,045.16	-1,001,274.62	-928,120.00
TOTAL EXPENSES	160,189.40	459,491.98	505,041.00	153,207.24	2,925,072.00
TOTAL 30 CAPITAL RESERVE FUND	-365,989.06	-46,214.08	-247,004.16	-848,067.38	1,996,952.00

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ACCOUNTS FOR: 31 STORMWATER MANAGEMENT	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	.00	-117.22	-1,731.69	-10,952.66	-7,200.00
387 CONTRIBUTIONS & DONATIONS	.00	.00	-85,769.50	-55,495.00	-451,500.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	.00	-203,120.00
446 STORMWATER MANAGEMENT	13,617.30	8,827.34	57,357.53	33,690.84	448,500.00
TOTAL STORMWATER MANAGEMENT	13,617.30	8,710.12	-30,143.66	-32,756.82	-213,320.00
TOTAL REVENUES	.00	-117.22	-87,501.19	-66,447.66	-661,820.00
TOTAL EXPENSES	13,617.30	8,827.34	57,357.53	33,690.84	448,500.00
TOTAL 31 STORMWATER MANAGEMENT	13,617.30	8,710.12	-30,143.66	-32,756.82	-213,320.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
33 TRAFFIC IMPACT FUND					
341 INTEREST EARNINGS	-3,842.09	-342.32	-6,203.77	-52,446.88	-36,000.00
354 ST. CAPITAL & OP. GRANTS	.00	-278,938.62	2,417.50	.00	-2,394,351.00
357 LOCAL GOVERNMENT GRANT	.00	.00	.00	.00	-45,000.00
361 DEPT EARNINGS-GEN GOVT	-2,285.00	-14,247.64	-79,975.00	.00	-361,500.00
392 INTERFUND OPERATING TRANS	-100,000.00	-100,000.00	-900,000.00	.00	-700,000.00
402 GEN GOVT-FINANCIAL ADMIN	.00	.00	492.50	24,388.74	60,000.00
433 PUBLIC WORKS-TRAFFIC	18,650.32	943,694.59	46,616.02	199,846.51	3,065,000.00
439 CONSTRUCTION & REBUILDING	.00	.00	.00	10,201.18	690,445.00
TOTAL TRAFFIC IMPACT FUND	-87,476.77	550,166.01	-936,652.75	181,989.55	278,594.00
TOTAL REVENUES	-106,127.09	-393,528.58	-983,761.27	-52,446.88	-3,536,851.00
TOTAL EXPENSES	18,650.32	943,694.59	47,108.52	234,436.43	3,815,445.00
TOTAL 33 TRAFFIC IMPACT FUND	-87,476.77	550,166.01	-936,652.75	181,989.55	278,594.00

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ACCOUNTS FOR: 35 HIGHWAY AID FUND	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
341 INTEREST EARNINGS	-2,932.64	-238.32	-3,267.83	-18,683.13	-16,000.00
355 STATE SHARED REV & ENTLMT	-377,620.57	-348,150.90	-359,978.98	-368,867.51	-363,634.00
363 DEPT EARNGS-HGHWYS & STS	-3,720.00	.00	.00	.00	.00
392 INTERFUND OPERATING TRANS	.00	.00	.00	-20,375.00	.00
432 PUBLIC WORKS-SNOW/ICE REMV	11,337.32	36,264.99	37,144.48	6,527.77	30,000.00
433 PUBLIC WORKS-TRAFFIC	3,899.28	965.63	.00	.00	.00
439 CONSTRUCTION & REBUILDING	.00	183,327.05	.00	.00	483,000.00
TOTAL HIGHWAY AID FUND	-369,036.61	-127,831.55	-326,102.33	-401,397.87	133,366.00
TOTAL REVENUES	-384,273.21	-348,389.22	-363,246.81	-407,925.64	-379,634.00
TOTAL EXPENSES	15,236.60	220,557.67	37,144.48	6,527.77	513,000.00
TOTAL 35 HIGHWAY AID FUND	-369,036.61	-127,831.55	-326,102.33	-401,397.87	133,366.00
GRAND TOTAL	-3,031,592.88	-1,402,226.31	-4,296,786.21	-4,719,219.88	1,625,082.00



PROJECT	WORK PERFORMED LAST PERIOD (August 1 st to August 31 st)	WORK TO BE PERFORMED THIS PERIOD (September 1 st to September 30 th)
GENERAL TOWNSHIP PROJECTS		
1. NPDES – MS4 Reporting	<ul style="list-style-type: none"> No work completed this period. 	<ul style="list-style-type: none"> Prepare Annual Report due to DEP by 9/30.
2. Misc. Consulting Services	<ul style="list-style-type: none"> Coordination re: reconstruction of Ingersoll little league fields. Work to compile list of existing stormwater issues for strategic plan. 	<ul style="list-style-type: none"> Capital project costs and schedules for upcoming budget discussions. Continue work on stormwater strategic plan.
3. Old Bethlehem Pike Bridge Replacement / Streambank Stabilization	<ul style="list-style-type: none"> No work was completed in this period. 	<ul style="list-style-type: none"> Monitor project status and perform work as necessary. Work towards finalizing specs for late 2023 bid, 2024 construction.
4. Bethlehem Pike Pedestrian Bridges (Montco 2040 Grant)	<ul style="list-style-type: none"> Coordination with Contech on final bridge designs. Prepare HOP permit for submission to PennDOT. Coordination re: temporary construction easements. 	<ul style="list-style-type: none"> Submit PennDOT HOP for review. Work to finalize bridge designs. Project goal is Fall 2023 bid and completion prior to mid-2024.
5. Road Repaving Program	<ul style="list-style-type: none"> All contract paving items are complete. 	<ul style="list-style-type: none"> Work with contractor to address any punch list items prior final payment.
6. Pen-Ambler Park	<ul style="list-style-type: none"> Parking Lot paving awarded at 9/12 meeting. 	<ul style="list-style-type: none"> Project anticipated to start beginning October with completion by end of October.
7. Houston Creek Flood Study	<ul style="list-style-type: none"> Report finalized and sent to Township for grant closeout. 	<ul style="list-style-type: none"> Monitor future grant opportunities to fund priority projects.
8. Park Master Plans (Ingersoll, Pen-Ambler, Oxford) DCED Grant.	<ul style="list-style-type: none"> Draft master plans presented to P&R Board on July 18th. Revise master plans per comments. Work on Opinion of Probable Cost for improvements. 	<ul style="list-style-type: none"> BOS presentation of draft master plans on September 12th.

PROJECT	WORK PERFORMED LAST PERIOD (August 1 st to August 31 st)	WORK TO BE PERFORMED THIS PERIOD (September 1 st to September 30 th)
PRIVATE DEVELOPMENT PROJECTS		
1. Gwynedd Mercy University – Athletic Fields	<ul style="list-style-type: none"> • Construction observation. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed
2. Saint Charles Seminary	<ul style="list-style-type: none"> • Construction Observation. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
3. Precision Watches	<ul style="list-style-type: none"> • Construction Observation. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
4. Hunt Seat Drive	<ul style="list-style-type: none"> • No work performed this period. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
5. Overlook at Gwynedd (WB Homes off Route 202)	<ul style="list-style-type: none"> • No work performed this period. 	<ul style="list-style-type: none"> • Work with Applicant on moving project to 18-month maintenance period. • All punch list items were addressed. • Review final as-built.
6. 1323 Gypsy Hill Road (Gypsy Way – DeSantis)	<ul style="list-style-type: none"> • No work performed this period. 	<ul style="list-style-type: none"> • Project is in 18-month maintenance period. • Monitor project status and perform work as needed.
7. Wissahickon School District – Turf Fields	<ul style="list-style-type: none"> • Construction observation 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed.
8. Goddard School	<ul style="list-style-type: none"> • Final CO letter issued for Goddard School. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed. • Work with developer and Township re: release of escrow.
9. 1501 Cedar Hill Road (2 Lot Subdivision)	<ul style="list-style-type: none"> • No work performed this period. 	<ul style="list-style-type: none"> • Record plans submitted for review and signature.
10. Gwynedd Mercy Academy High School	<ul style="list-style-type: none"> • Work with Applicant re: review of Record Plans, Escrows, Easement descriptions. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed. • Project is anticipated to start in October.
11. GMU – Tri-Plex Building Courtyard Improvements	<ul style="list-style-type: none"> • Reviewed check set and plans are approved. 	<ul style="list-style-type: none"> • Monitor project status and perform work as needed. • Schedule pre-construction meeting when requested by Applicant.

PROJECT	WORK PERFORMED LAST PERIOD (August 1 st to August 31 st)	WORK TO BE PERFORMED THIS PERIOD (September 1 st to September 30 th)
12. GMU – Healthcare Innovation Campus	<ul style="list-style-type: none"> Project reviewed by PC on August 16th and Applicant needs to revise and re-submit prior to going back to PC. 	<ul style="list-style-type: none"> Monitor project status and perform work as needed.
13. SHIP Building 14 Parking & Substation Land Development	<ul style="list-style-type: none"> Project reviewed by PC on August 16th and BOS on September 12th. Conditional Use application for disturbance in wetland buffer heard by BOS on September 12th. 	<ul style="list-style-type: none"> Anticipate CU and LD resolutions for action at 10/10 BOS meeting. Monitor project status and perform work as necessary.
14. 1348 Sumneytown Pike – Subdivision	<ul style="list-style-type: none"> Conditional Use application submitted for cluster development. CU plan is under review 	<ul style="list-style-type: none"> Conditional Use review issued. Applicant requested to be removed from September PC Agenda. Anticipate project on October PC.
15. 400 Houston Road – Conditional Use	<ul style="list-style-type: none"> Conditional Use hearing held on July 25th. 	<ul style="list-style-type: none"> Monitor project status and perform work as needed.
16. 776 Johns Lane (Hughes Subdivision)	<ul style="list-style-type: none"> Lots are under agreement with a developer. 	<ul style="list-style-type: none"> Work with Developer on finalizing plans, escrows, outside agency approvals, etc.

**LOWER GWYNEDD TOWNSHIP
PROJECT STATUS REPORT
September 2023**

DESIGN PROJECTS

SPRING HOUSE INTERSECTION PROJECT – PHASE 2

- Project information and notices to be maintained on the Township website.
- Bid award approved by BOS 3/22/2023.
- Notice To Proceed given 4/17/2023.
- Project information meeting occurred on 5/10/2023 with local businesses.
- PECO completed necessary tree removal/trimming at the end of July; stump grinding and debris clearing was performed by contractor's tree subcontractor 8/1 and 8/2/2023.
- Utility Coordination ongoing for pole relocations. New PECO poles have been installed, the next utilities to be moved are PennDOT Fiber Optic and Crown Castle.
- Under ground stormwater basin has been installed.
- Some stormwater facilities have been installed; contractor submitted additional test pit information on 9/21/2023 to evaluate the stormwater installation along Norristown Road.
- Next construction progress meeting scheduled for 9/28/2023.
- Project completion April 2024 (Tentative).

TRAFFIC SIGNAL PROJECTS

McKEAN ROAD PEDESTRIAN IMPROVEMENTS (BEACON PROPERTIES)

- Pedestrian crossing improvements at Stone House Road and Ambler Area YMCA being completed by Beacon Properties.
- Speed display signs activated. McMahon evaluating adjustments to settings.
- Pedestrian refuge island at the YMCA crossing removed and pavement and markings restored. All PECO power connections completed.
- Beacon contractor scheduling final inspection with PennDOT and Township. Beacon will provide dates as soon as PennDOT responds with availability.

DAGER ROAD PEDESTRIAN CROSSING

- Improvements funded by Montco 2040 grant to realign existing midblock crossing and install Rectangular Rapid Flashing Beacon (RRFB).
- Underground and trenching, ADA ramp installation completed.
- Pole and flashers installation completed.
- Township currently completing trail approach work and pavement markings.
- PennDOT final inspection to be scheduled after the completion of all construction.

**LOWER GWYNEDD TOWNSHIP
PROJECT STATUS REPORT
September 2023**

NORRISTOWN ROAD/TENNIS AVENUE TRAFFIC SIGNAL UPGRADES

- Improvements funded by PennDOT Green Light Go (GLG) grant to upgrade traffic and pedestrian signal equipment and ADA ramp upgrades.
- Bid in the amount \$172,269.35 from Lenni Electric Corporation approved on 6/27/2023.
- Contract was executed and notification of award was sent on 7/11/2023.
- Pole spot meeting held with PennDOT on 8/1/2023.
- Gridsmart vehicle detection added to scope of improvements with an updated total contract amount of \$185,675.35.
- Anticipated project completion October 2023.
- PennDOT final inspection to be scheduled after the completion of all construction.

PENLLYN PIKE AND TREWELLYN AVENUE/OLD PENLLYN PIKE TRAFFIC SIGNAL UPGRADES

- Intersection not selected for most recent round of PennDOT GLG.
- Updating project scope and cost estimate.
- Plan to submit grant application for DCED LSA – Statewide. Applications due 11/30/2023.

TRAFFIC PROJECTS

SUMNEYTOWN PIKE ENGINE BRAKE RETARDER RESTRICTION STUDY

- Traffic study to determine if PA Vehicle Code criteria are satisfied to prohibit engine brake retarders between Swedesford Road and Bethlehem Pike.
- Data collection completed in September 2023.
- Anticipated submission to Montgomery County Roads and Bridges for review in October 2023.

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, SEPTEMBER 12, 2023**

SUPERVISORS:

Danielle A. Duckett, Chairman
Michael Twersky, Vice Chair
Janine Martin
Kathleen Hunsicker
Tessie McNeely

STAFF:

Mimi Gleason, Interim Township Manager
Jamie Worman, Assistant Township Manager
Michelle Farzetta, Administrative Assistant
Neil Stein, Esq., Solicitor
Fred Zollers, Director Public Works
Paul Kenny, Police Chief
Jim Hersh, Township Engineer, Gilmore
Chad Dixson, Traffic Engineer, McMahon a Bowman Company
Melinda Haldeman – Finance Director
John Farrell – Project Manager

Call to Order and Pledge of Allegiance

The Chair called the hybrid meeting to order at 7:04pm at the Lower Gwynedd Township Building and virtually on Zoom and led those in attendance in the pledge of allegiance.

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of personnel, real estate, and litigation.

Recognition of Leola Hubbard

Leola Hubbard has been a volunteer in Lower Gwynedd township for over 14 years. Ms. Duckett read a thank you letter to Leola on behalf of the Board of Supervisors (BOS) and presented her with a proclamation. Ms. Hubbard spoke and said that she would still be available to help when needed, just give her a call.

PRESENTATION: Master Plans for Ingersoll Park, Oxford Park, Pen-Ambler Park and a trail connection from Pen-Ambler Park to Penllyn Train Station

Mr. Hersh and Judy Stern-Goldstein from Gilmore presented the draft master plans for three of the township parks. These are plans for suggested improvements. Implementation of the final master plans will take place in phases over several years. The phases will be determined by grants and other funding opportunities.

Ingersoll Park, home of the Lower Gwynedd Little League, recently had their fields reskinned. Additional improvements in the draft master plan include replacement of fencing, backstops, additional ADA compliant parking, a bullpen, and concession stand with a combination bathroom and press box. A determination still needs to be made regarding the future of the McCormick House. Potentially there

could be a tot lot, batting cages, a picnic grove and additional parking spaces put in that location. If a tot lot were to be constructed storyboards, as well as additional educational components, would be included to pay respect to the former school. Some stormwater maintenance would be required, as well as sewer lines and a grinder pump installation for the concession stand and bathrooms. Some reconfigurations of the intersection with traffic lights and curbing would also be required for safety purposes.

Oxford Park, home of our summer concert series, could have a fully inclusive playground area with a Gaga pit. Gilmore is suggesting a trail spur to connect the park and Cambridge Drive. There is also the suggestion of installing a pollinator garden (potentially partner with the EAC for this) around the pergola.

Next, they reviewed Pen-Ambler Park. The open field area could potentially be used for carnival style parking, where it remains grass but is used for parking during events, such as concerts. This area would only be used during events where police or volunteers would be directing traffic and parking. Currently there is an amphitheater, but the area should be regraded, and the stage area could be enhanced with a Pergola for performers and a pavilion. There would be space for food trucks, an entrance with a crosswalk and a seating area with planter boxes.

The baseball field at Pen-Ambler Park is used by Ambler Baseball. They have asked for batting cages and a storage area. Currently there are basketball courts and a playground. Gilmore is proposing four pickle ball courts be installed. The plans also provide for the installation of bathrooms requiring a sewer line and grinder pump to be installed. The playground would be redesigned along with solar charging stations and seating. The draft plan shows a trail connection from Mathers Road and Ambler Yards.

The last plan Mr. Hersh and Ms. Goldstein talked about was the trail connection from Pen Ambler to the trail at the Septa train station. Currently, there is no curb on the road. The safest solution would be a crosswalk with ADA ramps and a three-way stop. This property is owned by PennDOT so it would have to be approved by them. We have not fully decided what the safest way is from Pen Ambler to Amber Yards to the Septa train station.

Residents of Georgetown came out to voice their concerns with some of the suggested improvements. Some of those concerns at Ingersoll included light pollution from the Little League fields, general overdevelopment of the area and possible flooding from the creek. The concerns voiced at the meeting pertaining to Pen Ambler Park included safety concerns with the proposed crosswalk and entrance into the park, added traffic, and the lack of lighting for evening events. The BOS explained the events would end at dusk; therefore, lighting should not be an issue. Some residents were also concerned about ownership of property along the proposed walking trail, how much belongs to the township and how much to Georgetown? Mr. Twersky replied that we have not investigated the right-of-way yet. The public will be informed before any work is done. He stressed that these plans were wish list items. Several Georgetown residents had concerns about land being taken for the installation of the trail and curbs. They asked for other options to be evaluated. Some Georgetown residents are in favor of the trail, as it will allow for safer walking for their families.

Ms. Duckett clarified for everyone that a survey was sent out three years ago, before the park plan started, asking residents for feedback regarding park improvements. Several individuals asked for safer options to get to the train station. The option presented tonight is just one of them. Sidewalks are installed all the time; they mitigate risks and address concerns. The draft master plans will be displayed in the lobby though the 22nd of September and then at Fall Fest on the 23rd for the public to review. Comments can be left, which will then go back to Mr. Hersh.

PUBLIC COMMENTS

Carmina Taylor, former resident of Penllyn, came for an update regarding recognition of the Penllyn School, as it will be the 100th anniversary of the school in the fall. Mr. Twersky stated the marker program has been approved and applications for historic markers have started coming in. The information is on the website. The Historic Advisory Committee (HAC) will review the application and then make recommendations to the BOS for approval. Ms. Taylor would like for there to be a ceremony to honor the location of the school, a marker can come after that. Ms. Martin stated that this is the first time a ceremony has been mentioned, her understanding was that Ms. Taylor was advocating for a historic marker. Ms. Taylor feels the marker is not enough, a ceremony needs to occur too. Ms. Duckett stated that a marker has already been discussed among the HAC for Penllyn and a marker will happen this year. Ms. Taylor is welcome to attend the HAC meeting next week to discuss the marker.

BUILDING AND ZONING

Consideration of a Decision and Order for a conditional use application for a lot size reduction at 400 Houston Road

Ms. Duckett stated that this application has been withdrawn.

Public hearing for a conditional use application for stormwater management facilities in the wetlands buffer area at 727 Norristown Road (Spring House Innovation Park)

Solicitor Neil Stein opened the hearing and submitted his exhibits for the record verifying that notification requirements were met. The applicant is requesting permission to permit the grading of land and the installation of stormwater facilities within a portion of the wetlands buffer area located on the subject property.

The information provided was transcribed by a court reporter and will be available upon request. Ms. Duckett made a motion, seconded by Ms. Hunsicker, to have Mr. Stein draft a decision. Motion passed 5-0.

Presentation of a land development plan for an electric substation and parking for Building 14 of the Spring House Innovation Park at 727 Norristown Road

Beacon Capital is proposing an additional parking lot with 37 new spaces at Building 14 and an electrical substation building along with a retaining wall, sidewalks, landscaping, and a subsurface stormwater management system. Representatives from Beacon spoke about the project and shared photos. The enclosed substation will not be seen from the road and will have no impact on the community. There was also discussion regarding the tree replacement plan. Beacon proposes planting 48 new native trees along McKean Road. Beacon is seeking preliminary and final land development approval. The review letters from both Gilmore and McMahan were reviewed and the applicant's attorney went through the list of requested waivers. Mr. Twersky made a motion,

seconded by Ms. Hunsicker, granting Mr. Stein permission to address the waivers and propose a draft resolution. Motion passed 5-0.

GENERAL

Discussion about digital signs/plans for Veterans Park and Texaco property

Ms. Gleason explained that there have been previous conversations regarding the installation of an electric sign at Veteran's Memorial Park. Ms. Gleason continued that the staff is recommending we pause this project and come up with a long-term plan for Veteran's Park and the former Texaco property. She suggested that a subcommittee be created or possibly ask the Park and Recreation Board to work with staff to put together some options for consideration next spring.

The BOS agreed to hold off for now and perhaps have the current sign at the park state something general, so it does not have to be changed regularly. It was suggested to possibly have the Park and Recreation Board work with the Comp Plan Steering Committee to develop a plan for this area of the Township. Mr. Twersky mentioned that the rotary had reached out regarding possibly expanding Veteran's Park and using the former Texaco property. There was also mention of removing the three-sided building that is currently at the intersection, as it is not being used appropriately. Ms. Duckett made a motion, seconded by Ms. Hunsicker, to revisit the electrical sign at Veteran's Park. Motion passed 5-0.

Discussion about proposed structure for multi-municipal effort to comply with Wissahickon Watershed TMDL requirements

The Wissahickon Clean Water Partnership (WCWP) is looking at the implementation phase of the Water Quality Improvement Plan (WQIP). They are looking at options regarding how this transition can occur and what form the WCWP will take in the next phase. The goal is to select a structure that is flexible and able to adapt through the implementation period. The four options WCWP is looking at are a joint venture entity, a social welfare organization, a municipal authority, and a municipal consortium. The BOS agreed that they prefer the municipal consortium. Ms. Worman will attend the September WCWP meeting and will vote on behalf of the BOS for the consortium governance structure. Ms. Duckett made a motion, seconded by Ms. Hunsicker, to have Ms. Worman vote for a municipal consortium structure. Motion passed 5-0.

Review of 2024 minimum municipal obligation (MMO) for the Township's contribution to defined benefit pension plans and consideration of reduction in rate-of-return assumption

Ms. Gleason explained that at the January Investment Advisory meeting it was suggested by Actuary David Reid, from CBIZ, to lower the pension rate of return assumption from 7% to 6.5%. This rate of return is the amount your assets will earn until your benefits are due. The MMO is the minimum annual amount a municipality must contribute to an employee's pension plan. Ms. Haldeman is going to work on the projections for the fund balance with a rate of 6.75% and 6.5%. A vote is not needed today, but a determination will be necessary at the September 26th BOS meeting. The BOS will review the information and vote at the next meeting.

Award bid and authorize use of ARPA funding for paving of Pen-Ambler Park parking lot

Gilmore received eighteen bids for the Pen Ambler Park Parking lot reconstruction project. Upon review Gilmore determined that Gaver Industries, Inc dba Barker and Barker Paving, is the low

bidder for the project. The total cost will be \$220,843.65. The project should be completed at the end of October. Ms. Gleason asked the BOS for approval to use ARPA funds to pay for this project. Ms. Martin made a motion, seconded by Ms. McNeely, to award the bid to Gaver Industries, Inc dba Barker and Barker Paving, as well as authorize the use of ARPA funds to pay for the project. Motion passed 5-0.

Ratify approval of Memorandum of Agreement and approve Collective Bargaining Agreement with Police Collective Bargaining Unit

Ms. Duckett made a motion to ratify the approval of the Memorandum of Agreement and to approve the 2023-2027 Collective Bargaining Agreement (contract) between Lower Gwynedd Township and the Police Department for Lower Gwynedd Township. Ms. McNeely seconded the motion. Motion passed 5-0.

Approval of invoices

The BOS received the invoice history for August of 2023 totaling \$812,550.10. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. McNeely, to approve the invoice history. Motion passed 5-0.

Approval of minutes - August 22, 2023

The BOS received the minutes from the August 22, 2023, meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. McNeely, to approve the minutes. Motion passed 5-0.

SUPERVISOR LIAISON REPORTS

The BOS received the committee reports for the Historic Advisory Committee and the Environmental Advisory Committee. There were no questions or comments.

STAFF UPDATES

There were no staff updates.

SUPERVISORS COMMENTS

Ms. McNeely thanked the engineers and the Park and Recreation Board for their work on the park master plans.

Ms. Hunsicker seconded Ms. McNeely's comments.

Ms. Martin echoed the comments. In remembrance of the 9/11 attacks, she thanked all police, firefighters and rescue workers for their hard work and dedication.

Mr. Twersky echoed all comments.

Ms. Duckett also echoed the comments and reminded everyone about Fall Fest on September 23rd.

Adjournment

Ms. Duckett made a motion to adjourn at 9:51pm, seconded by Ms. McNeely. Motion passed 5-0.

Respectfully submitted,

Michelle Farzetta

**LOWER GWYNEDD TOWNSHIP
SUPERVISOR LIAISON REPORT OF
VOLUNTEER COMMISSION MEETING HIGHLIGHTS**

Board/Commission	Human Relations Commission
Members/Terms	5 residents, 3-year terms appointed by the BOS
Meeting Schedule	1 st Thursday of each month, 7:00 pm
Supervisor Liaison(s)	Janine Martin, Danielle Duckett
Staff Liaison	N/A
Minute Taker	Michelle Farzetta

MEETING HIGHLIGHTS

Meeting Date	August 3, 2023
Decisions/Recommendations	
<ul style="list-style-type: none"> • Discussed and approved a meeting schedule of ever over month for the duration of this year and into 2024. • Made an addendum to the May 4, 2023, minutes to clarify the discussion regarding Dr. Ahonkhai’s Coalition for Racial Equity and Social Justice Curriculum in Wissahickon School District. 	
Major Discussion Items	
<ul style="list-style-type: none"> • Collaboration with the Whitpain Townships HRC for each other’s events • Arranged coverage for their table at Fall Fest 	

Next Meeting	November 2, 2023
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NOTE: This form notes significant highlights from a public board or commission meeting; it does not supplement or replace the official minutes of the meeting. Minutes are posted on the Township’s website on the “Meetings” page. This form is included in the Board of Supervisor’s meeting packet, which also is posted on the “Meetings” page.

**LOWER GWYNEDD TOWNSHIP
SUPERVISOR LIAISON REPORT OF
VOLUNTEER COMMISSION MEETING HIGHLIGHTS**

Board/Commission	Environmental Advisory Council
Members/Terms	5-7 residents, 3-year terms appointed by the BOS
Meeting Schedule	2 nd Wednesday of each month, 7:00 pm
Supervisor Liaison(s)	Tessie McNeely, Michael Twersky
Staff Liaison	Sandi Feight-Hicks
Minute Taker	Jen O'Brien

MEETING HIGHLIGHTS

Meeting Date	Wednesday, September 13, 2023
Decisions/Recommendations	
Major Discussion Items	
<ul style="list-style-type: none"> • 2024 Budget discussion ~ education, programming, recycling programs. • Reviewed long range planning for programs and projects. Discussed having another joint meeting with BoS. • Update on the Going Green Award (5 nominations), Tree Giveaway (waiting to go live), Fall Fest (scheduling members to represent at EAC Table). 	

Next Meeting	Wednesday, October 11, 2023
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