

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, March 10, 2026, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/89937653894?pwd=awcQhBOIM8oxwhk3pL4bW6T6Xmi8ZY.1>

Call #: 1-646-876-9923



CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session on February 25, 2026, March 3, 2026, and prior to tonight's meeting for Supervisor training and to discuss matters of potential litigation related to zoning and stormwater management, a lease on Township property, emergency preparedness, and personnel.

BUILDING AND ZONING

1. Presentation of a preliminary/final land development plan for a proposed addition to a fitness center, trail additions, and stormwater improvements at Foulkeways.

PUBLIC COMMENTS

Citizen comments, concerns, questions

GENERAL BUSINESS

1. Finance Report – December 2025 (unaudited 2025 report)
2. Consider authorizing the Township Manager to sign a contract with Gilmore and Associates for civil engineering services needed for design of a new Public Works garage.
3. Consider authorizing submission of a PennDOT Green Light Go grant application for \$311,760 to modernize the traffic signal at Bethlehem Pike and Tennis Avenue
4. Consider authorizing a \$500 donation to the Wissahickon High School Outdoor Education Club for pollinator gardens, to be ratified by the EAC
5. Consider authorizing a change order in the amount of \$16,101 to install additional conduit and a drainage improvement for the Ingersoll Park Phase 2 project
6. Approval of invoice report for March 10, 2026
7. Approval of minutes of the Board of Supervisors meeting held on February 24, 2026

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

STAFF UPDATES

Updates from staff on municipal activities and projects

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

Adjournment

UPCOMING MEETING DATES*

HUMAN RELATIONS COMMISSION	THURS	04/02/2026	7:00 P.M.
BOARD OF SUPERVISORS	TUES	03/24/2026	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	03/11/2026	7:00 P.M.
ZONING HEARING BOARD	THURS	03/12/2026	6:00 P.M.
PARKS AND RECREATION	TUES	03/17/2026	6:00 P.M.
PLANNING COMMISSION	WED	03/18/2026	7:00 P.M.

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



MEMORANDUM

ATTN: Board of Supervisors

DATE: March 6, 2026

FROM: Jamie P. Worman, Assistant Township Manager

Jamie Worman

SUBJ: [Foulkeways at Gwynedd-Fitness Center Expansion LD #26-02LD](#)

Recommended Motion: Cedar Hill Road Subdivision: To authorize the Township Solicitor to prepare a resolution of conditional approval.

Christen Pionzio, Esquire and Bob Jordan, P.E. will attend the BOS meeting on March 10th, 2026, to present the Foulkeways Fitness Center Expansion Land Development project. The applicant proposes to build an addition to the current fitness center and add more trail connections and install stormwater improvements. The proposed building addition will add 5,087 square feet of impervious surfaces. A rain garden will be installed to control the additional runoff. The Fire Marshal highlighted concerns with access and circulation around the fitness center, and he also expressed concern with the fire alarm system. The applicants' representatives met with the Fire Marshal and resolved those issues. In addition, the Township Engineer met with the Project Engineers to determine where gaps along the street frontage exist to add the required street trees and verify these locations. There are waivers requested, which are included in the engineer's letter attached to this memo. The applicants received a recommendation from the PC at their meeting on February 18th, 2026, with conditions pertaining to the trail location, tree verification, removal of a waiver request for replacement trees as the waiver is not needed and providing additional information on the requested pipe size and rain garden planting materials. The minutes from the PC meeting are attached for your reference. Also attached are the review letters and the plans are [linked here](#).



Office of the Fire Marshal

1130 N. Bethlehem Pike--P.O.Box 625--Spring House, PA 19477-0625--(215) 646-5302--FAX (215) 646-3357

REVIEW MEMORANDUM

TO: Patty Furber, Mimi Gleason, Jamie Worman
FROM: Al Comly
DATE: February 9, 2026

**RE: FITNESS CENTER EXPANSION
FOULKEWAYS
1120 MEETINGHOUSE ROAD
LAND DEVELOPMENT PLAN #26-02LD**

I have reviewed the submittal circulated for the above property as prepared by Woodrow & Associates dated December 03, 2025. This submittal contains 14 sheets

I note the following as concerns:

1. The access shown on these plans shares the access with the Service Area for the kitchen. This area is tight—with the potential for delivery traffic obstructing emergency access. There are existing parking spaces adjacent to the existing fire hydrant that appear to block clear access to the fire hydrant. Additionally, the access for the fire department connection for the Abington House section of the facility is also located in the area of the fire hydrant. This complexity of activity is a concern if emergency actions were necessary in this area.
2. The plans do not indicate the location of the Fire Department Connection (FDC) for the Fitness Center. It must be accessible to apparatus and within 75 feet of a fire hydrant. One FDC can be used to serve both the existing and the expansion of the Fitness Center, but it needs to be located as noted.
3. Final note about the facility fire alarm system. This has been discussed for the last decade or more. This expansion will only add to the concerns. This facility must be programmed for the proper notification of devices in the reporting of an alarm—meaning the devices must be addressable.

END OF COMMENTS



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 30, 2026

File No. 25-00572

Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 N Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

Reference: Foulkeways at Gwynedd – Fitness Center Expansion
Preliminary/Final Land Development Plans

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the preliminary/final land development plans for the above-referenced project. Upon review, we offer the following comments for consideration by Lower Gwynedd Township:

I. Submission

- A. Preliminary/Final Land Development Plans, consisting of 1 through 14 of 14, dated December 3, 2025, as prepared by Woodrow & Associates, Inc. for Foulkeways at Gwynedd.
- B. Post-Construction Stormwater Management Report, dated November 2025 as prepared by Woodrow & Associates, Inc. for Foulkeways at Gwynedd.

II. Project Description

The subject tract (TMP #39-00026710087), known as Foulkeways at Gwynedd, is located in the MF-3A Multifamily Residential District. The property includes various residential units, paved access drives and parking areas throughout the 117-acre parcel. The site currently takes access from Sumneytown Pike and Meetinghouse Road.

The Applicant proposes to build an addition to the current fitness center with additional trail connections and stormwater improvements. The building addition proposes to add 5,087 square feet of new impervious surfaces. The runoff from the proposed improvements will be controlled utilizing the proposed rain garden.

III. Review Comments

A. Zoning Ordinance

We defer all comments with respect to the Lower Gwynedd Township Zoning Ordinance to the Township's Zoning Officer.

B. Conditional Use

We note that the Applicant received Conditional Use approval at the July 22, 2025 Board of Supervisors meeting, to permit the installation of 140 feet of storm pipe within the existing drainage channel and to permit the disturbance within a portion of the riparian buffer area, conditioned upon the following:

1. The Applicant shall install all stormwater management facilities to the satisfaction of the Township and Township Engineer. **We note that the storm pipe replacement project was installed in accordance with all Township standards.**
2. The Applicant shall replant the wetlands and/or riparian vegetation removed to the satisfaction of the Township Engineer. The Applicant will replace all removed trees on a caliper inch-for-inch basis. **The Applicant shall revise the plans to show the disturbance area from the previously installed storm pipe replacement project and the proposed areas onsite where the wetlands and replacement trees will be replanted.**

C. Waivers Requested

The Township Board of Supervisors may grant a waiver of the requirements of one or more provisions of this ordinance provided the Applicant proves undue hardship. All waivers shall be formally requested from the Township and shall be in writing and shall accompany and be part of the application for development. The Record Plan should list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.

The applicant has requested the following waivers from provisions provided by the current Lower Gwynedd Township Ordinances.

1. §1230.37(c) &(e) – The Applicant requests a waiver from the installation of curbing and construction and dedication of additional right-of-way along Sumneytown Pike, Dekalb Pike, Meetinghouse Road and Evans Road.
2. §1230.41(a) – A waiver is requested from requiring street trees along Meetinghouse Road, Dekalb Pike, Sumneytown Pike, and Evans Road. **We recommend the plans be revised to depict existing trees along the abutting roads that can be counted towards the street tree requirement and further recommend that any gaps along these roadways be filled as part of this application.**
3. §1230.41(i) – The Applicant requests a waiver to allow the required replacement trees to be planted in an alternate location on the project campus, or the applicant requests a fee-in-lieu to be paid to the Township for the required replacement trees. **As noted in the conditional use decision, the Applicant shall include the trees that were removed as part of the storm pipe installation to the tree replacement requirements. Additionally, we recommend that the Applicant prepare a plan showing the proposed locations of the replacement trees to satisfy the ordinance requirement.**
4. §1230.45 – A waiver is requested from providing sidewalks along all existing and proposed streets; and to provide pedestrian trails, a minimum of 8 feet wide. **We note that internal pedestrian trail connections are contemplated in the Township’s Trail & Sidewalk Master Plan. As such, we recommend the Applicant discuss the potential for pedestrian upgrades in the area with the Board.**
5. §1230.59 – The Applicant requests a partial waiver from installing monuments along all property corners. **We have no objection to this request as there appears to be adequate property markers found in the field and noted on the plans.**
6. §1241.401(n) – A waiver is requested to allow storm pipe to be less than the minimum diameter of 18-inches and to be reinforced concrete pipe. **We have no objection to this waiver request provided that the proposed pipes have sufficient capacity to convey the 100-year storm flow.**

D. Subdivision and Land Development Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Subdivision and Land Development Ordinance:

1. §1230.15 – The Applicant is responsible for all required approvals, permits, etc. (e.g., Montgomery County Conservation District, PennDOT HOP, Fire Marshal, PADEP, etc.).
2. §1230.17 – We note that the plans indicate that the Applicant plans to apply for Preliminary/Final Land Development Approval. As such, the Applicant shall add this section to the waiver request letter to permit concurrent submission of preliminary/final land development application.
3. §1230.19(b) – The Applicant shall address the following general plan issues:
 - a. The plans shall be revised to provide details of all proposed improvements, including but not limited to the paved asphalt trail, concrete curb, and proposed fence along the retaining wall.
 - b. The plans shall be revised to provide a lighting plan in the area of the proposed fitness center.
 - c. The proposed sanitary run between the new drop manhole and existing manhole has been removed from the Erosion and Sediment Control Plan, Sheet 10. The plans shall be revised to show this pipe run on all proposed improvement sheets.
 - d. The sanitary profile inverts do not appear to match the invert elevations in plan view. The applicant shall confirm the inverts and sanitary pipe alignment and revise the plan accordingly.
 - e. The Sanitary manholes shall be labeled in plan view with the same lettering as shown on the profile view for clarity.
 - f. The plans shall be revised to provide ADA accessible curb ramps adjacent to the re-stripped parking spaces on the northeast side of the fitness center and at the front entrance.
4. §1230.33 – We note that the total proposed disturbance area is less than one (1) acre. In the event that plan revisions require the disturbance area to be expanded to greater than one (1) acre, then the Applicant will be required to obtain an NPDES and Erosions and Sediment Control Permit from the Montgomery County Conservation District.
5. §1230.33(d)(1) – We note the proposed retaining wall is approximately two (2) feet in height. If the revised plans require grading revisions and the retaining wall height is increased, then the Applicant may need to provide shop drawings and design calculations, signed and sealed by a registered engineer in the Commonwealth of Pennsylvania for the proposed retaining wall.
6. §1230.38 – The proposed trail connection shows a bridge crossing with foundation abutments. We note that shop drawings and design calculations, signed and sealed by a registered engineer in the Commonwealth of Pennsylvania for the proposed of the bridge crossing.
7. §1230.62 – The Applicant shall obtain a “will serve” letter from the water authority.
8. §1230.63 – It is our understanding that the current sanitary sewer services are provided by Upper Gwynedd Township. The Applicant shall submit the required PADEP planning module exemption to Upper Gwynedd Township for review and secure approval from Upper Gwynedd for the increase in capacity related to this project. A copy of the Agreement, or documentation from Upper Gwynedd that an Agreement is not necessary, should be forwarded to the Township.
9. Approval of the Fire Marshal is required prior to the plan being recorded. A truck turning template should be added to the plans showing that emergency vehicles can safely access and maneuver through the site.
10. We defer to the Township Traffic Engineer for review of the internal vehicular movements, traffic signage and calculation of the Traffic Impact fee in accordance with the Township’s Act 209 Study, if applicable.
11. The Applicant will be required to pay a Recreation Impact Fee in accordance with Chapter 1236 (Recreation Impact Fees).

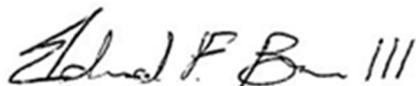
B. Stormwater Management Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Stormwater Management Ordinance. Additional comments may be forthcoming upon resubmission.

1. §1241.301.B.22 & 24 – The Post Construction Stormwater Management Plan shall be revised to provide the notes and statements located in the sections of the ordinance.
2. §1241.401 – We offer the following general comments with respect to the proposed stormwater management design.
 - a. Profiles for all storm sewer runs shall be added to the plans, including the previously installed pipe run between STM Box D-01 and STM Box D-02.
 - b. The existing and proposed drainage areas maps shall be added to the plan set.
 - c. The stormwater management report references the rain garden dewatering calculations; however, they do not appear to be located in the stormwater report. The calculations shall be verified and the report updated accordingly.
3. §1241.401.Y – The minimum depth of the freeboard within the emergency spillway is one (1) foot. We note that the plan view currently meets the minimum requirement, but the emergency spillway calculations in the Stormwater Management Report show the freeboard as 0.5 feet. The calculations in the report shall be revised to show the correct depth of one (1) foot.
4. The Applicant will be required to enter into a Stormwater Ownership and Maintenance Agreement with the Township for the stormwater facilities on site. The document will be prepared by the Township Solicitor and executed prior to the plan being recorded.
5. In accordance with Lower Gwynedd Township Resolution 2005-16, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMPs. We calculate the fee, based on 2,849 cubic feet of storage, to be \$1,424.50. We note this amount may change from future plan revisions.

In order to expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Additional review comments not referenced in this letter may be made upon review of the revised plan submission.

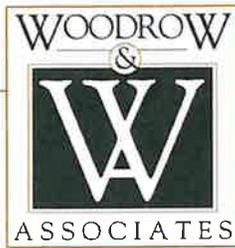
Sincerely,



Edward Brown, P.E.
Project Manager
Gilmore & Associates, Inc.

EB/sl

cc: Jamie Worman, Assistant Township Manager
Neil A Stein, Esq., Kaplin Stewart
Patty Sexton-Furber, Building Codes Administrator
Al Comly, Township Fire Marshal
Timothy Woodrow, P.E., Woodrow & Associates, Inc.
Robert Jordan, Woodrow & Associates, Inc.
Chad Dixon, P.E., Bowman Consulting
James Hersh, P.E., Vice President, Gilmore & Associates, Inc



February 18, 2026

Mimi Gleason, Township Manager Lower Gwynedd Township
1130 N Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

Reference: Foulkeways at Gwynedd – Fitness Center Expansion
Land Development Requested Waiver

Dear Ms. Gleason:

I am writing to you today in my role as the design engineer for Foulkeways at Gwynedd and their land development application. As the application proceeds through the approvals process, we are in receipt of the review letters. These reviews have revealed several waivers that we will need to seek from the Board of Supervisors if the plan is to eventually be approved in its current form. The requested waivers are more specifically defined as follows:

1. §1230.37(c) &(e) – We are requesting a waiver from the installation of curbing and construction and dedication of additional right-of-way along Sumneytown Pike, Dekalb Pike, Meetinghouse Road and Evans Road.
2. §1230.41(a) – A waiver is requested from requiring street trees along Meetinghouse Road, Dekalb Pike, Sumneytown Pike, and Evans Road. It was recommended the plans be revised to depict existing trees along the abutting roads that can be counted towards the street tree requirement and further recommend that any gaps along these roadways be filled as part of this application.
3. §1230.41(i) – A waiver is requested to allow the required replacement trees to be planted in an alternate location on the project campus, or the applicant requests a fee-in-lieu to be paid to the Township for the required replacement trees. As noted in the conditional use decision, the Applicant shall include the trees that were removed as part of the storm pipe installation to the tree replacement requirements. Additionally, it was recommended that the Applicant prepare a plan showing the proposed locations of the replacement trees to satisfy the ordinance requirement.

February 27, 2025

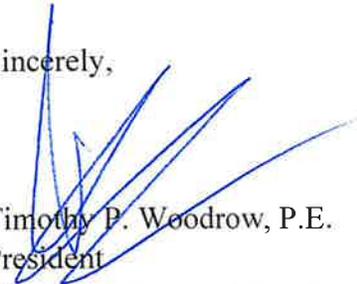
Mimi Gleason, Township Manager Lower Gwynedd Township

Reference: Foulkeways at Gwynedd – Fitness Center Expansion
Land Development Requested Waiver

4. §1230.45 – A waiver is requested from providing sidewalks along all existing and proposed streets; and to provide pedestrian trails, a minimum of 8 feet wide. It is noted that internal pedestrian trail connections are contemplated in the Township’s Trail & Sidewalk Master Plan. As such, it was suggested the Applicant discuss the potential for pedestrian upgrades in the area with the Board.
5. §1230.59 – We are requesting a partial waiver from installing monuments along all property corners. There seems to be no objection to this request as there appears to be adequate property markers found in the field and noted on the plans.
6. §1241.401(n) – A waiver is requested to allow storm pipe to be less than the minimum diameter of 18-inches and to be reinforced concrete pipe. There appears to be no objection to this waiver request provided that the proposed pipes have sufficient capacity to convey the 100-year storm flow.
7. §1230.17 – A waiver is requested to apply for preliminary/Final Land Development Approval; therefore, we request to permit concurrent submission of preliminary/final land development application.

Please feel free to contact me with any questions you may have regarding this matter

Sincerely,



Timothy P. Woodrow, P.E.
President
Woodrow & Associates, Inc.

TPW/del

Cc: Edward Brown, P.E. – Gilmore and Associates
Jamie Worman, Assistant Township Manager – Lower Gwynedd Township
Phil Debaun, CEO – Foulkeways at Gwynedd
Justin Stolte, Chief Financial Officer – Foulkeways at Gwynedd
John Kolb – Woodrow & Associates, Inc.



January 30, 2026

Ms. Mimi Gleason
Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
Spring House, PA 19477

RE: **Traffic Review – Preliminary/Final Land Development Plans**
Foulkeways Fitness Center Expansion – 1120 Meetinghouse Road
Lower Gwynedd Township, Montgomery County, PA
Project No. 314087-01-022

Dear Mimi:

Per your request, Bowman Consulting Group (Bowman) has completed our traffic engineering review of the proposed site modifications to the existing Foulkeways campus located at 1120 Meetinghouse Road in Lower Gwynedd Township, Montgomery County, PA. It is our understanding that the proposed site modifications will consist of a 5,000 square-foot expansion to the fitness center. Access to the site will continue to be provided via the existing site driveways along Sumneytown Pike and Meetinghouse Road.

The following document was reviewed in preparation of our review:

- [Preliminary/Final Land Development Plans – Foulkeways at Gwynedd \(Fitness Center Expansion\)](#), prepared by Woodrow & Associates, Inc., dated December 3, 2025.

Based on our review of the submitted document noted above, Bowman offers the following comments for consideration by the Township and action by the applicant.

1. The applicant is requesting a waiver from the following traffic-related Subdivision and Land Development Ordinance requirements which are listed on Sheet 1 of the plan set:
 - Sections 1230.37(c) and 1230.37(e) – requiring additional right-of-way width along site adjacent roads.
 - Section 1230.45 – requiring sidewalks along the Dekalb Pike (S.R. 0202), Evans Road (S.R. 2016), Sumneytown Pike, and Meetinghouse Road site frontages and pedestrian trails to be a minimum of 8 feet wide.
2. Any modifications to existing signs and/or proposed signs for vehicular and pedestrian circulation within the area of the proposed site modifications should be clearly labeled on the plans, as needed.
3. The Township Fire Marshal should review the plans for accessibility and circulation needs of emergency apparatus.

4. Review of the on-site ADA ramps has not been completed by our office, but these ramps must be designed by the applicant's engineers to comply with Federal/PennDOT design standards for ADA facilities.
5. Retaining wall design documents, including reports and specifications, should be submitted to the Township Engineer for review and concurrence.
6. The proposed development is subject to the Transportation Impact Fee of \$3,865 per "new" weekday afternoon peak hour trip. The applicant must provide information on if the proposed site modifications are expected to generate additional trips to/from the site during the weekday afternoon peak hour. Upon receiving this information, our office and the Township will determine if a transportation impact fee is required for the proposed site modifications.
7. The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the study or materials, as opposed to general responses.

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed development apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me.

Sincerely,



Chad Dixon, AICP, PP
Senior Project Manager

CED/BMJ

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
James Hersh, P.E., Gilmore & Associates, Inc.
Neil Stein, Esquire, Solicitor
Al Comly, Township Fire Marshal
Phil Debaun, Foulkeways
Tim Woodrow, P.E., Woodrow & Associates, Inc.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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

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**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 2, 2026

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike—Box 625
Spring House, Pennsylvania 19477

Re: MCPC #25-0254-002
Plan Name: Foulkeways Fitness Center Expansion
(1 lot comprising approximately 102.40 acres)
Situate: Meetinghouse Road (cross street: Dekalb Pike (west)/Sumneytown Pike (south))
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 15, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Foulkeways at Gwynedd, is proposing an expansion to the existing fitness center building. The proposed building expansion includes removing portions of the existing building, including a canopy and walkway that leads to a painted crosswalk. The proposal includes adding a new covered concrete walkway and a new entry lobby. In addition, a portion of the existing asphalt trail would be replaced and reoriented to connect to the existing trail. A rain garden is proposed to be located behind the building, adjacent to a wooded area. The property is located in the MF-3-A Multifamily Residential District.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan, *MONTCO 2040: A Shared Vision*, which shows the area located in the "Suburban Residential" future land use area. Suburban Residential areas consist primarily of single-family homes and institutional uses. Development should match the character of the surrounding neighborhood and environmentally sensitive land should be preserved.



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal; however, in the course of our review we have identified the following issues that the applicant and township may wish to consider prior to conditional use approval. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

- A. Rain Garden. The applicant is proposing to include a rain garden behind the fitness center building, which would be adjacent to a wooded area. The rain garden appears to be well-designed with appropriate plant materials. The landscaping plan states that the rain garden is not a detention basin and therefore would not be subject to the detention basin tree planting requirement of one shade tree per 30 feet of perimeter of basin (§ 1230-42(a)(2)). Based on our interpretation of the plan, the proposed rain garden has features that are indicative of a naturalized basin, including a berm, spillway and outfall structure for managed release. Typically, rain gardens do not have these types of infrastructure associated with them.

We recommend the applicant plant the trees that would be required for a detention basin, either around the rain garden/basin, or elsewhere on the Foulkeways campus. Based on our measurements, five trees would be required.

1. *Stormwater Management Facilities in Wooded Areas*. In general, where stormwater management facilities are located adjacent to wooded areas, we recommend that trees and shrubs be planted in a manner that blends with existing surroundings, and that plantings in such areas are of sufficient density to eliminate the need for mowing. However, it is not recommended to plant trees on the structural part of berms. Due to the berm around the proposed rain garden/basin, there may not be sufficient space to plant the trees around the perimeter of the rain garden/basin. In this case, we recommend planting the trees elsewhere on the Foulkeways campus.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Lower Gwynedd's planning objectives for development in environmentally sensitive areas.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy

bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (MCPC #25-0254-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink, appearing to read "Claire Warner". The signature is fluid and cursive, written in a professional style.

Claire Warner, Principal Community Planner

Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Woodrow & Associates, Applicant's Representative
Mimi Gleason, Township Manager
Craig Melograno, Chairman, Planning Commission
Chad Dixon, Township Traffic Engineer
Neil Stein, Esq., Township Solicitor

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

Attachment C: Reduced Copy of Project Utilities Layout Plan

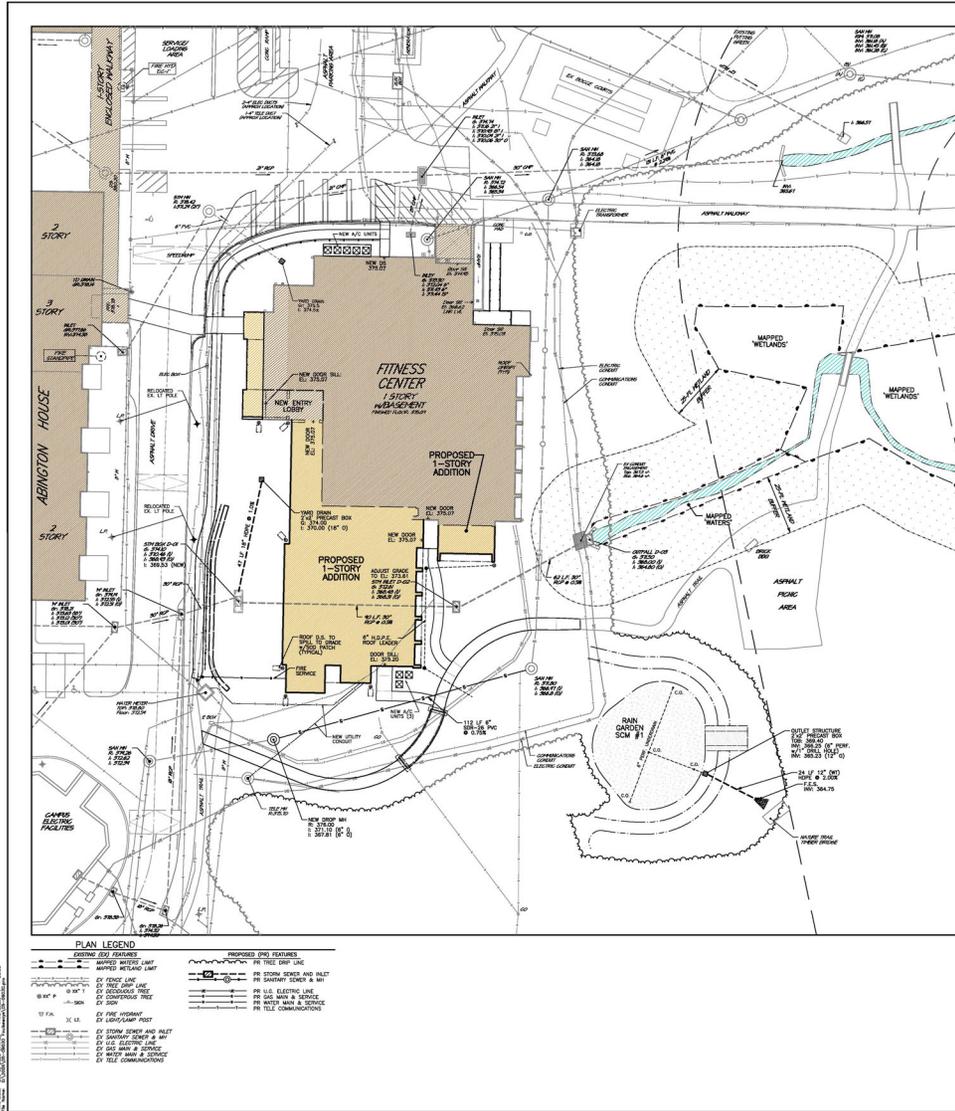


Foulkeways Fitness Center Expansion
MCPC#250254001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311 | Leesonsville PA 19024-0311
(610) 270-3723 | (610) 270-3941
www.montcopa.org/plancom
Aerial photography provided by Naermap





- ### GENERAL NOTES
- Refer to the Project Plan Sheet D) for "AS-BUILT" FEATURES AND SURVEY NOTES" and "BASE DEVELOPMENT NOTES".
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any construction activities.
 - Excavation and backfilling shall be done in accordance with the approved plans and specifications.
 - Contractor to ensure compliance with ADA regulations.
 - The project shall be subject to public utility power by Lower Capecod Township and water services by North Water Water Authority.
 - Setbacks shall be maintained to be met on, placed or planted within the area of any utility or storm water easement shown on the plans or suitable for ground cover.
 - Setback requirements and construction shall follow Massachusetts Department of Transportation (MassDOT) and Standard Drawings (SDS) editions.
 - Apply storm water management (retention and detention facilities) shown on these plans in a basic and standard form of the storm water management system for the wetlands, and in such a way as to be consistent with the approved plans. The contractor shall be responsible for obtaining the necessary permits and approvals from the appropriate regulatory agencies for the design and construction of the storm water management system in order to comply with the approved design and the applicable regulations.
 - The natural flood plain elevation shown on this plan has been based on the approved hydrology flood plain elevation and all work shall be done to ensure the storm water management facilities, the contractor shall verify the flood plain elevation and obtain all necessary permits and approvals from the appropriate regulatory agencies.
 - A minimum of six (6) inches of open topped shall be provided on all lawn and parking areas.
 - The grading shall be performed in accordance with these plans. The contractor shall be responsible for obtaining the necessary permits and approvals from the appropriate regulatory agencies for the design and construction of the storm water management system in order to comply with the approved design and the applicable regulations.
 - Setback requirements shall be maintained in accordance with the approved plans and specifications. The contractor shall be responsible for obtaining the necessary permits and approvals from the appropriate regulatory agencies.
 - The minimum slope in paved areas shall not be less than 2% and the minimum in paved areas shall not be less than 1%.
 - Excavation and backfilling shall be done in accordance with the approved plans and specifications.

REVISIONS	
PROJECT: BOSTON MARKET FOR SENIORS DRAWING: 15-01-001-011	
PERFORMED BY: FOULKEWAYS OF GWINEDO MAIN CAMPUS: BOSTON, MA 02110 OFFICE: 150 WESTBURY ROAD, WESTBURY, MA 01581 PHONE: 508-333-2200	
CLIENT: FOULKEWAYS OF GWINEDO c/o Phil DeBour, C.E.O. 1100 Westbury Road Westbury, MA 01581 PHONE: 508-333-2200	
SCALE: AS SHOWN DATE: 05-09-2025	
LOCATION MAP	
7 of 14	

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of February 18, 2026**

Present: Craig Melograno, Chairman
Rich Valiga, Vice-Chair
Maureen Nunn
Danielle Porreca
Michael Mrozinski
Craig Adams
Robert Sawyer

Jamie Worman, Asst. Township Manager
Patty Furber, B&Z Administrator
Ed Brown, Gilmore & Associates

Absent:

Call to Order:

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM.

Approval of Minutes: January 21, 2026

A motion was made by Mr. Sawyer and seconded by Mr. Adams to approve the minutes (with additional comments by Ms. Nunn) of the Lower Gwynedd Township Planning Commission from the meeting of January 21, 2026. The motion carried unanimously.

Land Development:

#26-02LD

**Foulkeways Fitness Center Expansion
1120 Meetinghouse Rd.**

Present for the land development application was Ms. Christen Pionzio from HRMM&L, Mr. Tim Woodrow from Woodrow & Associates and Mr. Frank Mandy from Foulkeways. Ms. Pionzio stated that the last time they were here was for a conditional use application to install a storm pipe into a channel across the property for the proposed fitness center. She stated that this work has been completed and the proposed fitness center will go over where that pipework was completed. Ms. Pionzio stated that the proposed addition will be to the side of the existing fitness center building.

Ms. Pionzio stated that Fire Marshal, Al Comly, had comments about the fire department's access. She stated that Mr. Woodrow met Mr. Comly onsite, and they came up with a concept and made some changes to the plan. She stated that they will make room for a fire truck next to the building and install a new fire hydrant. She stated that Mr. Comly thinks we're on the right track, and they are willing to make sure this happens to ensure fire access to this building. She stated that as they roll over units, the fire department

will receive an alarm for the older units in the older sections of the buildings, but any renovations or construction will be hooked up to this new notification system, including this addition.

Mr. Valiga wanted to know if the entire facility will be upgraded. Mr. Woodrow stated that the entire facility will eventually be upgraded, but the new alarm system is very expensive and will slowly integrate it into all new spaces. Mr. Comly was in the audience. He stated that right now, anything that gets dispatched to Foulkeways comes in as the main address: 1120 Meeting House Road. He stated for now, it's fine; it gets EMS to the driveway, but as everyone knows, it's a large campus. He stated that the standard today is what they call an addressable system, which can give feedback to dispatch about the exact device that's going off. He stated that they have been discussing with Foulkeways for about 20 years the fact that this system needs to be upgraded, so it can send out a signal in a more addressable manner. He stated that his point is to make sure that at least this building can do that, then we'll work our way around to doing the other sections. He stated that he had concerns because that is a busy area back there with deliveries. They want to make sure that the fire department connection is in a location that doesn't completely block the road for EMS vehicles. He stated that they worked on having a pull-off in that location, but in this case, he thinks it's a necessity, because that is a narrow spot where you go past the entrance into Abington House on the lowest level.

Mr. Melograno wanted to know if there would be signage for this pull-off area since it looks like a drop-off area. Mr. Woodrow stated they could paint stripes for the fire lanes and add signage. Mr. Comly stated that they tried to locate it so it's away from where the entrance of the building will be located. He stated that it's away from where people should be dropping off and picking up. He stated that they are focused on putting this new fire hydrant within 75' feet of the fire department connection. He stated that he thought widening this area would allow EMS vehicles in and out safely. Mr. Woodrow stated that he did not want to make a revised plan submission right before this meeting, that they would get through these discussions and submit revised plans to reflect the road widening and fire department connection concerns. Mr. Mrozinski wanted to know about the extension of the addition if that makes it harder to get apparatus to the existing fitness center since it's pushing it out a little bit and if that's close enough to where it needs to be. Mr. Comly stated that they looked at it, and it's not that wide and not making much of a difference there. He stated with the proposed widening and the pull-off will help with access.

Mr. Melograno wanted to know about the trail. Mr. Woodrow stated that they will have to relocate the trail around the outside of the fitness center. Mr. Melograno wanted to know with the cutout if they are going to redirect the trails if the concrete block wall moves? Mr. Woodrow stated the trail comes around in front of the building, where there's access to the main building and up to the community center. He stated that the trail will go along the front of the walkway, connect again to the perimeter of the parking lot and to a new connection of trail near the picnic grove area. Mr. Melograno wanted to make sure that it wouldn't go through the fire access lane. Mr. Woodrow stated that was correct.

Mr. Melograno wanted to know what percentage of the buildings have the addressable fire alarm system? Ms. Pionzio stated as people move out, they will turn the buildings over to the new system. Mr. Comly stated that the original system is too old and doesn't have the necessary capacity. He stated they're going to have to replace those units, but understands it is going to be very expensive to upgrade. Mr. Valiga wanted to know if the system meets the code now? Mr. Comly stated that they had a fair number of fire alarm issues on campus. He stated that the township is very prone to lightning strikes and even lightning to ground where you have wire running which can cause false alarms and has caused a lot of issues. He stated that he thought it would take a good bit of research to answer how much of the systems they have in place now would be salvageable. He stated that in the case of large buildings, firefighters don't have time to spend half an hour walking around the building to figure out where the problem is. He stated that usually somebody must meet them at the entrance to guide them. He stated that Foulkeways must start to anticipate this when they do their project budgeting. Ms. Pionzio stated that the problem is people are

living in these units and you can't displace them and retrofit an old building. She stated that the main issue is waiting until they can turn over these buildings. That's when they're trying to address these system upgrades. Mr. Melograno stated that since this issue continues to come up repeatedly, they might want to turn it into a positive and include a status of where they are with their continuing efforts of upgrading their system. He stated for example, they're currently at 65% of completion. Mr. Woodrow and Ms. Pionzio thought that was a good idea, and they would investigate it.

Ms. Pionzio stated that they would comply with all the review letters except for the waivers. She stated that replanting is necessary on the pipework that's already been done, as noted in Gilmore's letter. Mr. Woodrow stated there was some hesitation a couple of years ago before the Rte. 202 improvements were completed. There was hesitation as to what those PennDOT improvements might eventually look like. He stated now that the intersection is completed; we know what the right-of-way need was for Sumneytown Pike and along Rte. 202, so we're more comfortable knowing that no additional right-of-way is needed. Ms. Pionzio stated that since Foulkeways has acquired the houses along the perimeter of Sumneytown Pike, they've closed off those driveways and made them part of the internal drive. She stated they planted along those edges of Sumneytown Pike, but there are some gaps that could be filled in. Mr. Woodrow stated that they need to go out and verify the gaps. He stated that he would go out with the landscaping team and do a campus walk to see where maybe some street trees would be appropriate and defer that to the Gilmore team. Mr. Woodrow stated that Foulkeways has undertaken a reforestation plan for the entire campus. They removed a lot of invasive species and literally hundreds of trees over the last couple of years. He stated that he thought a site walk with Gilmore would certainly take care of that.

Ms. Pionzio stated that as for the replacement trees, they can put them in any location but will verify where they're going. Mr. Brown stated they need the planting locations verified. Ms. Pionzio agreed. Mr. Melograno wanted to know how many replacement trees are needed? Mr. Woodrow stated that he needed to update the list since the pipework removed a couple more trees after their arborist left. He stated that he will update that number on the plan that occurred between the time we submitted and tonight and have those numbers together. Mr. Melograno wanted to know why the tree waiver is necessary since this is one big campus. Mr. Woodrow stated that he didn't think they needed a full waiver, maybe a partial, since they are hopeful that with the tree replacement they have been doing over the last couple of years could be credited towards the replacement number. Mr. Brown stated that it is one property, so the waiver is not needed. Mr. Melograno wanted to know how to address this. Mr. Woodrow stated that that have a tree list in a spreadsheet that maybe we could utilize. He stated that during their walk with the Gilmore team, they can define areas where they can plant more trees. He stated that they could withdraw the waiver request. Ms. Pionzio stated to Mr. Woodrow to make sure the list verifies those plantings go with this application so they can keep track of what we're planting. Mr. Adams was hoping to be more flexible since there's a lot of tree work going on there all the time. Ms. Nunn informed the PC that Foulkeways was the winner of Lower Gwynedd's 2nd Going Green Award, and this was a part of the entire decision-making process.

Ms. Pionzio stated the next waiver is for the sidewalks along the existing perimeter, and trails to be 8' feet. She stated that we don't have trails along Sumneytown Pike because there's no connection, but there are places you can enter the campus and get onto the trail system. She stated that instead of putting things along the edges, we have it on the inside, where it's beautiful, more enjoyable, and safer. Mr. Woodrow stated that there is now a pedestrian crossing of Rte. 202 from the Foulkeways corner over to the Gwynedd Friends Meeting site. He stated Gwynedd Friends has a grant through the township to install a bus shelter, at the bus stop opposite the William Penn Inn. He stated that bus shelter should be going in sooner rather than later and will improve the walking trail across the Gwynedd Friends Meeting property.

Mr. Valiga stated that they didn't mention in their waiver that they were going to replace the storm pipe with a smaller size. Mr. Woodrow stated that the proposed HPDE 12" inch is the design as opposed to 18" inch, which is the ordinance requirement for township dedicated roadways. Mr. Brown stated that he agreed with Mr. Woodrow that the way the ordinance is written, the pipe size applies to dedicated roadways only.

Mr. Valiga wanted to know about the rain garden calculation report, if that was updated over a period of time or just once? Mr. Brown stated it was probably not added to their report. Mr. Woodrow stated that it was updated just once. Mr. Valiga felt where the rain garden is located wouldn't have much of an impact on stormwater. Mr. Woodrow stated that they would have to enter into a Township Stormwater Maintenance and Ownership Agreement to ensure that the rain garden is properly maintained.

Mr. Melograno asked about the Montgomery County Planning Commission review letter dated January 2, 2026, regarding their recommendation of plantings around the rain garden. Mr. Valiga wanted to know if this was a detention basin? Mr. Brown stated that there is a difference between the rain garden and basin that you get more shrub material in a rain garden than you would in a larger detention basin. Ms. Pionzio stated that she thought it was a matter of interpretation, that the county is looking at as if it's a detention basin because it has a berm, but it's really a rain garden and will be planted to function as such. Mr. Woodrow stated that the rain garden will handle the area around the fitness center. He stated that if they were proposing a brand-new building then they would install detention basins, but for this small project a rain garden would suffice. Mr. Valiga stated that he was more concerned about the flow rate, if it was adequate. Mr. Brown stated that the peak rate was reduced. Mr. Valiga stated that he just wanted to make sure this was going to work.

A motion was made by Ms. Porreca and seconded by Mr. Sawyer to recommend Preliminary/Final Land Development approval for the Foulkeways Fitness Center Expansion to the Board of Supervisors based on the following recommendations:

1. The proposed trail will not run through the fire access lane
2. Applicant to comply with all the Fire Marshal's comments and concerns
3. Applicant will review with Gilmore an opportunity to add trees to fill in the gaps along the frontages
4. Update the tree removal count from the pipe relocation project; determine final tree location during walk with Gilmore & Associates
5. Remove waiver request 1230.41(i) for replacement trees
6. Revise waiver request 1241.401(n) for the storm pipe diameter to reflect HDPE 12" as an alternate product
7. Applicant to comply with Bowman and Gilmore's review letters
8. Applicant will work with Gilmore to verify planting species within the rain garden

The motion passed with a 7-0 vote.



Lower Gwynedd Township:
Wireless Telecommunication Towers Zoning Ordinance Amendment

Ms. Worman gave an update to the PC regarding amending the existing cell tower ordinance. She stated that cell towers were only permitted within certain locations within the township. She stated that there has been an outcry from the community about lack of cell service and the BOS has been working for some time

to try to address this issue. She stated one of the cell sites would be located at Penllyn Woods. She stated that in preparation of the proposed cell towers there was a need to update our ordinance. She stated they have added a new use within the Lower Pike Overlay District which permits cell towers in certain locations within 2,000 feet of the vicinity of the Spring House intersection. She stated that other revisions of the ordinance will address the height of cell towers and aesthetics requirements.

Mr. Mike Malloy from Obermayer Rebmann Maxwell & Hippel LLP and part-owner of Rise Up Towers was present. He stated that discussions on trying to install cell towers within the township have been ongoing for over the past three and a half years. He stated that BOS meetings would be packed full of residents protesting, not against it, but in favor of the cell towers. He stated that one of the proposed site locations was here at the Township Building, which would have been the best location, but a surrounding resident protested, so they decided against that location.

He stated that the Township would receive 40% of the gross revenue of the tower as ground rent with a 29-year lease term. He stated that the towers will be a rust color, and they will sit back as far as possible so they will be aesthetically pleasing. He stated as part of his deal; he would replace the township's cinder block storage bins where the tower will be located. Mr. Sawyer wanted to know how many towers are being proposed. Mr. Malloy stated there will be two proposed locations... one at Andy's Diner and one at Penllyn Woods. Mr. Sawyer wanted to know if the towers would be 150' feet. Mr. Malloy stated that Verizon wants to be 137' feet at Andy's Diner, T-Mobile is proposing 150' feet and AT&T still needed to figure it out.

Mr. Valiga wanted to know about the range of distances. Mr. Malloy stated the range would be around a mile to a mile and a half, but it depends on the geography of the area. He stated that they did try and work out a deal with Foulkeways but ultimately, the location was too prominent and felt it was not going to work.

Mr. Melograno stated he felt the most important paragraph of the whole ordinance is there are a lot of places these towers could go, but it's up to the BOSs sole discretion that the proposed facility is necessary to close a gap in coverage. He stated that it's almost like applying for a conditional use application for land development where they can place caveats on it and if you can't prove it's necessary then you don't get it. Mr. Malloy stated that once the two towers are built, there will be no gaps in coverage.

Mr. Melograno wanted to know if Mr. Malloy put up any towers locally. Mr. Malloy stated that they have 5 towers in total. He stated that they have currently have 3 under construction in Delaware County and 1 in New Jersey. Mr. Melograno wanted to know where the electricity would come from. Mr. Malloy stated that the power would be from PECO, not high, around 140 watts. He stated that he was going to try to bring the internet into the Penllyn Woods Building but wasn't sure how difficult it would be.

Ms. Nunn wanted to know if safety measures would be in place to prevent kids from climbing up the towers. Mr. Malloy stated that climbing up the towers would be impossible since they are around 150' feet in height and that area would be fenced in. Mr. Malloy stated that he would have a system in place where his engineering company will go out and look at these sites every 3 months. They will report back to his general contractor and do whatever is needed to make sure those areas are secure.

Mr. Malloy stated that he hopes this will be the last stop, and that he will only have to submit a building permit application. Ms. Worman stated that a waiver of land development and a full building permit submission would be required. Mr. Malloy stated that he did not want to go through land development and was there any way to revise the ordinance. Ms. Worman stated to revise the zoning ordinance; it would have to go through the whole process again from the beginning. Mr. Melograno stated they could

make a motion to request a provision be added to the zoning ordinance that cell towers would not require land development. Mr. Malloy was very appreciative.

A motion was made by Mr. Melograno and seconded by Mr. Adams that the PC supports approving the zoning ordinance to include a provision that cell towers will not require land development.

The motion passed with a 7-0 vote.



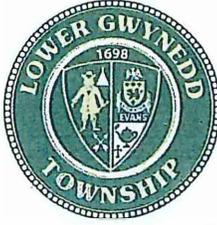
ADJOURNMENT

There being no further business, the meeting was adjourned at 8:25 P.M.

Respectfully submitted,

Patricia Furber

Patty Furber, Secretary



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

www.lowergwynedd.org

Finance Memorandum

Date: February 27, 2026
To: Mimi Gleason, Township Manager
From: Melinda Haldeman, CPA Finance Director

RE: December 31, 2025, LGT Financial Packet:

- ❖ Revenue and Expense Graphs as of December 31, 2025
- ❖ Fund Balance and Summary of Cash and Investments as of December 31, 2025
- ❖ Summary All Funds 2025
- ❖ YTD Budget Report with Prior Years Actuals through December 31, 2025
- ❖ Preliminary Revenues/Expenditures and Fund Balance 2025
- ❖ Capital Funds: Project and Equipment Expenditures for 2025

NOTE: The 2025 books are still “open” to capture all Revenues and Expenses for the 2025 year. Invoices we receive in January and February 2026 that pertain to work completed in 2025 are recorded in 2025 through Accounts Payable and the corresponding Expense account. Revenues received in January 2026, which are for 2025 are recorded as Accounts Receivable and the corresponding Revenue Account. This *accrual* process only occurs at year end for Municipalities, to ensure that revenues and expenses are recorded in the correct year. The 2025 Audit is in process. Beginning Fund Balances may change if there are audit journal entries for 2025.

2025 Highlights:

- ❖ General Operating Funds had a surplus of \$1,610,825 before a discretionary transfer of \$750,000. After this transfer, the surplus is \$860,825. This surplus is after the debt payment for the 5m Bond Issuance.
- ❖ General Operating Fund Revenues collected were \$667,232 more than budget. The majority of this was from Act 511, (EIT/BPT/MCT/LST). The EIT collected was \$412,000 over budget and BPT was over budget by \$298,000 which includes \$237,000 of BPT collected for prior years.

- ❖ General Fund Expenses (before discretionary transfers) were \$84,176 more than budget. The majority of this was unanticipated costs from moving to the cloud. Existing Microsoft Licenses need to be upgraded for cloud capabilities. The police migration to the cloud had to be to the Government Community Cloud, not just the cloud. Accounting Software annual charge for 2024 and 2025 was paid in 2025.
- ❖ Sewer Operating Fund had a surplus of \$464,400. The \$258,765 surplus increase over the budget of \$205,635 is attributed to Interest Income being \$90,000 more than budget, and the cost of sewage treatment being under budget by \$125,457. No discretionary transfers between Sewer Operating and Sewer Capital were made in 2025.
- ❖ The Sewer Accounts Receivable on December 31, 2025, totaled \$108,489. This includes \$78,803 which is over 120 days old. Of this \$78,000, \$72,332 is from 9 residential customer accounts who have well water and we have a Lien against their property. Well water customers cannot be billed on usage; they are charged a flat rate of \$139.48 per quarter. The remedy for non-payment of sewer bill is water shut off or Lien if well water. The balance that is over 120 days is \$6,471, which is from customers that have bypass meters. Bypass Meter credits are given in January. Customers will wait till the credit comes out before paying their bill. The balance of Accounts Receivable is all current and collectable.
- ❖ Capital Funds expended were \$4,927,985 on Projects and Equipment in 2025. This amount includes the purchase of the land for the Public Works Facility. Included in the packet in the Capital Funds: Equipment Purchases and Projects and Construction in Progress Section shows in detail the Capital Fund expenditures.
- ❖ Interest Income across all funds totaled \$1,331,859 for 2025. This includes \$216,227 of interest earned from the bond proceeds. This interest is not subject to arbitrage.
Interest rates as of January 31, 2026: Citadel 3.16% ,PLIGIT Class 3.55% ,PLIGIT Prime 3.80%

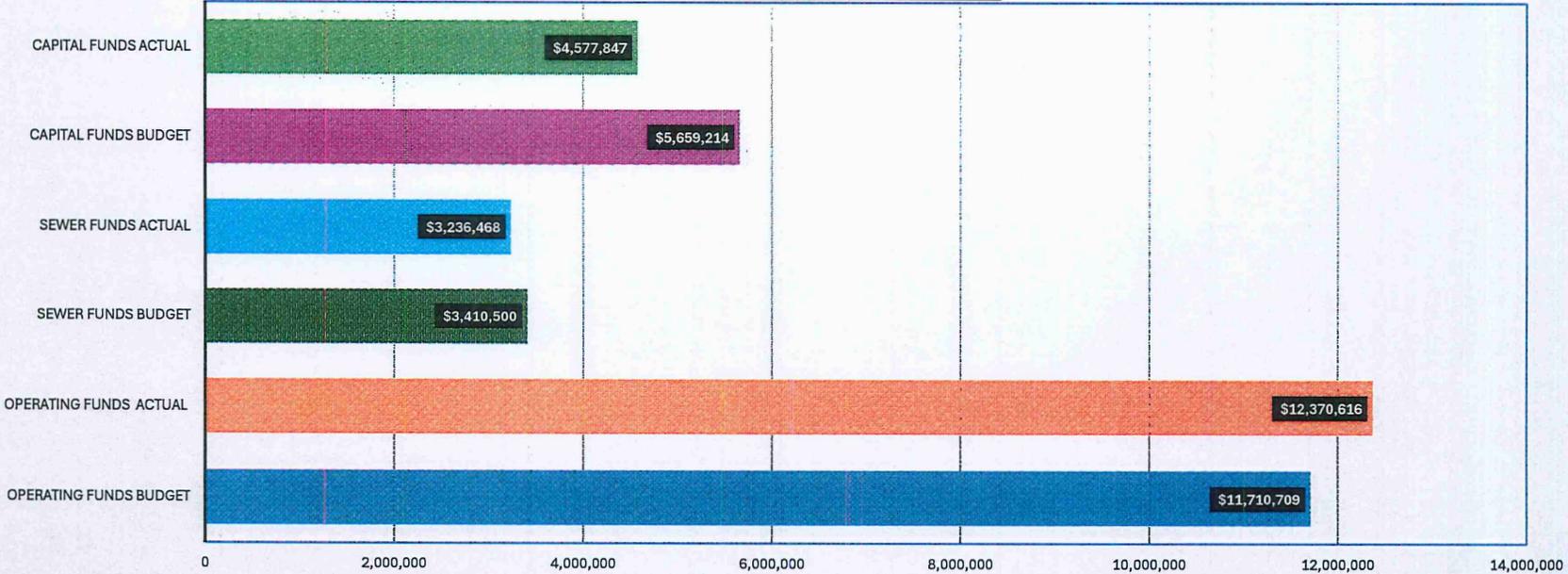
REVENUE AND EXPENSE GRAPHS:

CAPITAL FUNDS

SEWER FUNDS

OPERATING FUNDS

**Revenue Actual to Budget
YTD Thru Dec 31, 2025**



100 % through the year as of December 31, 2025

Capital Funds Revenue:

Capital Revenue is 80.89 % of Budget. We did not receive Grants that were budgeted

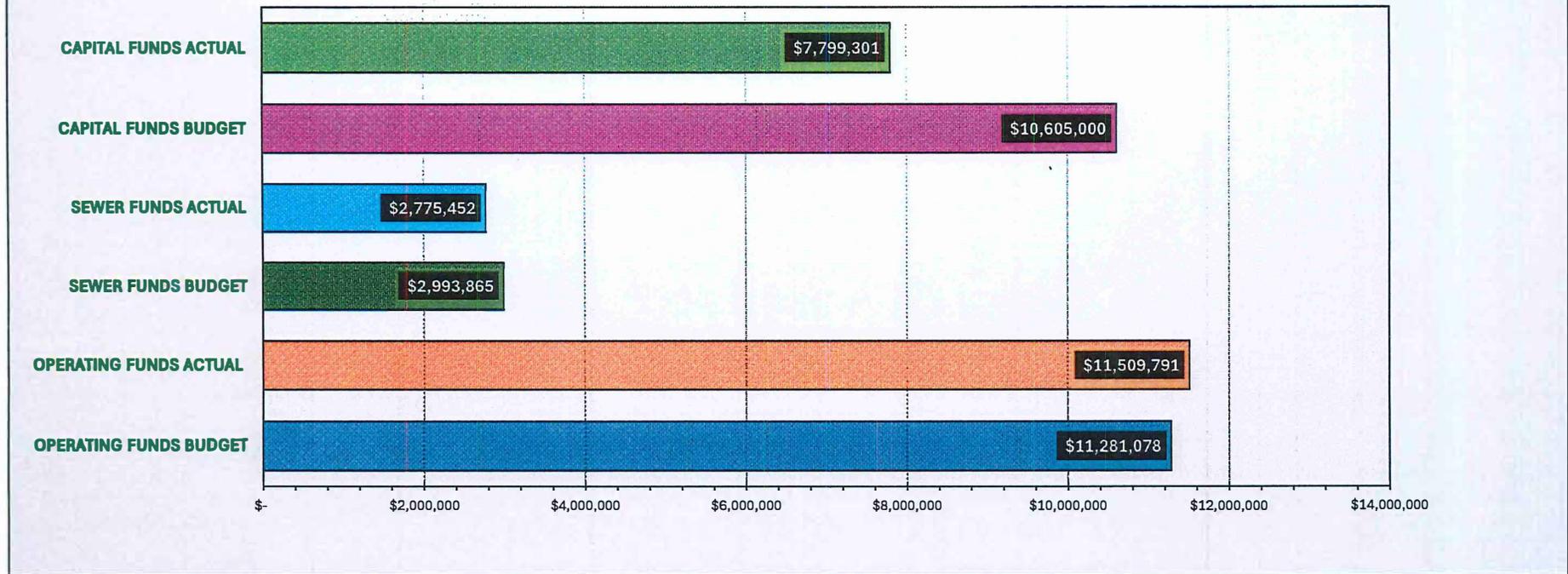
Sewer Funds Revenue:

Sewer Revenue is 94.90 % of Budget. PA H2O Grant for Forrest Manor and Open Door Pump Station not received

Operating Funds Revenue:

Operating Revenue is 105.64% . Act 511 Taxes including 237k of prior year BPT were higher than budget

**Expenses Actual to Budget
YTD Thru Dec 31, 2025**



100% through the year as of December 31, 2025

Capital Funds Expenses:

Expenses are 73.54 %of Budget. Road Project moved to 2026 and Traffic Signals not completed in 2025

Sewer Funds Expenses:

Expenses 92.70% of Budget. 110k less for sewage treatment

Operating Funds Expenses:

Expenses 102.03% of Budget. Transferred 250k to Capital Reserve that was unbudgeted. (BPT prior years)

**FUND BALANCE
AND
SUMMARY OF CASH AND INVESTMENTS**

Lower Gwynedd Township
Fund and Cash Balances as of December 31, 2025

FUND #	FUND	FUND BALANCE @		FUND BALANCE @
		01/01/2025 FINAL	(INCREASE)DECREASE THRU 12/31/2025	
01	GENERAL	-7,869,055.87	-772,788.76	-8,641,844.63
02	STREET LIGHT	-38,387.08	-4,704.54	-43,091.62
03	FIRE PROTECTION	-174,128.45	-83,007.53	-257,135.98
04	FIRE HYDRANT	-45,166.37	12,156.44	-33,009.93
05	RECREATION	73,456.99	-12,480.72	60,976.27
	GENERAL OPERATING FUNDS SURPLUS	-8,053,280.78	-860,825.11	-8,914,105.89
08	SEWER OP	-5,500,055.65	-464,400.17	-5,964,455.82
09	SEWER CAPITAL	-4,503,969.89	3,384.90	-4,500,584.99
	SEWER FUNDS SURPLUS	-10,004,025.54	-461,015.27	-10,465,040.81
16	ACQ OPEN SPACE	-2,372,249.57	2,350,048.18	-22,201.39
30	CAPITAL RESERVE	-11,983,414.61	1,112,225.02	-10,871,189.59
31	STORMWATER MNGMNT	-733,430.74	151,177.27	-582,253.47
33	TRAFFIC IMPACT	-1,762,165.10	-66,460.04	-1,828,625.14
35	HIGHWAY AID	-465,446.90	-325,536.50	-790,983.40
	CAPITAL FUNDS	-17,316,706.92	3,221,453.93	-14,095,252.99

YTD ALL FUNDS:	1,899,613.55
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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).

Summary of Cash and Investments
12/31/2025

		12/31/2025
FUND #		Cash Balance
01	GENERAL	8,900,582.87
02	STREET LIGHT	44,013.72
03	FIRE PROTECTION	263,438.33
04	FIRE HYDRANT	33,071.97
05	RECREATION	963.59
	GENERAL OPERATING FUNDS CASH	\$ 9,242,070.48
08	SEWER OP	3,522,521.28
09	SEWER CAPITAL	4,537,062.41
	SEWER FUNDS CASH	\$ 8,059,583.69
16	ACQ OPEN SPACE	22,201.39
30	CAPITAL RESERVE	11,236,506.11
31	STORMWATER MNGMNT	590,346.95
33	TRAFFIC IMPACT	1,828,625.14
35	HIGHWAY AID	790,983.40
	CAPITAL FUNDS CASH	\$ 14,468,662.99
Total Cash		\$ 31,770,317.16

	12/31/2025
<u>Banking Institution</u>	<u>Cash Balance</u>
PLIGIT	27,749,027.24
CITADEL	4,021,289.92
	<u>31,770,317.16</u>
	\$ 31,770,317.16

<u>Reserves per Fund Balance Policy</u>	<u>Reserves</u>	<u>12/31/2025</u>
	<u>Per Policy 2025</u>	<u>Cash Balance</u>
General Fund Reserves	2,641,989.00	8,900,582.87
Sewer Fund Reserves	1,029,175.00	3,522,521.28
Sewer Capital Reserves	1,000,000.00	4,537,062.41

SUMMARY
ALL FUNDS FOR 2025

Lower Gwynedd Township
2025 ACTUAL YTD
Summary - All Funds

Fund		2024 AUDIT		2025 YTD PRELIMINARY			
		Ending Fund Balance	Revenue	Expenditures	Surplus / (Use of Reserves)	Discretionary Transfers	Bond Issuance
OPERATING FUNDS							
01	General Fund	7,869,056	11,674,921	9,987,132	1,687,789	(915,000)	8,641,845
02	Street Light	38,387	10,861	6,157	4,705	0	43,092
03	Fire Protection	174,128	215,880	297,872	(81,992)	165,000	257,136
04	Fire Hydrant	45,166	43,302	55,459	(12,156)	0	33,010
05	Recreation	(73,457)	260,652	248,171	12,481	0	(60,976)
Total Operating Funds		8,053,281	12,205,616	10,594,791	1,610,825	(750,000)	8,914,106
SEWER FUNDS							
08	Sewer Operating	5,500,056	3,030,675	2,566,275	464,400	0	5,964,456
09	Sewer Capital Reserve	4,503,970	205,793	209,178	(3,385)	0	4,500,585
Total Sewer Funds		10,004,026	3,236,468	2,775,452	461,015	0	10,465,041
CAPITAL FUNDS							
30/16	Capital Reserve/Open Space	14,355,664	924,699	5,136,972	(4,212,273)	750,000	10,893,391
31	Stormwater Management	733,431	39,915	191,093	(151,177)	0	582,253
33	Traffic Impact	1,762,165	66,460	0	66,460	0	1,828,625
35	Highway Aid	465,447	396,773	71,236	325,537	0	790,983
Total Capital Funds		17,316,707	1,427,847	5,399,301	(3,971,454)	750,000	14,095,253
Grand Total All Funds		35,374,013	16,869,931	18,769,544	(1,899,613)	0	33,474,400

YTD BUDGET REPORT WITH ACTUALS
2022/2023/2024/2025

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ANNUAL BUDGET
2025

CY REV
BUDGET

ACCOUNTS FOR:
01 GENERAL FUND

PRIOR YR3
ACTUALS
2022

PRIOR YR2
ACTUALS
2023

LAST YR
ACTUALS
2024

CURRENT YR
ACTUALS
2025

	PRIOR YR3 ACTUALS 2022	PRIOR YR2 ACTUALS 2023	LAST YR ACTUALS 2024	CURRENT YR ACTUALS 2025	CY REV BUDGET
REVENUES					
301 REAL ESTATE TAXES	-1,070,092.86	-1,073,393.47	-1,089,308.74	-1,225,054.19	-1,241,815.00
310 LOCAL TAX ACT 511	-8,136,800.97	-6,936,238.13	-7,349,374.99	-8,270,504.71	-7,470,000.00
321 BUSINESS LICENSES & PRMTS	-267,512.30	-267,190.21	-256,157.59	-243,031.90	-237,000.00
331 FINES	-9,405.82	-11,450.54	-13,209.87	-35,175.73	-10,500.00
341 INTEREST EARNINGS	-75,510.18	-307,629.61	-397,414.70	-326,998.87	-375,000.00
342 RENTS & ROYALTIES	-268,353.11	-275,162.73	-279,038.04	-290,632.38	-290,633.00
351 FEDERAL GRANTS	-15,996.18	.00	.00	.00	.00
354 ST. CAPITAL & OP. GRANTS	.00	-753.10	-2,081.68	.00	.00
355 STATE SHARED REV & ENTLMT	-426,781.19	-486,111.20	-524,938.38	-571,778.98	-524,829.00
358 LOCAL GOVT ENTITLEMENT	-24,290.85	.00	-17,705.38	-20,500.96	-15,000.00
361 PERMITS/DEVELOPMENT	-630,557.06	-597,424.53	-522,828.50	-509,063.63	-587,000.00
362 PUBLIC SAFETY	-168,138.68	-174,218.48	-189,385.49	-122,026.59	-198,675.00
363 HGHWYS & STS	-3,900.00	-3,990.00	-4,080.00	-4,170.00	-4,170.00
380 MISCELLANEOUS REVENUE	-2,238.34	-23,625.49	-10,005.16	-8,949.23	-10,000.00
387 DIVIDENDS/MISC REV	-25,097.14	-16,441.00	-27,547.00	-33,967.00	-30,000.00
392 INTERFUND OPERATING TRANS	-4,164.00	-7,877.00	-15,065.00	-13,067.00	-13,067.00
395 REFUNDS OF PRIOR YR EXPEN	-7,400.00	.00	.00	.00	.00
EXPENSES					
401 EXECUTIVE	834,140.96	917,034.53	1,120,756.91	1,330,840.16	1,267,347.60
402 FINANCIAL ADMIN	282,901.29	412,570.41	323,139.40	372,640.34	422,781.67
403 TAX COLLECTION	106,378.18	106,310.49	106,916.87	108,542.02	111,793.00
408 ENGINEERING	10,000.00	.00	.00	.00	.00
409 BUILDNGS & PLANT	275,149.84	262,895.20	297,742.86	258,870.26	320,170.75
410 POLICE	3,896,997.57	4,408,286.95	4,347,357.05	4,611,488.71	4,632,769.22
411 FIRE	137,473.44	134,431.76	137,086.34	141,561.07	137,086.00
412 AMBULANCE	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
413 GEN GOVT-CODE ENFORCEMENT	16,508.00	8,066.50	.00	.00	.00
414 PLANING & ZONING	610,183.54	649,142.00	831,456.29	852,783.64	799,519.31
429 PW-WASTEWTR COLL	1,341.40	.00	.00	.00	.00
430 PW-HIGHWAY RDS STS	728,332.24	848,473.35	887,829.88	1,473,420.89	1,354,307.71
461 OPEN SPACE CONSERVATION	17,468.95	10,931.06	.00	.00	.00
487 EMPLOYEE BENEFITS	363,570.88	397,821.50	557,414.00	528,642.32	548,838.00
491 REFUND PRIOR YEAR REVENUES	-248.66	.00	18,894.00	.00	.00
492 INTERFUND OPERATING TRANS	2,490,000.00	1,665,000.00	2,182,814.04	1,193,343.00	943,343.00
TOTAL GENERAL FUND	-1,336,041.05	-330,541.74	143,267.12	-772,788.76	-439,732.74
TOTAL REVENUES	-11,136,238.68	-10,181,505.49	-10,698,140.52	-11,674,921.17	-11,007,689.00
TOTAL EXPENSES	9,800,197.63	9,850,963.75	10,841,407.64	10,902,132.41	10,567,956.26
TOTAL 01 GENERAL FUND	-1,336,041.05	-330,541.74	143,267.12	-772,788.76	-439,732.74

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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	-16,514.53	-18,268.96	-16,716.51	-9,070.84	-14,000.00
341 INTEREST EARNINGS	-382.76	-1,264.62	-1,738.98	-1,790.49	-1,620.00
434 PW -STREET LGHTNG	14,101.41	16,722.40	9,295.04	6,156.79	9,970.00
TOTAL STREET LIGHT FUND	-2,795.88	-2,811.18	-9,160.45	-4,704.54	-5,650.00
TOTAL REVENUES	-16,897.29	-19,533.58	-18,455.49	-10,861.33	-15,620.00
TOTAL EXPENSES	14,101.41	16,722.40	9,295.04	6,156.79	9,970.00
TOTAL 02 STREET LIGHT FUND	-2,795.88	-2,811.18	-9,160.45	-4,704.54	-5,650.00

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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	-199,637.98	-202,015.07	-205,203.04	-201,635.16	-203,000.00
341 INTEREST EARNINGS	-2,302.81	-5,953.04	-5,764.30	-14,244.56	-3,500.00
392 INTERFUND OPERATING TRANS	-165,000.00	-165,000.00	-165,000.00	-165,000.00	-165,000.00
480 DISCRETIONARY CONTRIBUTIONS	184,663.46	200,894.77	139,486.33	161,086.32	206,500.00
489 OTHER MISC EXP	159,751.04	141,121.00	124,145.70	136,785.87	165,000.00
TOTAL FIRE PROTECTION FUND	-22,526.29	-30,952.34	-112,335.31	-83,007.53	.00
TOTAL REVENUES	-366,940.79	-372,968.11	-375,967.34	-380,879.72	-371,500.00
TOTAL EXPENSES	344,414.50	342,015.77	263,632.03	297,872.19	371,500.00
TOTAL 03 FIRE PROTECTION FUND	-22,526.29	-30,952.34	-112,335.31	-83,007.53	.00

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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	-40,023.33	-39,862.73	-37,878.11	-41,432.11	-39,200.00
341 INTEREST EARNINGS	-1,084.35	-3,130.36	-3,221.14	-1,870.32	-3,000.00
411 FIRE	42,276.07	49,397.87	55,458.87	55,458.87	62,000.00
TOTAL FIRE HYDRANT FUND	1,168.39	6,404.78	14,359.62	12,156.44	19,800.00
TOTAL REVENUES	-41,107.68	-42,993.09	-41,099.25	-43,302.43	-42,200.00
TOTAL EXPENSES	42,276.07	49,397.87	55,458.87	55,458.87	62,000.00
TOTAL 04 FIRE HYDRANT FUND	1,168.39	6,404.78	14,359.62	12,156.44	19,800.00

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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	-389,705.52	-394,345.52	-405,039.60	-234,876.18	-242,200.00
341 INTEREST EARNINGS	-3,389.55	-11,451.21	-1,250.47	-2,047.10	-2,500.00
358 LOCAL GOVT ENTITLEMENT	.00	.00	.00	-96.76	-1,000.00
361 PERMITS/DEVELOPMENT	-25,871.00	-17,972.75	-16,252.00	.00	.00
367 RECREATION	-18,592.00	-41,020.00	-27,643.50	-23,631.50	-28,000.00
387 DIVIDENDS/MISC REV	-841.93	-601.00	.00	.00	.00
392 INTERFUND OPERATING TRANS	.00	-200,000.00	.00	.00	.00
437 PW REPR TOOL&MAC	13,657.45	14,159.99	8,465.96	.00	3,500.00
451 COMMUNITY PROGRAMS	205,227.81	244,029.02	229,572.71	187,976.65	210,275.22
452 PARTICIPANT RECREATION	.00	7,030.41	.00	.00	.00
453 RECREATION EVENTS	15,900.03	15,784.46	20,346.08	32,696.77	30,000.00
454 PARKS	323,065.47	375,788.93	189,441.38	20,775.70	15,000.00
486 INSURANCE	4,222.36	13,510.12	34,991.34	.00	.00
487 EMPLOYEE BENEFITS	14,662.88	17,239.78	16,923.63	6,721.70	10,877.00
TOTAL RECREATION FUND	138,336.00	22,152.23	49,555.53	-12,480.72	-4,047.78
TOTAL REVENUES	-438,400.00	-665,390.48	-450,185.57	-260,651.54	-273,700.00
TOTAL EXPENSES	576,736.00	687,542.71	499,741.10	248,170.82	269,652.22
TOTAL 05 RECREATION FUND	138,336.00	22,152.23	49,555.53	-12,480.72	-4,047.78

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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	-24,230.61	-68,769.66	-28,640.03	-108,273.60	-18,000.00
361 PERMITS/DEVELOPMENT	-236.66	-50.00	.00	.00	.00
364 SANITATION	-2,675,845.57	-2,769,318.11	-2,894,141.28	-2,899,533.12	-2,921,500.00
383 SPECIAL ASSESSMENTS	.00	1,048.65	.00	-22,868.00	-1,000.00
392 INTERFUND OPERATING TRANS	-37,281.74	-115,017.48	.00	.00	.00
401 EXECUTIVE	7,014.79	5,165.00	254.05	185.00	1,500.00
402 FINANCIAL ADMIN	15,815.52	17,525.22	18,493.53	12,007.27	20,000.00
408 ENGINEERING	3,841.06	4,000.00	.00	.00	5,000.00
409 BUILDNGS & PLANT	124,700.00	127,200.00	127,200.00	135,000.00	135,000.00
429 PW-WASTEWTR COLL	1,510,560.92	1,749,708.84	2,675,454.67	2,109,756.76	2,235,213.00
486 INSURANCE	20,130.84	20,413.32	52,891.43	60,493.39	63,620.51
487 EMPLOYEE BENEFITS	104,560.61	108,677.77	98,915.30	142,985.13	168,684.27
492 INTERFUND OPERATING TRANS	604,164.00	607,877.00	115,065.00	105,847.00	105,847.00
497 DEPRECIATION	255,090.80	252,140.86	.00	.00	.00
TOTAL SEWER FUND	-91,716.04	-59,398.59	165,492.67	-464,400.17	-205,635.22
TOTAL REVENUES	-2,737,594.58	-2,952,106.60	-2,922,781.31	-3,030,674.72	-2,940,500.00
TOTAL EXPENSES	2,645,878.54	2,892,708.01	3,088,273.98	2,566,274.55	2,734,864.78
TOTAL 08 SEWER FUND	-91,716.04	-59,398.59	165,492.67	-464,400.17	-205,635.22

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
09 SEWER CAPITAL RESERVE					
341 INTEREST EARNINGS	-63,737.50	-196,468.21	-236,917.13	-196,501.96	-230,000.00
354 ST. CAPITAL & OP. GRANTS	.00	.00	.00	-9,291.00	-240,000.00
391 FIXED ASSETS PROCEEDS	-22,500.00	.00	.00	.00	.00
392 INTERFUND OPERATING TRANS	-600,000.00	-600,000.00	-100,000.00	.00	.00
409 BUILDNGS & PLANT	.00	.00	18,174.80	44,232.50	53,000.00
429 PW-WASTEWTR COLL	.00	35,781.00	51,315.37	5,475.48	6,000.00
439 CONSTRUCTION & REBUILDING	114,380.80	79,236.48	134,911.36	159,469.88	200,000.00
492 INTERFUND OPERATING TRANS	37,281.74	.00	.00	.00	.00
TOTAL SEWER CAPITAL RESERVE	-534,574.96	-681,450.73	-132,515.60	3,384.90	-211,000.00
TOTAL REVENUES	-686,237.50	-796,468.21	-336,917.13	-205,792.96	-470,000.00
TOTAL EXPENSES	151,662.54	115,017.48	204,401.53	209,177.86	259,000.00
TOTAL 09 SEWER CAPITAL RESERVE	-534,574.96	-681,450.73	-132,515.60	3,384.90	-211,000.00

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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	-35,078.89	-113,792.52	-121,378.73	-49,951.82	-115,000.00
342	RENTS & ROYALTIES	-6,500.00	.00	.00	.00	.00
392	INTERFUND OPERATING TRANS	-700,000.00	.00	.00	.00	.00
454	PARKS	15,589.76	4,462.98	.00	.00	.00
492	INTERFUND OPERATING TRANS	.00	.00	.00	2,400,000.00	2,400,000.00
	TOTAL ACQUISITION OF OPEN SPAC	-725,989.13	-109,329.54	-121,378.73	2,350,048.18	2,285,000.00
	TOTAL REVENUES	-741,578.89	-113,792.52	-121,378.73	-49,951.82	-115,000.00
	TOTAL EXPENSES	15,589.76	4,462.98	.00	2,400,000.00	2,400,000.00
	TOTAL 16 ACQUISITION OF OPEN SPAC	-725,989.13	-109,329.54	-121,378.73	2,350,048.18	2,285,000.00

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ACCOUNTS FOR:	PRIOR YR3	PRIOR YR2	LAST YR	CURRENT YR	CY REV
30 CAPITAL RESERVE FUND	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET
341 INTEREST EARNINGS	-80,407.94	-232,291.65	-383,703.16	-503,151.44	-350,000.00
351 FEDERAL GRANTS	.00	-776,604.97	-430,581.75	.00	.00
354 ST. CAPITAL & OP. GRANTS	.00	-14,053.00	-1,284,901.27	-472.50	-1,251,000.00
391 FIXED ASSETS PROCEEDS	-24,687.00	.00	-781,000.00	.00	-90,000.00
392 INTERFUND OPERATING TRANS	-725,000.00	-600,000.00	-2,017,814.04	-3,521,123.00	-2,900,000.00
393 PROCEEDS FROM BOND ISSUES	.00	.00	-5,054,480.55	.00	.00
401 EXECUTIVE	.00	539,456.97	443,559.75	.00	.00
407 DATA PROCESSING	5,926.78	5,720.00	15,371.74	.00	.00
409 BUILDNGS & PLANT	131,837.85	31,333.79	36,237.48	190,897.50	236,000.00
410 POLICE	41,799.86	190,406.77	162,990.44	173,805.66	189,000.00
411 FIRE	300,000.00	.00	.00	.00	.00
430 PW-HIGHWAY RDS STS	.00	35,781.00	128,786.25	21,017.43	231,000.00
439 CONSTRUCTION & REBUILDING	108,528.42	68,495.07	1,013,909.36	3,577,491.75	5,331,000.00
454 PARKS	138,065.14	190,452.98	165,289.26	808,457.96	926,000.00
470 SETTLEMENT FEES	.00	.00	71,020.00	.00	.00
471 DEBT PRINCIPAL	.00	.00	.00	235,000.00	.00
472 DEBT INTEREST	.00	.00	.00	130,301.66	.00
475 FISCAL AGENTS FEES	.00	.00	146,435.11	.00	.00
492 INTERFUND OPERATING TRANS	.00	33,655.00	.00	.00	.00
TOTAL CAPITAL RESERVE FUND	-103,936.89	-527,648.04	-7,768,881.38	1,112,225.02	2,322,000.00
TOTAL REVENUES	-830,094.94	-1,622,949.62	-9,952,480.77	-4,024,746.94	-4,591,000.00
TOTAL EXPENSES	726,158.05	1,095,301.58	2,183,599.39	5,136,971.96	6,913,000.00
TOTAL 30 CAPITAL RESERVE FUND	-103,936.89	-527,648.04	-7,768,881.38	1,112,225.02	2,322,000.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
31 STORMWATER MANAGEMENT					
341 INTEREST EARNINGS	-5,463.63	-17,894.40	-42,752.98	-31,122.45	-38,000.00
354 ST. CAPITAL & OP. GRANTS	-4,500.00	-44,200.00	-64,497.00	.00	-345,000.00
387 DIVIDENDS/MISC REV	-330,853.50	-234,074.00	-34,727.50	-8,793.00	-50,000.00
446 STORMWATER MANAGEMENT	83,578.19	75,420.01	204,152.05	191,092.72	872,000.00
TOTAL STORMWATER MANAGEMENT	-257,238.94	-220,748.39	62,174.57	151,177.27	439,000.00
TOTAL REVENUES	-340,817.13	-296,168.40	-141,977.48	-39,915.45	-433,000.00
TOTAL EXPENSES	83,578.19	75,420.01	204,152.05	191,092.72	872,000.00
TOTAL 31 STORMWATER MANAGEMENT	-257,238.94	-220,748.39	62,174.57	151,177.27	439,000.00

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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	-24,005.21	-82,140.59	-89,223.83	-66,460.04	-84,000.00
354 ST. CAPITAL & OP. GRANTS	2,417.50	.00	-2,123,756.80	.00	.00
361 PERMITS/DEVELOPMENT	-221,645.00	-11,425.00	.00	.00	-50,000.00
392 INTERFUND OPERATING TRANS	-900,000.00	-700,000.00	.00	.00	.00
402 FINANCIAL ADMIN	1,172.50	24,826.24	.00	.00	.00
433 PW -TRAFFIC	63,746.80	442,528.21	2,263,417.12	.00	.00
439 CONSTRUCTION & REBUILDING	.00	198,348.44	6,527.77	.00	.00
TOTAL TRAFFIC IMPACT FUND	-1,078,313.41	-127,862.70	56,964.26	-66,460.04	-134,000.00
TOTAL REVENUES	-1,143,232.71	-793,565.59	-2,212,980.63	-66,460.04	-134,000.00
TOTAL EXPENSES	64,919.30	665,702.89	2,269,944.89	.00	.00
TOTAL 33 TRAFFIC IMPACT FUND	-1,078,313.41	-127,862.70	56,964.26	-66,460.04	-134,000.00

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ACCOUNTS FOR:	PRIOR YR3 ACTUALS	PRIOR YR2 ACTUALS	LAST YR ACTUALS	CURRENT YR ACTUALS	CY REV BUDGET
35 HIGHWAY AID FUND					
341 INTEREST EARNINGS	-10,497.49	-30,245.24	-25,523.02	-29,446.56	-18,000.00
355 STATE SHARED REV & ENTLMT	-359,978.98	-368,867.51	-368,213.97	-367,325.97	-368,214.00
392 INTERFUND OPERATING TRANS	.00	-33,655.00	.00	.00	.00
430 PW-HIGHWAY RDS STS	40,433.78	6,527.77	27,200.56	71,236.03	20,000.00
439 CONSTRUCTION & REBUILDING	411,057.03	296,793.60	301,661.25	.00	400,000.00
TOTAL HIGHWAY AID FUND	81,014.34	-129,446.38	-64,875.18	-325,536.50	33,786.00
TOTAL REVENUES	-370,476.47	-432,767.75	-393,736.99	-396,772.53	-386,214.00
TOTAL EXPENSES	451,490.81	303,321.37	328,861.81	71,236.03	420,000.00
TOTAL 35 HIGHWAY AID FUND	81,014.34	-129,446.38	-64,875.18	-325,536.50	33,786.00
GRAND TOTAL	-3,932,613.86	-2,191,300.55	-7,717,332.88	1,899,613.55	4,099,520.26

CAPITAL FUNDS:
EQUIPMENT PURCHASED
PROJECTS AND CONSTRUCTION IN PROGRESS

EQUIPMENT AND PROJECTS COMPLETED 2025				
	CAPITAL FUND COST	SEWER CAPITAL	PREVIOUS YEARS CIP	TOTAL COST
FIRE SYSTEM REPLACEMENT	56,348	6,220		62,568
ROOF MAIN BUILDING	126,600	38,013		164,613
SHED/ROLL UP DOOR	7,950	3,738		11,688
TASERS	19,974			19,974
SUPPRESSORS	12,440			12,440
GUNS	28,117			28,117
2025 POLICE CHEVY TAHOE & FITOUT	85,320			85,320
LAWN MOWER AND POWER RAKE ATTACHMENT	21,017			21,017
BETHLEHEM PIKE DAGER ROAD MAST ARM	91,513		11,302	102,815
SIDEWALK TRAIL	13,863			13,863
TEXACO LOT IMPROVMENTS	37,287			37,287
PENLLYN WOODS HVAC	82,385			82,385
SEWER LINES I&I (INFLOW AND INFILTRATION)		144,359		144,359
SEWER PUMP		10,931		10,931
TOTAL COST OF EQPMT/PROJECTS COMPLETED 2025:	582,814	203,260	11,302	\$ 797,376

PROJECTS IN PROGRESS 2025

<u>GRANT #</u>		PREVIOUS		TOTAL CIP
		CIP 2025	YEARS CIP	
1	OLD BETHLEHEM PIKE CULVERT	33,381	95,024	128,405
2	INGERSOLL PARK PHASE 2	648,258		648,258
3	WELSH ROAD & DARDEN SIGNAL	19,059		19,059
4	TREWELLYN AVE & PENLLYN TRAFIC SIGNAL	22,830		22,830
5	PENLLYN STATION TRAIL	13,999		13,999
6	PUBLIC WORKS FACILITY	3,360,474	38,141	3,398,615
	ROAD PAVING NOT PART OF LF FUND 35	35,664		35,664
	PEN AMBLER PARK POLINATOR GARDEN	8,245		8,245
		4,141,911	133,165	\$ 4,275,075

CIP= CONSTRUCTION IN PROGRESS

UNTIL A PROJECT IS COMPLETE, IT IS IN CIP. ONCE COMPLETE IT IS PLACED IN SERVICE

WHICH MEANS IT IS LISTED AS ASSET ON AUDITED FINANCIAL STATEMENT

GRANT REPORT FOR CAPITAL PROJECTS
As of January 30, 2026

GRANT #	Project	Project Status	Grant Program	Grant Amt	Total Cost
GRANTS AWARDED					
1	Old Bethlehem Pike bridge	Culvert install on hold until electric outage can be scheduled for crane work	PA LSA	\$786,000	\$925,000
	Old Bethlehem Pike streambank restoration	Plant in late winter after bridge replacement above	PA WRPP	\$100,000	\$166,100
			MontCo ARPA	\$59,000	
			GRANT TOTAL	\$159,000	
2	Ingersoll Park Phase 2	Concession stand ready by spring; planting and final touches when weather warms	PA Eco/Comm Development	\$830,000	\$1,171,000
			PA Small Water & Sewer	\$55,360	
			PA LSA	\$220,736	
			LGLL	\$60,000	
			GRANT TOTAL	\$1,166,096	
3	Welsh Rd @ Evans & @ Darden (Gwynedd Crossing) signal upgrade	PennDOT permit in hand; finishing easements, preparing bid docs	PA Green Light Go	\$324,640	\$412,456
4	Trewellyn Ave & Penllyn Pike signal modernization	Working through County comments to secure permit	PA LSA	\$451,312	\$567,000
	Forest Manor & Open Door pump stations	FM pump DONE; OD clean-out valve replacement this winter; force main on hold pending SHCC impact	PA Small Water & Sewer	\$240,000	\$330,000
	Penllyn Flood Study	Study underway; community meeting in 1st quarter	PA Flood Mitigation	\$27,200	\$32,000
5	Penllyn Station Trail from Pen-Ambler Park	Kickoff design with Georgetown community meeting in spring	MontCo 2040	\$250,000	\$540,400
			PA DCED MultiModal	\$245,186	
			GRANT TOTAL	\$495,186	
	Marion Ave culvert replacement	Secured DEP permit; go to bid in Spring	MontCo 2040	\$66,471	\$83,091
TOTAL FUNDING FOR ACTIVE PROJECTS WITH AWARDED GRANTS:				\$5,536,187	\$4,227,047
	Gwynedd Friends bus shelter/crosswalk	Gwynedd Friends went to bid	PA DCED MultiModal awarded for GF via LGT; extension to 6/2027	\$147,882	\$172,882
GRANT APPLICATIONS SUBMITTED					
	Oxford Park Phase 1 - Age 2-5 playground	Awaiting LSA grant decision	PA C2P2 awarded	\$250,000	\$860,000
			PA LSA resubmitted Nov 2025	\$609,690	
6	Public Works Facility	Awaiting RACP grant decision and site/civil eng. Proposals; arch design starts Feb	PA RACP awarded	\$1,325,000	\$30,000,000
			PA LSA awarded	\$750,000	
			PA RACP submitted Sept 2025	\$5,000,000	
			GRANT TOTAL	\$7,075,000	
	Ingersoll Park Phase 3	Playground memorial design underway; stakeholder mtg mid-Feb, community mtg late Feb	PA LSA awarded 2024	\$450,000	\$700,000
			PA C2P2 - apply in April 2026	\$216,000	
	Bethlehem Pike & Tennis Ave signal upgrade	2025 ARLE grant rejected Submit GLG 03/26	PA Green Light Go - March 2026	\$291,345	\$364,182
TOTAL FUNDING FOR PROJECTS WITH REQUESTED/ANTICIPATED GRANT APPLICATIONS:				\$7,934,690	\$30,860,000
PLANNED GRANT APPLICATIONS					
	Little Neshaminy Streambank Restoration	Streambank restoration for MS4 Pollutant Reduc. Plan	PA WRPP	\$186,000	\$220,000
	Pen-Ambler Park Phase 1	Pickleball, restroom - on hold pending Act 2 approval	TBD	\$600,000	\$827,000
	WSD Stormwater Basin	Houston Creek flood mitigation	TBD	\$750,000	\$900,000
TOTAL FUNDING FOR PROJECTS WITH PLANNED GRANTS:				\$1,350,000	\$1,727,000

To: Board of Supervisors
From: John L. Farrell, Project Manager & EMC 
Date: March 10, 2026
Re: Public Works Building – Site Civil Engineer Selection



Recommended action: Authorize the Township Manager to sign a contract for site civil engineering services for the new Public Works facility with Gilmore & Associates, once the terms are finalized to the satisfaction of the Township Solicitor.

At the December 9th meeting, the Board of Supervisors authorized staff to issue an RFP for the site civil engineering work for the new Public Works building. The site civil engineering scope was separated from the architectural proposals because it can be treated as a standalone portion of the project, as it requires less coordination with the design team than is the case for the structural, mechanical, electrical, or plumbing work.

Lower Gwynedd received 12 proposals for the work, an excellent response. The cost for the base services requested in the RFP ranged from \$156,620 to \$488,781. The cost for several additional services was provided as well, though it is not yet clear if all additional services will be necessary for the project. When the additional services were added, the proposal costs ranged from \$218,100 to \$719,621. The ultimate cost of the contract will not be known until it is clear which additional services will be necessary, which will be determined as the design phase proceeds.

The team at Boyle evaluated each of the 12 proposals and ranked them based on the completeness of the proposals, experience with constructing municipal facilities, experience dealing with local regulatory agencies, and cost. A recommendation letter from Boyle, which outlines their process, is attached to this memo.

Boyle ultimately recommended awarding the contract to Gilmore & Associates. Their proposal was among the most complete, their price was among the lowest, they have a strong history of working with the Montgomery County Conservation district, and they have an excellent track record working with the Township. Gilmore's base cost for the proposal was \$199,950, and increased to \$218,100 when all additional services were factored in.

Staff agree with Boyle's recommendation to award the contract for site civil engineering services for the new Public Works facility to Gilmore & Associates.



March 05, 2026

John Farrell, Project Manager
Lower Gwynedd Township
1130 North Bethlehem Pike
Spring House, PA 19477

Re: **Lower Gwynedd Township
New Public Works Facility
Recommendation of Award
Site/Civil Engineering Services**

Dear Mr. Farrell,

Per your request, we have carefully reviewed the twelve (12) proposals received for the Site/Civil Engineering Services Contract for the above-referenced project.

After an extensive comparison of the proposals received, working with the Township's administration, we shortlisted five firms that we believed to be the most suitable for the project and the township. From that list of five, Colliers and Gilmore and Associates were selected as the top two firms for this project. Boyle Construction contacted both firms to confirm all services that are to be included in their contract.

It is Boyle Construction's recommendation that Lower Gwynedd Township contract Gilmore and Associates for this project. Their proposal appears to be complete and in compliance with the RFP. The proposal should be reviewed and approved by Lower Gwynedd Township and your solicitor to determine if it is acceptable.

Boyle has worked with Gilmore and Associates on other projects, and they meet all qualification requirements, and are most familiar with the Township and local agency requirements. Pending your review, we recommend Lower Gwynedd Township considering an award of the Site/Civil Engineer as follows:

Total Proposal Included Alternates: \$218,100.00

Upon approval, Lower Gwynedd Township shall sign the proposal form as acceptance of the proposal, or in the alternative, prepare and execute a contract directly with Gilmore.

If you have any questions or would like to meet to further discuss this matter, please do not hesitate to contact us.

Regards,

A handwritten signature in blue ink, appearing to read "Chris Haller", with a long horizontal flourish extending to the right.

Chris Haller
Senior Project Manager

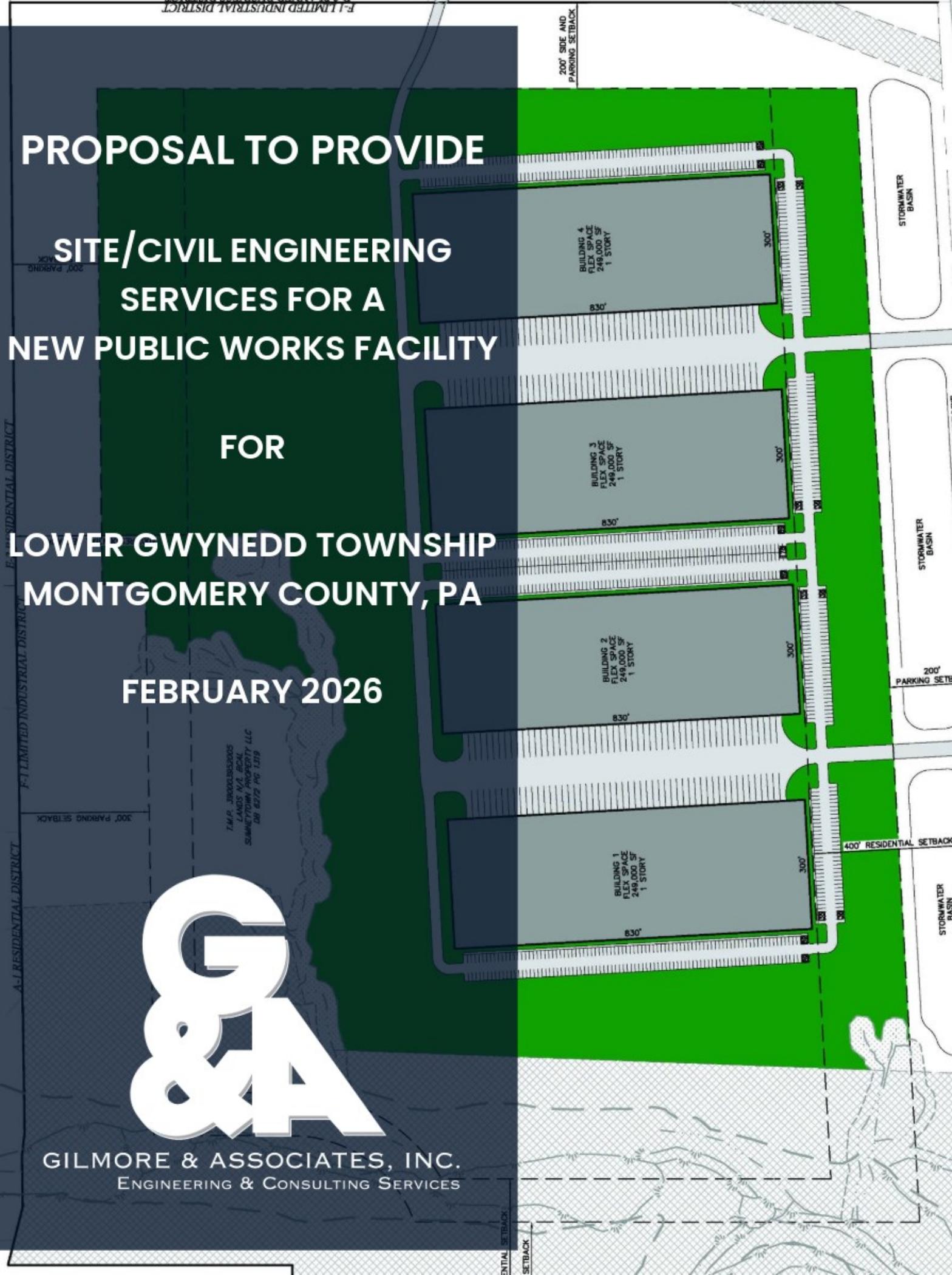
cc: Mimi Gleason, Lower Gwynedd Township
Fred Zollers, Lower Gwynedd Township
Tony Ganguzza, Boyle Construction
Nate Strauss, Boyle Construction

Attachments: Gilmore Proposal

Gilmore and Associates, Inc.	
Firms Address (Nearest to Project Site)	401 Plymouth Road Sutie 1050 Plymouth Meeting, PA 19462
Contact Information	James Hersh
Cost Proposal Submitted under Separate Submission	Included in tech proposal
Federal Tax ID Number	23-1992323
Identify Team	Included
Firms History	Included
Evidence of Experience	Included
References	Included
Evidence of Insurance	Included
Non-Collusion Affidavit	Provided
QUALIFICATIONS & TECHNICAL SUPPORT	
Municipal Engineering Experience	Yes
Grant Funding Experience	Yes
Project Schedule	Schedule Included
Proposers Information	Included
Team (Organizational Chart)	Included
Land Development Engineer	Included
Surveying	Included
Environmental	Included
Utilities/Stormwater	Included
Others	
OTHER INFORMATION	

Gilmore & Associates, Inc.	
Project Cost	\$ 199,950
Project Cost with Alternate Design Items	\$ 218,100
Survey/Schematic Design Phase	\$ 27,815
Land Development/Design Development Phase	\$ 115,669
Bidding and Permitting Phase	\$ 7,446
Construction Administration Phase	\$ 34,560
Grant Compliance	\$ 2,960
Other Services if Required	
Geotech Assistance	\$ 9,000
Reimbursable Expenses	\$ 2,500
Alternate Design Items	
Moore Drive Improvements	\$ -
Retaining Wall Design	\$ 5,000
Fueling Station Design	\$ -
Full Act 537 Sewage Facilities Planning Module	\$ -
Off-Site Utility Easements	\$ 1,200
Design Staged Infiltration Evaluation	\$ -
Wetlands Presence/Absence Evaluation	Included in Infiltration Testing
Wetland Delineation	\$ -
Subsurface Utility Engineering	\$ -
On-Site Grinder Pump & Low Pressure Sewer Lateral	\$ -
On-Site Gravity Sewer Main Extension	\$ -
Off-Site Water Main Extension	\$ -
Spray Irrigation Design	\$ -
Phase 1 Environmental	\$ 1,950
Infiltration Testing / Soil Profile	\$ 10,000
PNDI / Environmental Clearance	\$ -
Sight Distance Analysis & Turn Lane Analysis	\$ -
Comprehensive Carbonate Geo Study	\$ -
Traffic Due Diligence Memo	\$ -
Aerial Surveys	\$ -
Geospatial Services	\$ -

SCALE: 1"=20'



PROPOSAL TO PROVIDE

SITE/CIVIL ENGINEERING SERVICES FOR A

NEW PUBLIC WORKS FACILITY

FOR

LOWER GWYNEDD TOWNSHIP

MONTGOMERY COUNTY, PA

FEBRUARY 2026



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

T.M.P. 39000382005
LANDS A/E BOAL
SUMMITOWN PROPERTY LLC
DB 6272 PG 1319



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 20, 2026

File No. 2500182

Boyle Construction
Attn: Christopher Haller
3850 Sierra Circle, Suite 400
Center Valley, PA 18034
challer@boyleconstruction.com

Reference: Proposal to Provide Site/Civil Engineering Services for a New Public Works Facility

Dear Mr. Haller:

Gilmore & Associates, Inc. (G&A) is pleased to present our proposal to provide professional survey and civil engineering services for the proposed development of the Lower Gwynedd Township Public Works Facility, in accordance with the Request for Proposal prepared by Boyle Construction. We have been involved with this project as the Township's Engineer from the initial Feasibility Study through the land condemnation process, which we believe makes us uniquely qualified to provide the Site/Civil Engineering Services.

If G&A is selected for this project, I will serve as the Principal-in-Charge and Brian Studer, P.E. will be the Project Manager and primary point of contact. Brian has extensive experience in designing similar projects and obtaining NPDES permits for stormwater discharges associated with construction projects in Montgomery County. I will provide Quality Assurance & Quality Control throughout the duration of the project.

We appreciate your consideration of our proposal and look forward to working with Boyle and the Township to see this project through to a successful completion. If you have any questions, please do not hesitate to contact me directly.

Sincerely,

James Hersh, P.E.
Vice President
Gilmore & Associates, Inc.

**PROPOSAL TO PROVIDE
SITE/CIVIL ENGINEERING SERVICES
FOR A NEW PUBLIC WORKS FACILITY
LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA**

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SECTION 1

INTRODUCTION TO G&A



CONTACT INFORMATION

James Hersh, P.E., Vice President
401 Plymouth Road, Suite 150 | Plymouth Meeting, PA 19462
P: 610.489.4949 | E: jhersh@gilmore-assoc.com

Brian Studer, P.E., **PROJECT MANAGER**
401 Plymouth Road, Suite 150 | Plymouth Meeting, PA 19462
P: 610.489.4949 | E: bstuder@gilmore-assoc.com



100% EMPLOYEE OWNED COMPANY



5 LOCATIONS



200 EMPLOYEE-OWNERS



12 DISCIPLINES



100+ YEARS IN BUSINESS



\$168M GRANT ASSISTANCE

WHO WE ARE

Gilmore & Associates, Inc. has emerged as one of the region’s most dynamic engineering and design firms, offering a diverse yet complementary portfolio of professional consulting services. We are inspired to innovate across a range of civil engineering, surveying, landscape architecture, and environmental disciplines while recognizing the value of fundamentals and execution.

G&A is an employee owned firm with over 200 professionals throughout eastern Pennsylvania. We have grown in a carefully planned fashion along with the growth of the region by offering a wide variety of design, engineering, and consulting services and successfully representing over 80 local municipalities/authorities. The Firm continually ranks as one of the top regional engineering and consulting firms by the Philadelphia Business Journal, a success achieved by always trying to understand our clients, their needs, and working with them to a successful project completion.

For over a century of professional practice, G&A has instilled confidence and trust in our clients that we will meet the unique needs of every project. That experience has taught our firm the importance of responsiveness and the true value of teamwork. As a practice leader, we embrace our responsibility to provide environmentally and economically sustainable designs for our clients and the communities we serve. Our history feeds a philosophy that promotes resilient solutions to the complexities of an aging infrastructure. G&A goes beyond the traditional engineering and consulting firm, offering tailored solutions to our client’s challenges.

BUCKS COUNTY, PA | LEHIGH COUNTY, PA | MONTGOMERY COUNTY, PA | PHILADELPHIA, PA

SECTION 2

SCOPE OF SERVICES

SCOPE OF SERVICES

Lower Gwynedd Township plans to construct a new public works building on Township property located at 101 Moore Drive, Spring House, PA 19477. To date, the Township has conducted a Feasibility Study and Needs Assessment for the project, selected a construction manager, and has approved an architect to lead the project design. The Township has been awarded two grants for the project: a \$1,325,000 Redevelopment Assistance Capital Program (RACP) grant and a \$750,000 Local Share Account (LSA) grant.

The proposed development site is one (1) existing parcel with a base site area of approximately 10.37 acres. The overall site is currently vacant and covered with vegetation. The site area in consideration of this proposal is located northwest of the existing Spring House Village. The property has frontage on Moore Drive and is located in the F-1 Limited Industrial zoning district. There are no known existing facilities in the area proposed for development. This proposal has been prepared in accordance with the Request for Proposal provided by Boyle Construction, for the Lower Gwynedd Township New Public Works Facility Site/Civil Engineering Services.

In support of the development of this project, G&A proposes to survey the subject property for preparation of Boundary and Topographic Survey Plans, prepare a Site Plan utilizing the survey as a base, design the site grading, utilities, stormwater management and conveyance systems, erosion control measures, lighting, and landscaping; and prepare a Preliminary/Final Land Development package for submission to and review for approval by Lower Gwynedd Township, Montgomery County Planning Commission, Montgomery County Conservation District, PADEP, water, sewer, and any other applicable utility providers. These professional services will be performed in accordance with the Request for Proposal and as described below:

PROFESSIONAL SERVICES

I. Surveying Services – \$27,815.00

A. Boundary and Easement Survey

1. G&A shall perform a field survey to locate existing property corners and the physical evidence of all property lines of the existing tracts. The survey will be based on the current title transfer deed of the subject parcel, Declaration of Taking Exhibit prepared by G&A, dated 12/09/2024, and current title transfer deed of immediately adjoining parcels. If a title search is provided to Engineer at the time the survey is authorized, we will perform the title review for an additional fee.

B. Field Topographic Survey

1. G&A shall provide Cooper Nor-East Mapping, Inc., ground control for aerial survey. 1-foot contours will be computer plotted by photogrammetric methods compiled on digital stereo workstations using aerial photography which shall be taken upon receipt of signed agreement. Topographic locations will extend 200 feet beyond the tract boundaries and will include all above ground physical features. G&A shall perform an on the ground supplemental survey verifying/locating all site features in accordance with items 2a – 2n of the RFP.
2. G&A shall locate all individual trees (within subject parcel) 6” diameter and above up to 120 trees, barring thick overgrown vegetation. Location of additional trees will be subject to an additional fee.

C. Utility Locating

1. G&A shall register the site with the PA One Call System. Surface evidence of existing utilities will be measured via conventional onsite survey and integrated with field markings and/or maps received by the respective utility companies.
2. G&A shall retain the services of an underground utility locator. It is assumed that 2 full days would be required to provide the required services. Additional days required will be subject to an additional fee.

D. Base Map Preparation

1. G&A shall incorporate the services described above onto an AutoCAD generated plan at a minimum scale of 1" = 20' for use in preparing land development plans. G&A will supply a PDF plan, three signed paper copies (if requested) and an AutoCAD file. Prior to the release of the AutoCAD file, a G&A "Release of Electronic Files Hold Harmless Agreement" form will be required.

E. Registered Site Surveyor

1. Survey shall be prepared and signed by a Pennsylvania Registered Site Surveyor.

Deliverables

G&A shall incorporate the services described above onto an AutoCAD generated plan at a minimum scale of 1" = 20' for use in preparing land development plans. G&A will supply a PDF plan, three signed paper copies (if requested) and an AutoCAD file. Prior to the release of the AutoCAD file, a G&A "Release of Electronic Files Hold Harmless Agreement" form will be required.

II. Land Development/Design Phase

A. Planning Services (Schematic Design/Due Diligence) - \$7,344.00

1. Review of the Township's Zoning and Subdivision and Land Development Ordinances as they relate to the proposed development.
2. Preparation of a geometrically correct Site Plan utilizing the completed Survey, based on the building footprint to be provided by the Client. Up to two (2) revisions based on Client feedback are included.
3. Preparation of a list of waivers and/or additional zoning relief that may be necessary to implement the development plan.
4. It is assumed that the project will be consistent with the provisions of the Township's Zoning Ordinance. As such, the pursuit of Zoning variances and supporting documentation are beyond the scope of professional services.

B. Preliminary/Final Land Development Plans - \$18,800.00

1. Prepare Preliminary/Final Land Development Plans, based on Client-approved Site Plan resulting from the Planning Services phase, consisting of the following sheets:
 - a. Cover Sheet
 - b. Notes Sheet
 - c. Site/Record Plan
 - d. Existing Features/Demolition Plan
 - e. Grading Plan
 - f. Driveway & Moore Drive Improvement Profile
 - g. Utility Plan
 - h. Utility Profiles
 - i. Landscaping Plan
 - j. Lighting Plan
 - k. Emergency Vehicle Turning Plan
 - l. Site Details
 - m. E&SPC Plan
 - n. E&SPC Notes & Details
 - o. PCSM Plan
 - p. PCSM Notes & Details
 - q. Storm Sewer Profiles
 - r. Truck Turning Analysis Plan
2. Cut/fill calculation to determine earth balance of site.
3. Includes two (2) rounds of plan revisions and resubmissions per Township review comments.
4. Preparation of Engineer's Opinion of site construction cost and certification in support of cost estimates, which may be required by the Township prior to authorization to advertise bids.

C. Stormwater Management Design - \$13,320.00

1. Prepare Stormwater Management design, Report and supporting calculations in accordance with all township, state, and federal requirements.
2. Prepare site grading and drainage plans and overall Pre- and Post-development drainage shed plans.
3. Prepare construction details for the stormwater management facilities.
4. Includes two (2) rounds of revisions and resubmissions.

D. Landscape & Lighting Plans - \$10,896.00

1. Prepare Landscape & Lighting design in accordance with current ordinances, in support of Preliminary/Final Land Development Plan set.
2. Revise Landscape & Lighting design as necessary to obtain plan approval.

E. NPDES General Permit Submission - \$44,029.00

1. Post Construction Stormwater Management (PCSM) Plan
 - a. Prepare Pre and Post Development drainage area plans.
 - b. Prepare Pre and Post Development stormwater runoff calculations.
 - c. Prepare a stormwater conveyance system design.
 - d. Prepare PCSM Plans and Narrative Report for compliance with runoff rate, volume, and quality compliance.
2. Erosion and Sediment Control (E&S) Plan
 - a. Prepare an E&S Plan.
 - b. Prepare E&S Plan Details, Notes, and Sequence of Construction.
 - c. Prepare an E&S Narrative Report as required.
3. Administration
 - a. Prepare applications to the Montgomery County Conservation District (MCCD) for meetings and plan review as follows:
 - i. Prepare and submit application for PCSM and E&S Plan review per NPDES requirements.
 - b. Prepare and submit Act 14 notifications.
 - c. Prepare and submit Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review. If further investigation is required for potential impact to sensitive species that work will necessitate a change order for additional effort.
 - i. Any potential environmental impacts (“hits”), generated from the review may require additional studies for environmental clearance. Should the PNDI environmental review result in any “hits” requiring additional effort for clearance, this scope will be discussed with and approved by client prior to proceeding.

F. Sanitary Sewage Planning & Design - \$3,406.00

1. Prepare Sanitary Sewer Flow Calculations for anticipated usage and EDU estimation.
2. Submit a request to Lower Gwynedd Township for a "Will Serve" letter regarding sanitary sewer availability and capacity to service the proposed development.
3. Prepare a Sewage Facilities Planning Module Application Mailer and submit to local municipality for processing.
4. PNDI report from NPDES phase to be utilized for Sewage Planning.
5. Prepare a project narrative for submission to municipality and PADEP.
6. Coordination and correspondence with Township and PADEP associated with sewage planning.
7. Sanitary Sewer Planning & Design Services assumes that sanitary connection may be made to existing sanitary facilities directly adjacent to the site.

G. Utility Coordination - \$4,674.00

1. Water Service
 - a. Application and coordination with Authority for Water Service Will-Serve letter.
 - b. Capacity allocation and Design approval for Water Service.
2. Sanitary Sewer Service
 - a. Design approval for Sewer Service.
 - b. Will-Serve and Capacity approval included under Sanitary Sewage Planning.

H. Project Coordination & Meetings - \$11,525.00

1. Planning Services (Schematic Design)
 - a. Attendance at one (1) Kickoff Meeting and up to three (3) meetings to discuss iterations.
2. Preliminary/Final Land Development Plans (Land Development, Design Development, and Construction Documents)
 - a. Attendance at up to twenty-four (24) Bi-Weekly Design Meetings (based on concurrent Land Development, Design Development, and Construction Documents schedule of May 2026 through March 2027).
 - b. Attendance at two (2) Township Planning Commission Meeting for Preliminary/Final Land Development recommendation.
 - c. Attendance at two (2) Township Board of Supervisors Meeting for Preliminary/Final Land Development approval.
 - d. Miscellaneous Project Coordination with Client, Design Team, and Reviewing Agencies.

I. Administrative Services - \$1,480.00

1. Preparation of the following permit applications, including support documentation (plans, exhibits, notifications, etc.)
 - a. Lower Gwynedd Township Subdivision and Land Development Plan Review Application.
 - b. Montgomery County Planning Commission Subdivision and Land Development Plan Review Application.
2. Coordination of Record Plans for required signatures.

J. Miscellaneous Expenses - Time & Material

1. The cost of additional reimbursable expenses will be covered under Miscellaneous Expenses. Cost of services will be billed based upon the hourly rate of those individuals providing the service. Reimbursable Expenses include, but are not limited to:
 - a. Plan/Document reproduction fees, postage, clerical services, travel expenses, and application fees.
 - b. Attendance at meetings with regulatory agencies and the Client and/or his agents, in addition to meetings covered elsewhere in this agreement.

III. Bidding Phase

A. Bid Phase Services - \$7,446.00

1. Prepare Site Civil Construction Documents based on approved Land Development Plan set, including any additional details required for construction.
2. Attendance at Pre-Bid Meeting.
3. Review and response to Bidding Requests for Information (RFI's).
4. Assist Client and Owner in compiling documents necessary for bid as they pertain to the Site Civil/Land Development Plan.

IV. Construction Administration & Closeout Phase

A. Construction Administration Services - \$22,340.00

1. Attendance at Pre-Construction Meeting.
2. Review and response to Construction Requests for Information (RFI's).
3. Review of project submittals related to the civil design package.
4. Conduct up to fifteen (15) on-site construction observations during the site construction phase including preparation of Field Observation Reports and submission to project team within three (3) days of observation.
5. Assist with review of monthly payments to contractors.
6. Prepare and monitor punch list, including up to three (3) site visits.
7. General coordination with Township, contractors, and subcontractors.

B. As-Built Survey - \$7,500.00

1. G&A shall perform a final as-built survey of all new utilities, structures, proposed building, and site improvements for approval by the appropriate authorities.

C. NPDES Notice of Termination - \$4,720.00

1. Upon completion of As-Built Survey, G&A will prepare of Notice of Termination (NOT) form.
2. Preparation of PCSM As-Built & Long Term Operation & Maintenance Plan.
3. Attendance at one (1) Post-Construction site inspection with PADEP/MCCD staff.
4. Up to one (1) revision of NOT Documents based on PADEP/MCCD review for final closeout.

V. All Other Necessary Phases of Work

The below services are included to support the design and permitting proposed within the Land Development/ Design phase:

A. Infiltration & Wetland Services - \$10,000.00

1. Infiltration Field Study
 - a. Test pits will be field located for the proposed site improvements using GPS locating equipment and taping and offset methods. Locations will be selected by the engineer based on available mapping, plan information, and site conditions encountered.
 - b. Services will include a PA One Call notification to locate public utilities, layout of test boring and test pit locations, mobilization of drilling and excavation equipment to the site, and a 3-day field investigation.
 - c. Up to fifteen (15) test pits are proposed for infiltration testing in support of stormwater management design for this project. G&A will provide an excavator and the test pits will be advanced continuously to depths up to 10.0 feet below the existing ground surface to evaluate soils for infiltration potential, check for limiting zones and determine infiltration testing depths. Soil profile logs will be prepared and infiltration tests will be performed by G&A staff scientist in each test pit using double-ring methodology in accordance with PADEP guidelines. Assume Township Public Works Department to provide a backhoe & operator to excavation of test pits.
2. Preliminary Wetland Evaluation
 - a. G&A's wetland scientist will confirm the presence of all jurisdictional wetland and waters of the United States boundaries within the project area in accordance with the U.S. Army Corps of Engineers' 1987 Wetland delineation Methodology. The scope of this work assumes the completion of a site investigation, flagging of encountered wetlands and waters if present, and a summary report and completed data forms representing the findings. It is anticipated that there will be a limited wetland presence based on our initial site review. The wetland delineation work will be performed in conjunction with the infiltration field study. If there are substantial wetland areas, additional effort may be necessary. Additional wetland services will be performed only upon the authorization of the Client. The scope of work assumes that clear, safe, and legal access to the area will be provided. A GPS survey will be performed for flagged locations, and the preparation of a survey plan is included in the scope.

3. Infiltration Test Report

- a. Services will include engineering analysis and preparation of an Infiltration Test Report. The Infiltration Test Report will provide a description of the site and the subsurface/geologic conditions as they relate to design and construction of the proposed stormwater management facilities. The report will include recommendations for infiltration rates and the construction of stormwater management facilities. Additionally, the report will include a Site location Plan, a Testing Location Plan, Test Boring Logs, Infiltration Results, and Laboratory testing data. The Infiltration Test Report will be signed and sealed by a Geotechnical Professional.

B. Environmental Services - \$195.00

1. Preparation of a Phase I Environmental Site Assessment (ESA) of the project area in accordance with ASTM Standard E1527-21 and the Federal All Appropriate Inquiry Standard was performed by G&A in conjunction with the Township's Due Diligence process as part of the land condemnation. The ESA was issued in draft form to the Township Solicitor and our above cost is to finalize the report. We can provide a budgetary cost for any additional soil testing/evaluations recommended in the ESA under separate cover.

C. Grant Compliance Services - \$2,960.00

1. We understand the Township has already obtained both RACP and LSA Grants for this project. We further understand that the Township is working with a grant administrator related to the RACP grant compliance. The Responses to Questions indicated that attendance at "one or two" meetings may be required for RACP along with time allotted for coordination on documents. As such, we have included time to attend up to two (2) meetings (assumed to be 2 hours each) and an additional 12 hours of PM time for "coordination on documents." Any RACP effort or assistance required in addition to these assumptions can be provided as a change order.

CONDITIONS

Gilmore & Associates, Inc. shall provide the **PROFESSIONAL SERVICES** outlined above subject to the following conditions;

A. SURVEYING SERVICES CONDITIONS

We assume the following:

1. It is assumed when the above services are requested by the client that the areas on site concerning the request will be accessible, clear, unobstructed and ready to survey. This includes items such as vehicles, equipment, materials and anything else that may delay our field personnel. We also assume there will be no restrictions to site access for our field crews.
2. Requirements by Client, Client Representative, Attorney, Agent, etc. for any additional information shall be in addition to the contract amount set forth herein.
3. It shall be understood that utility location surveys (i.e. water, sanitary sewer, storm sewer) shall be based upon visible surface improvements only. No digging or subsurface investigation is included in this scope of work. Utility locations will also be shown based on a response to the Pennsylvania One Call System.
4. Gilmore & Associates, Inc. is responsible for providing the surveying services outlined above only. It is the client's responsibility to review the above surveying services and confirm the services will be sufficient to complete the client's obligations. Gilmore & Associates is willing to meet with the client to review the above proposed services, contractor's obligations and site plans to ensure the proposed services will be sufficient. Any additional services that may be required by the Client, to fulfill their obligations, must be negotiated with Gilmore & Associates, Inc. before the execution of this agreement. If additional surveying services outside of the scope outlined above are later needed, that work will be executed based on a negotiated and executed Change Order for costs in addition to the original contract price.
5. Any fees incurred through a Payment Management Company for accounting services including but not limited to billing, document and lien waiver collections, program set up fees, etc. will be paid by the Client and billed as additional fees per this services agreement.
6. The Services shall be performed on the following schedule:
 - Duration of survey services is estimated to be 20-25 working days from the authorization to proceed.

B. CONDITIONS OF PROFESSIONAL SERVICES

1. The scope of **PROFESSIONAL SERVICES** assumes that the site will be designed around the narrative description stated above. Substantial changes to the above will be subject to a Contract Change Order to reflect the additional services required to implement the revisions.
2. Any and all requests, requirements and or studies required by the Township and/or other agencies which are not covered in this proposal shall be provided at an additional cost.
3. It is understood that complete Architectural Drawings will be provided prior to starting Land Development Design. These drawings will include the following information – all utility connections, all access points (ADA and otherwise), all ADA path ways, Finished Floor Elevation, size and footprint of the building. The footprint of the building must be in AutoCAD format.
4. Stormwater management design approach assumes the property will be permitted to discharge in the same location the existing property drains/flows. If neighbor approval and/or easements are required from neighbors, additional fees will apply.
5. It is assumed that there are no public utilities (sewer piping, electrical conduits, etc.) that traverse the site which would require a design modification. Design, coordination, and documentation to modify/relocate same are beyond the scope of professional services.
6. It is assumed that the project will qualify for an Act 537 Sewage Facilities Planning Module Exemption. Preparation of a full PADEP Sewage Facilities Planning Module is beyond the scope of basic services.
7. It is assumed there is sufficient domestic water, fire protection, and sewer capacity to serve the project, and does not require the design of pumping or storage facilities, or off-site utility design.
8. For sewer service, it is assumed that a gravity connection can be made to existing public sewer systems located adjacent to the site.
9. It is our understanding that the Client will obtain the required EDUs necessary for this project.
10. For water service, it is assumed that a connection can be made to an existing water main located in Moore Drive.
11. It is assumed that there is adequate water pressure and flow to serve this project.
12. The scope of **PROFESSIONAL SERVICES** does not include the design of recreational facilities.
13. Construction phase services, not specifically mentioned in the scope, are beyond the scope of **PROFESSIONAL SERVICES**. If necessary, Gilmore & Associates, Inc. will provide a separate proposal for the following additional services:
 - Construction Stakeout
 - Soils Engineering - Compaction Testing
 - Materials Testing
 - Construction Observation (beyond the 15 site visits requested in the RFP).
14. The scope of Professional Services includes the type, size, and location level of design for site structures such as endwalls, culverts, and retaining walls. Structural design and shop drawings cannot be anticipated at this time and are beyond the scope of professional services. The Scope of Professional Services specially excludes the design of site retaining walls.

15. The Client shall be responsible for all regulatory agency application/review fees, including resubmission fees. The Client or his designated entity shall be the applicant for all permit applications and shall be solely responsible for tracking permit expiration and renewal milestones.
16. Wetland/jurisdictional waterway permitting is beyond the scope of **PROFESSIONAL SERVICES**.
17. The design of offsite road improvements is beyond the scope of **PROFESSIONAL SERVICES**.
18. Construction Phase services do not include survey stakeout or material testing.
19. **Gilmore & Associates, Inc. reserves the right to adjust the cost of these services in accordance with increases in company billing rates if this Contract Agreement is not accepted within 30 days. Further, it is noted that the Contract price set forth herein assumes the completion of all BASIC SERVICES outlined herein within 6 months from the date of an executed Contract Agreement. In the event the BASIC SERVICES outlined herein are not completed within 6 months from the date of the executed Contract Agreement, Gilmore & Associates, Inc. reserves the right to adjust the cost of the remaining services in accordance with increases in company billing rates.**

C. CONDITIONS OF GEOTECHNICAL SERVICES

1. The test pits will be located at G&A's discretion based on the proposed site layout and requirements of applicable stormwater management regulations and based on field conditions, obstructions, underground utilities, etc. Test locations will be field located using GPS methodology.
2. The Scope of Services is based on the stated days of effort and assumed soil conditions based on our understanding of the project scope and experience with the project geologic conditions. Additional test pits or geotechnical investigations will be performed only upon the authorization of the Client.
3. The Scope of Services specifically excludes geotechnical borings as the Responses to Questions (21.a) posted on the Township website indicates that the Township will be soliciting separate proposals for geotechnical borings. If requested, we can provide a scope and fee for borings and a full geotechnical report under separate cover.
4. The Scope of Services is based on non-prevailing wage and non-union rates. If Union or Prevailing Wage rates are required, G&A can provide the services for an additional cost.
5. The Client will provide G&A with written permission to enter the property and will coordinate access to the boring and test pit locations.
6. This Scope of Services assumes that OSHA Level D protection is sufficient to protect the workers during these field studies. If environmentally contaminated materials are encountered, additional fees may apply.
7. Gilmore & Associates, Inc. will not be responsible for incidental damage caused by company or subcontractor vehicles entering and exiting the property as part of the Project. G&A will attempt to limit the disturbance to the project site during the field studies. However, it is understood that some site disturbance will occur. The test pits will be backfilled with excavation material to original grade upon completion of the work at that location.
8. G&A will contact the PA One Call system prior to the field studies. G&A and G&A's subcontractor will not be responsible for damage to underground utilities that are not accurately shown on drawings provided to G&A or marked out in the field. Private utility location is excluded from the project scope. If additional utility clearance is required by private utility locators, that service can be provided by G&A for an additional fee.

EXHIBIT C – GILMORE & ASSOCIATES, INC. - STANDARD TERMS AND CONDITIONS

1. DUTIES AND RESPONSIBILITIES

1.1 The Engineer (throughout these Terms and Conditions, Engineer shall include Gilmore & Associates, Inc. and its subconsultants) agrees to provide only those professional services specifically and expressly set forth in the Scope of Services portion of this Agreement. Unless specifically set forth in the Scope of Services, Engineer shall not provide any construction phase services including, but not limited to, the construction phase observation of any contractor's work. Under no circumstances shall Engineer have control over, or be in charge of, nor be responsible for, construction means, methods, techniques, sequences or procedures in connection with the work or for the contractor(s)'s safety programs or procedures at the site.

1.2 In the event that the Engineer and Client have not executed this Agreement, the Client's authorization to Engineer to proceed with the performance of the services set forth herein shall constitute acceptance by the Client of these Terms and Conditions.

2. UNDERGROUND UTILITIES AND STRUCTURES

2.1 Client agrees to advise Engineer in writing of known or suspected utilities or other underground structures or features which could affect the services to be provided and shall provide all drawings in its possession which identify underground utilities, structures or features.

2.2 Client agrees to release Engineer from any liability to Client and to hold Engineer harmless in accordance with Paragraph 11.1 where subterranean utility lines and other underground structures or features which were not identified to Engineer as required by Paragraph 2.1 have been damaged.

3. RESTRICTIONS ON USE OF DOCUMENTS

3.1 It is understood and agreed that all drawings, sketches, specifications and other documents in any form, including CADD disks, prepared under this Agreement (collectively "Documents") are instruments of Engineer's services and, as such, are, and shall remain, the property of Engineer, whether the project for which they are intended is executed or not. Client shall, upon payment of all fees and reimbursable expenses due Engineer under this Agreement, be permitted to retain reproducible copies of the final versions of those Documents necessary for the execution of the Project ("Deliverables") for information and reference only in connection with the project for which the Documents were prepared. The Documents are prepared for use on this Project only and are not appropriate for use on any other project, for additions to this Project, for completion of this Project by others (unless Engineer is adjudged in default) or for any purpose other than as defined by the Scope of Services, except by agreement in writing with the appropriate compensation to Engineer. Any use of the Documents or the information or data contained therein, in violation of this subparagraph or any alteration or modification of such Documents or the information or data contained therein, without the express written consent of Engineer is expressly prohibited. Such prohibited use is at the sole risk of the user and Engineer is released from any liability for damages arising from such use.

3.2 Client agrees that any Documents in Client's possession shall not be used and shall be returned promptly to Engineer, if Client is in default under this Agreement. Client agrees that Engineer may obtain injunctive relief to enforce this subparagraph.

3A. ACCEPTANCE, OWNERSHIP AND USE OF ELECTRONIC APPLICATIONS (This provision shall apply only to any GIS System included in Exhibit "A").

3A.1 Ownership and Use - It is understood and agreed that any and all map graphics, databases, reports, drawings, computer files, field data, notes or other documents, whether in printed form or in machine readable format created or prepared by Engineer under this Agreement are instruments of Engineer's services and, as such, are, and shall remain, the property of Engineer. However, at the end of the acceptance periods defined in Subparagraphs 3A.2 or 3A.3 and the payment of all fees and expenses due under this Agreement, Client shall have an irrevocable, non-exclusive license to use those components of the electronic applications including the map graphics and databases described in Exhibit "A" ("Deliverables") which have been delivered by Engineer pursuant to Subparagraphs 3A.2 and/or 3A.3.

3A.2 Acceptance Period for Interim Components - Upon receipt of each component part of the electronic application and the map graphics and databases at Client's facility, Client shall have a period of fifteen (15) calendar days (unless otherwise noted in Exhibit A) to review and approve the component application including the map graphics and databases. Engineer shall correct any deficiencies brought to its attention by Client at the conclusion of that fifteen (15) calendar day period. Upon the correction of any such deficiencies, Engineer shall not be responsible for making any further changes, revisions or corrections to that component of the electronic applications including the map graphics and databases and is released from liability for any deficiencies contained therein.

3A.3 Acceptance Period for Final Delivery - Upon completion of the installation of all of the electronic applications and the map graphics and databases required by this Agreement at Client's facility, Client shall have a period of fifteen (15) calendar days (unless otherwise noted in Exhibit A) to review and approve the overall operation of the applications including the map graphics and databases. This final review and approval shall not include a re-review of the individual components reviewed and approved by Client pursuant to Subparagraph 3A.2. Engineer shall correct any deficiencies in the overall operation of the applications brought to its attention by Client at the conclusion of that fifteen (15) calendar day period. Upon the correction of any such deficiencies, Engineer shall not be responsible for making any further changes, revisions or corrections to any of the electronic applications including the map graphics and databases and is released from liability for any deficiencies contained therein.

3A.4 Modification of Deliverables - Any changes, modifications, deletions or additions made to the electronic applications including the map graphics and/or databases by Client or any consultants retained by it (other than Engineer) are made at Client's sole risk and Engineer shall not have any liability for, and the Client releases Engineer from

any claims or damages resulting from, such changes, modifications, deletions or additions.

4. STANDARD OF CARE

4.1 In performing the services required by this Agreement, Engineer shall use that degree of usual and customary professional skill and care ordinarily exercised by members of its profession under similar circumstances practicing in the same or similar locality. The standard of care shall exclusively be judged as of the time the services are rendered and not according to later standards. Engineer makes no expressed or implied warranty beyond its commitment to conform to this standard.

5. OBSERVATION SERVICES

5.1 If expressly required under the Scope of Services, Engineer shall visit the site at the intervals set forth in the Scope of Services to become generally familiar with the progress and quality of that portion of the work for which Engineer prepared the Deliverables to determine in general if such work is being performed in a manner indicating that such work when completed will be in accordance with the Deliverables. Engineer shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of such work. On the basis of on-site observations as a design professional, Engineer shall keep client informed of the progress and quality of the work. Engineer's services do not include supervision or direction of the actual work of the contractor(s), their employees, agents or subcontractors. Client agrees to notify the contractor(s) accordingly. The contractor(s) shall also be informed by Client that neither the presence of Engineer's field representative nor the observation by the Engineer shall excuse the contractor(s) for defects or omissions in his work.

5.2 Under no circumstances shall Engineer have control over, or be in charge of, nor shall it be responsible for, construction means, methods, techniques, sequences or procedures in connection with the work or for the contractor(s)'s safety programs or procedures at the site. Engineer shall not be responsible for any contractor's schedules or failure to carry out the work in accordance with the Deliverables. Engineer shall not have control over or charge of acts or omissions of any contractor, subcontractor, or their agents or employees, or of any other persons performing portions of the work.

5.3 It is further understood that the contractor(s) will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performances of the work, and that these requirements will apply continuously and not be limited to normal working hours. Any observations at the site as set forth in Paragraph 5.1 by Engineer is not intended to include review of the adequacy of the contractor(s)'s safety measures at the construction site. The Engineer will not be held responsible for any contractor's failure to observe or comply with the Occupational Health and Safety Act of 1970 (including subsequent amendments), and regulations or standards promulgated thereunder, or any state, county, or municipal law or regulation of similar import or intent.

6. TERMINATION, SUSPENSION

6.1 This Agreement may be terminated by either party upon seven days written notice should the other party fail substantially to perform in accordance with its terms. This Agreement may be terminated by the Client upon at least seven (7) days written notice to Engineer in the event that the Project is permanently abandoned. In the event of any termination that is not the fault of Engineer, Engineer will be compensated for all services performed up to the time written notice of termination is actually received by Engineer, together with reimbursable expenses then due and reasonable Termination Expenses directly associated with the termination.

6.2 In the event of termination or suspension for more than three (3) months which occurs prior to completion of all services contemplated by the Agreement, the Engineer may complete such analyses and records as are necessary to complete his files and may also complete a report on the services performed up to the date of receipt of written notice of termination or suspension. Termination Expenses provided for above shall include all fees and costs incurred by Engineer in reporting, completed data, completing such analyses, records and reports.

7. INVOICES, PAYMENTS

7.1 Engineer will submit invoices to Client monthly and a final invoice upon completion of services.

7.2 Client shall promptly review Engineer's invoices. Any right to withhold payment based on errors or discrepancies in the invoice is waived if not identified in writing to Engineer within seven (7) days of Client's receipt of invoice. Any research required by Engineer in order to respond to questions raised regarding invoices shall be billable to Client at Engineer's standard hourly rates, if such questions are not raised within such seven (7) day period.

7.3 Payment is due upon presentation of invoice and is past due fifteen (15) days from invoice date. Client agrees to pay a service charge of one and one-half (1 ½) percent per month (18% per annum) or fraction thereof on past due payments under this Agreement.

7.4 Timely payment to the Engineer in accordance with the Terms and Conditions of this Agreement is a material consideration of this Agreement. Therefore, the Client's failure to make payments in accordance with this Agreement shall constitute substantial nonperformance and a cause for termination by Engineer. If the Client fails to make payment when due Engineer for services and expenses, the Engineer may, at its option and without prejudice to its right to terminate as described above, upon seven days written notice to the Client, suspend performance under this Agreement. Unless payment in full is received by the Engineer within seven (7) days of the date of the notice, the suspension shall take effect without further notice. Suspensions for subsequent failures to pay invoices shall not require prior notice by the Engineer. In the event of a suspension of performance, the Engineer shall have no liability to the Client for delay or damages caused the Client because of such suspension of performance. The Client

shall hold harmless, indemnify, and defend the Engineer for claims that arise due to any suspension.

7.5 It is further agreed that in the event a lien or suit is filed to enforce payment under this agreement, the Engineer will be reimbursed by the Client for all court costs and reasonable attorney's fees in addition to accrued service charges.

7.6 Unless the compensation identified in this Agreement is specifically identified as a lump sum, the amounts set forth as the "Estimated Fee" shall constitute the Engineer's best estimate of the effort required to complete the project as the Engineer understands it to be defined. For those projects involving conceptual or process development work, activities often are not fully definable in the initial planning. In any event, as the project progresses, the facts developed may dictate a change in direction, additional effort, or suspension of effort, which may alter the scope. The Engineer will inform the Client of such situation so that negotiations relating to a change in scope and an adjustment to the time of performance can be accomplished as required. If such change, additional effort, or suspension of effort results in an increase or decrease in the cost of or time required for performance of the services, whether or not changed by any change order, an equitable adjustment shall be made and this Agreement modified accordingly.

8. ASSIGNS

8.1 Neither the Client nor the Engineer may delegate, assign, or sublet, or transfer his duties or interest (including any claims that arise here) in this Agreement without written consent of the other party. Such consent shall not be unreasonably withheld.

9. LIMITATIONS ON REMEDIES

9.1 The Client shall promptly (within 24 hours) report to Engineer any defects or suspected defects in Engineer's services of which Client becomes aware, so that Engineer may take measures to minimize the consequences of such defect. Client warrants that Client will impose a similar notification requirement on all contractors retained by Client and shall require all subcontracts at any level to contain a like requirement. Engineer shall be liable for correcting defects in its services caused by its negligence. However, the failure by Client, and the Client's contractors or subcontractors to notify Engineer of such defects in a timely fashion shall relieve Engineer of the costs of remedying the defects above the sum such remedy would have cost had prompt notification been given.

9.2 If, due to Engineer's negligent error, any required item or component of the Project is omitted from the Documents, Engineer shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been otherwise necessary to the Project or otherwise adds value or betterment to the Project. Engineer shall only be liable to the extent such costs would have been avoided had engineer not been negligent. In no event, will Engineer be responsible for any cost or expense that provides betterment, upgrade or enhancement of the Project. Client's sole and exclusive remedy for such negligent omissions where no otherwise avoidable costs are incurred by Client is for Engineer to perform services necessary to correct omission without charge to Client; provided that where Engineer's fees or reimbursable expenses would have been higher had the omitted item or component been included prior to construction, Engineer shall be entitled to such increased fees and reimbursable expenses.

9.3 Notwithstanding any other provision of this Agreement, neither party shall be liable to the other for any consequential damages incurred due to the fault of the other party, regardless of the nature of the fault or whether it was committed by Client or Engineer, their employees, agents, subconsultants or subcontractors. Consequential damages include, but are not limited to, loss of use and loss of profit.

9.4 Engineer's liability for any damages due to breach of contract, error, omission, professional negligence or any other theory of liability will be limited to an amount not to exceed three times the engineer's fees under this agreement. Such limitation shall apply to the aggregate of all claims that may be brought against engineer and its subconsultants. If the client prefers not to limit the engineer's professional liability to this sum, the engineer will waive this limitation upon the client's request provided that the client agrees to pay an additional consideration for this waiver.

9.5 It is understood that the Engineer shall not be held responsible for any errors or omissions on the part of contractor, including, but not limited to, the contractor's failure to adhere to the plans and specifications regardless of whether or not the Engineer is performing observational services. This provision shall be included in the contract between the Client and his contractor(s) for this project.

10. DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in question between the Engineer and the Client arising out of, or relating to, this Agreement or the breach thereof or the services rendered by Engineer ("Dispute"), shall be resolved as follows:

10.2 A written demand for non-binding mediation, which shall specify in detail the facts of the Dispute and the relief requested, shall be submitted, within a reasonable time after the basis for the Dispute has arisen, to the party against whom the claim is brought. If the Dispute cannot be resolved by the parties within ten (10) days, the demand shall be submitted to "ADR Options" or such mediation service as the parties shall otherwise agree to retain, for good faith non-binding mediation. The Mediator's fee shall be shared equally by the parties. The party initiating the Dispute shall be liable for any filing fee.

10.3 Any Dispute between the parties that is not fully resolved by mediation within 60 days of submission to the mediation service shall be decided by litigation in a court of competent jurisdiction.

10.4 In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

10.5 In the event that Client institutes suit against the Engineer because of any Dispute and if such suit is dropped or dismissed, or if the Engineer otherwise prevails, Client agrees to reimburse the Engineer, or pay directly, any and all costs and any and all other

expenses of defense, immediately following dropping or dismissal of the case or immediately upon judgment being rendered on behalf of the Engineer.

10.6 The signatories to this Agreement, agree to be, and to remain at all times, and for all purposes, without regard for any business address they may now or hereafter assume, subject to the exclusive jurisdiction of the several Courts of Common Pleas of Bucks County, Pennsylvania for all causes of action, if any, which may arise under, or incident to, the application, breach, enforcement, interpretation, performance or nonperformance of this Agreement. This Agreement and the rights and obligations of the parties hereto shall be controlled by the laws of the Commonwealth of Pennsylvania.

11. INDEMNIFICATION

11.1 To the fullest extent permitted by law, Client shall indemnify and save harmless Engineer, their subsidiaries, affiliates, officers, employees and subconsultants or such other individuals or entities who may have assisted the Engineer in the rendering of its services in connection with the Project (along with each of their shareholders, directors, officers, partners and employees) from and against any and all manner of demands, claims, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and any other defense costs arising out of any negligent conduct or breach of any provision of this Agreement by Client or any individual or entity for whose acts Client is responsible.

12. ENVIRONMENTAL

12.1 Where the scope of basic services includes storm water pollution prevention (SWPP), sedimentation or erosion control plans, specifications, procedures or related construction observation or administrative field functions, Client acknowledges that such services proposed or performed by G & A are not guaranteed to provide complete SWPP, sedimentation or erosion control, capture all run off or siltation, that any physical work is to be constructed and maintained by the Client's contractor or others and that G&A has no control over the ultimate effectiveness of any such work or procedures. Except to the extent that there were errors or omissions in the services provided by G & A, Client agrees to indemnify and hold G & A harmless from and against all claims, costs, liabilities or damages whatsoever arising from any storm water pollution, erosion, sedimentation, or discharge of silt or other deleterious substances into any waterway, wetland or woodland and any resulting charges, fines, legal action, cleanup or related costs.

13. WARRANTY OF AUTHORITY TO SIGN

13.1 The person signing this contract warrants they have authority to sign as, or on behalf of, the Client for whom or for whose benefit that Engineer's services are rendered. If such person does not have such authority, he agrees that he is personally liable for all breaches of this contract and that in any action against him for breach of such warranty a reasonable attorney fee shall be included in any judgment rendered.

14. CHOICE OF LAW

14.1 This contract will be construed in accordance with the laws of the Commonwealth of Pennsylvania.

15. SEVERABILITY

15.1 In the event that any provisions herein shall be deemed invalid or unenforceable, the other provisions hereof shall remain in the full force and effect, and binding upon the parties hereto.

16. REFERENCES

16.1 Client agrees that Engineer has authority to utilize its name as a Client and general description of the project work or service performed as references to other Clients.

17. INTEGRATION

17.1 There are no understandings or agreements concerning this project except as expressly stated herein.

18. VALIDITY

18.1 It is understood that if this Agreement is not executed by Client or accepted as set forth in Paragraph 1.2 within thirty (30) days of the date of the Agreement, Engineer reserves the right to revise or withdraw this Agreement.

19. THIRD PARTY BENEFICIARIES

19.1 Nothing contained in this Agreement shall create a contractual relationship with a cause of action in favor of a third party against either the Client or the Engineer.

20. WAIVER OF SUBROGATION

20.1 Except to the extent that such waiver would invalidate the applicable insurance coverage, the Client and Engineer waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, but only to the extent covered by property insurance during construction, except such rights as they may have to the proceeds of such insurance. Client and Engineer each shall require similar waivers from their contractors, consultants and agents.

End of Terms and Conditions

Revised: 04/08/15

FEE

The fees for providing the PROFESSIONAL SERVICES, as set forth herein shall be as follows:

I. SURVEYING SERVICES SUBTOTAL	\$ 27,815.00
II. LAND DEVELOPMENT/DESIGN PHASE SERVICES	
Planning Services	\$ 7,344.00
Preliminary/Final Land Development Plans	\$ 18,800.00
Stormwater Management Design	\$ 13,320.00
Landscape & Lighting Plans	\$ 10,896.00
NPDES General Permit Submission	\$ 44,029.00
Sanitary Sewage Planning & Design	\$ 3,406.00
Utility Coordination	\$ 4,674.00
Project Coordination & Meetings	\$ 11,525.00
Administrative Services	\$ 1,480.00
Miscellaneous Expenses	\$ T&M
SUBTOTAL	\$ 115,474.00
III. BIDDING PHASE SERVICES SUBTOTAL	\$ 7,446.00
IV. CONSTRUCTION ADMINISTRATION AND CLOSEOUT PHASE SERVICES	
Construction Administration Services	\$ 22,340.00
As-Built Survey	\$ 7,500.00
NPDES Notice of Termination	\$ 4,720.00
SUBTOTAL	\$ 34,560.00
VI. ALL OTHER NECESSARY PHASES OF WORK SERVICES	
Infiltration Testing and Wetland Evaluation	\$ 10,000.00
Environmental Services	\$ 195.00
RACP Grant Compliance	\$ 2,960.00
SUBTOTAL	\$ 13,155.00
PROFESSIONAL SERVICES TOTAL	\$ 198,450.00

In addition to the fee, the Client shall be responsible for miscellaneous costs (i.e. plan/document reproduction fees, postage, clerical, etc.). Miscellaneous expenses will be billed in addition to the Contract amount.

**SUMMARY
COST PROPOSAL FOR LOWER GWYNEDD TOWNSHIP PUBLIC WORKS FACILITY**



FILE: 2500182
DATE: 02/20/2026

LABOR WORK ITEM	HOURS					TOTAL	SUBTOTAL
	PRINCIPAL ENGINEER JH	Consulting Prof. III BS	Consulting Prof. IV CG & TK & TW	Design/Staff Tech V DF & HS	Field/Staff Tech I BD		
Survey							
Survey Services							\$ 27,815.00
							Subtotal: \$ 27,815.00
Land Development / Design Phase							
Planning Services							
Ordinance Review	1	8				9	\$ 1,718.00
Site Plan/Concept with 3 iterations	1	16		8		25	\$ 4,278.00
Waiver List	1	6				7	\$ 1,348.00
							Subtotal: \$ 7,344.00
P/F LD Plans							
Preliminary / Final LD Plan inc. revisions	2	40		40		82	\$ 13,276.00
Cut/Fill		8				8	\$ 1,480.00
Environmental Assessment Statement			1			1	\$ 195.00
Cost Estimate	2	16				18	\$ 3,436.00
Montgomery County Planning Commission	1	2				3	\$ 608.00
LGT Planning Commission	4	4				8	\$ 1,692.00
Board of Supervisors	4	4				8	\$ 1,692.00
							Subtotal: \$ 22,379.00
Stormwater Management Design & Permitting							
Pre/Post DA Plans		32				32	\$ 5,920.00
SWM Details		40				40	\$ 7,400.00
							Subtotal: \$ 13,320.00
Landscape/Lighting							
Landscape Plan Design	6		4	24		34	\$ 5,448.00
Lighting Plan Design	6		4	24		34	\$ 5,448.00
							Subtotal: \$ 10,896.00
NPDES General Permit							
PCSM Plans		74		40		114	\$ 19,090.00
PCSM Report		16		8		24	\$ 4,040.00
E&S Plans		16		24		40	\$ 6,200.00
E&S Report		8		16		24	\$ 3,640.00
Meetings	1	8				9	\$ 1,718.00
Notifications		1		4		5	\$ 725.00
PNDI		4				4	\$ 740.00
Applications	2	40				42	\$ 7,876.00
							Subtotal: \$ 44,029.00
Sanitary Sewer Planning & Design Services							
Will Serve Letter Coordination	1	2				3	\$ 608.00
Sewage Planning Module Mailer		4		8		12	\$ 1,820.00
Coordination with Twp and DEP	1	4				5	\$ 978.00
							Subtotal: \$ 3,406.00
Utility Coordination							
Water Will Serve	1	1		1		3	\$ 558.00
Water Design and Capacity Approval	2	8		16		26	\$ 4,116.00
							Subtotal: \$ 4,674.00
Project Coordination and Meetings							
Planning Kickoff Meeting (1 x 2 hrs)	3	3				6	\$ 1,269.00
Planning Bi-Weekly Meetings (4 x 2 hrs)	4	8				12	\$ 2,432.00
P/F LD Bi-Weekly Meetings (24 x 1 hrs) Virtual		24				24	\$ 4,440.00
							Subtotal: \$ 8,141.00
Administration							
Land Development Applications		4				4	\$ 740.00
Plan Recording		4				4	\$ 740.00
							Subtotal: \$ 1,480.00
Bidding Phase							
Construction Documents	2	8		16		26	\$ 4,116.00
Pre-Bid Meeting		2				2	\$ 370.00
RFI Responses		16				16	\$ 2,960.00
							Subtotal: \$ 7,446.00
Construction Administration & Closeout Phase							
Pre Construction Meeting		2			2	4	\$ 646.00
RFI Response	1	8		8		17	\$ 2,798.00
Submittal Review		4		24		28	\$ 3,980.00
Site Observations (15) with report		4			60	64	\$ 9,020.00
Pay Review		4			8	12	\$ 1,844.00
Punchlist with 3 site visits		4			24	28	\$ 4,052.00
As-Built Survey							\$ 7,500.00
NPDES Notice of Termination		8		24		32	\$ 4,720.00
							Subtotal: \$ 34,560.00
Grant Compliance							
RACP Grant Compliance							\$ 2,960.00
							Subtotal: \$ 2,960.00
All Other Necessary Phases of Work							
Infiltration Testing and Wetland Evaluation							\$ 10,000.00
							Subtotal: \$ 10,000.00
TOTAL HOURS	46	465	9	285	94	899	
RATE	\$238.00	\$185.00	\$195.00	\$135.00	\$138.00		
SUBTOTAL - LABOR	\$ 10,948.00	\$ 86,025.00	\$ 1,755.00	\$ 38,475.00	\$ 12,972.00		\$ 198,450.00

2026 MISCELLANEOUS EQUIPMENT CHARGES

Auto/Truck Mileage -- Chargeable to Client	IRS rate + 15%
This rate is subject to change based on the IRS' standard mileage rate determination.	
Lodging/Meals	At Cost
Reproduction Media Charges (24x36; 30x42; 36x48)	
Color Bond	\$0.75/square foot
Mylar	\$1.50/square foot
Prints from Plotter	\$0.50/square foot
Outside Printing/Reproduction	Cost + 20%
FedEx/Postage	Cost + 20%
Permits/Deeds	Cost + 20%
Materials/Supplies/Testing/Subcontractors	Cost + 20%
Rental Equipment:	
Confined Space Air Monitor	\$50.00/day
Go Pro Camera	\$50.00/day
Confined Space Retrieval Equipment	\$150.00/day
CoringRig	\$100.00/day
Depth-to-Water Meter	\$25/day, \$50.00/week
Fall Protection Equipment	\$50.00/day
Floor Leveler	\$100.00/day
Generator	\$50.00/day
Ott Flow Probe	\$75.00/day
Pump	\$50.00/day
Oil Water Interface Probe	\$25.00/day
Horiba Multi-Parameter Probe	\$50.00/day
PID	\$25.00/day
GPS Unit	\$50.00/day
Pressure Transducer/Data Logger	\$50.00/day, \$150.00/month



2026 PROFESSIONAL SERVICES FEE SCHEDULE

TITLE	RATE
Principal III	\$ 298.00
Principal II	\$ 268.00
Principal I	\$ 238.00
Consulting Professional V	\$ 205.00
Consulting Professional IV	\$ 195.00
Consulting Professional III	\$ 185.00
Consulting Professional II	\$ 175.00
Consulting Professional I	\$ 165.00
Design Technician V	\$ 155.00
Design Technician IV	\$ 145.00
Design Technician III	\$ 135.00
Design Technician II	\$ 125.00
Design Technician I	\$ 115.00
Construction Representative III	\$ 138.00
Construction Representative II	\$ 121.00
Construction Representative I	\$ 106.00
Survey Crew	\$ 215.00
Project Assistant	\$ 100.00

Listed Rates – All Rates listed above are hourly rates based upon straight time for a 40-hour, 5-day week and are charged on actual time expended. When requested/required to provide professional services in excess of 40 hours during the normal work week, non-exempt staff shall be charged 1.5 times the standard rate for those hours worked in excess of the normal 40 hours. Construction Representative Services requested on weekends shall be charged at the same overtime rate with a minimum of 4 hours charged.

Client Invoicing – Gilmore & Associates, Inc. invoices on a monthly basis and payment for services rendered are due within 30 days.

Proprietary Information – This Professional Services Fee Schedule is proprietary information issued by Gilmore & Associates, Inc. for review only by the recipient of this document. The information contained herein shall not be shared, reviewed or discussed with others than those receiving this original document.

Special Consulting Services - Rates vary by type of service and level of experience. Rate Schedules will be provided upon request.

PROPOSED SCHEDULE FOR PERMITTING AND DESIGN PHASE SERVICES

Lower Gwynedd Township New Public Works Building Site/Civil Engineering

DELIVERABLE	APPROXIMATE TIMELINE
Kick-Off/Start	March 11, 2026
<p>Schematic Design Documents:</p> <ul style="list-style-type: none"> • Project Kickoff Meeting • Survey Field Work and Preparation • Infiltration & Wetland Investigation Field Work • Infiltration & Wetland Investigation Report • Environmental ESA Phase I Investigation & Reporting • Initial Concept Preparation • Client/Owner review of Initial Concept • Revised Concept Preparation • Client/Owner review of Revised Concept • Revised Concept Preparation • Client/Owner Review of Concept for Approval 	<p>March 2026 through April 2026</p> <p align="center">3/9/2026</p> <p align="center">3/16/2026 – 3/27/2026</p> <p align="center">3/16/2026 – 3/20/2026</p> <p align="center">3/23/2026 – 3/27/2026</p> <p align="center">3/23/2026 – 3/27/2026</p> <p align="center">3/30/2026 – 4/3/2026</p> <p align="center">4/6/2026 – 4/10/2026</p> <p align="center">4/13/2026 – 4/17/2026</p> <p align="center">4/20/2026 – 4/24/2026</p> <p align="center">4/27/2026 – 5/1/2026</p> <p align="center">5/4/2026 – 5/8/2026</p>
<p>Land Development Process:</p> <ul style="list-style-type: none"> • Preparation of Preliminary/Final Land Development Plan • Initial submission to Township & MCPC for review • Revisions based on Township & MCPC Comments • Resubmit to Township, Initial NPDES Submission to MCCD • Revisions based on MCCD Administrative Incompleteness Comments • Resubmit NPDES to MCCD for Administrative Incompleteness Comments • MCCD Administrative Complete Letter Expected • Attend Township Planning Commission for Planning Recommendation • Revisions based on MCCD 1st Technical Review & Township Comments • Resubmit to Township and MCCD for 1st Technical Review Comments • Attend Township Board of Supervisors for Planning Approval • Revisions based on Township Approval and MCCD 2nd Technical Review Comments • Resubmit to Township and MCCD for 2nd Technical Review Comments • PADEP/MCCD NPDES Approval: • Coordination of Plan Signatures and Recording 	<p>May 2026 through February 2027</p> <p align="center">5/11/2026 – 6/25/2026</p> <p align="center">6/26/2026</p> <p align="center">7/27/2026 – 7/30/2026</p> <p align="center">7/31/2026</p> <p align="center">8/31/2026 – 9/24/2026</p> <p align="center">9/25/2026</p> <p align="center">10/16/2026</p> <p align="center">10/21/2026</p> <p align="center">11/23/2026 – 12/3/2026</p> <p align="center">12/4/2026</p> <p align="center">12/8/2026</p> <p align="center">1/4/2027 – 1/7/2027</p> <p align="center">1/8/2027</p> <p align="center">1/29/2027</p> <p align="center">2/1/2027 – 2/26/2027</p>

DELIVERABLE	APPROXIMATE TIMELINE
<p>Construction Documents:</p> <ul style="list-style-type: none"> • Design Development Documents work integral with Land Development Schedule noted above. 	<p>December 2026 through February 2027</p>
<p>Land Development and Building Permit Approvals:</p> <ul style="list-style-type: none"> • Land Development and Building Permit Approvals work integral with Land Development Schedule noted above. 	<p>March 2027</p>
<p>Bidding and Award Contracts for Construction:</p> <ul style="list-style-type: none"> • Bidding and Award Contracts for Construction to be coordinated with Client during the period of February 2027 through April 2027. 	<p>February 2027 through April 2027</p>
<p>Construction Phase:</p> <ul style="list-style-type: none"> • Construction Phase Services to be coordinated with Client and Contractors during the period from May 2027 through May 2028. 	<p>May 2027 through May 2028</p>

SECTION 3

PROFESSIONAL TEAM

PROFESSIONAL TEAM

TEAM QUALIFICATIONS

We have assembled a multi-disciplinary project team with the expertise to successfully provide professional design services in support of the proposed New Public Works Building in Lower Gwynedd Township.

PROJECT MANAGER

Brian Studer, P.E. will serve as the Project Manager with full support from James Hersh, P.E., Principal-in-Charge providing QA/QC throughout the project. Brian has 14 total years of civil engineering experience, 8 of them with G&A. Since joining the firm, Brian has been providing municipal and private engineering services with a particular interest in municipal capital improvement projects. His experience includes feasibility studies, conceptual site layout design, site grading and stormwater management design, Best Management Practice and Low Impact Development design, erosion and sediment control design, and local and state permitting.

TEAM MEMBERS

Brian Studer, P.E.—Project Manager

James Hersh, P.E.—Vice President - Quality Assurance/Quality Control

David Fetzer, E.I.T.—Civil Designer

Christopher Green, R.L.A., LEED AP®—Senior Landscape Architect

Brian Dusault—Construction Services Manager

Russell Cross, P.L.S.—Land Surveying Manager

Dustin Roberts—Survey Coordinator

Toby Kessler, P.G.—Environmental Services Manager

Trevor Woodward, P.G.—Geotechnical Services Manager

Heather Stellabott, S.E.O.—Staff Scientist

ORGANIZATIONAL CHART



Brian Studer, P.E.
Project Manager



James Hersh, P.E.
Principal-in-Charge, QA/QC



David Fetzer, E.I.T.
Civil Design



Chris Green, R.L.A.
Site Lighting and Landscape Design



Brian Dusault
Construction Observation



Trevor Woodward, P.G.
Geotechnical



Toby Kessler, P.G.
Phase I ESA



Russell Cross, P.L.S.
Survey



Heather Stellabott, S.E.O.
Infiltration Testing and Wetlands



Dustin Roberts
Survey

Resumes can be found on the following pages.

BRIAN STUDER, P.E. Project Manager



EDUCATION

Bachelor of Science Civil Engineering
Villanova University

CERTIFICATIONS

Professional Engineer - PA, MA
Soil Evaluator - MA

YEARS OF EXPERIENCE

14

AREAS OF EXPERTISE

Municipal Engineering
Stormwater Management Design
Capital Improvement Projects
Land Development

CONTACT

 401 Plymouth Road, Suite 150
Plymouth Meeting, PA 19462
 610.489.4949
 bstuder@gilmore-assoc.com

Since joining the firm 8 years ago, Brian has been providing municipal and private engineering services with a particular interest in municipal capital improvement projects. His experience includes feasibility studies, conceptual site layout design, site grading and stormwater management design, Best Management Practice and Low Impact Development design, erosion and sediment control design, and local and state permitting.

Brian enjoys working with the development team to address and resolve the challenges that come with each project site.

SIGNATURE PROJECTS

Municipal Campus Redevelopment
Horsham Township, Horsham, PA

Jeffersonville Golf Club Facility Improvements
West Norriton Township, Jeffersonville, PA

Fair Oaks Basin Design
Upper Moreland Township, Willow Grove, PA

Woodlawn School Demolition
Upper Moreland Township, Willow Grove, PA

Conestoga Road Water Main Replacement
Aqua America, Bryn Mawr, PA

Brookside Avenue Flood Study
Lower Gwynedd Township, Ambler, PA

5321 W. Baltimore Pike Dispensary
Keystone Construction Advisors, Clifton Heights, PA

Sutcliffe Park Trail Reconstruction
Conshohocken Borough, Conshohocken, PA

St. Alphonsus Church Improvements
St. Alphonsus Catholic Church, Maple Glen, PA

Witmer Road Basin Improvement
Horsham Township, Horsham, PA

CLIENT SEGMENTS

GOVERNMENTAL

INFRASTRUCTURE

COMMUNITIES

COMMERCIAL/MIXED-USE

HEALTHCARE/LIFE SCIENCES

JAMES HERSH, P.E. Vice President



EDUCATION

Bachelor of Science Civil Engineering
Northeastern University

CERTIFICATIONS

Professional Engineer - PA

YEARS OF EXPERIENCE

16

AREAS OF EXPERTISE

Municipal Client Representation
Capital Project Design and Management
Site Design
Stormwater Management Design
Infrastructure Management
Strategic Planning
Expert Witness Testimony

CONTACT

 401 Plymouth Road, Suite 150
Plymouth Meeting, PA 19462
 610.489.4949
 jhersh@gilmore-assoc.com

Jim oversees G&A's Plymouth Meeting office and provides design and project oversight for a variety of municipalities and private clients. His experience in the municipal, commercial, institutional, redevelopment, and residential industries includes feasibility studies, geometric site layout, site grading, stormwater management/Best Management Practice design, erosion and sediment control design, PADEP permitting, strategic planning, and expert witness testimony.

Jim enjoys collaborating with G&A colleagues across the various disciplines G&A has to offer to deliver unique engineering solutions to our clients.

SIGNATURE PROJECTS

Municipal Representative
Lower Gwynedd Township Upper Moreland Township

Bethlehem Pike Pedestrian Improvements
Lower Gwynedd Township, Spring House, PA

Sidewalk and Trail Strategic Planning
Lower Gwynedd Township, Spring House, PA

New Municipal Building Site Design
Horsham Township, Horsham, PA

Kohler Park Pond Dredging
Horsham Township, Horsham, PA

Water Main Replacement Services
Aqua America, Bucks, Montgomery, and Delaware Counties, PA

Clearbrook Park Streambank Stabilization
Horsham Township, Horsham, PA

Veteran's Memorial Park, Parking Lot Expansion
Upper Moreland Township, Willow Grove, PA

Fair Oaks Park Stormwater Basin Development
Upper Moreland Township, Willow Grove, PA

CLIENT SEGMENTS

GOVERNMENTAL

INFRASTRUCTURE

DAVID FETZER, E.I.T. Civil Designer



EDUCATION

Bachelor of Science Civil Engineering
Elizabethtown College

CERTIFICATIONS

Engineer-in-Training

YEARS OF EXPERIENCE

1

AREAS OF EXPERTISE

Subdivision & Land Development Plan Review
Ordinance Compliance Reviews
Site Layout and Grading Design

CONTACT

 401 Plymouth Road, Suite 150
Plymouth Meeting, PA 19462
 610.489.4949
 dfetzer@gilmore-assoc.com

David is a Civil Designer who works with the Municipal department in G&A's Plymouth Meeting office. His experience includes site layout and grading design, providing technical plan reviews of private subdivision and land development applications for compliance with municipality ordinances, grant application assistance, cost estimate preparation, correspondence with municipalities, and construction administration services. In addition, David has field experience providing construction observation on a wide range of projects.

David enjoys working on a variety of projects assisting our clients in meeting their goals.

SIGNATURE PROJECTS

Municipal Subdivision and Land Development Plan Reviews
Lower Gwynedd Township Franconia Township
New Britain Township Upper Moreland Township
West Norriton Township Warminster Township
Upper Oxford Township

Water Main Replacement Program
Aqua America, Various Locations, PA

Annual MS4 Reporting
Lower Gwynedd Township, Lower Gwynedd, PA

Bum Hollow Trail Design
Collegeville Borough, Collegeville, PA

Centennial Park Amphitheater
West Norriton Township, Norristown, PA

Township-Wide Road Paving Program
Upper Providence Township, Upper Providence, PA

Township-Wide Road Improvements Program
Whitemarsh Township, Whitemarsh, PA

Township-Wide Curb Ramp Program
Warminster Township, Warminster, PA

CLIENT SEGMENTS

GOVERNMENTAL

INFRASTRUCTURE

CHRISTOPHER GREEN, R.L.A., LEED AP® Senior Landscape Architect



EDUCATION

Bachelor of Science Landscape Architecture
Temple University

CERTIFICATIONS

Registered Landscape Architect - PA
LEED Accredited Professional® - USGBC
Rutgers Wetland Delineation Certificate

YEARS OF EXPERIENCE

28

AREAS OF EXPERTISE

Streetscape, Landscape, Hardscape, and
Playground Design
Sustainable Design and LEED® Consulting
Master and Site Planning
ADA and Inclusive Design
Site Evaluation and Feasibility Analysis
Green Stormwater Design
Trail and Active Recreation Design

CONTACT

 65 E. Butler Avenue, Suite 100
New Britain, PA 18901
 215.345.4330
 cgreen@gilmore-assoc.com

Chris has over 25 years' experience working on a wide variety of planning and design projects. Ranging from public place-making including streetscapes, parks and playgrounds to planning of Low Impact Development (LID) and Redevelopment Sites, Chris utilizes a creative approach to develop design solutions unique to each project.

He is involved with all aspects of site design including conceptual plan preparation through to detailed design of site features including landscape and site lighting.

Chris strives to integrate required site features including stormwater management facilities in creative and sustainable ways.

SIGNATURE PROJECTS

Neshaminy Greenway Trail - Core Creek Park Trail Design
County of Bucks, Langhorne, PA

District-Wide Playground Improvements
Central Bucks School District, Bucks County, PA
Council Rock School District, Bucks County, PA

Friendship Park Improvements
Montgomery Township, North Wales, PA

Ambler Square Pocket Park Design
Ambler Borough, Ambler, PA

Warminster Community Park Site Improvements
Warminster Township, Warminster, PA

Dublin Town Center Redevelopment
Nehemiah Development Company, Inc., Dublin, PA

2nd Avenue Pocket Park Design
Conshohocken Borough, Conshohocken, PA

CLIENT SEGMENTS

GOVERNMENTAL
EDUCATION

PARKS & RECREATION
COMMERCIAL/MIXED-USE



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

BUILDING ON A FOUNDATION OF EXCELLENCE

LEHIGH VALLEY | NEW BRITAIN | NEWTOWN | PHILADELPHIA | PLYMOUTH MEETING

BRIAN DUSAULT Construction Services Manager



EDUCATION

Bachelor of Science Agronomy and Environmental Science
Delaware Valley University

CERTIFICATIONS

NECEPT Concrete Field Technician
NECEPT Bituminous Field Technician
ECMS II Wave 5 for IIC
ACI Concrete Field Testing Technician Grade 1
NASSCO PACP, LACP, MACP Certified
IMSA Traffic Signal Inspector
Associate Professional Soil Scientist
PADEP Qualified Visual Site Inspector

YEARS OF EXPERIENCE

22

AREAS OF EXPERTISE

Site Inspections
ADA Compliance
Construction Management

CONTACT

 65 E. Butler Avenue, Suite 100
New Britain, PA 18901
 215.345.4330
 bdusault@gilmore-assoc.com

Brian is responsible for the leadership and management of G&A's construction observers and quality control and assurance for both capital improvement and private projects.

Joining G&A over 20 years ago, Brian is skilled in construction management, specifically; handicapped accessibility, traffic signals, roadways, bridges, and supply water/waste water conveyance and treatment systems.

He provides guidance and construction management for public and private paving and concrete programs and acts as liaison between residents and developers on behalf of the municipalities, authorities, and agencies that G&A represents.

SIGNATURE PROJECTS

- Township-Wide Parks Redevelopment
Lower Gwynedd Township, Spring House, PA
- Gwynedd Mercy University Campus Improvements
Lower Gwynedd Township, Gwynedd Valley, PA
- New Galena Road Bridge Repairs
New Britain Township, New Britain, PA
- Annual Township-Wide Concrete Repair Program
Montgomery Township, Montgomeryville, PA
- Clearbrook Park Streambank Stabilization
Horsham Township, Horsham, PA
- Neshaminy Greenway Trail Modifications
New Britain Township, New Britain, PA
- Township-Wide Capital Improvement Program
Upper Dublin Township Public Works, Upper Dublin, PA
- Knapp Road Dog Park Development
Montgomery Township, North Wales, PA
- Business Park District Decorative Streetlight Installation Program
Horsham Township, Horsham, PA

CLIENT SEGMENTS

GOVERNMENTAL

MUNICIPAL AUTHORITY

RUSSELL CROSS, P.L.S. Survey Department Manager



EDUCATION

Associate of Science Civil and Environmental Engineering
Vermont Technical College

CERTIFICATIONS

Professional Land Surveyor - PA
OSHA 10 Hour Construction Training

YEARS OF EXPERIENCE

24

AREAS OF EXPERTISE

Boundary Surveys/Analysis/Reviews
Project Management
Staff Coordination and Scheduling
Topographic Surveys
Engineering Surveys
Construction Stakeout Surveys & Supervision
Survey Data Analysis
Railroad Monitoring

CONTACT

 65 E. Butler Avenue, Suite 100
New Britain, PA 18901
 215.345.4330
 rcross@gilmore-assoc.com

As Survey Department Manager, Russell is responsible for the management and coordination of surveying services for private and public sector clientele. His responsibilities also include drafting services, survey data analysis, and CAD operations. Russell has over 20 years' experience in a variety of projects including small lot surveys, large residential subdivisions, multi-unit townhomes and commercial properties, the preparation of legal descriptions, elevation certificates, and survey plans for boundary, topographic, existing features, and ALTA/NSPS surveys as well as railroad track monitoring.

Russell enjoys coordinating with his clients to address their needs as efficiently as possible.

SIGNATURE PROJECTS

Neshaminy Interceptor Replacement
BCWSA, Bucks County, PA

SEPTA Railroad Crossing Survey Monitoring
InfraSource Construction, LLC, Various Locations, PA

Silver Lake Sanitary Sewer Replacement
BCWSA, Bristol, PA

Various Campus Improvement Surveying Services
Confidential Pharmaceutical Client, Southeast, PA

SAFStor Storage Facility Development
SAFStor, Inc. Morrisville, PA

Agricultural Land Preservation Program
Bucks County Planning Commission, Bucks County, PA

Bucks County Airport Surveying Services
Bucks County Airport Authority, Bucks County, PA

District-Wide Playground Improvement Program
Central Bucks School District, Bucks County, PA

Dublin Town Center Redevelopment
Nehemiah Development Company, Inc., Dublin, PA

CLIENT SEGMENTS

GOVERNMENTAL	MUNICIPAL AUTHORITY
INFRASTRUCTURE	COMMERCIAL/MIXED-USE
COMMUNITIES	HEALTHCARE/LIFE SCIENCES
EDUCATION	

DUSTIN ROBERTS Survey Coordinator



EDUCATION

Associate Degree, Mechanical Drafting and CAD Technology
Lincoln Technical Institute

CERTIFICATIONS

OSHA 29 CFR 1926 Training

YEARS OF EXPERIENCE

20

AREAS OF EXPERTISE

Boundary Retracement Survey
Topographic and Physical Features Survey
ALTA/NSPS Land Title Survey
Construction Stakeout
As-Built Survey
FEMA Elevation Certificate Survey
FAA 1A & 2C Certificate Survey

CONTACT

 3850 Sierra Circle, Suite 100
Center Valley, PA 18034
 610.366.8064
 droberts@gilmore-assoc.com

Dustin has 20 years of experience in subdivision and land development ordinance and zoning ordinance requirements, grading, and site design. Dustin prepares land development plans, survey base plans, ALTA/NSPS plans, construction stakeout for surveying crews, and gas pipeline route development, permitting, and construction plans.

He is responsible for the coordination of survey field crews and developing construction stakeout proposals. In addition, Dustin prepares MS4 outfall mapping and various municipal base mapping.

SIGNATURE PROJECTS

Mountain View Estates Land Development
A. Scott Enterprises, Inc., Allentown, PA

Alpha Recycling Land Development
Alpha Recycling Hwy 80, Inc., Stroudsburg, PA

Wells 3 & 7 PFAS Treatment
Horsham Water & Sewer Authority, Horsham, PA

Quarry Impoundment Volume & Annual Topsoil Stockpile Survey
Buzzi Unicem USA, Stockertown, PA

Area 3 Water Main Replacement
The Upper Hanover Authority, Upper Hanover, PA

Harleysville Pike Sewer Replacement
Lower Salford Township Authority, Lower Salford, PA

Perkiomen Act 537 Plan Design
The Upper Hanover Authority, Upper Hanover, PA

Bushkill Park Improvements
Bushkill Township, Nazareth, PA

Water Main Replacement
Aqua America, Cheltenham, PA

Lehigh Elementary School Construction Stakeout
Skepton Construction, Inc., Walnutport, PA

CLIENT SEGMENTS

GOVERNMENTAL

COMMERCIAL/MIXED-USE

LOGISTICS/INDUSTRIAL

EDUCATION

COMMUNITIES

MUNICIPAL AUTHORITY

TOBY KESSLER, P.G. Environmental Services Manager



EDUCATION

Master of Science Geosystems
Massachusetts Institute of Technology
Bachelor of Arts Geology
University of Pennsylvania

CERTIFICATIONS

Professional Geologist - PA
OSHA 29 CFR 1926 Training
HAZWOPER 40-Hour Training
MSHA - Certified Miner

YEARS OF EXPERIENCE

27

AREAS OF EXPERTISE

Hydrogeologic Studies
Environmental Assessments and Remediation
Noncoal Mining and Reclamation
Ground Source Heat Pumps
Groundwater and Surface Water Monitoring

CONTACT

 65 E. Butler Avenue, Suite 100
New Britain, PA 18901
 215.345.4330
 tkessler@gilmore-assoc.com

As a Professional Geologist with over 25 years of experience, Toby's inspiration comes from his appreciation of the earth and its resources. He leads our environmental services, providing regulatory compliance and environmental protection in the development of earth and groundwater resources.

Toby is an expert in hydrogeology, environmental site assessments, remedial investigations, and industrial permitting. He has been selected to present on groundwater and environmental topics for many industry associations throughout the Northeast.

SIGNATURE PROJECTS

Hydrogeologic Studies - PFAS Treatment
Horsham Water & Sewer Authority, Horsham, PA

Well Capacity Study
Horsham Water & Sewer Authority, Horsham, PA

Act 2 Remedial Investigation
Bristol Borough School District, Bristol, PA

Wells 1 and 2 Hydrogeologic Study
The Upper Hanover Authority, East Greenville, PA

Northeast Water Pollution Control Plant Fill Investigation
Thomas P. Carney, Inc., Philadelphia, PA

Gravity Drainage Well System
DeLuca Homes, Bethlehem, PA

Quarry Reclamation Hydrogeologic Study
Valley Industrial Properties, East Bangor, PA

Gateway Park Plaza Remedial Investigation
Doylestown Borough, Doylestown, PA

Slate Quarry Evaluation
Coplay Aggregates, East Bangor, PA

Brownfields Inventory and Assessment
Bucks County Redevelopment Authority, Bucks County, PA

CLIENT SEGMENTS

GOVERNMENTAL	MUNICIPAL AUTHORITY
LOGISTICS/INDUSTRIAL	COMMERCIAL/MIXED-USE
EDUCATION	COMMUNITIES
HEALTHCARE/LIFE SCIENCES	

BUILDING ON A FOUNDATION OF EXCELLENCE

LEHIGH VALLEY | NEW BRITAIN | NEWTOWN | PHILADELPHIA | PLYMOUTH MEETING

TREVOR WOODWARD, P.G. Geotechnical Services Manager



EDUCATION

Bachelor of Science Geology
Bloomsburg University

CERTIFICATIONS

Professional Geologist - PA
OSHA 29 CFR 1926 Training

YEARS OF EXPERIENCE

28

AREAS OF EXPERTISE

Foundation, Subsurface Investigation
Sinkhole and Karst Hazard Studies
Infiltration and Urban Green Stormwater
Infrastructure
Forensic Investigation
Segmental Retaining Wall Design
Construction and Materials Testing

CONTACT

 65 E. Butler Avenue, Suite 100
New Britain, PA 18901
 215.345.4330
 twoodward@gilmore-assoc.com

With over 25 years of experience in geotechnical and civil engineering projects, Trevor is an expert in his field. His work includes foundation and subsurface investigations, sinkhole and karst hazard studies, stormwater infiltration investigations, design of segmental retaining walls, and construction and materials testing. Trevor's responsibilities include management of both the Geotechnical and Construction departments' staff and projects, oversight of proposals, business development, as well as mentoring and training initiatives. He has presented on geology and green stormwater infrastructure topics on behalf of the Philadelphia Engineer's Club, American Water Resources Association, and Pennsylvania Ground Water Association.

In addition to the rewards of an elusive day in the field, Trevor finds multidisciplinary collaborations to be an excellent way to engage his expertise while integrating the perspective and knowledge of others.

SIGNATURE PROJECTS

American Street Improvement Project
City of Philadelphia Department of Streets, Philadelphia, PA

Tunnel Permanent Closure Design and Permitting
Tony DePaul Group, Plymouth Meeting, PA

Elmwood Park Zoo Retaining Wall Design
Scott Building Corporation, Norristown, PA

Loch Alsh Dam Stabilization
Ambler Borough, Ambler, PA

Building M-2 Sinkhole Stabilization
Confidential Client, Malvern, PA

Bridle Path Apartments Geotechnical Investigation
Bridle Path Associates, Allentown, PA

Schoeneck Creek Sinkhole Consulting
Buzzi Unicem USA, Stockertown, PA

US Squash Center at Drexel Armory Redevelopment
D³ Real Estate Development, Philadelphia, PA

Westmoreland Street Bridge Removal
City of Philadelphia Department of Streets, Philadelphia, PA

Campus-Wide Professional Consulting Services
Arcadia University, Glenside, PA

CLIENT SEGMENTS

GOVERNMENTAL	COMMUNITIES
COMMERCIAL/MIXED-USE	EDUCATION
HEALTHCARE/LIFE SCIENCES	INFRASTRUCTURE
LOGISTICS/INDUSTRIAL	

BUILDING ON A FOUNDATION OF EXCELLENCE

LEHIGH VALLEY | NEW BRITAIN | NEWTOWN | PHILADELPHIA | PLYMOUTH MEETING

HEATHER STELLABOTT, S.E.O. Staff Scientist



EDUCATION

Bachelor of Environmental Science: Soils and Land Use
Delaware Valley University

CERTIFICATIONS

Rutgers Wetlands Delineation Certificate
Cultural Resource Site Investigation
PA Professional Soil Scientists Member
Sewage Enforcement Officer
ACI Concrete Field Testing Technician Grade 1

YEARS OF EXPERIENCE

8

AREAS OF EXPERTISE

Soil Studies and Profiling
Subsurface Investigations
Stormwater Infiltration
Wetland Assessments
Environmental Assessments (PADEP)
Sewage Enforcement, On-Lot Septic

CONTACT

 65 E. Butler Avenue, Suite 100
New Britain, PA 18901
 215.345.4330
 hstellabott@gilmore-assoc.com

Heather is a soil scientist responsible for technical data collection and reporting. Her field responsibilities include infiltration testing, percolation testing, geotechnical investigations, and wetland delineations. Heather observes and documents applicant investigations and provides technical review of submittals for regulatory compliance. As a SEO she conducts inspections of on-lot sewage disposal systems and reviews proposed disposal system planning modules. Heather has experience with determination of land restrictions due to soil conditions and potential habitats associated with PNDI conflicts. She performs environmental evaluations and reviews submitted wetland determinations to confirm consistency with agency requirements.

Heather enjoys networking with fellow soil scientists, expanding her knowledge on soil formation and properties.

SIGNATURE PROJECTS

Sewage Enforcement Officer/Soil Science Services
Lower Nazareth Township Middle Smithfield Township
Forks Township Towamencin Township
Caln Township Allen Township

Village Drive Bridge Replacement Geotechnical Study
Middle Smithfield Township, East Stroudsburg, PA

Male Road Bridge Replacement Wetland Delineation
Wind Gap Borough, Wind Gap, PA

Kids Castle Renovation Wetland Delineation
Doylestown Township, Doylestown, PA

McKee Tract Land Development Infiltration Testing
McKee Group, Buckingham, PA

Stack Storage Development Geotechnical and Infiltration Studies
STACK Storage, Various Locations, PA

Marple Lane Wetland Delineation
Whitemarsh Township, Lafayette Hill, PA

Reading Airport Infiltration Testing
Reading Regional Airport, Reading, PA

CLIENT SEGMENTS

GOVERNMENTAL COMMUNITIES
COMMERCIAL/MIXED-USE INFRASTRUCTURE
EDUCATION

SECTION 4

RELEVANT EXPERIENCE

RELEVANT EXPERIENCE

At G&A, we understand collaboration is integral to project success. Internally, we communicate effectively between disciplines including civil engineering, landscape architecture, environmental, geotechnical, transportation, and land surveying, working together as essential parts of a whole. We offer a significant number of available staff resources, scalable to provide flexibility, rapid response, and reliability to Lower Gwynedd Township. G&A has been designed to be collaborative in nature leveraging the strengths and technical expertise of the individuals throughout all five offices in our firm.

Below is a listing of public works projects and projects similar in nature where the G&A team provided civil engineering, survey, transportation, water resources, geotechnical, environmental, structural, construction engineering, and landscape architecture:

- **Horsham Township Municipal Building**
- **Bristol Township Municipal Complex Design**
- **Jeffersonville Golf Club Renovation and New Maintenance Building Design**
- **New Senior Center and Fire Station/Emergency Management Facility Design**
- **Electronic Fluorocarbons Operations Facility Expansion**
- Bally Borough Public Works Building
- Bristol Borough Public Works Facility Redevelopment
- Bristol Township Public Works Building Renovations
- Colebrookdale Township Public Works Maintenance Building
- Conshohocken Borough Public Safety Services Facility Site Design
- Franconia Township Public Works Pole Building
- Morrisville Borough Public Works Facility Feasibility Study
- Perkasio Borough Public Works Facility
- Pocopson Township Municipal Building Design
- Souderton Borough Public Works Building
- Upper Providence Township Public Works Building Expansion
- Upper Dublin Township Public Works Building Reconstruction
- Upper Uwchlan Township Building Expansion and Pocket Park
- West Chester Public Works Campus

A full description of the above highlighted projects along with comparable project examples can be found on the following pages.

HORSHAM TOWNSHIP MUNICIPAL BUILDING

Horsham, PA | 2019



G&A partnered with KCBA Architects for the new Horsham Township Municipal Building and was pleased to be a part of the Ground Breaking Ceremony on June 13, 2018. The \$6.8 million dollar project completed the **municipal complex** that is also home to Horsham's Police and Fire Departments, the Community Center, and adjoins to Kohler Park.

The existing building was originally built in the 1950's and expanded in the 1970's. Although the new building is in the same location as the old one, the new building is a smaller more efficient footprint that allowed for **exterior site improvements** to provide for better vehicular and pedestrian circulation, improved signage, additional landscaping, outdoor public gathering areas, and stormwater management improvements.

The exterior improvements provide a more cohesive and inviting setting for the public utilizing the municipal campus.

Client Contact Information:

William Walker
Township Manager
Horsham Township
☎ 215.643.3131

G&A Contact Information:

Erik Garton, P.E.
President - Municipal Division
✉ egarton@gilmore-assoc.com
☎ 215.345.4330

G&A SERVICES:

Land Surveying
Site Planning and Design
Municipal Engineering
Construction Engineering



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JEFFERSONVILLE GOLF CLUB RENOVATION

Jeffersonville, PA | 2024



With the long-term vision of the West Norriton Commissioners put in motion, the Jeffersonville Golf Club has undergone a complete renovation including a state-of-the-art brand new 18,000 SF clubhouse with a restaurant, banquet hall, and public community space. G&A provided all site civil design and was instrumental in the grant writing assistance, **securing \$4.75 million in RACP grant funds.**

G&A also assisted the Township with the streambank restoration design reducing sediment pollution enabling the Township to meet the DEP PRP requirements, and the design of a new 10,000 SF Maintenance Building allowing the Township to separate their maintenance operations from the rest of the course and clubhouse.

This project received a 2025 Montgomery Award for strategic planning, design excellence, and community impact.

Client Contact Information:

Jason Bobst
Township Manager
West Norriton Township
☎ 610.631.0450

G&A Contact Information:

Edward Brown, P.E.
Project Manager
✉ ebrown@gilmore-assoc.com
☎ 610.489.4949

G&A SERVICES:

Land Surveying
Site Planning and Design
Construction Engineering
Municipal Engineering



"Jeffersonville Golf Club is stronger and more vibrant because of collaborators like Gilmore who go above and beyond for our community."

Jason Bobst
Township Manager



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NEW SENIOR CENTER AND FIRE STATION/EMERGENCY MANAGEMENT FACILITY

Bristol, PA | Ongoing



Bristol Township requested G&A design a two-phased Senior Center and Fire Station located at the Township's Municipal Complex.

Construction for **Phase I, the new Senior Living Center**, is underway. The new center will include multiple recreational areas for Bristol Township's seniors, a brand new kitchen with an improved meal delivery driveway and loading zone, improved ADA accessible bathroom facilities, a secure vestibule and reception area, and numerous storage and office spaces for the Township.

Phase 2 includes the redevelopment of the existing Senior Center building and Fire Station expansion. Construction is in the early stages and will be constructed sequentially to the new Senior Center building. The new Fire Station will include approximately a 6,400 SF building expansion, new office spaces for the Fire department, and fire truck/facility storage.

The development of these two buildings includes **improvements to the stormwater, parking, and accessibility** at the municipal complex.

G&A has provided numerous services over the duration of this project including design, construction observation, special inspections and testing from our Structural and Geotechnical departments, as well as construction management.

Client Contact Information:

Randee Mazur
Township Manager
Bristol Township
☎ 215.785.5884

G&A Contact Information:

Sean Nagy, P.E.
Senior Project Engineer
✉ snagy@gilmore-assoc.com
☎ 215.369.3955

G&A SERVICES:

Municipal Engineering
Land Surveying
Geotechnical
Site Planning and Design
Structural and Forensic



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BRISTOL TOWNSHIP MUNICIPAL COMPLEX DESIGN

Bristol, PA | 2020



Bristol Township requested G&A to design a community park expansion of their Municipal Complex that would include **facilities available for all ages and uses for the entire community**. These improvements tie into the upgrades completed on the Municipal Complex itself which included updated parking layout, new landscaping, decorative lighting, entrance clock, and security fencing for the police department.

The final design for the Park included a variety of recreational amenities: a turf multi-use football/soccer field, practice football field, baseball field, ADA accessible playground, sprayground, amphitheater and event space, concession/restroom facility, walking paths, pedestrian lighting, and additional parking.

G&A also designed **naturalized stormwater management basins** to complement the park as a requirement for the NPDES permit. A HOP permit was obtained for the new parking lot driveway on Bath Road, including ADA compliant curb ramp crossings to the neighboring residential development.

G&A assisted in obtaining a **\$1M grant from County of Bucks – Open Space Program** for the park.

Client Contact Information:

Randee Mazur
Township Manager
Bristol Township
☎ 215.785.5884

G&A Contact Information:

Kurt Schroeder, P.E.
Executive Vice President
✉ kschroeder@gilmore-assoc.com
☎ 215.369.3955

Kevin Selger, R.L.A., L.L.A., LEED AP®
Vice President
✉ kselger@gilmore-assoc.com
☎ 215.687.4246

G&A SERVICES:

Municipal Engineering	Geotechnical
Landscape Architecture	Transportation
Site Planning and Design	Land Surveying
Structural and Forensic	Water Resources
Construction Engineering	Community Planning
Geographic Information Systems	



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ELECTRONIC FLUOROCARBONS OPERATIONS FACILITY EXPANSION

Hatfield, PA | 2023



G&A was contracted by Electronic Fluorocarbons, LLC, a **specialty gas company expanding its operations** in eastern Pennsylvania. The site will contain a new warehousing and manufacturing building, parking, and stormwater management facilities.

G&A's land development and design incorporated a workshop, sidewalks, stairs, access drive, and associated grading and stormwater conveyance piping. The design also included **3D renderings** for preliminary and final designs.

A **wetlands investigation** was performed due to the presence of a stream along the western edge of the property. G&A performed a preliminary deep-hole test pit and infiltration testing investigation, documented limiting zones, and confirmed the subsoil conditions. Double-ring infiltrometer testing determined permeability rates of the subsoil.

To date, NPDES permits were obtained as well as municipal approvals.

Client Contact Information:

Thomas B. Arndt
Director of Operations
Electronic Fluorocarbons, LLC
☎ 215.443.9600 Ext: 7

G&A Contact Information:

Scott Muller, P.E., P.L.S.
Chief Executive Officer
✉ smuller@gilmore-assoc.com
☎ 215.345.4330

Sean Policelli, P.E.
Senior Project Manager
✉ spolicelli@gilmore-assoc.com
☎ 610.366.8064

G&A SERVICES:

Land Surveying
Geotechnical
Site Planning and Design



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SECTION 5

REFERENCES

REFERENCES

WEST NORRITON TOWNSHIP, MONTGOMERY COUNTY

1630 West Marshall Street | Norristown, PA 19403

Contact: Jason Bobst, Township Manager

Phone: 610.631.0450

Email: jbobst@wntwp.com

HORSHAM TOWNSHIP, MONTGOMERY COUNTY

1025 Horsham Road | Horsham, PA 19044

Contact: William Walker, Township Manager

Phone: 215.643.3131

Email: wwalker@horsham.org

UPPER MORELAND TOWNSHIP, MONTGOMERY COUNTY

117 Park Avenue | Willow Grove, PA 19090

Contact: Patrick Stasio, Township Manager

Phone: 215.659.3100

Email: pstasio@uppermoreland.org

SECTION 6

DISCLOSURES

DISCLOSURES

Disclosure of Conflicts of Interest

To the best of our knowledge and belief Gilmore & Associates, Inc. is not aware of any actual or potential conflicts of interest and any representation of parties or other relationships that might be considered a conflict of interest with regard to this engagement, or the Township.

Current Violations or Claims Against Gilmore & Associates, Inc.

Gilmore & Associates, Inc., is involved in various claims and lawsuits in the normal conduct of our business. Although the outcome of these proceedings cannot be predicted with certainty and no assurances can be provided, in our opinion, based on current information and discussion with counsel, none of the claims and lawsuits in which we are involved is expected to have a material, adverse effect on our financial position, results of operations, cash flows or ability to conduct business.

Disclosure of Litigation; Disclosure of Administrative Proceedings

Gilmore & Associates, Inc. has not had any judicial or administrative proceeding that is material to Gilmore & Associates, Inc.'s business or financial capability or to the subject matter of this RFP, or that could interfere with Gilmore & Associates, Inc.'s performance of the work requested by this RFP, including, but not limited to, any civil, criminal or bankruptcy litigation; any debarment or suspension proceeding; any criminal conviction or indictment; and any order or agreement with or issued by a court or local, state or federal agency.

Liability Insurance

Proof of Gilmore & Associates, Inc.'s Liability Insurance coverages can be found on the following page.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Chadwick Brokerage LLC 350 Main Street, Suite 1 Bedminster NJ 07921	CONTACT NAME: Rich Standing PHONE (A/C, No, Ext): 908-766-6570 E-MAIL ADDRESS: rich@chadwickbrokerage.com	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE	
INSURED Robert D. Gilmore & Associates, Inc. 65 East Butler Avenue Suite 100 New Britain PA 18901	INSURER A: RLI Insurance Company NAIC #: 13056	
	INSURER B: Everest National Insurance Com NAIC #: 10120	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES

CERTIFICATE NUMBER: 83897373

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liab <input checked="" type="checkbox"/> X,C,U incl. GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PSB0001450	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			PSA0001232	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			PSE0001300	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	PSW0001371	4/1/2025	4/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional Liability incl Pollution Incident Liability Retro date: 1/1/1976			AAEP000037-251	4/1/2025	4/1/2026	Per Claim limit \$2,000,000 Annual Aggregate \$2,000,000 Per claim deductible \$75,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 For Proposal

CERTIFICATE HOLDER**CANCELLATION**

Robert D. Gilmore & Associates, Inc. 65 East Butler Avenue Suite 100 New Britain PA 18901	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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ENGINEERING & CONSULTING SERVICES

WWW.GILMORE-ASSOC.COM



MEMORANDUM

ATTN: Board of Supervisors

DATE: Friday, March 6, 2026

FROM: Jamie P. Worman, Assistant Township Manager

Jamie Worman

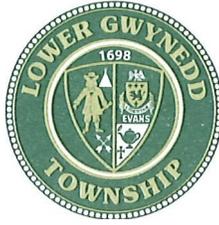
SUBJ: Green Light Go Grant Application- Bethlehem Pike/Tennis Ave

Recommended Motion: A motion authorizing staff to submit a PennDOT Green Light Go grant application for \$311,760 to modernize the traffic signal at Bethlehem Pike and Tennis Avenue and a funding commitment letter for a required match in the amount of \$77,940.

The 2026 cycle for the PennDOT Green Light-Go Grant Program is now open, with applications due by March 31. Township staff are requesting authorization from the Board of Supervisors to submit a grant application in the amount of \$311,760 and approval of the required matching funds in the amount of \$77,940, as outlined in the letter attached to this memo.

The proposed project includes traffic signal modifications at the intersection of Bethlehem Pike and Tennis Avenue. Planned improvements include replacement of the mast arms, loop detection system, and pedestrian push buttons. In addition, new traffic signal heads with retroreflective backplates will be installed, flashing yellow arrow signal heads will be added for the Bethlehem Pike approaches, and the emergency preemption system will be replaced.

This project was identified in the Township's 2026 Capital Budget but was not selected for funding through the ARLE Grant Program. As a result, the Township is seeking funding through the Green Light-Go Program.



March 10, 2026

Steve Gault, P.E., PTOE
Chief, TSMO Arterials and Planning Section
Bureau of Maintenance and Operations, Transportation Operations Division
Pennsylvania Department of Transportation
400 North Street
Harrisburg, PA 17120-0064

**Re: Green Light-Go Application – Year 11 (2026)
Bethlehem Pike (S.R. 2018) /Tennis Avenue (S.R. 2020) Signal Upgrades
Lower Gwynedd Township, Montgomery County, PA
Funding Commitment Letter**

Dear Mr. Gault,

On behalf of Lower Gwynedd Township, I am submitting this letter as demonstration of Lower Gwynedd Township's commitment to provide match funding for traffic signal modifications for the intersection of Bethlehem Pike (S.R.2018) and Tennis Avenue (S.R. 2020). We are requesting \$311,760.00 in Green Light – Go Program funding and have a secured match in the amount of \$77,940.00. Our application for the subject project involves upgrades, consisting of the following:

- Replace all mast arms
- Replace existing loop detection system with advance radar dilemma zone and stop bar video detection systems
- Replace pedestrian push buttons with APS
- New traffic signal heads with retroreflective back plates
- Flashing yellow arrow signal heads for Bethlehem Pike approaches
- Replace emergency preemption

At this time, Lower Gwynedd has programmed a total of \$77,940.00 in the Township Capital Reserve Fund for the project. Please accept this letter as demonstration of Lower Gwynedd Township's commitment to the project and providing the matching funds as outlined above.

If you have any questions regarding Lower Gwynedd's funding commitment, I welcome you or your staff to contact me directly to discuss the project and funding sources.

Sincerely,

Mimi Gleason
Lower Gwynedd Township Manager

Memo

To: Board of Supervisors
Mimi Gleason, Township Manager

From: Morgan High, Program Director

Date: February 25, 2026

Re: EAC Request- WHS Outdoor
Education Club



Recommended Motion: To authorize a \$500 donation to the Wissahickon High School Outdoor Education Club to support the creation of pollinator gardens at the main entrance of the school.

Members of the Lower Gwynedd Environmental Advisory Council (EAC) will discuss donating \$500 to the Wissahickon High School Outdoor Education Club at their March 11th meeting if the Board authorizes the donation. The donation would support the establishment of a new pollinator garden at the school's main entrance.

Supplies may include:

- Soil and compost
- Weed barrier
- Mulch
- Pollinator-friendly plants

The Outdoor Education Club was recognized as a Going Green Winner in 2025, highlighting their commitment to environmental stewardship. This donation aligns with the Township's support of sustainability and community environmental education.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 6, 2026

File No. 23-00663

Mimi Gleason, Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
Spring House, PA 19477

Reference: Ingersoll Park Improvements
Gorski Engineering Contract
Change Order #1 (Audio Conduit & Drainage Improvements)

Dear Ms. Gleason:

As part of weekly construction meetings and G&A / Township Public Works Department oversight of the project, we have identified two additions to the contract, which were outside of the original contract scope. Those recommended changes are outlined below:

1. A low area between the Major's Field backstop and the concrete sidewalk surrounding the new building will exist and could present a drainage concern in the future. To protect against the future drainage concern, we recommend the installation of a French drain along the backstop, which will be tied into the park's drainage system. Doing this work now will allow for installation prior to paving and eliminate the need to trench through pavement in the future.
2. During meetings with the audio consultant the Little League is using for the installation of the press box speaker system, it was determined that additional underground conduit runs and junction boxes would be needed so that the speakers could be mounted in all desired locations and to prevent the need for trenching through paved areas in the future.

We have asked Gorski Engineering to provide costs for the above items and their proposal for \$16,101.00 is attached for reference. Upon evaluation, we recommend that Change Order #1 be approved and the Prime Contract for this project be increased in the amount of \$16,101.00.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

James J. Hersh, P.E.
Vice President
Gilmore & Associates, Inc.

JJH/

Enclosures: as referenced

cc: Fred Zollers, Township Director of Public Works
Micheal Kolodziej, Gorski Engineering
Cheryl Cini, Gorski Engineering

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



Prime Contract Change Order #001: Site Drainage and Conduit Work

TO:	Lower Gwynedd Township 1130 North Bethlehem Pike Spring House, Pennsylvania 19477	FROM:	Gorski Engineering, Inc. 1 Iron Bridge Rd Collegetown, Pennsylvania 19426
DATE CREATED:	3/04/2026	CREATED BY:	Michael Kolodziej (Gorski Engineering, Inc.)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
REQUEST RECEIVED FROM:		LOCATION:	
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
REFERENCE:		CHANGE REASON:	Existing Condition
PAID IN FULL:	No	EXECUTED:	No
ACCOUNTING METHOD:	Amount Based	SCHEDULE IMPACT:	
SIGNED CHANGE ORDER RECEIVED DATE:		REVISED SUBSTANTIAL COMPLETION DATE:	
FIELD CHANGE:	No	CONTRACT FOR:	8024C:Lower Gwynedd Little League
		TOTAL AMOUNT:	\$16,101.00

DESCRIPTION:

CE #005 - Site Drainage and Conduit Work

Provide additional work for drainage of areas which retain water currently on site. Provide additional trenching and conduit work for site AV use.

ATTACHMENTS:

The original (Contract Sum)	\$826,424.00
Net change by previously authorized Change Orders	\$0.00
The contract sum prior to this Change Order was	\$826,424.00
The contract sum would be changed by this Change Order in the amount of	\$16,101.00
The new contract sum including this Change Order will be	\$842,525.00
The contract time will not be changed by this Change Order.	

Lower Gwynedd Township
1130 North Bethlehem Pike
Spring House, Pennsylvania 19477

Gorski Engineering, Inc.
1 Iron Bridge Rd
Collegetown, Pennsylvania 19426

SIGNATURE DATE

SIGNATURE DATE

 3/4/26

SIGNATURE DATE

Michael Kolodziej

From: Joshua Toroney <josh@awgexcavating.com>
Sent: Thursday, February 19, 2026 12:50 PM
To: Michael Kolodziej; Robert Fisher
Subject: Additional Tile Line

Mike,

It looks like there is a request for additional piping and trenching for drainage.

Here is the breakdown.

(47') - 4" Perf HDPE and Misc Fittings

(6 Tons) - 57 stone Bedding

(1) Core Drill connection to existing CC Structure

(47') Trenching and Backfill

Joshua Toroney

Principal

AWG Excavating

122 Red Corner Road

Douglasville, PA 19518

O 610.385.7202

C 610.223.0061

www.awgexcavating.com



Change Order Proposal

February 20, 2026
COP 2025.007

Client:
Gorski Engineering

RE:
Additional Electrical Conduit

The following services have been included in this estimate:

Scope:
SOV:

Work performed installing additional conduit and additional trenches.

- 1 1/4" Conduit Run - Shared trench (140')
- 1 1/2" Conduit Run - Shared trench (190')
- 1 1/2" Conduit Run - Individual trench (40') and Hand Hole
- 1 1/2" Conduit Run - Multiple Individual Trenches (90') and Large Pull Box's for Audio Points

Note:

EXCLUSIONS: 1. Permits/fees, variances, licenses or bonding. 2. Infiltration Test - If deemed necessary. 3. Surveying / Layout unless noted in scope. 4. Dewatering using deep wells or well points. 5. Testing of Excavated Materials 6. 3rd Party Soil Testing and Inspections unless noted in scope. 7. Rock removal, remediation of unsuitable soils, remediation of unforeseen site conditions, frozen soil ripping, importation of materials outside of what is described above, removal of any material that cannot be removed by a 18,000lb excavator using conventional methods not including chipping, drilling, splitting, ripping, hammering or blasting unless specified in scope above. 8. Utility Locating or Underground Facilities Marking Services 9. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra costs will be executed upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, pandemic related force majeure or delays beyond our control.

Accepted:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Signature: _____ Date: _____

PAID INVOICES REPORT

WARRANT: 031026

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
837 ALBERT M. COMLY, JR.	171356	03/01/26	73137		105695	P	03/10/26	01414 312	FIRE SAFETY INSPECTOR	600.00
	INVOICE:	03 2026								
VENDOR TOTALS		1,800.00 YTD INVOICED			600.00 YTD PAID		600.00			
3883 AMAZON CAPITAL SERVICES, INC.	171441	03/01/26	73222		105696	P	03/10/26	01451 300	EVENTS	50.69
	INVOICE:	1KR9-GX7K-RGYG								
171441	03/01/26	73222		105696	P	03/10/26	01410 220	OPERATING SUPPLIES	80.24	
	INVOICE:	1KR9-GX7K-RGYG								
171441	03/01/26	73222		105696	P	03/10/26	01401 200	OFFICE SUPPLIES	35.98	
	INVOICE:	1KR9-GX7K-RGYG								
171441	03/01/26	73222		105696	P	03/10/26	01409 220	SUPPLIES- ALL BLDNGS	142.16	
	INVOICE:	1KR9-GX7K-RGYG								
171441	03/01/26	73222		105696	P	03/10/26	01430 220	SUPPLIES PW	101.98	
	INVOICE:	1KR9-GX7K-RGYG								
171441	03/01/26	73222		105696	P	03/10/26	01410 222	DETECTIVE OPERATING SUPPL	39.99	
	INVOICE:	1KR9-GX7K-RGYG								
171441	03/01/26	73222		105696	P	03/10/26	01401 460	VOLUNTEER BOARD COMMISSIO	260.97	
	INVOICE:	1KR9-GX7K-RGYG								
171441	03/01/26	73222		105696	P	03/10/26	01430 370	R&M PW	125.38	
	INVOICE:	1KR9-GX7K-RGYG								
VENDOR TOTALS		2,173.24 YTD INVOICED			837.39 YTD PAID		837.39			
2091 ARAMSCO, INC.	171397	02/23/26	73178		105697	P	03/10/26	01409 220	SUPPLIES- ALL BLDNGS	-72.10
	INVOICE:	S7529729-003								
171398	02/09/26	73179		105697	P	03/10/26	01409 220	SUPPLIES- ALL BLDNGS	126.60	
	INVOICE:	S7529729-002								
171399	02/04/26	73180		105697	P	03/10/26	01409 220	SUPPLIES- ALL BLDNGS	391.90	
	INVOICE:	S7529729-001								
VENDOR TOTALS		446.40 YTD INVOICED			446.40 YTD PAID		446.40			
4007 ARRO CONSULTING, INC.	171444	02/15/26	73225		105698	P	03/10/26	01414 311	PROF SERV- UCC INSPECTING	20,006.04
	INVOICE:	0116740								
VENDOR TOTALS		24,397.54 YTD INVOICED			20,006.04 YTD PAID		20,006.04			
500 BERGEY'S, INC.	171345	02/17/26	73126		105699	P	03/10/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	9.78
	INVOICE:	2P44627								
171346	02/27/26	73127		105699	P	03/10/26	08429 262	R&M EQUIP/VEHICLES	16.34	
	INVOICE:	2P49046								
171347	02/27/26	73128		105699	P	03/10/26	08429 262	R&M EQUIP/VEHICLES	20.52	
	INVOICE:	2P48416								
171348	02/27/26	73129		105699	P	03/10/26	08429 262	R&M EQUIP/VEHICLES	63.98	
	INVOICE:	2P49326								

PAID INVOICES REPORT

WARRANT: 031026

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
	171349	02/19/26	73130		105699	P	03/10/26	01410	262	VEHICLE MAINTENANCE	98.43
	INVOICE:	2P45618									
	171350	02/17/26	73131		105699	P	03/10/26	08429	262	R&M EQUIP/VEHICLES	109.65
	INVOICE:	2P44236									
	171351	02/18/26	73132		105699	P	03/10/26	08429	262	R&M EQUIP/VEHICLES	180.39
	INVOICE:	2P44236-B1									
	171352	02/11/26	73133		105699	P	03/10/26	01410	262	VEHICLE MAINTENANCE	184.95
	INVOICE:	4S459275									
	171353	02/27/26	73134		105699	P	03/10/26	01410	262	VEHICLE MAINTENANCE	412.17
	INVOICE:	2P49051									
	VENDOR TOTALS		3,435.59	YTD INVOICED					1,096.21	YTD PAID	1,096.21
1116	BOWMAN CONSULTING GROUP, LTD.										
	171357	01/31/26	73138		105700	P	03/10/26	30439	000	INFRASTRUCTURE REBUILDING	320.00
	INVOICE:	541892									
	171358	01/31/26	73139		105700	P	03/10/26	01147	000	LEGAL&ENGINEER	512.50
	INVOICE:	540030									
	171359	01/31/26	73140		105700	P	03/10/26	01147	000	LEGAL&ENGINEER	1,000.00
	INVOICE:	540033									
	171360	01/31/26	73141		105700	P	03/10/26	30439	000	INFRASTRUCTURE REBUILDING	2,095.00
	INVOICE:	541895									
	171361	01/31/26	73142		105700	P	03/10/26	01147	000	LEGAL&ENGINEER	2,212.50
	INVOICE:	540032									
	171362	01/31/26	73143		105700	P	03/10/26	30439	000	INFRASTRUCTURE REBUILDING	3,320.80
	INVOICE:	541893									
	171363	01/31/26	73144		105700	P	03/10/26	01147	000	LEGAL&ENGINEER	3,528.75
	INVOICE:	540031									
	171364	01/31/26	73145		105700	P	03/10/26	01414	313	ENGINEERING	5,178.75
	INVOICE:	540029									
	171365	01/31/26	73146		105700	P	03/10/26	30439	000	INFRASTRUCTURE REBUILDING	13,666.25
	INVOICE:	540052									
	VENDOR TOTALS		34,064.55	YTD INVOICED					31,834.55	YTD PAID	31,834.55
3319	BUCKS COUNTY WATER & SEWER AUTHORITY										
	171418	02/15/26	73199		105701	P	03/10/26	08429	450	CONTRACTED SERVICES	4,300.00
	INVOICE:	2026-001									
	VENDOR TOTALS		41,372.00	YTD INVOICED					4,300.00	YTD PAID	4,300.00
4137	CERTUS PUBLIC SAFETY SOLUTIONS, LLC										
	171446	01/20/26	73227		105702	P	03/10/26	30410	700	POLICE EQUIPMENT	12,198.11
	INVOICE:	INV #3									
	VENDOR TOTALS		12,198.11	YTD INVOICED					12,198.11	YTD PAID	12,198.11
129	DAVID H LIGHTKEP, INC.										
	171329	02/12/26	73110		105703	P	03/10/26	01430	262	REPAIRS VEHICLES/TOOLS/MA	575.94
	INVOICE:	604983									

PAID INVOICES REPORT

WARRANT: 031026

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
VENDOR TOTALS		598.24 YTD INVOICED			575.94 YTD PAID			575.94			
3614	DEJANA TRUCK & UTILITY EQUIPMENT CO., LLC										
	171426	02/25/26	73207		105704	P	03/10/26	01430	262	REPAIRS VEHICLES/TOOLS/MA	86.93
	INVOICE: 10026756										
	171427	02/12/26	73208		105704	P	03/10/26	01430	262	REPAIRS VEHICLES/TOOLS/MA	437.10
	INVOICE: 10025269										
	171428	02/12/26	73209		105704	P	03/10/26	01430	262	REPAIRS VEHICLES/TOOLS/MA	993.86
	INVOICE: 10025150										
	171429	02/25/26	73210		105704	P	03/10/26	01430	262	REPAIRS VEHICLES/TOOLS/MA	1,319.47
	INVOICE: 10025235										
VENDOR TOTALS		5,327.40 YTD INVOICED			2,837.36 YTD PAID			2,837.36			
25	DEL-VAL INTERNATIONAL TRUCKS, INC.										
	171318	02/27/26	73099		105705	P	03/10/26	08429	262	R&M EQUIP/VEHICLES	189.74
	INVOICE: 13414594-04										
	171319	02/19/26	73100		105705	P	03/10/26	08429	262	R&M EQUIP/VEHICLES	862.31
	INVOICE: 1442609										
	171320	01/29/26	73101		105705	P	03/10/26	08429	262	R&M EQUIP/VEHICLES	2,348.17
	INVOICE: 1442428										
VENDOR TOTALS		3,726.21 YTD INVOICED			3,400.22 YTD PAID			3,400.22			
2880	DELAWARE VALLEY MUNICIPAL MGMT. ASSOC.										
	171409	02/27/26	73190		105706	P	03/10/26	01401	450	CONTRACTED SERVICES	3,447.60
	INVOICE: DISAB25-LGWYN-LDORN										
VENDOR TOTALS		3,447.60 YTD INVOICED			3,447.60 YTD PAID			3,447.60			
2402	DELAWARE VALLEY HEALTH TRUST										
	171400	03/01/26	73181		105707	P	03/10/26	01401	156	HEALTH INSURANCE	13,800.13
	INVOICE: 31208										
	171400	03/01/26	73181		105707	P	03/10/26	01402	156	HEALTH INSURANCE	3,501.57
	INVOICE: 31208										
	171400	03/01/26	73181		105707	P	03/10/26	01409	156	HEALTH INSURANCE	2,274.41
	INVOICE: 31208										
	171400	03/01/26	73181		105707	P	03/10/26	01410	156	HEALTH INSURANCE	43,609.72
	INVOICE: 31208										
	171400	03/01/26	73181		105707	P	03/10/26	01414	156	HEALTH INSURANCE	1,866.08
	INVOICE: 31208										
	171400	03/01/26	73181		105707	P	03/10/26	01430	156	HEALTH INSURANCE	17,244.05
	INVOICE: 31208										
	171400	03/01/26	73181		105707	P	03/10/26	01451	156	HEALTH INSURANCE	6,139.83
	INVOICE: 31208										
	171400	03/01/26	73181		105707	P	03/10/26	08487	156	HEALTH INSURANCE	9,358.15
	INVOICE: 31208										
VENDOR TOTALS		279,486.23 YTD INVOICED			97,793.94 YTD PAID			97,793.94			

PAID INVOICES REPORT

WARRANT: 031026

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
125 DENNEY ELECTRIC SUPPLY	171328	02/09/26	73109		105708	P	03/10/26	02434 381	R/M WALNUT FARMS DISTRICT	326.16
	INVOICE:	S102547446-001								
VENDOR TOTALS				489.42	YTD INVOICED			326.16	YTD PAID	326.16
3483 ECKERT SEAMANS CHERIN & MELLOTT, LLC	171421	02/09/26	73202		105709	P	03/10/26	01401 314	LEGAL SERVICES	975.00
	INVOICE:	1921734								
VENDOR TOTALS				975.00	YTD INVOICED			975.00	YTD PAID	975.00
3048 ELLIOTT AUTO SUPPLY CO., INC.	171411	02/18/26	73192		105710	P	03/10/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	52.80
	INVOICE:	201-823255								
	171412	02/18/26	73193		105710	P	03/10/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	99.53
	INVOICE:	201-822922								
	171413	02/17/26	73194		105710	P	03/10/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	206.80
	INVOICE:	201-822150								
	171414	02/24/26	73195		105710	P	03/10/26	08429 262	R&M EQUIP/VEHICLES	220.00
	INVOICE:	201-825970								
VENDOR TOTALS				3,781.51	YTD INVOICED			579.13	YTD PAID	579.13
66 FLETCHER MOTORS, INC.	171325	02/11/26	73106		105711	P	03/10/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	41.65
	INVOICE:	216982								
VENDOR TOTALS				208.25	YTD INVOICED			41.65	YTD PAID	41.65
548 GARY O'CONNOR	171354	03/01/26	73135		105712	P	03/10/26	01410 158	POST-RETIREMENT HEALTH BE	200.00
	INVOICE:	03 2026								
VENDOR TOTALS				600.00	YTD INVOICED			200.00	YTD PAID	200.00
1869 GENERAL CODE PUBLISHERS CORP.	171396	02/17/26	73177		105713	P	03/10/26	01401 450	CONTRACTED SERVICES	2,056.00
	INVOICE:	PG000045339								
VENDOR TOTALS				3,351.00	YTD INVOICED			2,056.00	YTD PAID	2,056.00
4116 GENERATOR TECHNICAL SERVICES, INC.	171445	02/18/26	73226		105714	P	03/10/26	08429 370	R&M PUMP STATIONS/SEWER L	821.92
	INVOICE:	241044-1								
VENDOR TOTALS				4,191.92	YTD INVOICED			821.92	YTD PAID	821.92
67 GENUINE PARTS COMPANY	171326	02/12/26	73107		105715	P	03/10/26	01430 220	SUPPLIES PW	13.84
	INVOICE:	560319								

PAID INVOICES REPORT

WARRANT: 031026

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	171327	03/02/26	73108		105715	P	03/10/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	45.45
	INVOICE:	561638								
VENDOR TOTALS		266.36 YTD INVOICED			59.29 YTD PAID			59.29		
1619	GILMORE & ASSOCIATES									
	171371	02/16/26	73152		105716	P	03/10/26	01414 313	ENGINEERING	160.00
	INVOICE:	PS-INV2602167								
	171372	02/16/26	73153		105716	P	03/10/26	01147 000	LEGAL&ENGINEER	165.00
	INVOICE:	PS-INV2602162								
	171373	02/16/26	73154		105716	P	03/10/26	01147 000	LEGAL&ENGINEER	240.00
	INVOICE:	PS-INV2602164								
	171374	02/16/26	73155		105716	P	03/10/26	01147 000	LEGAL&ENGINEER	355.02
	INVOICE:	PS-INV2602173								
	171375	02/16/26	73156		105716	P	03/10/26	01147 000	LEGAL&ENGINEER	400.00
	INVOICE:	PS-INV2602170								
	171376	02/16/26	73157		105716	P	03/10/26	01147 000	LEGAL&ENGINEER	400.00
	INVOICE:	PS-INV2602172								
	171377	02/16/26	73158		105716	P	03/10/26	30454 600	PARK IMPROVEMENTS	420.00
	INVOICE:	PS-INV2602174								
	171379	02/16/26	73160		105716	P	03/10/26	01147 000	LEGAL&ENGINEER	640.00
	INVOICE:	PS-INV2602177								
	171380	02/16/26	73161		105716	P	03/10/26	01147 000	LEGAL&ENGINEER	662.50
	INVOICE:	PS-INV2602178								
	171381	02/16/26	73162		105716	P	03/10/26	31446 001	COMPLIANCE REQUIREMENTS	712.50
	INVOICE:	PS-INV2602183								
	171381	02/16/26	73162		105716	P	03/10/26	31446 101	SWM PROJECTS	265.85
	INVOICE:	PS-INV2602183								
	171382	02/16/26	73163		105716	P	03/10/26	01147 000	LEGAL&ENGINEER	1,040.00
	INVOICE:	PS-INV2602169								
	171383	02/16/26	73164		105716	P	03/10/26	01147 000	LEGAL&ENGINEER	1,058.75
	INVOICE:	PS-INV2602176								
	171384	02/16/26	73165		105716	P	03/10/26	01147 000	LEGAL&ENGINEER	1,156.02
	INVOICE:	PS-INV2602165								
	171385	02/16/26	73166		105716	P	03/10/26	01414 313	ENGINEERING	1,520.00
	INVOICE:	PS-INV2602163								
	171386	02/16/26	73167		105716	P	03/10/26	30439 000	INFRASTRUCTURE REBUILDING	1,613.75
	INVOICE:	PS-INV2602179								
	171387	02/16/26	73168		105716	P	03/10/26	01414 313	ENGINEERING	1,626.68
	INVOICE:	PS-INV2602180								
	171388	02/16/26	73169		105716	P	03/10/26	01147 000	LEGAL&ENGINEER	1,762.50
	INVOICE:	PS-INV2602171								
	171389	02/16/26	73170		105716	P	03/10/26	01414 313	ENGINEERING	1,933.85
	INVOICE:	PS-INV2602181								
	171390	02/16/26	73171		105716	P	03/10/26	30454 600	PARK IMPROVEMENTS	2,086.70
	INVOICE:	PS-INV2602168								
	171391	02/16/26	73172		105716	P	03/10/26	01147 000	LEGAL&ENGINEER	2,442.50
	INVOICE:	PS-INV2602175								
	171392	02/16/26	73173		105716	P	03/10/26	01414 313	ENGINEERING	3,598.36
	INVOICE:	PS-INV2602182								
	171393	02/16/26	73174		105716	P	03/10/26	01147 000	LEGAL&ENGINEER	6,152.50

PAID INVOICES REPORT

WARRANT: 031026

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	PS-INV2602166									
171394	02/16/26	73175			105716	P	03/10/26	09439 000	INFRASTRUCTURE REBUILDING	7,786.06
INVOICE:	PS-INV2602184									
171395	02/16/26	73176			105716	P	03/10/26	30439 721	OLD BETHLEHEM PIKE CULVER	13,842.88
INVOICE:	PS-INV2602161									
VENDOR TOTALS				76,132.72	YTD INVOICED			52,041.42	YTD PAID	52,041.42
146 H. A. WEIGAND, INC.										
171341	02/12/26	73122			105717	P	03/10/26	01430 220	SUPPLIES PW	225.50
INVOICE:	127057									
VENDOR TOTALS				909.00	YTD INVOICED			225.50	YTD PAID	225.50
3975 HENRY J. THOMPSON PLUMBING & HEATING INC.										
171442	02/17/26	73223			105718	P	03/10/26	01409 370	R&M ALL BLDNGS	2,657.00
INVOICE:	11461									
VENDOR TOTALS				6,576.00	YTD INVOICED			2,657.00	YTD PAID	2,657.00
1431 HOME DEPOT CREDIT SERVICES										
171369	02/17/26	73150			105719	P	03/10/26	08429 370	R&M PUMP STATIONS/SEWER L	69.68
INVOICE:	02 17 2026									
171369	02/17/26	73150			105719	P	03/10/26	01409 220	SUPPLIES- ALL BLDNGS	37.05
INVOICE:	02 17 2026									
VENDOR TOTALS				643.92	YTD INVOICED			106.73	YTD PAID	106.73
3219 HOT FROG PRINT MEDIA, INC.										
171415	03/02/26	73196			105720	P	03/10/26	01401 450	CONTRACTED SERVICES	1,636.51
INVOICE:	25077									
VENDOR TOTALS				1,636.51	YTD INVOICED			1,636.51	YTD PAID	1,636.51
3832 JNA MATERIALS, LLC										
171440	02/19/26	73221			105721	P	03/10/26	01430 370	R&M PW	191.10
INVOICE:	47123									
VENDOR TOTALS				737.97	YTD INVOICED			191.10	YTD PAID	191.10
3439 LEXIPOL, LLC										
171419	01/02/26	73200			105722	P	03/10/26	01410 430	TECHNOLOGY	2,298.56
INVOICE:	INVPR11264662									
VENDOR TOTALS				2,298.56	YTD INVOICED			2,298.56	YTD PAID	2,298.56
2835 MANKO, GOLD, KATCHER & FOX, LLP										
171310	02/20/26	73091			105723	P	03/10/26	01414 313	ENGINEERING	4,028.49
INVOICE:	10065-00005-128491									
171311	12/03/25	73092			105723	P	03/10/26	01414 313	ENGINEERING	19,184.09
INVOICE:	10065-00005-127835									

PAID INVOICES REPORT

WARRANT: 031026

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS				.00	YTD INVOICED		23,212.58		YTD PAID	23,212.58
4000 MARK MANJARDI	171443	02/17/26	73224		105724	P	03/10/26	01414 314	PROF SERV- LEGAL (ZHB)	380.00
	INVOICE:	021026	BOS MTG							
VENDOR TOTALS				740.00	YTD INVOICED		380.00		YTD PAID	380.00
3646 MCDONALD UNIFORM COMPANY, INC.	171431	02/17/26	73212		105725	P	03/10/26	01410 238	UNIFORMS	132.49
	INVOICE:	257860								
VENDOR TOTALS				1,572.26	YTD INVOICED		132.49		YTD PAID	132.49
1409 MICHAEL ROGGE	171368	03/01/26	73149		105726	P	03/10/26	01410 158	POST-RETIREMENT HEALTH BE	400.55
	INVOICE:	03	2026							
VENDOR TOTALS				1,201.65	YTD INVOICED		400.55		YTD PAID	400.55
4141 MSI SERVICES, INC.	171447	03/01/26	73228		105727	P	03/10/26	01401 430	TECHNOLOGY	3,679.35
	INVOICE:	AGR435279								
	171447	03/01/26	73228		105727	P	03/10/26	08429 430	TECHNOLOGY	1,226.45
	INVOICE:	AGR435279								
VENDOR TOTALS				13,429.40	YTD INVOICED		4,905.80		YTD PAID	4,905.80
140 NORTH WALES WATER AUTHORITY	171330	02/05/26	73111		105728	P	03/10/26	08429 360	UTILITIES	26.82
	INVOICE:	07085	020526							
	171331	02/05/26	73112		105728	P	03/10/26	01409 360	UTILITIES	545.65
	INVOICE:	07122	020526							
	171332	02/05/26	73113		105728	P	03/10/26	01409 360	UTILITIES	20.63
	INVOICE:	07131	020526							
	171333	02/05/26	73114		105728	P	03/10/26	01409 360	UTILITIES	20.63
	INVOICE:	07444	020526							
	171334	02/05/26	73115		105728	P	03/10/26	01430 360	UTILITIES	20.63
	INVOICE:	07979	020526							
	171335	02/05/26	73116		105728	P	03/10/26	01430 360	UTILITIES	102.48
	INVOICE:	23643	020526							
	171336	02/05/26	73117		105728	P	03/10/26	08429 360	UTILITIES	21.66
	INVOICE:	24289	020526							
	171337	02/05/26	73118		105728	P	03/10/26	01430 360	UTILITIES	20.63
	INVOICE:	24598	020526							
	171338	02/05/26	73119		105728	P	03/10/26	01430 360	UTILITIES	36.11
	INVOICE:	26067	020526							
	171339	02/05/26	73120		105728	P	03/10/26	08429 360	UTILITIES	20.63
	INVOICE:	28810	020526							
	171340	02/05/26	73121		105728	P	03/10/26	01430 360	UTILITIES	51.58

PAID INVOICES REPORT

WARRANT: 031026

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
INVOICE: 28976 020526											
VENDOR TOTALS		12,639.95 YTD INVOICED			887.45 YTD PAID		887.45				
3780	NORTH WALES WATER AUTHORITY	171439	02/13/26	73220	105729	P	03/10/26	08429	450	CONTRACTED SERVICES	816.00
INVOICE: SALES0003090											
VENDOR TOTALS		1,658.00 YTD INVOICED			816.00 YTD PAID		816.00				
1347	PA MUNICIPAL, INC.	171367	02/04/26	73148	105730	P	03/10/26	01430	262	REPAIRS VEHICLES/TOOLS/MA	1,021.82
INVOICE: 6236638											
VENDOR TOTALS		2,482.49 YTD INVOICED			1,021.82 YTD PAID		1,021.82				
5	PECO - PAYMENT PROCESSING	171313	02/18/26	73094	105731	P	03/10/26	01430	360	UTILITIES	9.97
INVOICE: 2793920100 021826											
		171314	02/18/26	73095	105731	P	03/10/26	01430	360	UTILITIES	45.72
INVOICE: 3978998000 021826											
		171315	02/18/26	73096	105731	P	03/10/26	01409	360	UTILITIES	111.22
INVOICE: 2971145000 021826											
		171316	02/18/26	73097	105731	P	03/10/26	08429	360	UTILITIES	731.19
INVOICE: 0251100100 021726											
		171317	02/18/26	73098	105731	P	03/10/26	01430	360	UTILITIES	746.18
INVOICE: 5759811222 021826											
VENDOR TOTALS		19,793.64 YTD INVOICED			1,644.28 YTD PAID		1,644.28				
3779	PERKIOMEN PERFORMANCE INC.	171437	02/26/26	73218	105732	P	03/10/26	01430	262	REPAIRS VEHICLES/TOOLS/MA	460.46
INVOICE: 26-0578											
		171438	02/26/26	73219	105732	P	03/10/26	01430	262	REPAIRS VEHICLES/TOOLS/MA	767.00
INVOICE: 26-0579											
VENDOR TOTALS		1,227.46 YTD INVOICED			1,227.46 YTD PAID		1,227.46				
2919	PFM ASSET MANAGEMENT LLC	171410	01/28/26	73191	105733	P	03/10/26	01402	310	PROFESSIONAL SERVICES	1,075.13
INVOICE: 15133295											
		171410	01/28/26	73191	105733	P	03/10/26	01410	311	PROF. SERVICES - PENSION,	3,547.16
INVOICE: 15133295											
VENDOR TOTALS		4,622.29 YTD INVOICED			4,622.29 YTD PAID		4,622.29				
336	PSATS	171343	01/02/26	73124	105734	P	03/10/26	01401	420	TRAINING/DUES/SUBS	239.00
INVOICE: INV-180516-R3T8											

PAID INVOICES REPORT

WARRANT: 031026

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		2,717.00 YTD INVOICED						239.00 YTD PAID		239.00
3458 REMCO, INC.	171420	02/17/26	73201		105735	P	03/10/26	01409 370	R&M ALL BLDNGS	347.36
	INVOICE: 940358									
VENDOR TOTALS		347.36 YTD INVOICED						347.36 YTD PAID		347.36
172 REX WILKINSON	171342	03/01/26	73123		105736	P	03/10/26	01410 158	POST-RETIREMENT HEALTH BE	336.18
	INVOICE: 03 2026									
VENDOR TOTALS		1,008.54 YTD INVOICED						336.18 YTD PAID		336.18
4176 JEROME H RHOADS, INC	171456	02/12/26	73237		105737	P	03/10/26	01409 450	CONTRACTED SERVICES	352.12
	INVOICE: 24547683									
	171457	02/12/26	73238		105737	P	03/10/26	01409 450	CONTRACTED SERVICES	183.64
	INVOICE: 24547682									
VENDOR TOTALS		1,758.58 YTD INVOICED						535.76 YTD PAID		535.76
2607 RICOH USA INC	171401	02/18/26	73182		105738	P	03/10/26	01401 430	TECHNOLOGY	99.77
	INVOICE: 595917810									
	171401	02/18/26	73182		105738	P	03/10/26	08429 430	TECHNOLOGY	33.26
	INVOICE: 595917810									
	171402	02/18/26	73183		105738	P	03/10/26	01414 430	TECHNOLOGY	139.05
	INVOICE: 595917668									
	171402	02/18/26	73183		105738	P	03/10/26	08429 430	TECHNOLOGY	46.35
	INVOICE: 595917668									
	171403	01/02/26	73184		105738	P	03/10/26	01401 430	TECHNOLOGY	436.59
	INVOICE: 593483832									
	171403	01/02/26	73184		105738	P	03/10/26	08429 430	TECHNOLOGY	145.53
	INVOICE: 593483832									
	171404	01/07/26	73185		105738	P	03/10/26	01401 430	TECHNOLOGY	436.59
	INVOICE: 594307593									
	171404	01/07/26	73185		105738	P	03/10/26	08429 430	TECHNOLOGY	145.53
	INVOICE: 594307593									
	171405	02/04/26	73186		105738	P	03/10/26	01401 430	TECHNOLOGY	458.42
	INVOICE: 595686080									
	171405	02/04/26	73186		105738	P	03/10/26	08429 430	TECHNOLOGY	152.81
	INVOICE: 595686080									
VENDOR TOTALS		2,397.47 YTD INVOICED						2,093.90 YTD PAID		2,093.90
2644 RICOH USA, INC.	171406	02/01/26	73187		105739	P	03/10/26	01401 430	TECHNOLOGY	38.25
	INVOICE: 5072714887									
	171406	02/01/26	73187		105739	P	03/10/26	08429 430	TECHNOLOGY	12.75

PAID INVOICES REPORT

WARRANT: 031026

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 5072714887										
VENDOR TOTALS		51.00 YTD INVOICED			51.00 YTD PAID			51.00		
1129	SAFETY-KLEEN SYSTEMS, INC.	171366	02/18/26	73147	105740	P	03/10/26	01430 220	SUPPLIES PW	277.49
INVOICE: 99150700										
VENDOR TOTALS		277.49 YTD INVOICED			277.49 YTD PAID			277.49		
2679	SIRCHIE ACQUISITION COMPANY, LLC	171407	02/03/26	73188	105741	P	03/10/26	01410 222	DETECTIVE OPERATING SUPPL	51.42
INVOICE: 0729616-IN										
VENDOR TOTALS		137.12 YTD INVOICED			51.42 YTD PAID			51.42		
4142	SJ FUEL SOUTH COMPANY, INC.	171448	01/21/26	73229	105742	P	03/10/26	01430 374	FUEL/ GASOLINE/ DIESEL	72.77
INVOICE: 192373										
		171449	02/18/26	73230	105742	P	03/10/26	01430 374	FUEL/ GASOLINE/ DIESEL	512.92
INVOICE: 194398										
		171450	02/04/26	73231	105742	P	03/10/26	01430 374	FUEL/ GASOLINE/ DIESEL	612.74
INVOICE: 194164										
		171451	01/27/26	73232	105742	P	03/10/26	01430 374	FUEL/ GASOLINE/ DIESEL	860.76
INVOICE: 192826										
		171452	02/19/26	73233	105742	P	03/10/26	01410 374	FUEL/ GASOLINE/ DIESEL	874.18
INVOICE: 194439										
		171453	02/12/26	73234	105742	P	03/10/26	01410 374	FUEL/ GASOLINE/ DIESEL	1,304.21
INVOICE: 194207										
		171454	01/23/26	73235	105742	P	03/10/26	01430 374	FUEL/ GASOLINE/ DIESEL	1,919.29
INVOICE: 192405										
VENDOR TOTALS		9,610.05 YTD INVOICED			6,156.87 YTD PAID			6,156.87		
1519	SPECIALIZED ELEVATOR CORPORATION	171370	03/01/26	73151	105743	P	03/10/26	01409 450	CONTRACTED SERVICES	118.67
INVOICE: 461046										
VENDOR TOTALS		118.67 YTD INVOICED			118.67 YTD PAID			118.67		
573	STANDARD INSURANCE COMPANY	171355	03/01/26	73136	105744	P	03/10/26	01401 153	DISABILITY & LIFE INS.	653.34
INVOICE: 03 01 2026										
		171355	03/01/26	73136	105744	P	03/10/26	01402 153	DISABILITY & LIFE INS.	239.82
INVOICE: 03 01 2026										
		171355	03/01/26	73136	105744	P	03/10/26	01409 153	DISABILITY & LIFE INS.	86.95
INVOICE: 03 01 2026										
		171355	03/01/26	73136	105744	P	03/10/26	01410 153	DISABILITY & LIFE INS.	3,879.66
INVOICE: 03 01 2026										
		171355	03/01/26	73136	105744	P	03/10/26	01414 153	DISABILITY & LIFE INS.	225.27
INVOICE: 03 01 2026										

PAID INVOICES REPORT

WARRANT: 031026

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
	171355	03/01/26	73136		105744	P	03/10/26	01430	153	DISABILITY & LIFE INS.	1,052.93
	INVOICE:	03 01 2026									
	171355	03/01/26	73136		105744	P	03/10/26	01451	153	DISABILITY & LIFE INS	328.98
	INVOICE:	03 01 2026									
	171355	03/01/26	73136		105744	P	03/10/26	08487	153	DISABILITY & LIFE INS.	744.98
	INVOICE:	03 01 2026									
	VENDOR TOTALS		20,456.47	YTD INVOICED					7,211.93	YTD PAID	7,211.93
3733	STAPLES										
	171432	02/07/26	73213		105745	P	03/10/26	01401	200	OFFICE SUPPLIES	45.30
	INVOICE:	6055426364									
	171433	02/14/26	73214		105745	P	03/10/26	01451	300	EVENTS	51.40
	INVOICE:	6055905968									
	171434	02/07/26	73215		105745	P	03/10/26	01401	200	OFFICE SUPPLIES	102.62
	INVOICE:	6055426361									
	171435	02/14/26	73216		105745	P	03/10/26	01401	200	OFFICE SUPPLIES	197.84
	INVOICE:	6055905969									
	171436	02/14/26	73217		105745	P	03/10/26	01401	200	OFFICE SUPPLIES	197.84
	INVOICE:	6055905971									
	VENDOR TOTALS		1,092.42	YTD INVOICED					595.00	YTD PAID	595.00
349	THE MILLER FINANCIAL GROUP										
	171344	01/14/26	73125		105746	P	03/10/26	01401	350	INSURANCE BONDING	2,855.00
	INVOICE:	114006									
	VENDOR TOTALS		2,855.00	YTD INVOICED					2,855.00	YTD PAID	2,855.00
3641	TRAISSR, LLC										
	171430	01/31/26	73211		105747	P	03/10/26	01414	430	TECHNOLOGY	1,500.00
	INVOICE:	4220									
	171430	01/31/26	73211		105747	P	03/10/26	01430	430	TECHNOLOGY	1,000.00
	INVOICE:	4220									
	VENDOR TOTALS		2,500.00	YTD INVOICED					2,500.00	YTD PAID	2,500.00
3288	TUSTIN MECHANICAL SERVICES										
	171417	02/06/26	73198		105748	P	03/10/26	01409	450	CONTRACTED SERVICES	253.00
	INVOICE:	930023751									
	VENDOR TOTALS		253.00	YTD INVOICED					253.00	YTD PAID	253.00
3239	UNIFIRST FIRST AID CORPORATION										
	171416	01/02/26	73197		105749	P	03/10/26	01409	220	SUPPLIES- ALL BLDNGS	402.59
	INVOICE:	J378360									
	VENDOR TOTALS		402.59	YTD INVOICED					402.59	YTD PAID	402.59
4190	UNIFORM GEAR INC										
	171458	01/21/26	73239		105750	P	03/10/26	01410	238	UNIFORMS	109.00

PAID INVOICES REPORT

WARRANT: 031026

TO FISCAL 2026/03 03/01/2026 TO 03/31/2026

VENDOR NAME	DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 6868-3									
	171459	01/13/26	73240		105750	P	03/10/26	01410 450	CONTRACTED SERVICES	629.00
	INVOICE: 6821-3									
VENDOR TOTALS		738.00 YTD INVOICED			738.00 YTD PAID			738.00		
40	VERIZON									
	171321	02/12/26	73102		105751	P	03/10/26	08429 320	COMMUNICATIONS	33.86
	INVOICE: 2156160540	02/12/26	021226							
	171322	02/17/26	73103		105751	P	03/10/26	08429 320	COMMUNICATIONS	38.86
	INVOICE: 2156430661	02/17/26	021726							
	171323	02/07/26	73104		105751	P	03/10/26	08429 320	COMMUNICATIONS	39.37
	INVOICE: 2155428926	02/07/26	020726							
	171324	02/12/26	73105		105751	P	03/10/26	08429 320	COMMUNICATIONS	39.71
	INVOICE: 2156282913	02/12/26	021226							
VENDOR TOTALS		1,952.09 YTD INVOICED			151.80 YTD PAID			151.80		
3565	W.B. MASON COMPANY									
	171422	02/19/26	73203		105752	P	03/10/26	01401 200	OFFICE SUPPLIES	26.21
	INVOICE: 260191761									
	171423	02/26/26	73204		105752	P	03/10/26	01401 200	OFFICE SUPPLIES	29.95
	INVOICE: 260318478									
	171424	02/19/26	73205		105752	P	03/10/26	01409 220	SUPPLIES- ALL BLDNGS	124.59
	INVOICE: 260194812									
	171425	02/18/26	73206		105752	P	03/10/26	01401 200	OFFICE SUPPLIES	132.60
	INVOICE: 260168805									
VENDOR TOTALS		1,165.03 YTD INVOICED			313.35 YTD PAID			313.35		
2852	WINTER EQUIPMENT COMPANY, INC.									
	171408	02/18/26	73189		105753	P	03/10/26	01430 262	REPAIRS VEHICLES/TOOLS/MA	751.54
	INVOICE: IV67642									
VENDOR TOTALS		751.54 YTD INVOICED			751.54 YTD PAID			751.54		
									REPORT TOTALS	308,820.31

TOTAL PRINTED CHECKS	COUNT	AMOUNT
	59	308,820.31

** END OF REPORT - Generated by Rachael Kang **

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

Board/Commission	Pension Investment Advisory
Members/Terms	Jim Morris/Steve Smith/Brian Siegel
Meeting Schedule	02.18/05.20/08.19/11.18 2026 at 6 pm
Supervisor Liaison(s)	Jimmy Chong/Andrea Brockway
Staff Liaison	Paul Kenny/Mimi Gleason
Minute Taker	Melinda Haldeman

MEETING HIGHLIGHTS

Meeting Date	02/18/2026
Decisions/Recommendations	
<ul style="list-style-type: none"> • Discuss Asset Allocation for NU Pension @ next meeting. • Add 60/40 allocation to other examples • Bring in Manager from PFM discuss strategies and Implementation of REITS and Infrastructure investments. 	
Major Discussion Items	
<ul style="list-style-type: none"> • Reviewed performance for 4th Quarter 2025 • Economic Outlook and Investment Strategies • Risk and Volatility in relation to Asset Allocation. 	

Next Meeting	05/20/2026
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NOTE: This form lists 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.