

DEVELOPER'S ACTIVITY REPORT

West Goshen Sewer Authority

December 30, 2020

The following summarizes recent activities performed on behalf of the West Goshen Sewer Authority (WGSA) for developer activities within the sanitary sewer service area:

Jerrehian Estate-Large Tract-Woodlands at Greystone-#126

HRG received and reviewed redline drawings for proposed sewer facilities on Andrew Drive from Horizon Engineering. Horizon Engineering is in the process of preparing a plan submission for formal review and approval.

825 Goshen Road-#205

No new activity in December 2020.

Islamic Society- #245

No new activity in December 2020.

Glenn White - 901 Shiloh Road - #254

A final construction escrow release for Shiloh Estates in the amount of \$6,847.50 has been recommended by the Township Staff.

No new activity in December 2020.

Greystone Elementary School - #255

HRG received, reviewed, and approved submittals sent by Bohler Engineering for the School's connection into the existing force main. See below for updates on Jerrehian 3-Lot Subdivision.

No new activity in December 2020.

Luxor Apartments – 956 S. Matlack Street - #256

HRG has been in communication with Ryan Callen of Berks Ridge (Construction Manager) regarding ongoing construction activities related to the sanitary sewer system. HRG is working with Township Staff and Mr. Callen to resolve the sanitary sewer utility conflicts at the project site. The conflicts include the installation of above-grade electrical facilities directly adjacent to and on top of the Authority's sanitary sewer main and manholes. Mr. Callen has not presented a resolution to HRG to-date; however HRG has recommended to move the proposed and installed facilities a minimum of 5 feet from the sanitary sewer main and manholes.

1035 Saunders Lane - #258

Dan Hudson of Evans Mill Environmental, LLC (a sub-consultant for D.L. Howell & Associates, Inc) contacted HRG directly regarding questions he had on the Authority's Standards. Dan mentioned that D.L. Howell & Associates anticipates a resubmission of their LD Plan in January 2020 that addresses comments from HRG's October 3, 2019 letter.

No new activity in December 2020.

1150 West Chester Pike - #259

Construction was completed and the connection to the Authority's system was completed during the week of June 15, 2020. Construction and the connection were observed by Township Staff.

No new activity in December 2020.

Springer Corporate Center - #260

No new activity in December 2020.

600 Greenhill Road - #261

Construction is anticipated to begin on the week of November 30, 2020. Township Staff will be onsite to inspect tie-ins to the existing Sanitary Sewer Main.

No new activity in December 2020.

Goshen Walk – 325 North Five Points Road - #262

JMR Engineering, LLC has addressed all of HRG's comments relative to their construction cost estimate for the proposed sanitary sewer extension originally dated November 18, 2020 and provided an updated construction cost estimate on December 22, 2020. The updated construction cost estimate appears to be adequate for covering the construction costs associated with the proposed public sanitary sewer work and we are recommending that the Authority accept the financial security for the sanitary sewer extension in the amount of \$91,128.85 in a form suitable to the Authority's Solicitor. The cost estimate provided by JMR Engineering, LLC is attached to this Report for reference.

Trumark Financial Credit Union - #263

The Preliminary LD Plan submission was reviewed and a letter containing our comments was sent to the Township on May 7, 2020. A second LD plan was submitted that satisfied HRG's comments. A final comment letter was sent to the Township on May 26, 2020.

No new activity in December 2020.

839 S. High Street - #264

The revised Subdivision Plan was reviewed and the submitted Plan satisfied HRG's comments. A final comment was sent to the Township on October 20, 2020.

No new activity in December 2020.

504 S. Concord Road - #265

The Preliminary Land Development Plan was reviewed and a letter containing our comments was sent to the Township on October 20, 2020.

No new activity in December 2020.

Jerrehian 3-Lot Subdivision

Please refer to the Solicitor's Report for information regarding this subdivision and land development plan.
No new activity in December 2020.

No new activity in December 2020.


305 Westtown Road - #266

The Preliminary LD Plan submission was received and reviewed by HRG. A letter containing our comments was sent to the Township on December 22, 2020.

Please feel free to contact me if you have any questions regarding this report or other items.

Respectfully submitted,

Herbert, Rowland & Grubic, Inc.

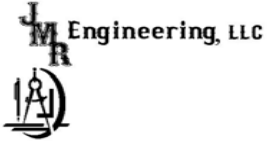


Joshua T. Fox, P.E.
Practice Area Leader | Water & Wastewater

JTF/CJS
007608.0426

c: West Goshen Sewer Authority (w/encl.)
Casey LaLonde, Township Manager (w/encl.)
Dave Woodward, Public Works Director (w/encl.)
Mike Moffa, WWTP Superintendent (w/encl.)
File (w/encl.)

RELEASE OF ESCROW FUNDS



DEVELOPMENT: Goshen Walk
 TOWNSHIP: West Goshen, PA
 OWNER/DEVELOPER: FPR Development, LLC



John Robinson, PE, MBA
 106 Schubert Rd
 Downingtown, PA 19335
 Phone: (484) 880-7342

Email: admin@jmeengineering.com

TOTAL ESCROW AMOUNT: \$91,128.85
 PERIOD:
 ESCROW RELEASE NO: 0
 PROJECT NO: 1334
 AMOUNT THIS RELEASE: \$0.00

SANITARY ESCROW

ITEM NO.	DESCRIPTION	ORIGINAL AMOUNT			WORK COMPLETED				TOTAL WORK COMPLETED TO DATE		TOTAL WORK REMAINING TO DATE		
		QUANTITY	UNIT PRICE	TOTAL	PREVIOUS RELEASES	AMOUNT THIS REQUEST	TOTAL UNIT	TOTAL \$	TOTAL UNIT	TOTAL \$	TOTAL UNIT	TOTAL \$	
SANITARY SEWER													
1	8" SDR Sanitary Sewer	510	LF	\$61.25	\$31,237.50	0		0	\$0.00	0	\$0.00	0	\$31,237.50
2	8" SDR Sanitary Sewer in Isabel Lane	66	LF	\$93.75	\$6,187.50	0		0	\$0.00	0	\$0.00	0	\$6,187.50
3	Manholes	3	EA	\$4,765.00	\$14,295.00	0		0	\$0.00	0	\$0.00	0	\$14,295.00
4	WYE Fitting Off Main	10	EA	\$225.00	\$2,250.00	0		0	\$0.00	0	\$0.00	0	\$2,250.00
5	PVC Lateral Extended Behing Curb	10	EA	\$1,250.00	\$12,500.00	0		0	\$0.00	0	\$0.00	0	\$12,500.00
6	Clean out at Lateral	10	EA	\$195.00	\$1,950.00	0		0	\$0.00	0	\$0.00	0	\$1,950.00
7	Pavement Restoration In Isabel Lane	1	LS	\$5,500.00	\$5,500.00	0		0	\$0.00	0	\$0.00	0	\$5,500.00
8	Testing	576	LF	\$1.25	\$720.00	0		0	\$0.00	0	\$0.00	0	\$720.00
9	Manhole Vacuum Testing	3	EA	\$85.00	\$255.00	0		0	\$0.00	0	\$0.00	0	\$255.00
10	Sewer Connection to Existing Manhole (MH679-3)	1	LS	\$5,000.00	\$5,000.00	0		0	\$0.00	0	\$0.00	0	\$5,000.00
11	As-built Survey And Plan	1	EA	\$750.00	\$750.00	0		0	\$0.00	0	\$0.00	0	\$750.00
				SUBTOTAL	\$80,645.00								
				TOTAL	\$80,645.00								
				10% CONTINGENCY	\$8,064.50								
				3% INSPECTION	\$2,419.35								
				GRAND TOTAL	\$91,128.85								

SUMMARY:
 ORIGINAL ESCROW AMOUNT \$91,128.85
 LESS PREVIOUS RELEASES \$0.00
 LESS THIS RELEASE \$0.00
 BALANCE TO REMAIN \$91,128.85

WORK COMPLETED TO DATE \$0.00
 LESS RETAINAGE 0% \$0.00
 SUBTOTAL \$0.00
 LESS PREVIOUS RELEASES \$0.00
 THIS RELEASE \$0.00