

Public Hearing – 6:30 p.m. – “Amending Chapters 47 and 182 for Games of Skill and Significant Tobacco Retailers” Time: 7:00 p.m.

Haverford Township - Board of Commissioners

Meeting: Monday, March 04, 2024

Time: 7:00 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

Work Session Meeting

Commissioner Committee Updates

Police Department – Update

Next Week:

Entry Level Police Officer.

Finance – Stipulation to Settle Tax Assessment Appeal.

Grant Award Recommendations under the Business Revitalization and Modernization Matching Grant Program.

Ordinance No. P3-2024. Skatium – Hav-a-Burger Lease Renewal (2nd Reading).

Ordinance No. P4-2024. Traffic (2nd Reading).

Ordinance No. P5-2024. Amending Chapters 47 and 182 for Games of Skill and Significant Tobacco Retailers (1st Reading).

Resolution No. 2368-2024. 2023 Budget Transfer.

Resolution No. 2369-2024. Preliminary/Final Land Development – 2224-2228 Haverford Road.

Resolution No. 2370-2024. ARPA Funds. Parking Study.

AResolution No. 2371-2024. Disposal of Township Assets.

Resolution No. 2372-2024. ARPA Funds. Parks & Recreation.

Resolution No. 2373-2024. EPA Easement.

Contract Awards:

Professional Services Contract. Parking Study.

Haverford Township Free Library Renovation & Expansion Project. Professional Services Contract: HVAC System Commissioning

Haverford Township Free Library Renovation & Expansion Project. Prime Contractor Change Orders.

Skatium. Amend original Contract Award to Elliott-Lewis Corp, Philadelphia, PA for the chiller replacement project to include replacement of the water condenser pumps; Elliott-Lewis still remaining the lowest responsible bidder

Purchases:

Public Works Department: Recycling Cans.

Darby Road Streetscape, Phase 3: Light Poles and Fixtures.

Parks & Recreation Department: Playground Amenities and Equipment.

Appointments:

Senior Citizens Advisory Board: 6th Ward Only.

Vacant Property Review Committee.

Proclamations:

Eagle Scout Garrett Haniebnik.

Women's History Month.

Haverford Township - Board of Commissioners

Meeting: Monday, March 04, 2024

Time: 6:30 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

Public Notice

NOTICE is hereby given that the Haverford Township Board of Commissioners will conduct a public hearing on Monday, March 4, 2024 at 6:30 PM in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA at which time the Board will receive public comment on an Ordinance amending the General Laws of the Township of Haverford, Chapter 47 entitled "Amusement Devices" to further regulate the premises within which such devices may be permitted and associated definitions; and amending Chapter 182 entitled "Zoning" to clarify the definition of Convenience Store, to define E-Liquids, Electronic Cigarettes, Electronic Nicotine Delivery Systems, Game of Skill Machines, Hookah Bars, Indoor Recreational or Amusement Facilities, Mechanical Amusement Devices, Significant Tobacco Retailers and Smoke Shops; to prohibit Mechanical Amusement Devices within the premises of Significant Tobacco Retailers and to prohibit Game of Skill Machines in Convenience Stores; to expressly prohibit Significant Tobacco Retailers in the C-2 Neighborhood Commercial District; to delete cigarette and tobacco as permitted to be sold in gift shops in the C-3 General Commercial District; to establish Significant Tobacco Retailers including Smoke Shops, Vape Shops and Hookah Lounges as a use permitted by Conditional Use in the C-5 Shopping Center Commercial District; and to establish the criteria for the approval of Significant Tobacco Retailers use. All interested parties are invited to attend and be heard in accordance with the rules and procedures of the Board. A copy of the proposed ordinance is available for public inspection on the township website at www.havtwp.org, and at 1014 Darby Road, Havertown, PA between the hours of 8:00 AM and 4:00 PM, Monday through Friday, except legal holidays. The Board expects to consider adoption of the first reading of this amendment during their regularly scheduled meeting on March 11, 2024 at 7:00 PM in the Commissioners Meeting Room, 1014 Darby Road, Havertown, PA. David R. Burman, Township Manager/Secretary.

Township of Haverford

David R. Burman

Township Manager

Haverford Township Draft Ordinance Number P -2024

An Ordinance amending Chapter 47 entitled “Amusement Devices” of the General Laws of the Township of Haverford to further regulate the premises within which such devices may be permitted and associated definitions; amending Chapter 182 entitled “Zoning” to clarify the definition of Convenience Store, to define E-Liquids, Electronic Cigarettes, Electronic Nicotine Delivery Systems, Game of Skill Machines, Hookah Bars, Indoor Recreational or Amusement Facilities, Mechanical Amusement Devices, Significant Tobacco Retailers and Smoke Shops; to prohibit Mechanical Amusement Devices within the premises of Significant Tobacco Retailers and to prohibit Game of Skill Machines in Convenience Stores; to expressly prohibit Significant Tobacco Retailers in the C-2 Neighborhood Commercial District; to delete cigarette and tobacco as permitted to be sold in gift shops in the C-3 General Commercial District; to establish Significant Tobacco Retailers including Smoke Shops, Vape Shops and Hookah Lounges as a use permitted by Conditional Use in the C-5 Shopping Center Commercial District; and to establish the criteria for the approval of a Significant Tobacco Retailers use.

WHEREAS, the Home Rule Charter of the Township of Haverford authorizes the Board of Commissioners to make and adopt ordinances consistent with the Constitution and laws of this Commonwealth and with the Charter;

WHEREAS, the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, et. seq., provides that municipalities are permitted to address the intensity of uses within a zoning district and provide for the promotion, protection and facilitation of public health, safety, morals, and the general welfare, and coordinate practical community development; and

WHEREAS, the Board of Commissioners desires to promote a complementary mix of uses that will generate pedestrian foot-traffic, disperse the intensity of uses throughout the Township, and promote the economic health of the Township; and

WHEREAS, the Board of Commissioners desires to prevent the over-concentration of certain uses within the Township; and

WHEREAS, tobacco use is still the leading cause of preventable death in the United States; and

WHEREAS, tobacco use places a huge financial cost on the nation’s healthcare system and constraints on productivity imposed on the nation’s economic system; and

WHEREAS, since 2014 electronic cigarettes have been the most commonly used tobacco products among the youth of the United States; and

WHEREAS, amusement devices and electronic games are commonly enjoyed and played by, and often attract, children and young adults who are not legally permitted to use tobacco products; and

WHEREAS, the use of Game of Skill machines are believed to have a deleterious impact on children, may encourage gambling, and continual use of such machines may increase the risk of crime and endanger employees and customers of a business; and

WHEREAS, the Board of Commissioners desires to clarify the definition of Convenience Store, to define E-Liquids, Electronic Cigarettes, Electronic Nicotine Delivery Systems, Game of Skill Machines, Hookah Bars, Indoor Recreational or Amusement Facilities, Mechanical Amusement Devices, Significant Tobacco Retailers and Smoke Shops; to prohibit Mechanical Amusement Devices within the premises of Significant Tobacco Retailers and to prohibit Game of Skill Machines in Convenience Stores; to expressly prohibit Significant Tobacco Retailers in the C-2 Neighborhood Commercial District; to delete cigarette and tobacco as permitted to be sold in gift shops in the C-3 General Commercial District; to establish Significant Tobacco Retailers including Smoke Shops, Vape Shops and Hookah Lounges as a use permitted by Conditional Use in the C-5 Shopping Center Commercial District; and to establish the criteria for the approval of a Significant Tobacco Retailers use.

WHEREAS, the Board of Commissioners has met the procedural requirements of the Pennsylvania Municipalities Planning Code for the adoption of the proposed ordinance, including advertising and holding a public hearing;

WHEREAS, the Board of Commissioners, after due consideration of the proposed ordinance at a duly advertised public hearing, has determined that the health, safety and general welfare of the residents of Haverford Township will be served by this amendment of the Township's Code.

NOW, THEREFORE, the Board of Commissioners of the Township of Haverford hereby ordains and enacts as follows:

SECTION I. Code Amendments.

A. Chapter 47, Amusements and Entertainments, Article I, Amusement Devices, is hereby amended as follows:

i. Section 47-1, Definitions, is amended to provide for a revised definition of "Mechanical Amusement Device" and a new definition of "Game of Skill Machine" to state:

MECHANICAL AMUSEMENT DEVICE

Any machine, apparatus, or device which, upon the insertion of a coin, slug, token, plate, card, disk or key into any slot, crevice or other opening, or by the payment of any price, may be operated or used as a game, entertainment or amusement, whether or not registering a score and whether or not a prize or redeemable tickets or points are offered. It shall include, without limitation, such devices as Game of Skill Machines, skill games, marble machines, pinball machines, skill ball, skee ball, mechanical grab or "claw" machines, mechanical or video bowling machines, electronic dart boards, golf simulator games, photoelectric or video shooting games or target machines, electronic video games, air-hockey tables, football games or other ball, disk, or bag throwing, rolling, or kicking games, riding or driving games or devices, virtual reality games, and all other games, operations, or transactions similar thereto under whatever name they may be designated or described. It shall not include devices or machines which dispense candy or merchandise unrelated to playing a game or Pennsylvania Lottery kiosks or devices. No Mechanical Amusement Device shall be permitted within the same premises as a Significant Tobacco Retailer.

GAME OF SKILL MACHINE

A gaming machine, apparatus, or device that resembles and often functions like casino slot machines, in that a player inserts money, tokens or a card for the chance to win more money, credits, or a similar benefit, but where the outcome is determined mainly by mental or physical skill, rather than chance. No Game of Skill Machine shall be permitted within the same premises as a Significant Tobacco Retailer or Convenience Store.

ii. Section 47-5, Regulations for premises and operation of devices, is hereby amended to amend subsection E and to provide for new subsections F and G as follows:

E. Any premises or places of business primarily or substantially devoted to the display or maintenance of Mechanical Amusement Devices, Game of Skill Machines or pool tables shall be subject to provisions of the Zoning Ordinance relating to indoor recreational or amusement facilities. For the purposes of this subsection, any premises within which are displayed or maintained more than three Mechanical Amusement Devices, Game of Skill Machines and/or pool tables shall be considered an indoor recreational or amusement facility.

F. No Mechanical Amusement Devices shall be permitted within the same premises as a Significant Tobacco Retailer, as defined under Chapter 182.

G. No Game of Skill Machines shall be permitted within the same premises as a Convenience Store, as defined under Chapter 182.

B. Chapter 182, Zoning, Section 182-106, Definitions and word usage; interpretation of regulations, is hereby amended as follows:

i. The definition of CONVENIENCE STORE shall be deleted and replaced with the following:

CONVENIENCE STORE

A mini food market designed to attract and serve a large volume of stop-and-go traffic, specializing in fast sales of bread, dairy, luncheon meats, as well as both made-to-order and ready-to-consume sandwiches, meals and beverages intended for consumption off the premises, and providing a limited supply of grocery store stock as a convenience to its patrons, with less than 10% of its retail floor area or display area dedicated to, or which maintains 20% or more of its total merchandise, whether on display or in stock, for products containing tobacco, tobacco paraphernalia, Delta-8 THC (or Delta-8-tetrahydrocannabinol) products, kratom, ingestible CBD/cannabidiol products, and/or Electronic Nicotine Delivery Systems (ENDS), ENDS-related products and/or any materials that can be used in Electronic Nicotine Delivery Systems. A store exceeding this 10% requirement shall be considered a Significant Tobacco Retailer. No Game of Skill Machines shall be permitted within the same premises as a Convenience Store.

ii. The following definitions shall be added to Section 182-106:

E-LIQUID

Any liquid that contains vegetable glycerin, propylene glycol, nicotine, water, and possibly flavoring that can be used in Electronic Nicotine Delivery Systems (ENDS) devices. E-liquids can also be referred to as “vape” or “vape juice.”

ELECTRONIC CIGARETTE

(1) An electronic oral device, such as one composed of a heating element and battery or electronic circuit, or both, which provides a vapor of nicotine or any other substance and the use or inhalation of which simulates smoking.

(2) The term includes any ELECTRONIC NICOTINE DELIVERY SYSTEMS (ENDS) device, notwithstanding whether the device is manufactured, distributed, marketed or sold as an e-cigarette, e-cigar and e-pipe or under any other product, name or description.

ELECTRONIC NICOTINE DELIVERY SYSTEMS (ENDS)

Any device designed or used to transform an e-liquid (that may contain nicotine) into an aerosol that the user inhales. ENDS can also be referred to as “vapes,” “vaporizers,” “vape pens,” “hookah pens,” “electronic cigarettes,” “e-cigarettes,” “e-cigs,” and “e-pipes.”

GAME OF SKILL MACHINE

A gaming machine, apparatus, or device that resembles and often functions like casino slot machines, in that a player inserts money, tokens or a card for the chance to win more money, credits or a similar benefit, but where the outcome is determined mainly by mental or physical skill, rather than chance.

HOOKAH BAR

Any establishment that is devoted to, marketed as, or designed for, whether as its primary use or as an accessory use, the on-premises use of smoking through a water pipe with a smoke chamber, a bowl, a pipe and a hose, commonly referred to as a “hookah,” and also known as narghile, argileh, shisha, hubble-bubble and/or goza, or any similar device used for on-premises smoking. The term “hookah bar” includes, but is not limited to, establishments variously known as hookah parlors, hookah cafes, and hookah lounges. A Hookah Bar shall be considered a Significant Tobacco Retailer.

INDOOR RECREATIONAL OR AMUSEMENT FACILITIES

An establishment containing an indoor premises or place of business that primarily or substantially offers indoor recreational and/or amusement activities including, without limitation, movie and live theaters, bowling alleys, sports fields or playing courts, video arcades, billiards, playground equipment, laser tag, go-carts, golf game simulators, mini-golf, ax/knife throwing, virtual reality experiences, trampolines, batting cages, or similar indoor facilities. Devices and facilities used solely for retail sales product testing or demonstrations,

playgrounds used accessory to an eating/drinking establishment, and private sports clubs or gyms that require at least monthly memberships to participate shall not be considered Indoor Recreation or Amusement Facilities.

MECHANICAL AMUSEMENT DEVICE

Any machine, apparatus, or device which, upon the insertion of a coin, slug, token, plate, card, disk or key into any slot, crevice or other opening, or by the payment of any price, may be operated or used as a game, entertainment or amusement, whether or not registering a score and whether or not a prize or redeemable tickets or points are offered. It shall include, without limitation, such devices as Game of Skill Machines, skill games, marble machines, pinball machines, skill ball, skee ball, mechanical grab or "claw" machines, mechanical or video bowling machines, electronic dart boards, golf simulator games, photoelectric or video shooting games or target machines, electronic video games, air-hockey tables, football games or other ball, disk, or bag throwing, rolling, or kicking games, riding or driving games or devices, virtual reality games, and all other games, operations, or transactions similar thereto under whatever name they may be designated or described. It shall not include devices or machines which dispense candy or merchandise unrelated to playing a game or Pennsylvania Lottery kiosks or devices. No Mechanical Amusement Device shall be permitted within the same premises as a Significant Tobacco Retailer.

SIGNIFICANT TOBACCO RETAILER

Any of the following establishments:

- (1) Any retailer or wholesale establishment that devotes 10% or more of floor area or display area to, or maintains 20% or more of its total merchandise, whether on display or in stock, for Tobacco Products, Vape Products, Delta-8 THC (or Delta-8-tetrahydrocannabinol), kratom, ingestible CBD/cannabidiol products, Electronic Nicotine Delivery Systems (ENDS), and/or ENDS-related products and/or any materials that can be used in Electronic Nicotine Delivery Systems;
- (2) Any retailer or wholesale establishment that holds itself out as, or otherwise promotes or markets itself as, a "tobacco store," a "smoke shop," a "vape shop," a "cigar shop" or a similar establishment selling Tobacco Products and/or Vape Products or predominantly advertises Tobacco Products or Vape Products on its storefront or website;
- (3) A Hookah Bar, regardless of whether Tobacco Products or Vape Products are sold from the premises.

TOBACCO PRODUCTS

Any substance containing tobacco leaf or accessory items used with or for tobacco consumption, including, but not limited to, cigarettes, cigars, pipe tobacco, snuff, chewing tobacco, dipping tobacco, other noncombustible tobacco products, matches, lighters, grinders, hookahs, pipes, cigarette rolling machines or papers, ashtrays, pipe tools, pipe supplies and pipe accessories.

VAPE PRODUCTS

Products containing nicotine and/or nicotine flavoring that are inhaled from a device designed for such purpose and/or products used to assist with the inhalation of nicotine including, but not limited to, any device designed or used to transform an e-liquid (that may contain nicotine) into an aerosol that the user inhales, e-liquids, e-cigarettes, vape or e-cigarette cartridges or refills, vaporizers, vape pens, vapor products, hookah pens, electronic cigarettes, e-cigs, e-pipes, Electronic Nicotine Delivery Systems (ENDS), and/or ENDS-related products and/or any materials that can be used in ENDS. Vape Products shall also be deemed a noncombustible tobacco product.

C. Chapter 182, Section 182-403, Neighborhood Commercial District, B. Use Regulations, (1) uses by right, subsection (b) shall be amended to add “but specifically excluding Significant Tobacco Retailers”, as follows:

a. Convenience stores, including the sale of grocery and food products, hardware, newspapers and magazines, drugs, variety items and beer, but specifically excluding Significant Tobacco Retailers.

D. Chapter 182, Section 182-404 C-3 General Commercial District, B. Use Regulations, (1) uses by right, subsection (f) shall be amended by deleting the words “cigarette and tobacco”, reflected as follows:

Gift shops, including camera, book, stationery, antique, musical supply, cosmetic, candy, cigarette and tobacco, flower, hobby, jewelry, leather and luggage shops.

E. Chapter 182, Section 182-406 C-5 Shopping Center Commercial District, B. Use Regulations, (4) conditional uses, (d) Significant Tobacco Retailer shall be added, as follows:

(d) Significant Tobacco Retailer. A Significant Tobacco Retailer (including a Hookah Bar, Vape Shop, Smoke Shop, or similar establishment) shall be permitted as a conditional use in accordance with the specific standards set forth in § 182-1209, standards applicable to Significant Tobacco Retailer uses, of this chapter.

F. Chapter 182, Section 182-1209, Standards applicable to Significant Tobacco Retailers, shall be added, as follows:

A. A Significant Tobacco Retailer shall not be located within 1,000 feet of the boundary of any institutional zoning district or the property line of any parcel containing an institutional zoning use, including, but not limited to, public, private and parochial schools and day-care centers. This distance shall be measured in a straight line from the closest exterior wall of the building or portion thereof in which the Significant Tobacco Retailer is located to the closest property line of the protected district or use, regardless of the municipality or zoning district in which it is located.

B. A Significant Tobacco Retailer shall be a minimum distance of 1,000 feet from the next nearest Significant Tobacco Retailer, measured along a straight line between the closest walls of each of the two facilities.

C. Significant Tobacco Retailers shall cease operations between the hours of 11:00 PM and 10:00 AM.

D. No Mechanical Amusement Devices shall be permitted within the premises of a Significant Tobacco Retailer.

E. No alcoholic beverages shall be served or consumed within the premises of a Significant Tobacco Retailer.

Section II. Repealer. In addition to the above, all other ordinances or parts of ordinances that are inconsistent herewith, are hereby repealed. Further, it is understood and intended that all other sections, parts, provisions, and ordinances that are not otherwise specifically in conflict with or inconsistent with this Ordinance, shall remain in full force and effect, the same being reaffirmed hereby.

Section III. Severability. In the event that any section, sentence, clause, phrase or word of this Ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude, or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

Section IV. Failure to Enforce Not a Waiver. The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

Section V. Effective Date. This Ordinance shall become effective 10 days following final adoption by the Board of Commissioners and publication as required by law.

Adopted this (insert approval day) day of (insert approval Month) , 2024.

Attest: Township of Haverford

By: C. Lawrence Holmes, President, Board of Commissioners

By: David R. Burman, Township Manager/Secretary

Township of Haverford

Resolution No. 2368-2024

Whereas, the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, hereby authorizes transfers to be made between accounts of the 2023 Budget as set forth below:

General Fund Expenditure Increases:

Finance (402)	\$ 25,000
Facilities (409)	\$ 50,000
Police (410)	\$ 200,000
Fire Protection (411)	\$ 50,000
Community Development (416)	\$ 10,000
Parks & Recreation (450)	\$ 100,000

General Fund Revenue Increases:

Business Privilege Tax	\$ (25,000)
Act 205 Foreign Fire Insurance Allocation	\$ (20,000)
Zoning Hearing Board Filing Fees	\$ (10,000)
Recreation Programs	\$ (100,000)

General Fund Expenditure Decreases:

Snow Removal (432)	\$ (280,000)
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Change in Revenues/Expenditures Net Grand Total	\$ -
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Resolved this 11th day of March, 2024.

Township of Haverford

By: C. Lawrence Holmes, Esq
President
Board of Commissioners

Attest: David R. Burman
Township Manager/Secretary

Township of Haverford

Resolution Number 2369-2024

Whereas, the Preliminary / Final Land Development Plan for JPM Haverford Road, 2228 & 2224 Haverford Road; Haverford PA, Delaware County, known as D.C. Folio Nos. 22-06-01067-02 and 22-06-01067-01 has been submitted to consolidate the two lots of the Property into a single lot and to construct a second-floor addition above the existing warehouse, along with associated site improvements. The new consolidated lot will have a total area of 20,715 square feet (0.475 acres) and there will be no increase in impervious coverage. The properties are within the R-5 Residential Zoning District and the 6th Ward. The site plan, sheet 1 of 1, was prepared by Karl E Kriegh, Philadelphia, PA, dated October 31, 2022 and last revised February 2, 2024. The architectural plans, cover sheet, GO.1, GO.2, A1.1, A1.2, A1.3, A2.1 and A2.2, was prepared by Remus-Zmijewski Architecture, Collingswood, NJ, dated May 30, 2023.

Whereas, the Original Plan and the Project were the subject of Haverford Township Zoning Hearing Board case Z22-28 and a subsequent agreed order dated June 28, 2023;

Whereas, the Planning Commission of Haverford Township at the public meeting of Thursday, February 8, 2024, did vote to recommend approval of the plans and Waivers from a two-step preliminary/final land development plan review process, requiring a traffic impact study and requiring a stormwater analysis, subject to the following conditions;

All comments contained within the January 2, 2024 review letter prepared by

Pennoni Associates be addressed, the proposed indoor parking spaced be added to the final plan, parking signage be provided for employees, painted directional arrows for the drive aisles be provided on the plan, the outline of the proposed second floor addition be added to the site plan, identify the travel route from the handicap parking spaces to the entrance doors, provide handicap parking sign details on the plan and provide landscape buffer notes on the plan; and

Whereas, said plans have been submitted before the Board of Commissioners of the Township of Haverford for consideration in accordance with the Pennsylvania Municipalities Planning Code, Act 247, as amended, and pursuant to the Haverford Township Subdivision and Land Development Regulations, Ordinance 1960, Chapter 160, Sections 4.A and B.

Now, therefore, be it resolved by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, that the recommendations and findings of the Planning Commission are hereby adopted and the Preliminary / Final Land Development Plan for JPM Haverford Road, 2228 & 2224 Haverford Road; Haverford PA, Delaware County dated October 31, 2022 and last revised February 2, 2024, is approved subject to compliance with the recommendations described hereinabove.

Resolved this 11th day of March, 2024.

Township of Haverford

By: C. Lawrence Holmes, President, Board of Commissioners

Attest: David R. Burman

Township Manager/Secretary

**JIM MILLER ROOFING
GARAGE AND OFFICE EXPANSION
2228 HAVERFORD ROAD
HAVERFORD TOWNSHIP, PA 19003**



SITE LOCATION

PROJECT SITE LOCATION

ARCHITECT:



REMUS-ZMIJEWSKI ARCHITECTURE
900 Haddon Avenue, Suite 412
Collingswood, NJ 08108
Phone: (856) 869-4980 Fax: (856) 869-4975
Website: www.rzalic.com

Mechanical, Electrical, Plumbing &
Fire Protection:
EMR ENGINEERING & DESIGN, PLLC
4236 Hwy. 3830
Annville, KY 40002
Phone: (606) 354-2886 EX-14
Email: robert@emrengineers.com

Structural:
900 Haddon Avenue, Suite 412
Collingswood, NJ 08108
Phone: (856) 869-4980 Fax: (856) 869-4975
Website: www.rzalic.com

PHASE 2- LAND DEVELOPMENT SUBMISSION
MAY 30, 2023

ARCHITECTURAL ABBREVIATIONS

GENERAL NOTES
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON DRAWINGS...

Table with 3 columns: Abbreviation, Description, and Remarks. Includes items like AC (Asph/Flt Shingles), AD (Asph/Flt Decking), etc.

Table with 3 columns: Abbreviation, Description, and Remarks. Includes items like CB (Concrete Block), CMU (Concrete Masonry Unit), etc.

Table with 3 columns: Abbreviation, Description, and Remarks. Includes items like GR (Gypsum Board), IL (Insulation), etc.

Table with 3 columns: Abbreviation, Description, and Remarks. Includes items like ST (Structural Steel), WF (Wide Flange Beam), etc.

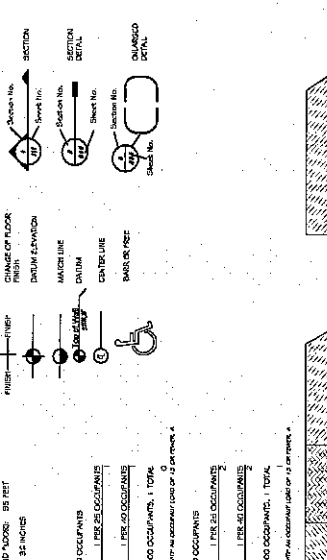
DRAWING LIST

- 05 - COVER SHEET
06.1 - DRAWING LIST - GENERAL NOTES
A1.1 - FIRST FLOOR PLAN
A1.2 - SECOND FLOOR PLAN
A1.3 - ROOF PLAN
A2.1 - EAST AND SOUTH ELEVATIONS
A2.2 - WEST AND NORTH ELEVATIONS

CODE BUILDING DATA

1. OCCUPANT LOAD
2. ACCESSIBLE ROUTE
3. STAIRS
4. ELEVATOR
5. PLUMBING
6. ELECTRICAL
7. MECHANICAL
8. PNEUMATIC
9. FIRE PROTECTION
10. OTHER

LIST OF SYMBOLS



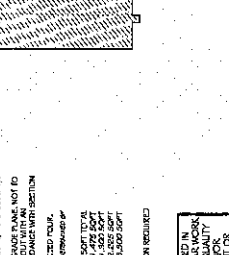
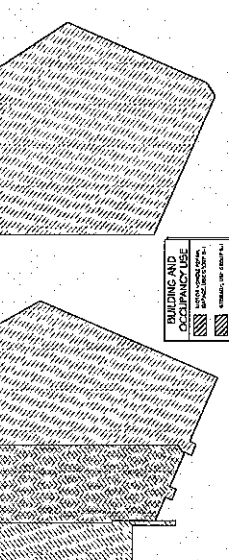
BUILDING EXPANSION GENERAL NOTES

A. CONTRACTOR TO CHECK ALL DIMENSIONS AND CONDITIONS INDICATED ON DRAWINGS...
B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES...
C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES...

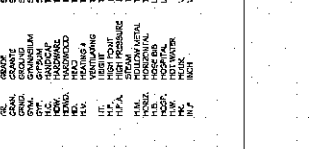
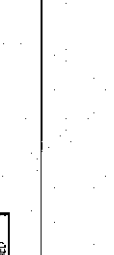
ROOFING GENERAL NOTES

THE CONTRACTOR WILL INFORM THE OWNER IN ADVANCE OF THE SECTION OF ROOF TO BE WORKED ON THE FOLLOWING DAY...
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES...

ROOF PLAN



ANY WORK ON MATERIALS INCLUDED IN THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR...
BETTER QUALITY WORK OR MATERIAL ITEM SHALL BE FURNISHED OR PROVIDED!



GO.1
AS NOTED
Drawing Number

GENERAL NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA OR THE SETBACKS.
3. ALL SETBACKS SHALL BE FROM THE SURVEY PLAN.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA OR THE SETBACKS.
5. ALL SETBACKS SHALL BE FROM THE SURVEY PLAN.
6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA OR THE SETBACKS.
7. ALL SETBACKS SHALL BE FROM THE SURVEY PLAN.

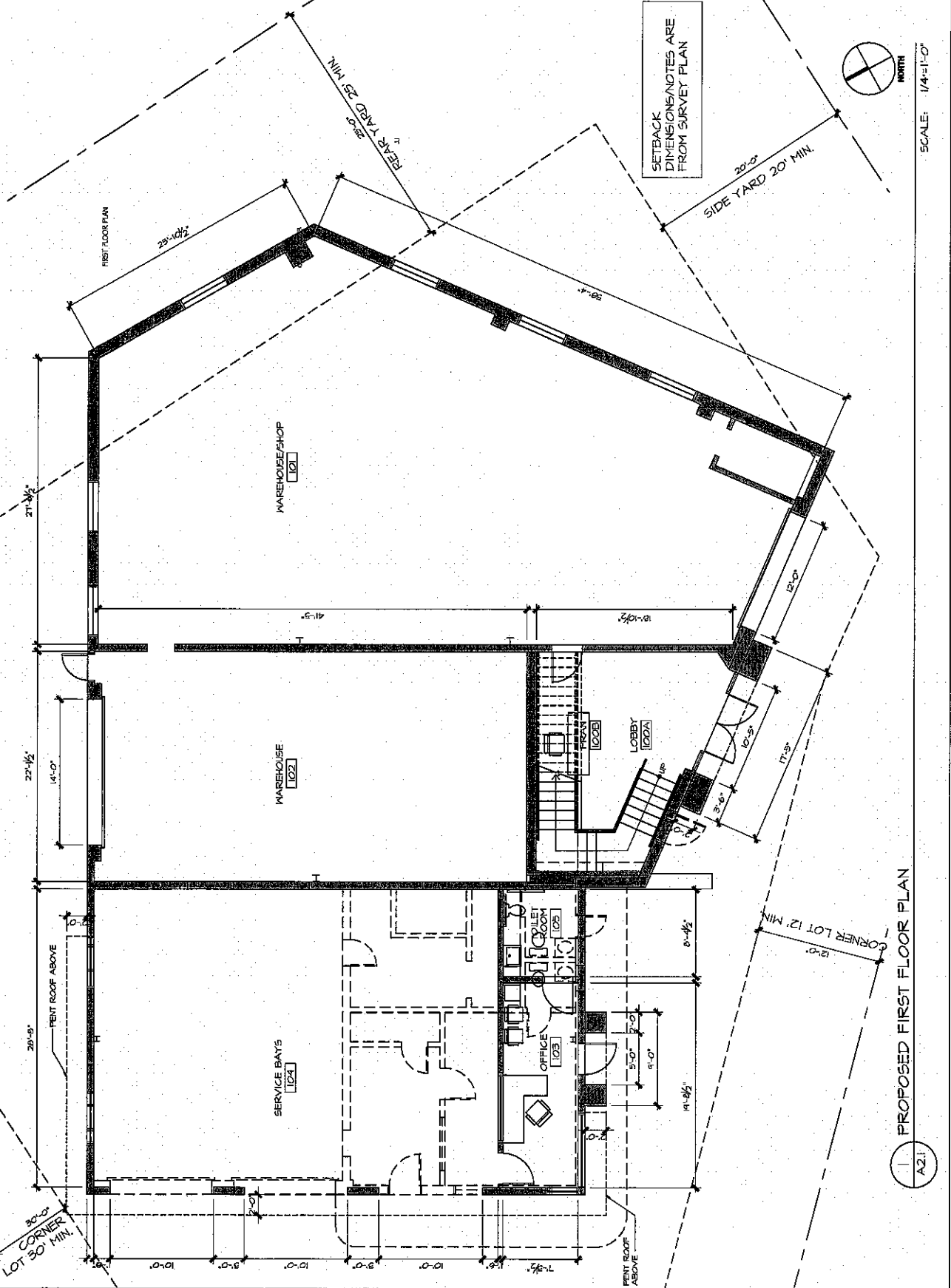
Date:	

Architect's Representative:
Robert J. Ziegler
E. 1901 228th Ave. N. #20977
Minnetonka, MN 55345
Tel: 952.535.1500
Fax: 952.535.1505
Cell: 952.535.1506
Email: rz@rzaha.com

RZA
RESIDENTIAL ARCHITECTURE
P.O. Box 172
Cottageville, IL 60120
P: 630-508-4850 F: 630-508-4879
Sales: rz@rzaha.com

Sheet Title:	
Job Name:	
Drawn By:	
Approx. Date:	
Project Number:	
Client:	
Project:	
AS NOTED	
Drawing Number:	

A1.1



GENERAL NOTE:
 THESE DIMENSIONS AND NOTES ARE FOR THE ARCHITECT'S USE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

NO.	DESCRIPTION	DATE

Architect Information:
 Robert J. Ziegler
 License # 00284115 N.Y. 202871
 License # 102508 N.Y. 203181
 License # 00284115 N.Y. 202871
 License # 102508 N.Y. 203181
 License # 00284115 N.Y. 202871
 License # 102508 N.Y. 203181

Client Information:
 PROJECT NO. 10284115
 PROJECT NAME: [REDACTED]
 ADDRESS: [REDACTED]
 CITY: [REDACTED]
 STATE: [REDACTED]
 ZIP: [REDACTED]

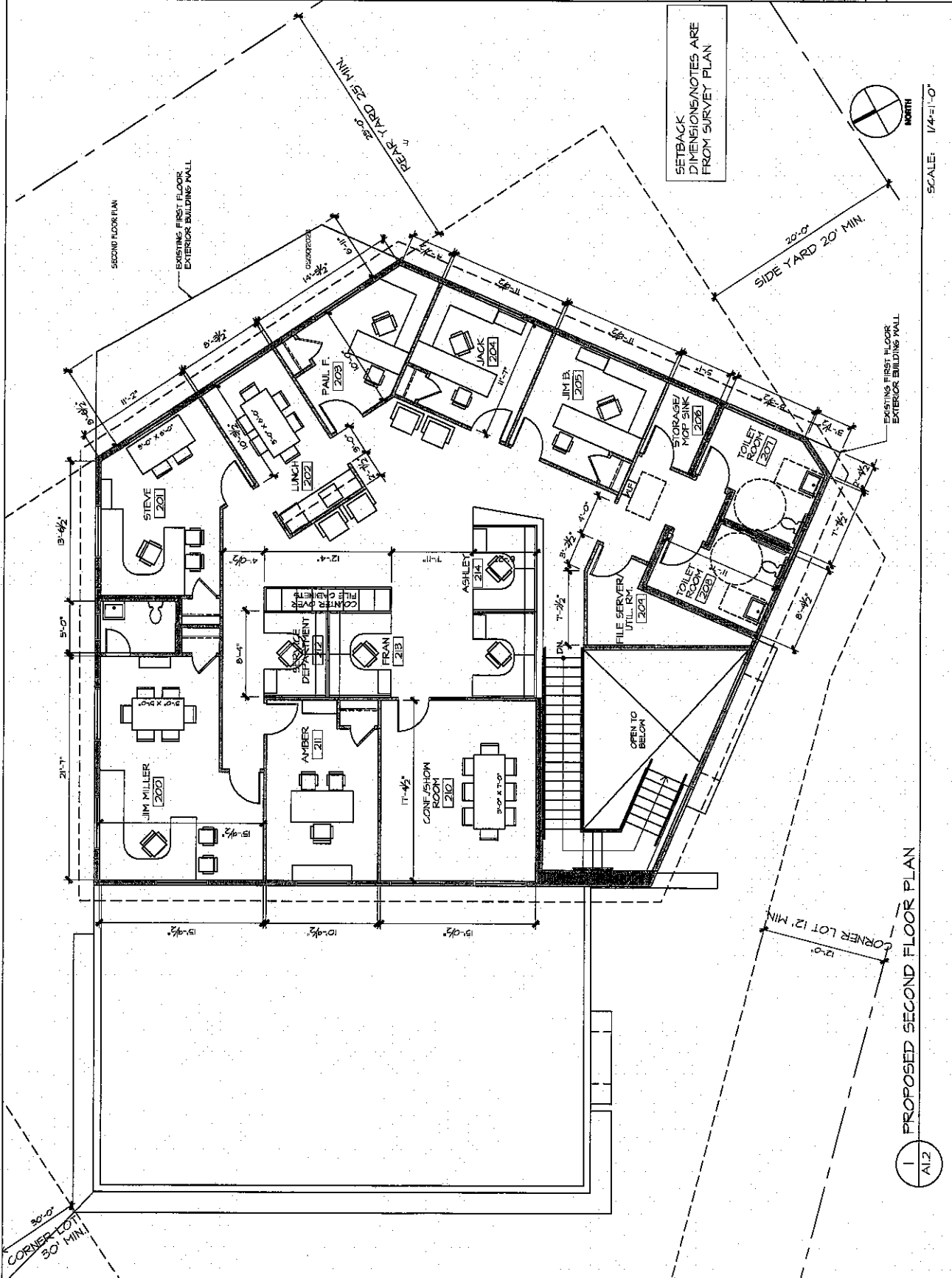
Project Information:
 SHEET NO. 10284115-01
 DATE: 08/11/2011
 SCALE: 1/4"=1'-0"

RZB ARCHITECTURE
 REGISTERED ARCHITECTS
 1210 LEXINGTON AVE., SUITE 1100
 COLUMBUS, N.Y. 12510
 P: 518-538-1880 F: 518-538-4878
 E: info@rzba.com

Owner:
 Drawn By:
 Project Number:
 Date:
 Approver By:
 Approval Date:

Scale: 1/4"=1'-0"
 Title: PROPOSED SECOND FLOOR PLAN
 Drawing Number: A1.2

A1.2



GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES.
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND LOCAL AUTHORITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
 6. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 7. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL CHANGES AND REVISIONS TO THE DRAWINGS.

Client:	
Architect:	
Project Name:	
Project Number:	
Scale:	
Date:	

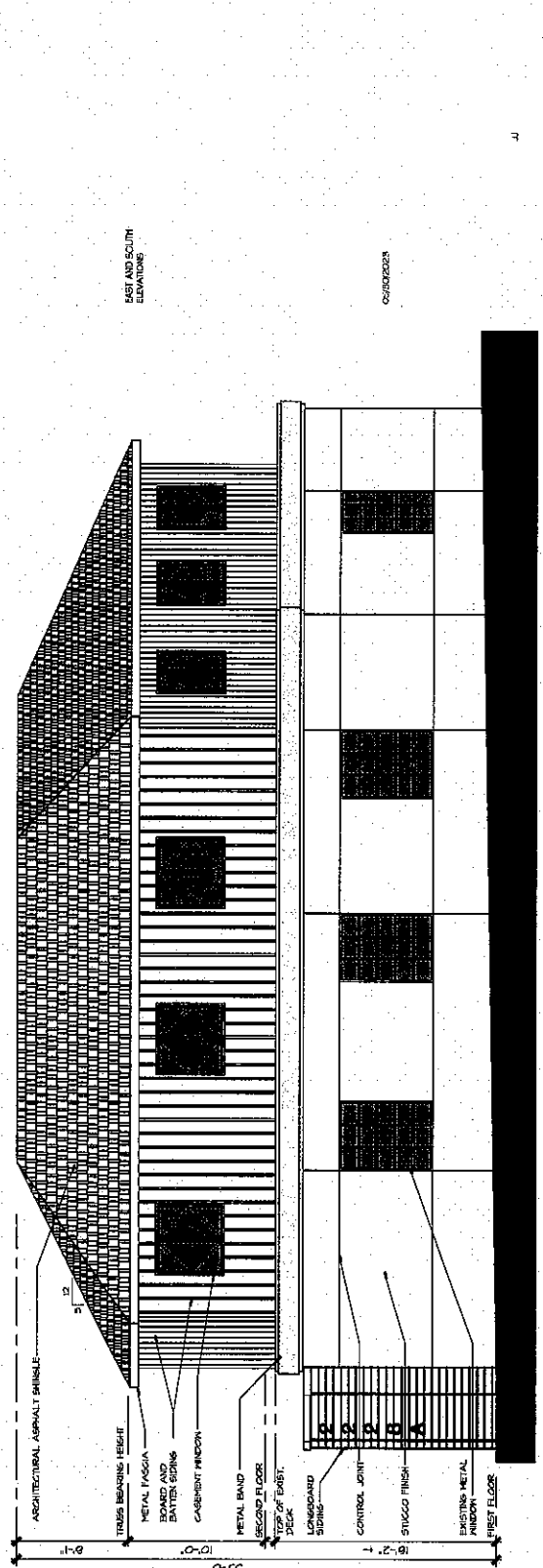
Architect:
 Robert J. Ziegler
 1001 12th Street, N.E.
 Atlanta, GA 30309
 Phone: 404.525.1234
 Fax: 404.525.1235
 Email: rziegler@rzb.com

Contractor:
 [Redacted]
 [Redacted]
 [Redacted]

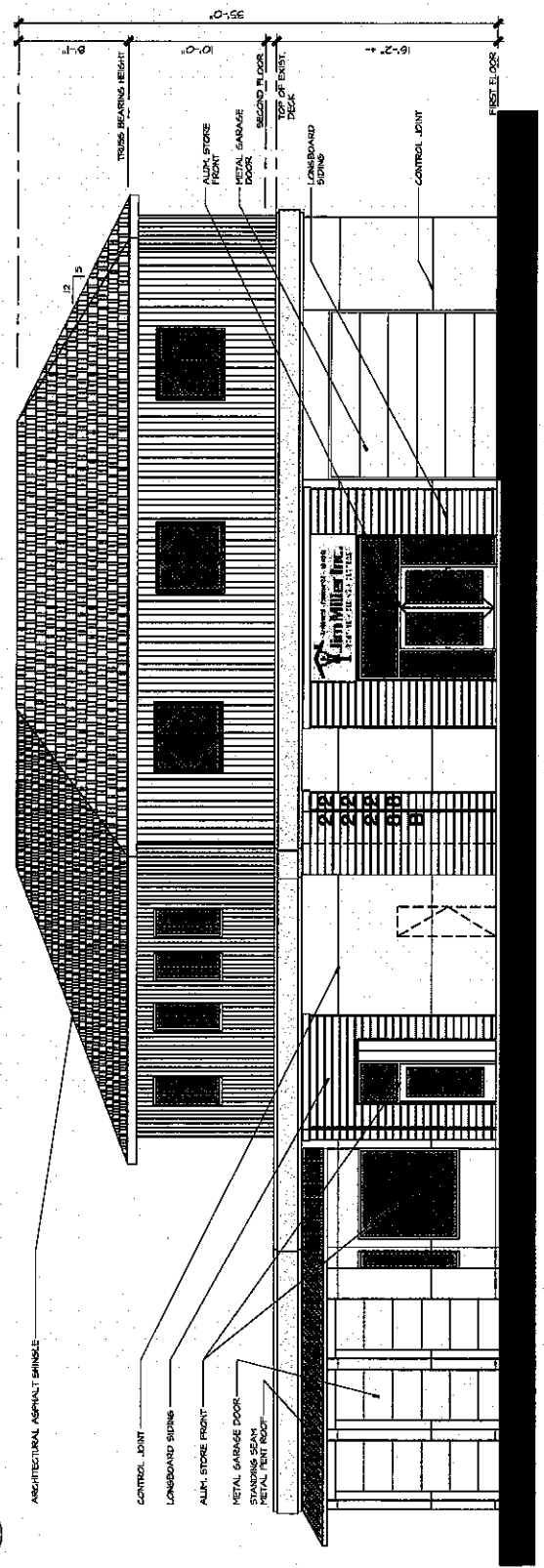
RZB ARCHITECTURE
 RICHARD ZIEGLER ARCHITECTURE
 1001 12th Street, N.E.
 Atlanta, GA 30309
 Phone: 404.525.1234
 Fax: 404.525.1235
 Email: rziegler@rzb.com

Sheet Title:	
Job Name:	
Owner:	
Drawn By:	
Approved By:	
Project Number:	
Date:	
Scale:	
AS NOTED	
Drawing Number:	

A2.1



1 PROPOSED EAST ELEVATION
 SCALE: 1/4"=1'-0"
 A2.1



2 PROPOSED SOUTH ELEVATION
 SCALE: 1/4"=1'-0"
 A2.1

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

Author:	
Designer:	
Checker:	
Drawn By:	
Project Name:	
Date:	

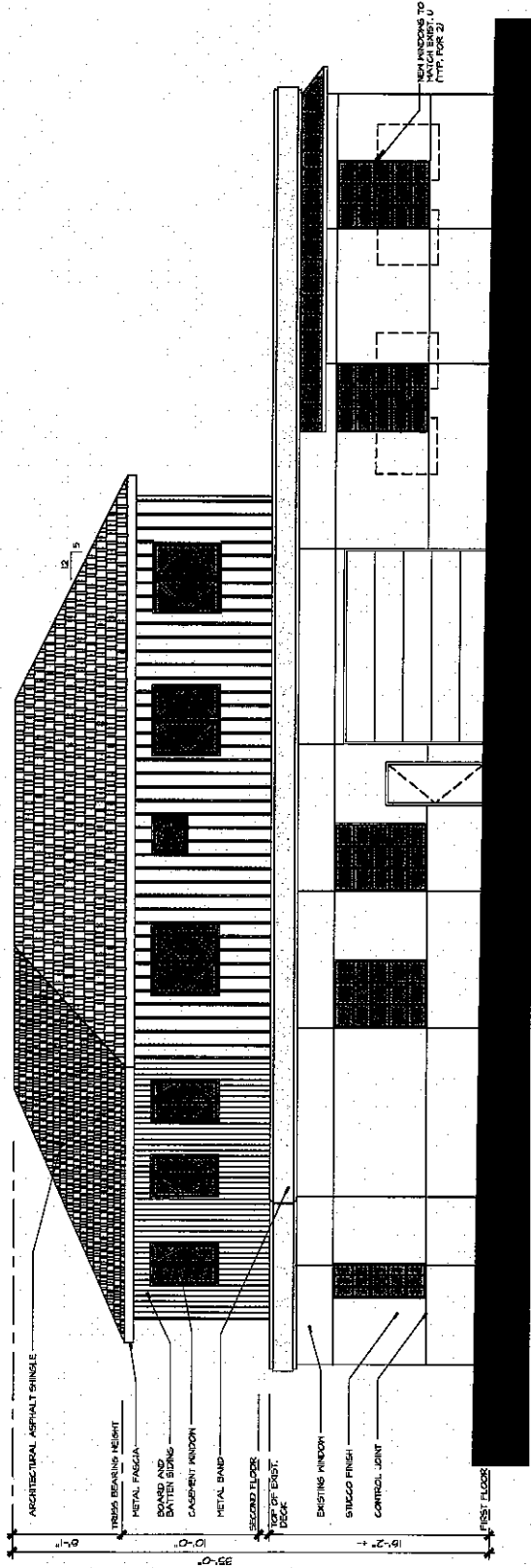
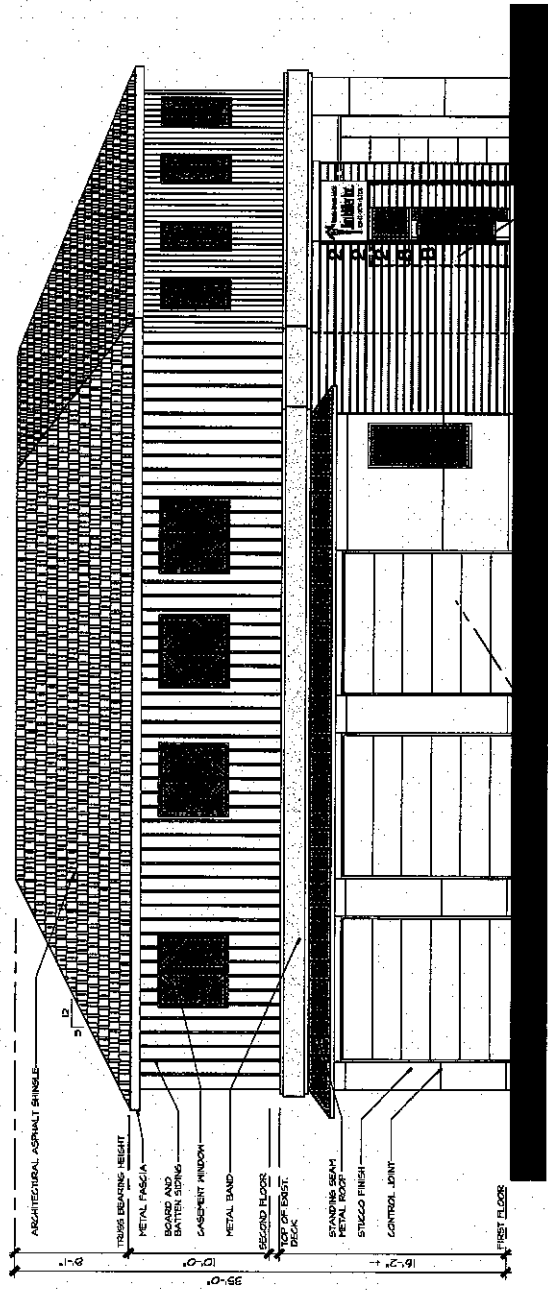
Professional Engineer
 Robert J. Englehardt
 License No. 19259 (1/15)
 License No. 19259 (1/15)
 License No. 19259 (1/15)
 License No. 19259 (1/15)
 License No. 19259 (1/15)

REINUSZEMSKA ARCHITECTURE
 20000 Avenue 2
 Suite 100
 Dallas, TX 75240
 P: 972-382-6800 F: 972-382-6775
 Email: info@reinzemsk.com

Sheet Title:
 Job Name:
 Owner:
 Drawn By:
 Project Name:
 Date:
 AS NOTED
 Drawing Number:

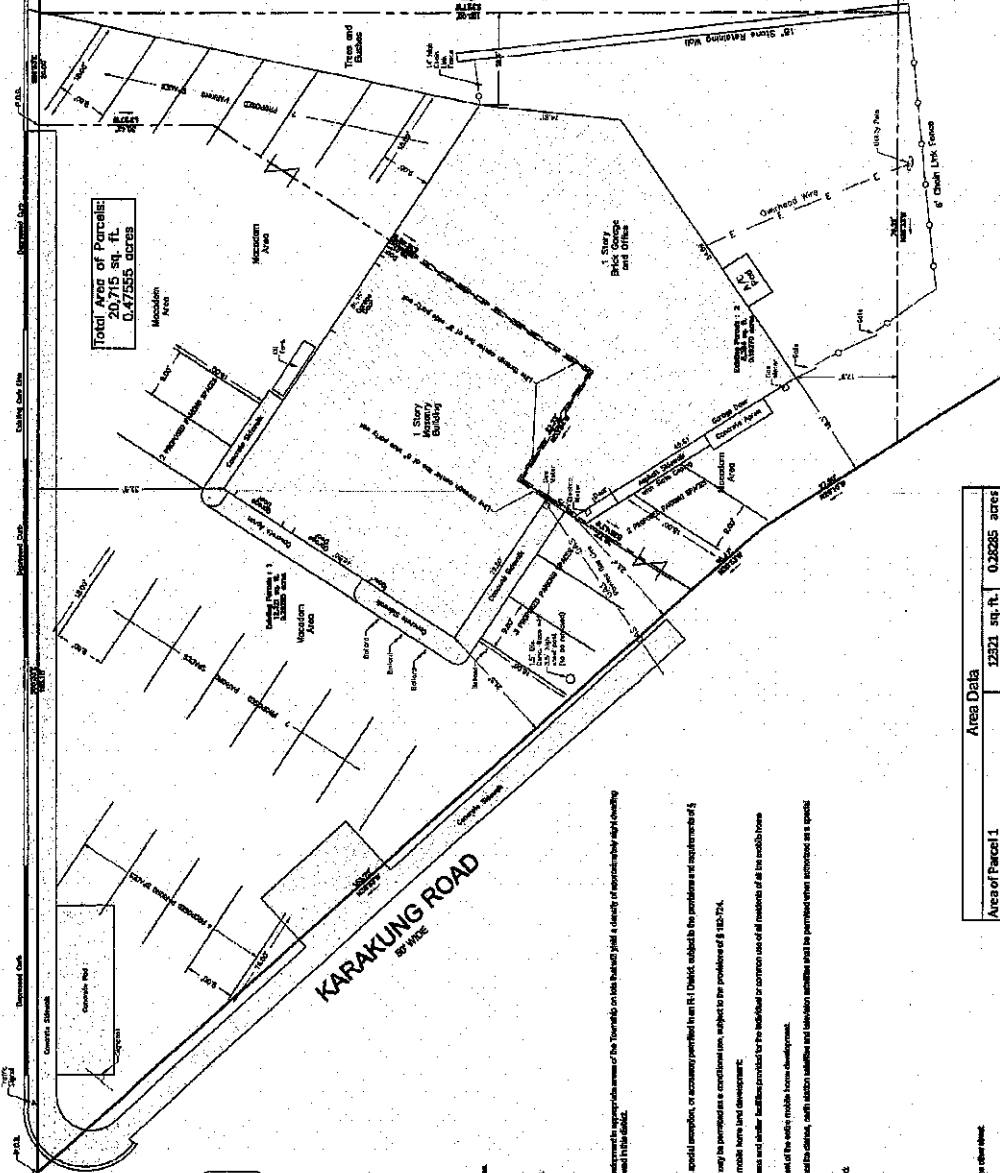


A2.2



A2.2

Haverford Road
RD-102E



Total Area of Parcels:
20,715 sq. ft.
0.47555 acres

Registered Owners:
Deward A. Brown and
Douglas F. Ritz
Deed Book 958 Page 1,193

- Notes:
Attention is called to the zoning regulations in the Local Code which apply to the property shown on this plan.
Plan made as per instructions of applicant.
Zoning authority provided herein is correct.
THE PURPOSE OF THESE PLANS IS TO SHOW EXISTING PHYSICAL CONDITIONS.
Horizontal dimensions are approximate unless otherwise indicated.
Vertical dimensions are approximate unless otherwise indicated.
Contours shown, if any, are for general reference only and do not constitute a warranty of accuracy or reliability.
In the event of a discrepancy between the dimensions shown on this plan and the actual dimensions of the property, the dimensions shown on this plan shall control.
(1) The lot area is 20,715 sq. ft. (0.47555 acres).
(2) The lot area is 20,715 sq. ft. (0.47555 acres).
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(100) The lot area is 20,715 sq. ft. (0.47555 acres).

Area Data	
Area of Parcel 1	3221 sq. ft. 0.32285 acres
Area of Parcel 2	8894 sq. ft. 0.20270 acres
Total Area of Parcels	20715 sq. ft. 0.47555 acres
Area of Building	4609 sq. ft. 23.5%

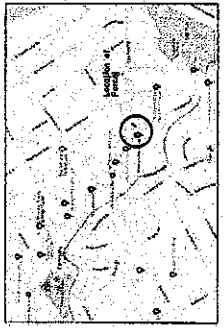


James Miller
2228 Haverford Road
Haverford Township, PA 19305
REVISED 11/17/2022

**SURVEY AND PLAN OF PROPERTY
for BUILDING PURPOSES**
Made for
James Miller
2228 Haverford Road
Haverford Township, PA 19305
Scale 1"=40'
Case 62823
Drawn by B.J.R.
Checked by A.C.C.

HVERFORD ROAD

55-1002
S.E. 1/4



Parking Space Usage Table

Type of Space	Total Sq. Ft.	Sq. Ft. Per Space	# of Spaces
Office	3,300	100	17
Warehouse	3,250	100	17
Total Parking Spaces	6,550	100	34

*Near Businesses are closed during evening hours.

Approved by Board of Commissioners of the County of Allegheny, PA
Date: _____

Approved by Planning Commission of the County of Allegheny, PA
Date: _____

Approved by the Board of Township Trustees
Date: _____

Approved by the County Planning Commission
Date: _____

Approved by the County Planning Commission
Date: _____

State of Pennsylvania, County of Allegheny

Office of the County Planning Commission

County of Allegheny, Pennsylvania

On this _____ day of _____, 2023, I, _____, County Planning Commissioner, do hereby certify that the above described plan has been approved by the Planning Commission of the County of Allegheny, Pennsylvania, for the purpose of _____, and that the same complies with the zoning ordinance of the County of Allegheny, Pennsylvania, and that the same is in accordance with the Comprehensive Zoning Ordinance of the County of Allegheny, Pennsylvania.

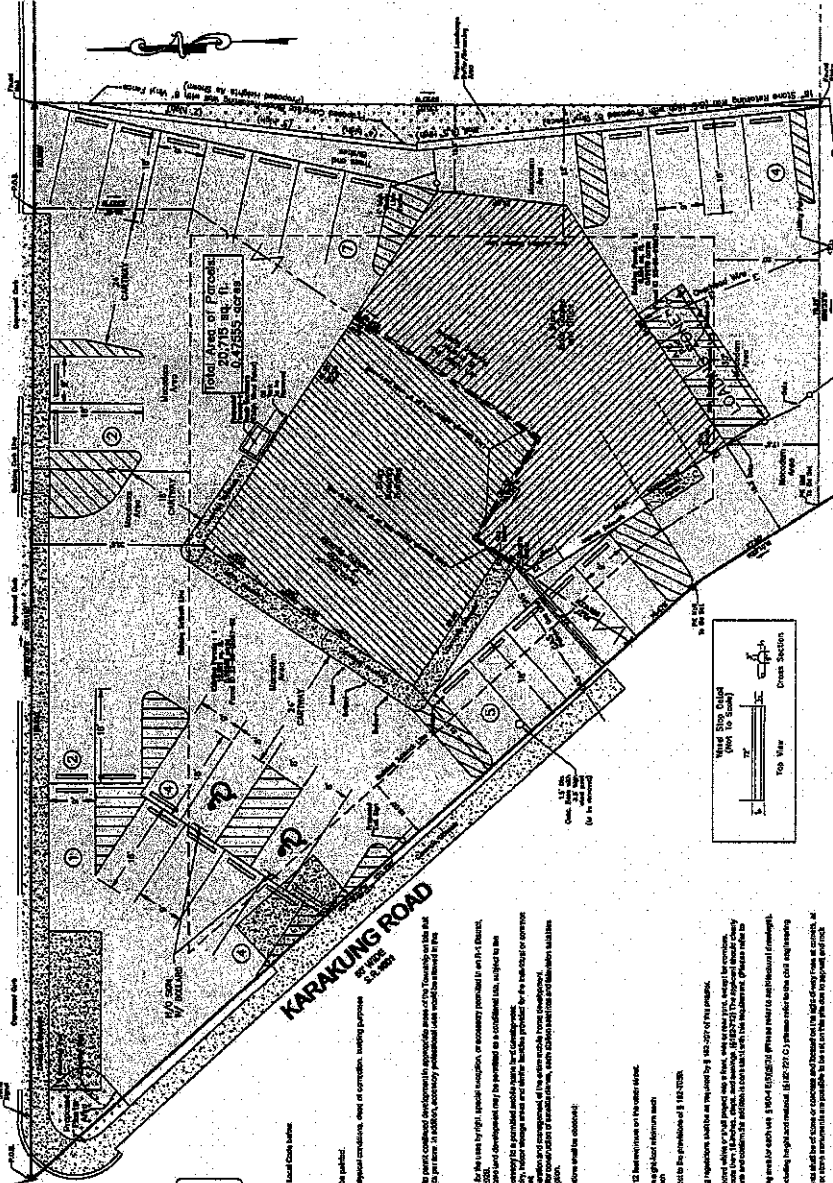
**SURVEY AND PLAN OF PROPERTY
FOR DEED OF CORRECTION, CONSOLIDATION,
ZONING AND BUILDING PURPOSES**

Made by:
James Miller
Surveyor

Survey No. **2023-12**

Drawn by **A.A.W.**

County: **Allegheny**



Building Space Table

Reserved for Jim Miller, Inc. (Proposed)	Reserved for A.D. [unclear] (Proposed)	Totals
1	2	3
3	5	8
1	2	3
2	1	3
Total Parking Spaces	Total Spaces	Total Spaces

Area Data

Area of Parcel 1	Sq. Ft.	0.32825 acres
Area of Parcel 2	Sq. Ft.	0.13270 acres
Total Area of Parcels	Sq. Ft.	0.47555 acres
Total Impervious Area (Proposed)	Sq. Ft.	96,136
Area of Building	Sq. Ft.	21,036

Zoning Data

R-5 Low to Medium Density Residential		
Minimum Lot Area	Required	Proposed
5,500 sq. ft.	20,715 sq. ft.	20,715 sq. ft.
Street Frontage	336, minimum	403.27'
Lot Width @ Building Line	50' minimum	32.5' along Haverford Rd 18' along Karaking Rd
Front Yard-Corner Lot	30' minimum on one street 12' minimum on other street	17.6' First Floor 20' Second Floor 16.4' First Floor 25' Second Floor
Side Yard	20' minimum each	2 Stories (35')
Special Exception	25'	
Rear Yard	35' or Three Stories	
Height	Subject to Provisions	96,136
Impervious	45%	

Registered Owner:
Jim Miller Holdings, Inc.
Doc ID: **202301779**
Deed Book **6898** Page **2112**
Recorded **April 10, 2023**

Notes:

1. All dimensions shown are in feet and inches, unless otherwise noted.

2. The purpose of this plan is to show existing proposed conditions, use of correction, mapping purpose and surveying purposes.

3. All existing structures are shown as they exist on the date of recording.

4. All proposed structures are shown as they exist on the date of recording.

5. All easements are shown as they exist on the date of recording.

6. All setbacks are shown as they exist on the date of recording.

7. All lot areas are shown as they exist on the date of recording.

8. All street widths are shown as they exist on the date of recording.

9. All street frontages are shown as they exist on the date of recording.

10. All street setbacks are shown as they exist on the date of recording.

11. All street easements are shown as they exist on the date of recording.

12. All street encroachments are shown as they exist on the date of recording.

13. All street encroachments are shown as they exist on the date of recording.

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19. All street encroachments are shown as they exist on the date of recording.

20. All street encroachments are shown as they exist on the date of recording.



TOWNSHIP OF
HAVERFORD

DELAWARE COUNTY
1014 DARBY ROAD
HAVERTOWN, PA 19083-2551
(610) 446-1000

Manager 610-446-1000 ext. 2208
Human Resources 610-446-1000 ext. 2233

LARRY HOLMES, ESQ, PRESIDENT
JUDY TROMBETTA, VICE PRESIDENT
DAVID R. BURMAN, TWP MANAGER/SECRETARY
AIMEE CUTHBERTSON, ASS'T TWP. MANAGER
JOHN R. WALKO ESQ., SOLICITOR
PENNONI ASSOCIATES, INC. ENGINEER

WARD COMMISSIONERS
1ST WARD BRIAN D. GONDEK
2ND WARD SHERYL FORSTE-GRUPP, PH.D
3RD WARD KEVIN MCCLOSKEY, ESQ.
4TH WARD JUDY TROMBETTA
5TH WARD LAURA CAVENDER
6TH WARD LARRY HOLMES, ESQ
7TH WARD CONOR QUINN
8TH WARD GERARD T. HART, MD
9TH WARD WILLIAM F. WECHSLER

HAVTT 30249

January 2, 2024

Gary Smith, Zoning Officer
Haverford Township
1014 Darby Road
Havertown, PA 19083

**RE: Preliminary/Final Land Development Plan
JPM Haverford Road- 2228 & 2224 Haverford Road**

Dear Mr. Smith:

As requested, we have reviewed the following in connection with the referenced project:

- *"Survey and Plan of Property for Deed of Correction, Consolidation, Zoning and Building Purposes"* (one sheet) dated October 31, 2022, last revised December 5, 2023.
- *Response letter from Carl W. Ewald P.C., dated December 11, 2023*

The applicant, JPM Haverford Road, proposes to consolidate two (2) existing lots and construct a second-floor addition to an existing commercial warehouse at the referenced property. The new consolidated lot will have a total area of 20,715 square feet (0.475 acres). No new impervious surface is proposed as part of this application. The property is within the R-5 Residential Zoning Districts.

The applicant was granted Zoning relief from the Zoning Hearing Board via a Stipulated Order dated June 28, 2023.

The applicant is requesting the following waivers:

- From §160-4 requiring a two-step preliminary/final land development plan review process.
- From §160-4.E(i) requiring a Traffic Impact Study
- From §78, requiring a stormwater analysis.

We offer the following comments:

ZONING

1. A parking tabulation for the various uses should be provided on the plan. (§182-707) Based on our calculations, it appears that minimum parking requirements are not met. **Partially Addressed. A Parking Space Use Table has been provided. This table utilizes the correct standards for off-street parking for the various uses. However, the calculations for the Garage and Warehouse uses do not account for the space required for each fractional amount resulting from the computation. It appears a total of 34 parking spaces should be provided.**
2. The following comments pertain to the proposed parking layout:
 - a. Per the Stipulated Order, the parking spaces associated with each use on the property should be identified on the plan. **Addressed**

- b. It appears that some of the indicated spots potentially impact the existing sidewalk and the entrances from Karakung Drive. **Addressed**
 - c. The aisles widths between the spaces on the west side are less than typical standards.
 - d. Parking spaces shall be clearly delineated by painted lines or markers. (§182-718.A(1)) **Addressed**
 - e. Stalls shall be provided with bumper guards or wheel stops when necessary for safety or protection to adjacent structures or landscaped areas. (§182-718.A(2)). **Partially addressed. A detail should be provided for the proposed wheel stops.**
 - f. All vehicular entrances and exits to parking areas shall be clearly designated for all conditions (§182-718.A(4)). **Addressed**
 - g. If spaces are used during evening hours, appropriate lighting shall be provided. (§182-718.A(5)). **Addressed**
 - h. Additional information regarding interior circulation on the site should be provided, including drive aisle dimensions, pavement markings and signage. (§182-718.G) **The five (5) spaces provided at the southeast corner of the lot do not appear to meet the minimum 9-foot required width. In addition, it appears at least one space is inaccessible.**
 - i. Dedicated spots for handicap parking, as applicable should be identified. **Partially Addressed. The applicant shall confirm that only one (1) handicap spot is required. Additionally, the accessible aisle shall extend the full width of the parking space.**
3. Off-street loading and unloading space(s) with proper and safe access from a street or alley shall be provided on each lot used for commercial or other purposes where it is deemed that such facilities are necessary to adequately serve any such use within the district. All such loading and unloading spaces shall be located at the rear of the building. (§182-708.A.(1)) The loading/unloading spaces should be identified on the plan. **Partially Addressed. The specific location of the loading/unloading area is not clearly delineated or dimensioned on the plan. In addition, if the designated area is smaller than the minimum dimensions required, the applicant shall demonstrate the area is adequate for the size of the delivery vehicle. Lastly, the area shall not overlap, occupy, or otherwise interfere with required driveway and parking spaces. (§182-708.A.(1)(a),(b),(c))**
 4. No main building and no part of a building shall be erected within or shall project into a front, side or rear yard, except for cornices, projecting eaves, gutters or chimneys projecting not more than 18-inches, steps, and awnings. (§182-712) The applicant should clearly indicate the proposed second floor addition on the plans and confirm the addition is consistent with this requirement.

SUBDIVISION & LAND DEVELOPMENT

5. The following plan requirements should be provided (or a waiver requested):
 - a. The plan should clearly indicate the associated building area for each use. §160-4.E(5)[g](3) **Addressed.**
 - b. A location map or key map showing the location of the site. (§160-4.E.(5)[b]) **Addressed**
 - c. A zoning data table indicating existing and proposed conditions. (§160-4.E.(5)[c]) **Addressed**
 - d. Existing monuments, easements, and rights-of-way. (§160-4.E.(5)[e](1)) **Addressed**
 - e. The State route numbers for Haverford Road and Karakung Drive. **Addressed.**
 - f. Signature blocks in accordance with §160-4.H(1) should be provided on the plan. **Partially Addressed. The text for various signature blocks will need to be revised.**
6. Monuments should be provided on right-of-way lines at corners and angle points. (§160-5.B(8)) **Partially addressed. The rear property line should be delineated with concrete monuments.**

OTHER

7. The location of and required screening for the trash enclosure should be indicated on the plan. **Partially Addressed. The plan should indicate the height of the fence.**
8. The location and approximate extent of Landscape buffering/screening for 2220 Haverford Road should be identified on the plan. **Partially Addressed. The extent of the landscape buffering/screening should be clearly delineated on the plan.**

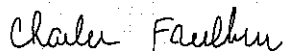
The following comments pertain to the most recent submission (Revised 12/5/2023):

9. A depressed curb for access to Haverford Road is indicated to be installed at the northwest side of the lot. This access will require a PennDOT permit.
10. The proposed middle driveway entrance from Haverford Road appears to consist of a section of full height curb.
11. The minimum 18-foot length should be accurately depicted on the plan for all parking spaces. (§182-707.A(1))
12. Provide additional detail for the proposed retaining wall, including the height and material. (§182-727.C.). In addition, a portion of the wall near Haverford Road appears to be on the adjacent property.
13. With the expansion of the building for a second use, a Sewage Facilities Planning module or exemption will be required. (§160-4.E(5[d]))

Should you have any questions or comments, please feel free to contact the undersigned.

Sincerely,

PENNONI



Charles Faulkner, PE
Senior Engineer

CF/brg

cc: Carl W. Ewald, Law Offices of Carl W. Ewald, PC, via email
Jim Miller, JPM Haverford Road, via email
Elizabeth Young, RZ Architecture, via email
Karl E. Kriegh, PLS
David R. Burman, Township Manager, via email
John Walko, Esq., Township Solicitor, via email



DELAWARE COUNTY PLANNING COMMISSION

2 W. Baltimore Avenue – Suite 202

Media, PA 19063

Phone: (610) 891-5200

Email: planning_department@co.delaware.pa.us

COUNCIL

DR. MONICA TAYLOR
CHAIRMAN

ELAINE PAUL SCHAEFER
VICE CHAIR

KEVIN M. MADDEN
CHRISTINE A. REUTHER
RICHARD R. WOMACK

September 22, 2023

Mr. David R. Burman
Haverford Township
1014 Darby Road
Havertown, PA 19083

RE: Name of Dev't: 2224 & 2228 Haverford Road
DCPD File No.: 20-7892-26
Developer: JPM Haverford Road
Location: Southeast corner of E Haverford Road and
Karakung Drive
Recv'd in DCPD: August 17, 2023

Dear Mr. Burman:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on September 21, 2023, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

Gina Burritt
Director

cc: JPM Haverford Road
RZ Architecture



DCPD

DELAWARE COUNTY PLANNING DEPARTMENT

2 W. Baltimore Avenue - 2nd Floor
Media, PA 19063
Phone: (610) 891-5200
Email: planning_department@co.delaware.pa.us

Date: September 22, 2023
File No.: 20-7892-26

PLAN TITLE: 2224 & 2228 Haverford Road

DATE OF PLAN: May 30, 2023

OWNER OR AGENT: JPM Haverford Road

LOCATION: Southeast corner of E Haverford Road
and Karakung Drive

MUNICIPALITY: Haverford Township

TYPE OF REVIEW: Final Subdivision and Land
Development

ZONING DISTRICT: R-5

SUBDIVISION ORDINANCE: Local

PROPOSAL: Subdivision: Incorporate two lots
into one lot

Land Development: Further develop
.47555 acre with a second-floor
addition and site improvements

UTILITIES: Public

RECOMMENDATIONS: Approval, with consideration given
to staff comments

STAFF REVIEW BY: Michael A. Leventry

CURRENT PROPOSAL

The plan proposes to consolidate two parcels into one and subsequently further develop an existing building by adding a second-story addition.



Date: September 22, 2023
File No.: 20-7892-26

REMARKS continued:

SITE CHARACTERISTICS

The is located along a commercial corridor with dual two frontages; one onto a minor arterial and a second onto a major collector. Neighboring the site is a business and a dwelling.

APPLICABLE ZONING

The proposal is located within the R-5 district and is subject to applicable regulations set forth by the Municipal zoning code.

NONCONFORMITIES

The site's existing use/building does not appear to comply with the regulations as established within the Municipal zoning code. Additionally, parking amounts and requirements are not provided within plan notes. It should be noted that zoning relief has been granted for the project.

COMPLIANCE

The proposal appears to comply with the R-5 district zoning with variances granted.

HIGHWAY OCCUPANCY PERMIT

In accordance with Section 508(6) of the Pennsylvania Municipalities Planning Code, the Township Engineer should confirm if the plan will need a highway occupancy permit(s) for access onto Haverford Road (S.R. 1014) and Karakung Drive (S.R. 1001).

SEWAGE FACILITIES

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

Date: September 22, 2023
File No.: 20-7892-26

REMARKS continued:

The Municipality should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

STORMWATER MANAGEMENT/IMPERVIOUS SURFACES

To the extent possible, the applicant should convert some proposed parking spaces and pavement area to pervious materials, such as landscaping or rain gardens. This would reduce storm water runoff from the site.

The Municipal Engineer must verify the adequacy of all proposed stormwater management facilities.

RECORDING

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.

Township of Haverford

Resolution No. 2370-2024

American Rescue Plan Act

Parking Study

Whereas, Haverford Township's direct allocation from the Coronavirus State and Local Fiscal Recovery Fund was \$19.8 million; and

Whereas, on April 1, 2022, the U.S. Department of Treasury released the Final Rule covering the Coronavirus State and Local Fiscal Recovery Fund, as created and directed by the American Rescue Plan Act authorizing recipients to use funds to support the public's response to the COVID-19 pandemic; and

Whereas, the Board of Commissioners desires to provide financial support to efforts relating to our parking issues within the township's business districts; and

Now, therefore be it resolved, that the Board of Commissioners of Haverford Township hereby approves a Comprehensive Parking Study of the business district in Haverford Township with CH Planning, in an amount not to exceed \$60,000.

Resolved this 11th day of March, 2024.

Township of Haverford

By: C. Lawrence Holmes, Esq., President, Board of Commissioners

Attest: David R. Burman, Township Manager

Township of Haverford

Resolution Number 2371-2024

A Resolution Declaring the Intent of Haverford Township to Dispose of Personal Property and Equipment as Obsolete, Unnecessary or Unfit for Municipal Use.

Whereas, Chapter 4, Part 10, Section 4-1009 of the Administrative Code allows the Township Manager to authorize the Finance Director to supervise the disposal of any unneeded, obsolete or surplus equipment with a sale value of less than \$1,000. Disposal of equipment with a value of more than \$1,000 shall be disposed of in accordance with the First Class Township Code; and

Whereas, pursuant to the First Class Township Code Section 1501, the Board of Commissioners is required to adopt a Resolution, expressing its intent to dispose of personal property and to follow appropriate advertising of such disposal; and

Whereas, the Fleet Division of the Haverford Township Public Works Department has identified specific items for disposal and has estimated the aggregate fair market value of this equipment to be in excess of \$1,000 (see attached list); and

Now, therefore, be it Resolved, that the Board of Commissioners of the Township of Haverford authorizes the Township Manager and Director of Finance to supervise the disposal of personal property as identified above in a manner and at such time as they determine appropriate in accordance with the Commonwealth of Pennsylvania's First Class Township Code.

Resolved this 11th day of March, 2024.

Township of Haverford

By: C. Lawrence Holmes, President, Board of Commissioners

Attest: David R. Burman, Township Manager/Secretary

Haverford Township Fleet Department
Vehicles for Disposal

Type	Dept.	Year	Make	Vehicle Identification Number	Method	Notes/Condition	Mileage
PM87 Old	Parks	2009	Ford	F550 Small Dump 1FDAW57R59EA70271	Auction	Body Rotted Out (Poor)	82,361
PM85 Old	Parks	2005	GMC	2500 Pick Up1GTHK24U85E318626	Auction	Rust Damage	130,799
S81	Sanitation	2007	Ford	Expedition 1FMFU16507LA47444	Auction	Rust Damage	109,601
S84	Sanitation	2008	Ford	Expedition 1FMFU16559LA67321	Auction	Rust Damage	112,642
RE57	Recreation	2009	Ford	Crown Victoria 2FAHP71V39X133664	Auction	Fair	101,595
1087C	Police	2005	Ford	F550 Cut Away 1FDWF36P75EB07955	Auction	Fair	87,749
108D	EMS Admin	1996	NABI	Bus (SEPTA) 1A9416082TA288579	Auction	Rodent Damage	437,180
PM83	Parks	2007	GMC	2500 Pick Up 1GTHK24U87E116615	Auction	Rust Damage	118365
C95	Codes	2013	Ford	Explorer 1FM5K8AR5DGC26202	Auction	Fair	122,655
H41	Highway	2004	International	Dump Body IHTMMAAM54H615912	Auction	Front End Damage	107,301
PT53	Parks	2009	CarryOn	Trailer 4YMCL20209V008095	Auction	Poor	N/A

		1992	International	Large Dump 1HTSDNXR2NH397530	SCRAP - DONATE BUREAU OF FIRE	Poor	N/A
		2003	International	Trash Truck 1HTWAAAR43J056244	SCRAP - DONATE BUREAU OF FIRE	Bad Motor, No Trans., Multi-Parts Recycled	N/A
		2007	International	Trash Truck 1HTZZAAR37J453150	SCRAP - DONATE BUREAU OF FIRE	No Motor, No Trans, Multi-Parts Recycled	N/A
		2008	Ford	F550 Small Dump 1FDAW57R78ED98760	SCRAP - DONATE BUREAU OF FIRE	No Body, Multi Parts Recycled	N/A
HL5	HIGHWAY	1993	ARM	Leaf Box WP148349359	Auction	Poor	N/A
HL6	HIGHWAY	1988	ARM	Leaf Box W884928264	Auction	Poor	N/A
HL7	HIGHWAY	1987	ARM	Leaf Box W874927067	Auction	Poor	N/A
HL9	HIGHWAY	1985	ARM	Leaf Box W854925509	Auction	Poor	N/A
						Estimated FMV	\$12,500.00

Township of Haverford

Resolution No. 2372-2024

American Rescue Plan Act

Coronavirus Local Fiscal Recovery Fund

Recreation Facilities

Whereas, Haverford Township's direct allocation from the Coronavirus State and Local Fiscal Recovery Fund was \$19.8 million; and

Whereas, on April 1, 2022 the US Department of Treasury released the Final Rule covering the Coronavirus State and Local Fiscal Recovery Fund, as created and directed by the American Rescue Plan Act authorizing recipients to use funds to invest in public health improvements, economic recovery and development, services to disproportionately affected communities, and general government services, among other allowable purposes: and,

Whereas, the Board of Commissioners desires to make improvements and financial investments in several Township projects and initiatives in accordance with the allowable spending structure as described by the U.S. Department of Treasury's Final rule as follows:

Hilltop Park replacement steps for Softball Field and Basketball courts in an amount not to exceed \$9,620.

Replace shingles on Haverford Reserve pavilion and 2 dugouts on the Turf Field in an amount not to exceed \$13,813.

Repair perimeter and ballfield fencing at various Township parks in an amount not to exceed \$25,000.

Replace nine (9) swing sets for the following parks: Bailey Park, Chatham Glen, Gest Tract and Lawrence Road Park; replace slides for the following parks: Chatham Glen and Foster Tract; replace six (6) spring animals with handles compliant with current safety standards. The total for all swings, slides and spring animals is \$35,434.

Purchase one 40" Monaco Slide at Foster Tract and one 72" Rock N Roll Slide at Chatham Glen plus freight for a ground total of \$12,295.

Replace and install six (6) picnic tables at various parks in the total amount of \$8,660.

Resolved this 11th day of March, 2024.

Township of Haverford

By: C. Lawrence Holmes, Esq., President, Board of Commissioners

Attest: David R. Burman, Township Manager/Secretary

Township of Haverford

Resolution Number 2373-2024

Resolution of the Township of Haverford, Delaware County, Pennsylvania authorizing the issuance of a pipeline easement at 891 West Eagle Road to the United States Army Corps of Engineers for Havertown PCP EPA Superfund project.

Whereas, Haverford Township is the legal owner of the property with a street address of 891 West Eagle Road, being Delaware County Parcel Number 22-01-00335-00, currently occupied by the Haverford YMCA (the “Property”);

Whereas, in connection with the adjacent Havertown PCP EPA Superfund Site, the United States Government, through the United States Army Corps of Engineers, and on behalf of the United States Department of Environmental Protection Agency, is requesting Haverford Township authorize the grant of a perpetual pipeline easement, in exchange for a payment of ten thousand dollars (\$10,000) to the Township, over a small portion of the Property, as detailed in the plans and legal description provided to the Township (the “Easement”);

Whereas, the Township has reviewed the plans for the easement and has determined that the proposed easement will have minimal (if any) impact on any future redevelopment of the Property and will not impact the current use of the Property by the YMCA;

Whereas, the Township has reviewed the appraisal for the Easement and has determined that amount offered for the Easement is acceptable;

Whereas, the Easement will assist with the continued remediation and monitoring of the adjacent EPA Superfund project for the benefit of the Township and its citizens;

Whereas, the Easement will provide the right to utilize the Property according to the terms of the Easement, but is not a sale, conveyance, or lease of the Property;

Now, therefore, be it resolved by the Board of Commissioners of the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania, that the offer to provide the Easement for the Property is hereby approved and authorized. The Chair of the Board of Commissioners, the Township Manager, the Township Engineer, and/or the Township Solicitor are hereby authorized to take all action necessary on behalf of the Township to effectuate the grant of the Easement.

Resolved this 11th day of March, 2024.

Township of Haverford

By: C. Lawrence Holmes, President, Board of Commissioners

Attest: David R. Burman, Township Manager/Secretary



DEPARTMENT OF THE ARMY
BALTIMORE DISTRICT, U. S. ARMY CORPS OF ENGINEERS
2 HOPKINS PLAZA
BALTIMORE, MD 21201

January 2, 2024

Real Estate Division
IIES Branch

Haverford Township
Planning & Zoning Department
Attn: Dave Burman
1014 Darby Road
Havertown, Pennsylvania 19083

Dear Mr. Burman:

In connection with the Havertown PCP EPA Superfund Site in Havertown, Pennsylvania it is necessary for the United States Government to acquire a perpetual pipeline easement over certain property owned by Haverford Township in Delaware County, Pennsylvania, identified in Government records as Tract Nos. 115E-1 & 115E-2. A legal description and tract map of each easement is enclosed. This acquisition will be accomplished by the United States Army Corps of Engineers (USACE) on behalf of the United States Environmental Protection Agency (EPA).

An appraisal of the easements has been made for purposes of this acquisition. The appraisal was based on instructions provided by the EPA that the property was to be appraised "as if clean" and that the effect, if any, on the fair market value of the property due to its proximity to a Superfund site was not to be considered. Using this premise, the approved appraised value is **TEN THOUSAND and 00/100 DOLLARS (\$10,000.00)**. Because of the appraisal premise, this amount does not represent the estimated fair market value of the property, but is an amount that in all probability exceeds fair market value. Experience indicates that to the extent contamination impacts property value, it does so negatively; that is, contaminated property at a Superfund site tends to sell for less than a clean property that is not located near a Superfund site. The subject property has been appraised as if uncontaminated and without the influence of the nearby Superfund site.

The appraisal was made by a qualified real estate appraiser in accordance with the Uniform Appraisal Standards for Federal Land Acquisitions using nationally accepted valuation techniques recognized by authorities in the appraisal field and taking into consideration the value of the land and its highest and best use, as well as any improvements on the land. The highest and best use of the land was considered by the appraiser to be leased land.

The basic approaches to value considered by appraisers may be classified under three headings: sales comparison, income, and cost. In the appraisal covering your property, the sales comparison approach was utilized. The sales comparison approach considers the prices at which similar properties have sold in the area, not affected by the project, and not affected by those factors excluded from consideration in the aforementioned EPA appraisal instructions. These sales were adjusted on the basis of the differences in such factors as location, terms of sale, lapse of time, topography, building activity, and building condition. After completion, the appraisal was reviewed by a qualified appraiser with many years of experience in evaluating real estate, who approved it as a well-documented conclusion of the market value of your property under the EPA appraisal instructions.

Based on the appraisal methodology and the appraised value discussed above, the Government proposes to purchase this property from you for \$10,000.00. Enclosed is Offer to Sell Easement Form No. DACW-31-7-23-0363 for your review. Please sign the instrument at your soonest convenience and return a copy to this office. Upon receipt of the signed document, the Government will fully execute the instrument and provide a return copy to you for your records.

Should you have any questions regarding the form or the acquisition process, please contact Ms. Whitney Gross at (410) 794-6148 or whitney.l.gross@usace.army.mil. For any questions regarding the Site, please contact Mr. Joshua Barber at (215) 814-3393 or barber.joshua@epa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Lesley M. Logue". The signature is written in a cursive style with a large initial "L".

Lesley M. Logue
Chief, IIES Branch
Real Estate Division

DEPARTMENT OF THE ARMY

OFFER TO SELL EASEMENT

Project: Havertown PCP EPA Superfund Project

Tract No.: 115E-1 & 115E-2

Contract No.: DACW-31-7-23-0363

The undersigned, hereinafter called the Vendor, in consideration of the mutual covenants and agreements herein set forth, offers to sell and convey to the United States of America and its assigns, easements as set forth in Exhibit A, in, upon, over, and across those certain tracts of land described in Exhibit B attached hereto and made part(s) hereof.

The terms and conditions of this offer are as follows:

(1) The Vendor hereby agrees that this offer may be accepted by the United States, through any duly authorized representative, by delivering, mailing, or electronically transmitting a notice of acceptance to the Vendor at the address stated below, at any time within three (3) months from the date hereof, whereupon this offer and the acceptance thereof become a binding contract.

(2) The United States agrees to pay to the Vendor for said easements and rights the sum of **TEN THOUSAND and 00/100 DOLLARS (\$10,000.00)** payable upon acceptance of this offer and approval of the Vendor's title, provided the Vendor can execute and deliver a good and sufficient easement deed with warranty of title conveying said easement and rights to the United States of America and its assigns, free and clear from all liens and encumbrances, said conveyance to be subject only to the existing easements and rights set forth in said Exhibit A.

(3) It is agreed that the United States will defray the expenses incident to the preparation and recordation of the deed to The United States and the procurement of the necessary title evidence.

(4) The Vendor agrees to satisfy of record at or before conveying said easement and rights, all encumbrances and special assessments which are a lien against the land, as the United States may require, and unless waived by the United States, to pay a sum to be determined by the United States to assure payment of taxes which are a lien at the time of closing but not payable and, if the Vendor fails to do so, the United States may pay any taxes, assessments, and encumbrances which are a lien against the land; that the amount of any such payments by the United States shall be deducted from the purchase price of the easement; to covenant to pay all taxes and assessments when due and payable and that the Vendor will, at the request of the United States and without prior payment or tender of the purchase price, execute and deliver an easement deed to the United

States conveying the easement and rights herein described and obtain and record such other curative evidence of title as may be required by the United States.

(5) The Vendor agrees that the United States may, notwithstanding the prior acceptance of this offer, acquire title to said easement and rights by condemnation or other judicial proceedings, in which event the Vendor agrees to cooperate with the United States in the prosecution of such proceedings; agrees that the consideration hereinabove stated shall be the full amount of just compensation, inclusive of interest, for the taking of said easement and rights; agrees that the consideration recited in paragraph 2 hereof constitutes the full amount of the purchase price for the easement and rights and shall be pro rated among all persons having an interest in this property as their respective interests may appear; and agrees that the said consideration shall be in full satisfaction of any and all claims of the Vendor for payment for the right of occupancy and use hereinafter provided for in paragraph (7).

(6) The Vendor agrees that loss or damage to the property by fire or acts of God shall be at the risk of the Vendor until the title to the land and deed to The United States have been accepted by the United States through its duly authorized representative or until the right of occupancy and use of the land, as herein below provided for, has been exercised by The United States; and, in the event that such loss or damage occurs before the risk of loss has passed to the United States, the United States may, without liability, refuse to accept conveyance of the title or it may elect to accept conveyance of title to such property, in which case there shall be an equitable adjustment of the purchase price.

(7) The Vendor hereby grants to the United States the right of immediate occupancy and use of the land in which said easements set forth in Exhibit A are to be granted for the purpose of exercising any of the rights described in said easements from and after acceptance by the United States of this offer until such time as said easements are conveyed to the United States.

(8) It is agreed that the spouse, if any, of the Vendor, by signing below, agrees to join in any deed to The United States and to execute any instrument deemed necessary to convey to The United States any separate or community estate or interest in the subject property and to relinquish and release any dower, curtesy, homestead, or other rights or interest of such spouse therein.

(9) The Vendor represents and it is a condition of acceptance of this offer that no member of or delegate to Congress, or resident commissioner, shall be admitted to or share any part of this agreement, or to any benefits that may arise therefrom; but this provision shall not be construed to extend to any contract if made with a corporation for its general benefit.

(10) The terms and conditions aforesaid are to apply to and bind the heirs, executors, administrators, successors, and assigns of the Vendor.

(11) All terms and conditions with respect to this offer are expressly contained herein and the Vendor agrees that no representative or agent of the United States has made any representation or promise with respect to this offer not expressly contained herein.

SIGNED, SEALED, AND DELIVERED this ____ day of _____ 2024.

WITNESSES: *

* _____ (VENDOR)

* _____ (VENDOR)

* These spaces to be used for signatures of witness if required by state law.

NOTICE OF ACCEPTANCE OF THIS OFFER IS TO BE SENT TO

Haverford Township
1014 Darby Road
Havertown, PA 19083

ACCEPTANCE OF OFFER TO SELL EASEMENT

Date: _____

The offer of the Vendor contained herein is hereby accepted for and on behalf of the

UNITED STATES OF AMERICA.

WITNESS:

STAN H. GRAHAM
Chief, Real Estate Division
Baltimore District
U.S. Army Corps of Engineers
Real Estate Contracting Officer

Approved for sufficiency of funds \$10,000.00

Budget Analyst

Date

CORPORATE CERTIFICATE

I, _____, certify that I am the _____ of
(Name) *(Title)*

_____ ; that _____ who signed the
(Name of Corporation) *(Name of Corporate Officer)*

foregoing instrument on behalf of the corporation was then _____ of the
(Title of Corporate Officer)

corporation. I further certify that the said officer was acting within the scope of the powers delegated to

this officer by the governing body of the corporation in executing said instrument.

Corporate Secretary or other appropriate officer
(Excluding the officer executing the instrument)

{Corporate Seal}

Tract Number: 115E-1
Owners: Haverford Township
Area: 2,565 sq. ft./ 0.06 acre
Page 1 of 1 page

Havertown PCP
EPA Superfund Site
Delaware County, Pennsylvania
9 October 2020/slm

LEGAL DESCRIPTION

Tract Number 115E-1 – Perpetual Pipeline Easement

A certain portion of land situate in the Commonwealth of Pennsylvania, County of Delaware, Township of Haverford, being a portion of 891 West Eagle Road (Map No. 22-25-118-004, Parcel ID 22-01-00335-00) and more particularly bounded and described as follows:

Beginning at a corner common to land now or formerly owned by Charles G. Kell and Deborah J. Kell at 449 Rittenhouse Circle (Map No. 22-25-119-000, Parcel ID 22-01-01413-00), and land now or formerly owned by Timothy E. Curran and Melissa A. Curran at 445 Rittenhouse Circle (Map No. 22-26-696-000, Parcel ID 22-01-01412-00); thence running and binding to the division line between subject property and Lot 119,

North 59°31'43" West 138.74 feet thence leaving said division line and crossing subject property the following four (4) courses,

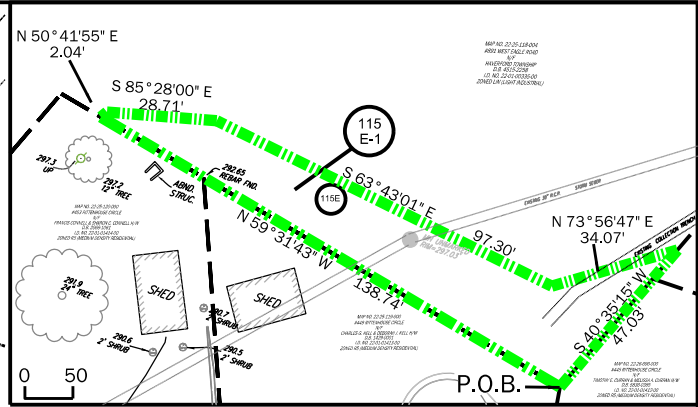
North 50°41'55" East 2.04 feet; thence,
South 85°28'00" East 28.71 feet; thence,
South 63°43'01" East 97.30 feet; thence,
North 73°56'47" East 34.07 feet to a point in the division line between subject property and said Lot 696; thence running and binding to said division line,

South 40°35'15" West 47.03 feet to the Point of Beginning containing 2,565 square feet of 0.06 of an acre, more or less.

The bearings used herein are referenced to the Pennsylvania State Plane Coordinate System, South Zone (NAD 1983).

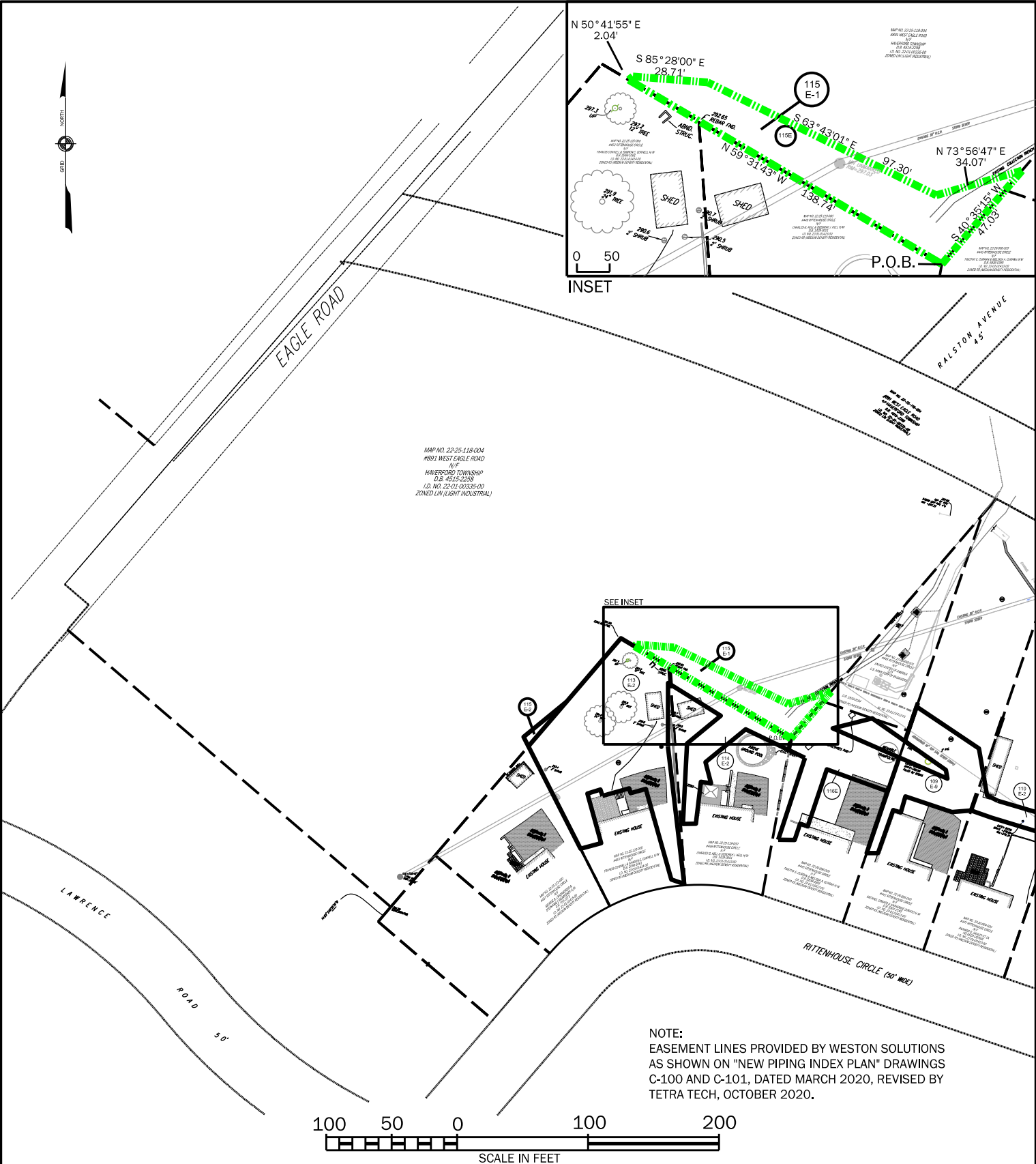
Easement lines provided by Weston Solutions, as shown on "New Piping Index Plan" Drawings C-100 and C-101, dated March 2020, revised by Tetra Tech, October 2020.

It is the intent of the foregoing description to include a portion of the same lands described in a deed dated 30 March 2009, from Philadelphia Chewing Gum Corporation and R & E Investments, Inc. to Haverford Township a Pennsylvania Home Rule Municipality, recorded 31 March 2009 in the Recorder of Deeds Office, Delaware County, Pennsylvania, in Deed Book 4515, Page 2258.



INSET

MAP NO. 22-25-118-004
 #891 WEST EAGLE ROAD
 N.F.
 HAVERFORD TOWNSHIP
 D.B. 45-15-2258
 I.D. NO. 22-01-00335-00
 ZONED UN (LIGHT INDUSTRIAL)



NOTE:
 EASEMENT LINES PROVIDED BY WESTON SOLUTIONS
 AS SHOWN ON "NEW PIPING INDEX PLAN" DRAWINGS
 C-100 AND C-101, DATED MARCH 2020, REVISED BY
 TETRA TECH, OCTOBER 2020.



LEGEND

- SUBJECT TRACT BOUNDARY
- ADJACENT TRACT BOUNDARY
- EXTENDED PROPERTY LINE
- TRACT NUMBER



LOT / BLOCK NO.:		PROPERTY LOCATION		U.S. ARMY ENGINEER DISTRICT	
118.04/25		DRAWING		CORPS OF ENGINEERS	
ESTATE TYPE:		HAVERFORD TOWNSHIP		BALTIMORE, MARYLAND	
PERPETUAL PIPELINE EASEMENT		HAVERFORD TOWNSHIP		HAVERTOWN PCP	
LAND OWNER:		ACRES:		EPA SUPERFUND SITE	
HAVERFORD TOWNSHIP		0.06		DELAWARE COUNTY, PENNSYLVANIA	
JURISDICTION:		SCALE: AS SHOWN		TRACT NO.:	
HAVERFORD TOWNSHIP		DATE: 9 OCT 2020		115E-1	
DRAWN BY: SLM		CHECKED BY: RTS		CAD FILE: Havertown_Tr115E-1_Townshp_REV.dgn	

Tract Number: 115E-2
Owners: Haverford Township
Area: 166 sq. ft./ 0.004 acre
Page 1 of 1 page

Havertown PCP
EPA Superfund Site
Delaware County, Pennsylvania
9 October 2020/slm

LEGAL DESCRIPTION

Tract Number 115E-2 – Perpetual Pipeline Easement

A certain portion of land situate in the Commonwealth of Pennsylvania, County of Delaware, Township of Haverford, being a portion of 891 West Eagle Road (Map No. 22-25-118-004, Parcel ID 22-01-00335-00) and more particularly bounded and described as follows:

Beginning at a corner common to land now or formerly owned by George B. Landmesser and Stephanie Landmesser at 457 Rittenhouse Circle (Map No. 22-25-121-000, Parcel ID 22-01-01415-00), and land now or formerly owned by Francis Connell and Sharon C. Connell at 453 Rittenhouse Circle (Map No. 22-25-120-000, Parcel ID 22-01-01414-00); thence leaving said corner and crossing subject property the following two (2) courses,

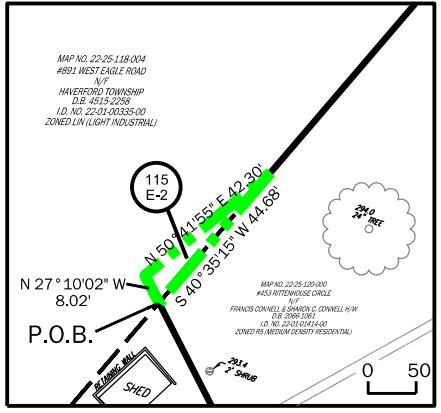
North 27°10'02" West 8.02 feet; thence,
North 50°41'55" East 42.30 feet to a point in the division line between subject property and said Lot 120; thence running and binding to said division line,

South 40°35'15" West 44.68 feet to the Point of Beginning containing 166 square feet of 0.004 of an acre, more or less.

The bearings used herein are referenced to the Pennsylvania State Plane Coordinate System, South Zone (NAD 1983).

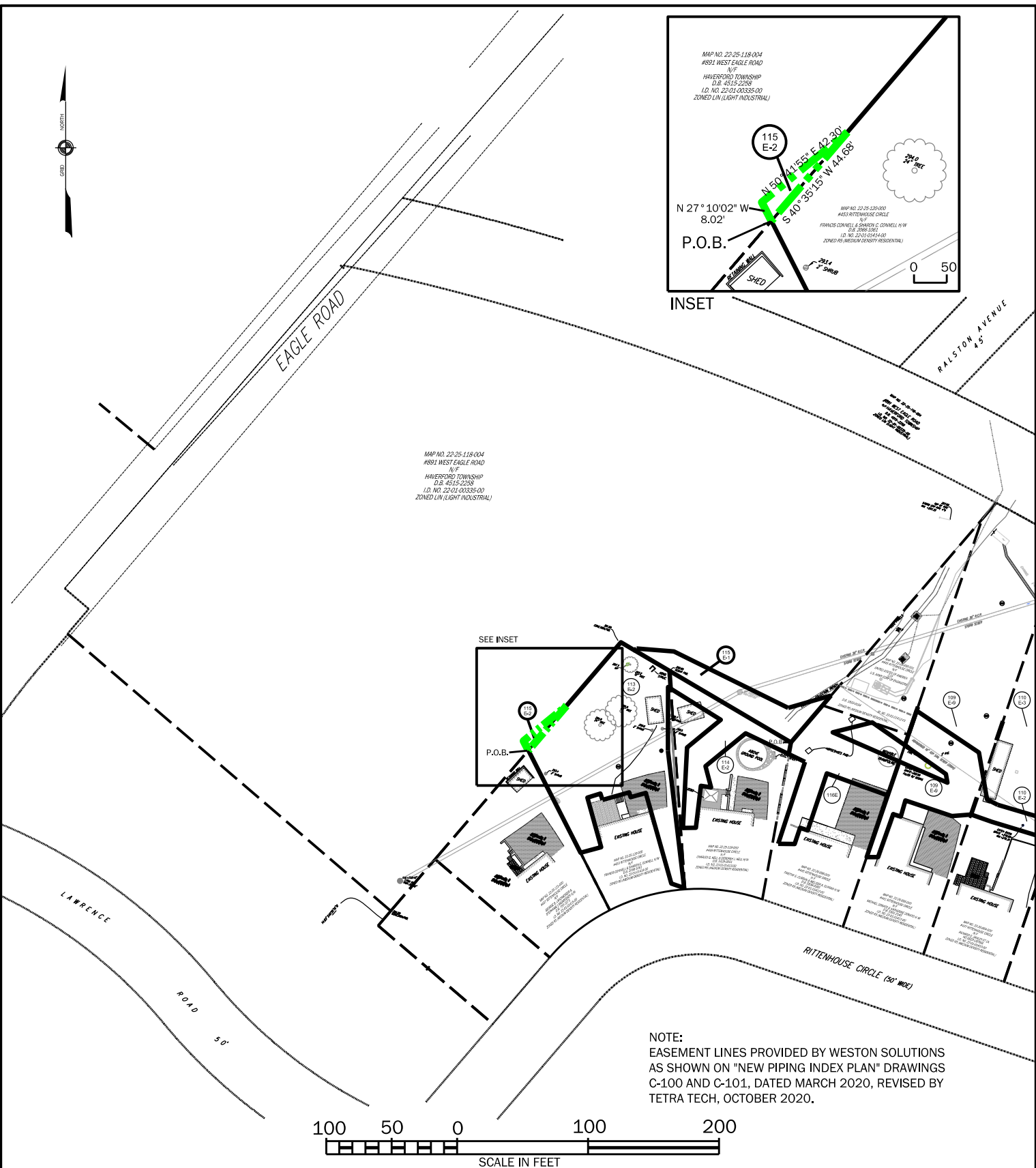
Easement lines provided by Weston Solutions, as shown on "New Piping Index Plan" Drawings C-100 and C-101, dated March 2020, revised by Tetra Tech, October 2020.

It is the intent of the foregoing description to include a portion of the same lands described in a deed dated 30 March 2009, from Philadelphia Chewing Gum Corporation and R & E Investments, Inc. to Haverford Township a Pennsylvania Home Rule Municipality, recorded 31 March 2009 in the Recorder of Deeds Office, Delaware County, Pennsylvania, in Deed Book 4515, Page 2258.



INSET

MAP NO. 22-25-118-004
#891 WEST EAGLE ROAD
N/F
HAVERFORD TOWNSHIP
D.B. 4515-2258
I.D. NO. 22-01-00335-00
ZONED L1N (LIGHT INDUSTRIAL)



NOTE:
EASEMENT LINES PROVIDED BY WESTON SOLUTIONS
AS SHOWN ON "NEW PIPING INDEX PLAN" DRAWINGS
C-100 AND C-101, DATED MARCH 2020, REVISED BY
TETRA TECH, OCTOBER 2020.



LEGEND

- SUBJECT TRACT BOUNDARY
- ADJACENT TRACT BOUNDARY
- EXTENDED PROPERTY LINE
- TRACT NUMBER



LOT / BLOCK NO.:		PROPERTY LOCATION		U.S. ARMY ENGINEER DISTRICT	
118.04/25		DRAWING		CORPS OF ENGINEERS	
ESTATE TYPE:		PERPETUAL PIPELINE EASEMENT		BALTIMORE, MARYLAND	
LAND OWNER:		HAVERFORD TOWNSHIP		HAVERTOWN PCP	
SQUARE FEET:		ACRES:		EPA SUPERFUND SITE	
166		0.004		DELAWARE COUNTY, PENNSYLVANIA	
JURISDICTION:		SCALE: AS SHOWN		TRACT NO.:	
HAVERFORD TOWNSHIP		DATE: 9 OCT 2020		115E-2	
DRAWN BY: SLM		CHECKED BY: RTS		CAD FILE: Havertown_Tr115E2_Township_REV.dgn	

EXHIBIT "B": DESCRIPTION OF ESTATES

PERPETUAL PIPELINE EASEMENT – Tract No. 115E-1 & 115E-2

A perpetual and assignable easement and right-of-way in, on, over and across the land described in Exhibit A-1 (Tract No. 115E-1 & 115E-2), for the location, construction, operation, maintenance, alteration; repair and patrol of underground fresh water and waste water utility piping; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.



Manager 610-446-1000 ext. 2208
Human Resources 610-446-1000 ext. 2233

TOWNSHIP OF
HAVERFORD

DELAWARE COUNTY
1014 DARBY ROAD
HAVERTOWN, PA 19083-2551
(610) 446-1000

LARRY HOLMES, ESQ, PRESIDENT
JUDY TROMBETTA, VICE PRESIDENT
DAVID R. BURMAN, TWP MANAGER/SECRETARY
AIMEE CUTHBERTSON, ASS'T TWP. MANAGER
JOHN R. WALKO ESQ., SOLICITOR
PENNONI ASSOCIATES, INC. ENGINEER

WARD COMMISSIONERS
1ST WARD BRIAN D. GONDEK
2ND WARD SHERYL FORSTE-GRUPP, PH.D
3RD WARD KEVIN MCCLOSKEY, ESQ
4TH WARD JUDY TROMBETTA
5TH WARD LAURA CAVENDER
6TH WARD LARRY HOLMES, ESQ
7TH WARD CONOR QUINN
8TH WARD GERARD T. HART, MD
9TH WARD WILLIAM F. WECHSLER

HAVT 21601

January 2, 2024

David R. Burman, Township Manager
Haverford Township
1014 Darby Road
Havertown, PA 19083-2251

**RE: Havertown PCP EPA Superfund Site
Perpetual Pipeline Easements**

Dear Mr. Burman:

As discussed, we had reviewed the following items forwarded to this office on November 30, 2023:

- February 2, 2023 letter from the Department of the Army
- Offer to sell easement. Tract No.: 115E-1 and 115E-2
- Easement drawings and descriptions, Tract Nos. 115E-1 and 115E-2, dated October 9, 2020

The United State government is requesting to acquire two (2) perpetual pipeline easements on the Township property located at 891 West Eagle Road (occupied by the YMCA). We have the following comments:

1. Both easements are located adjacent to property lines, within the rear and side yard setbacks. These locations will have minimal (if any) impact on any future redevelopment.
2. The proposed easement 115E-1 encroaches into an existing easement (sketch attached). This is also an USEPA easement, for the existing collection trench sump.
3. The request indicates that an Appraisal has been prepared. A copy of this Appraisal for the Township records may be prudent.

We trust the above items address the Township concerns.

Should you require any further information, please contact the undersigned.

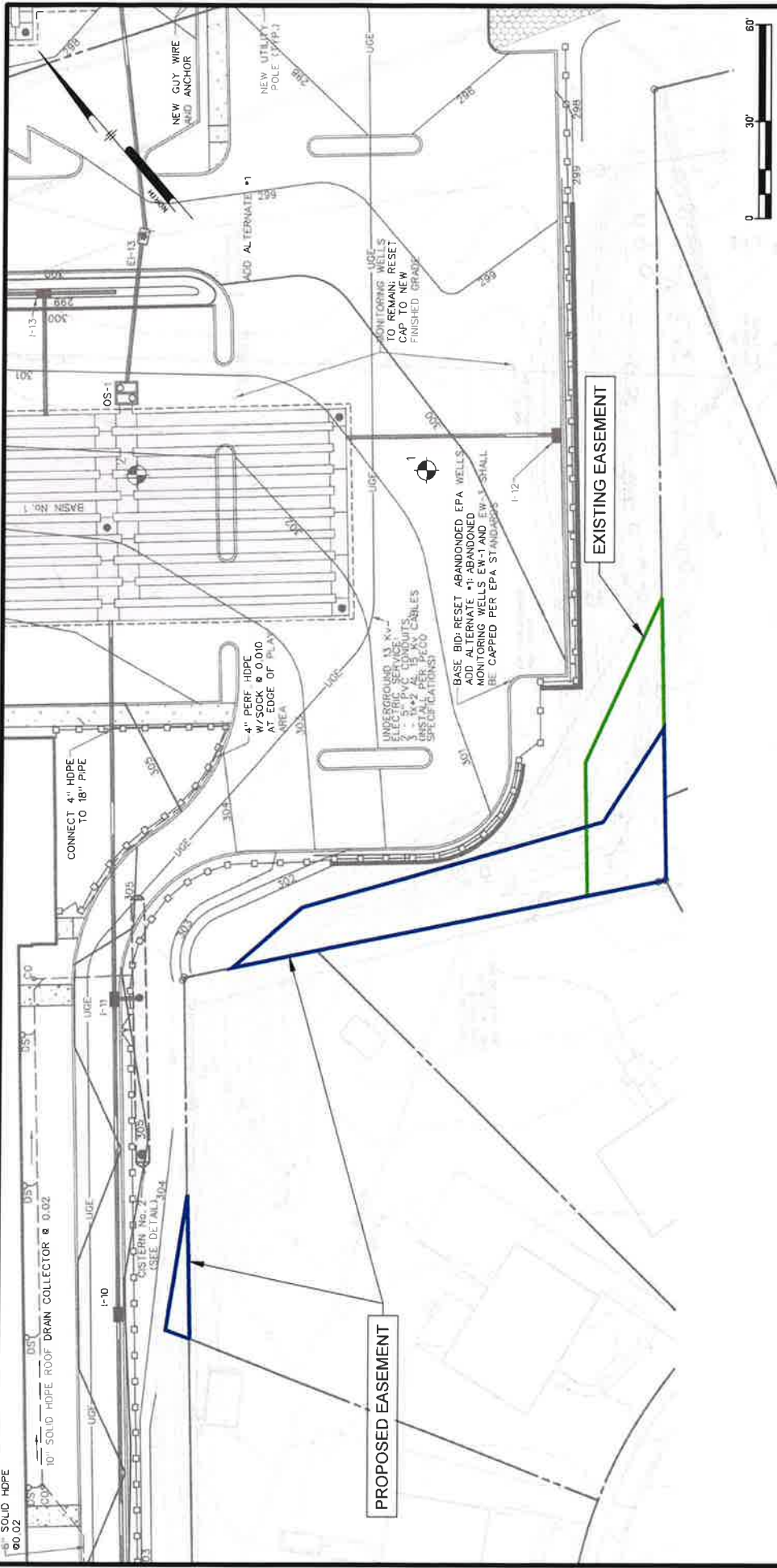
Sincerely,


PENNONI ASSOCIATES INC.


David Pennoni, PE
Township Engineer

cc: John Walko, Solicitor, w/attachment

P:\Projects\HAVT\21601 - Eagle Road YMCA\DOCS\HAVT 21601 - Havertown PCP EPA Superfund Site.docx





PENNONI ASSOCIATES INC.
 1900 Market Street, Suite 200
 Philadelphia, PA 19103
 T 215.222.3000 F 215.222.3588

PROPOSED EASEMENT

EX1

SHEET 1 OF 1

PROJECT	HAVT21601
DATE	2023-12-14
DRAWING SCALE	1"=30'
DRAWN BY	RG
APPROVED BY	BG

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INTENDED FOR SERVICE IN RESPECT OF THE PROJECT THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER WITHOUT THE WRITTEN PERMISSION OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE OF ANY DOCUMENTS PREPARED BY PENNONI ASSOCIATES WITHOUT THE WRITTEN PERMISSION OF PENNONI ASSOCIATES WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY TO PENNONI ASSOCIATES. PENNONI ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR RESULTING FROM THE USE OF ANY DOCUMENTS PREPARED BY PENNONI ASSOCIATES.



PROPOSED EASEMENT

EXISTING EASEMENT

BASE BID: RESET ABANDONED EPA WELLS
 ADD ALTERNATE #1: ABANDONED
 ADDITIONAL WELLS #1 AND #2 SHALL
 BE CAPPED PER EPA STANDARDS

UNDERGROUND 13" x 17"
 ELECTRIC SERVICE WITH
 3" x 4" x 2" ALUMINUM
 (INSTALL PER PECO
 SPECIFICATIONS)

4" PERF HDPE
 W/SOCK @ 0.010
 AT EDGE OF PLAY
 AREA

CONNECT 4" HDPE TO 18" PIPE

10" SOLID HDPE

10" SOLID HDPE ROOF DRAIN COLLECTOR @ 0.02

SYSTEM No. 7 (SEE DETAIL 304)

EXISTING WELLS TO BE RESET TO FINISHED GRADE

ADD ALTERNATE #1

NEW GUY WIRE AND ANCHOR

NEW UTILITY POLE (UPP)

BASIN No. 1

OS-1

1-13

1-10

1-11

1-12

1-13

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February 26, 2024

Dave Burman
Township Manager
Haverford Township
1014 Darby Road
Havertown, PA 19083

RE: Haverford Township Free Library Renovation Project – HVAC Commissioning Consulting Recommendation

Mr. Burman,

Attached is the proposal received from The Stone House Group to provide commissioning services for the project from review of submittals (HVAC sequence of operations), site inspections during HVAC installation, startup of all major HVAC equipment, and integration of all HVAC equipment into the building automation system. Stone House provided a review of the HVAC bid documents and their comments were included in the final bid set.

As previously discussed, they go above and beyond to ensure the project's HVAC functions properly. They are easy to work with and are very knowledgeable. Having worked with them successfully on multiple projects they are a value-added service that this project will greatly benefit from.

Their total fee to perform this work is \$27,660. In review of this proposal with Library administration, we find this total fee is fair and reasonable and recommend approval by the Township Commissioners for the work.

Should you have any questions about the proposal please let us know.

Sincerely,

Kenneth C. Matthews

Kenneth C. Matthews
C.B. Development Service, Inc.

CC: Phil Goldsmith, Scott Lowe, Donna Reaves, Aimee Cuthbertson

THE STONE HOUSE GROUP

BUILDING STEWARDSHIP



PROPOSAL

HAVERFORD TOWNSHIP - FREE LIBRARY RENOVATION

COMMISSIONING SERVICES

PREPARED FOR:

DAVE BURMAN

TOWNSHIP MANAGER/ HAVERFORD TOWNSHIP

1014 DARBY RD

HAVERTOWN, PA 19083

PROPOSAL ISSUED: December 5, 2023



TABLE OF CONTENTS

1	Company Introduction	1
2	Project Approach	2
3	Our Process	3
4	Key Personnel, Roles, and Qualifications	6
5	Experience and References	7
6	Associated Fees for Services	9

APPENDICES

A	Resumes
B	Relevant Project Descriptions

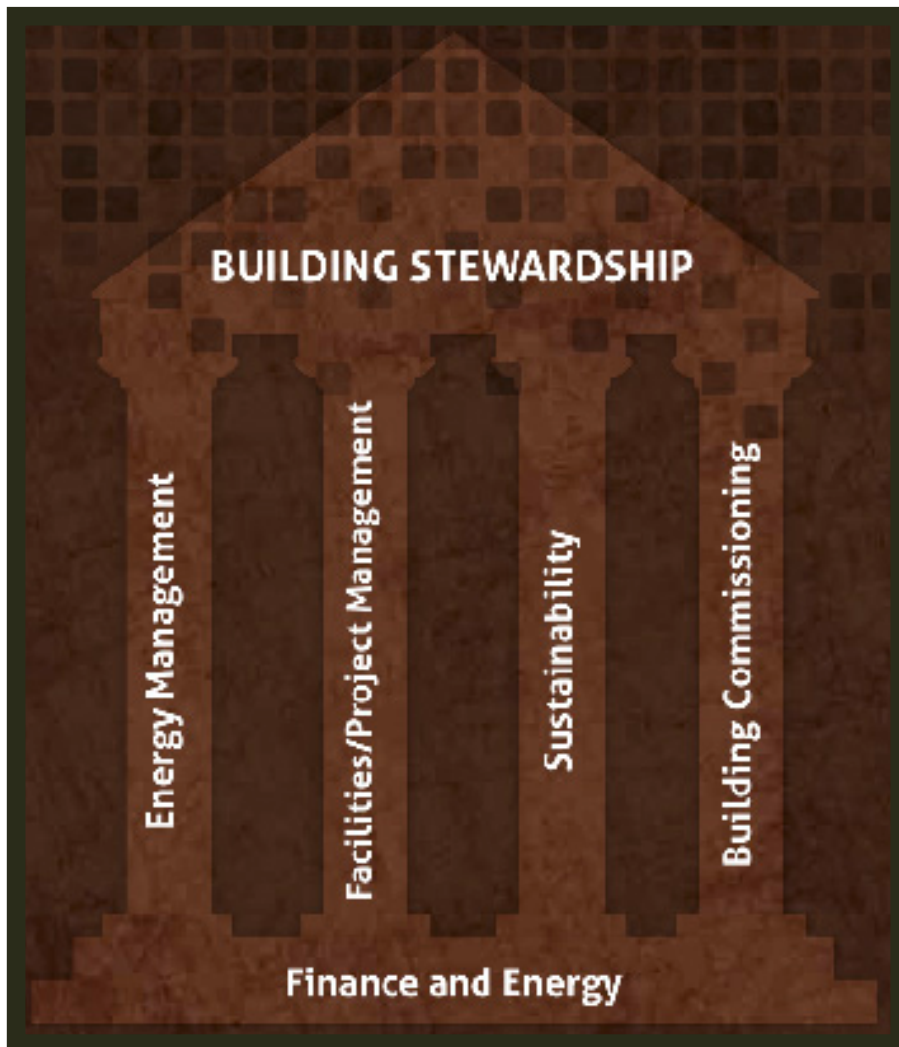
1 COMPANY INTRODUCTION

THE STONE HOUSE GROUP is a facility-consulting group dedicated to strengthening the mission of institutions. We believe your institution's mission should be supported, not undermined, by your facilities. To this end, the buildings and grounds must be safe, well-maintained, and function dependably and efficiently, using minimal yet appropriate resources.

COMPANY MISSION STATEMENT

THE STONE HOUSE GROUP can make your facilities effectively support your mission. We offer comprehensive, yet individualized facilities planning, management, and operation consulting. THE STONE HOUSE GROUP is named after the simple, sturdy structure in which we held our first company meeting; it represents the quality and integrity of the services we provide.

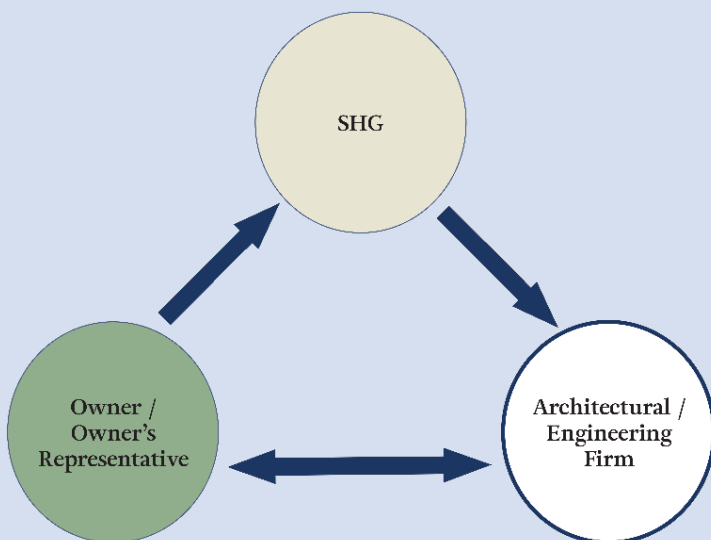
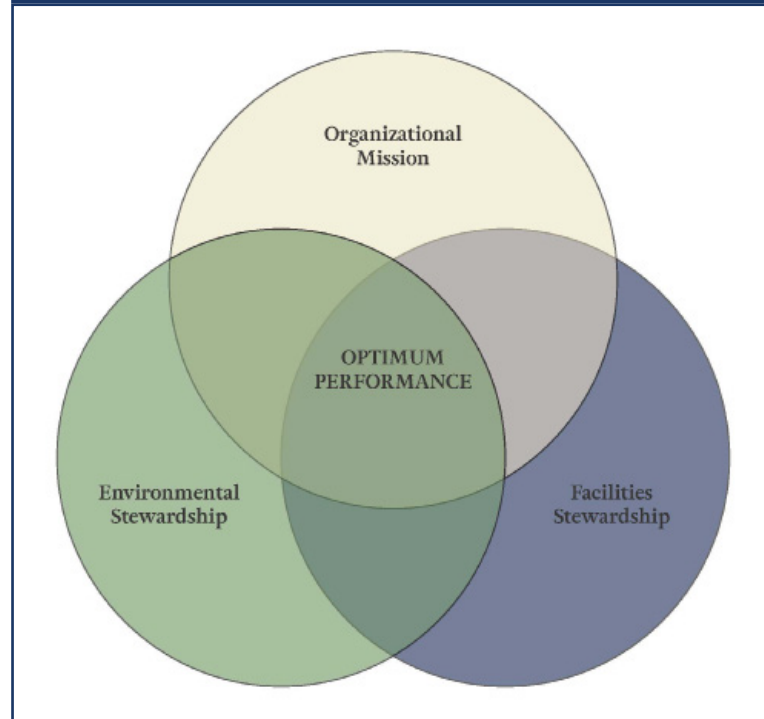
THE STONE HOUSE GROUP offers a unique array of expertise and experience that provides clients with a variety of interrelated services that focus on the distinctive needs of not-for-profit organizations. The Company has over 20 associates and is based in Bethlehem, Pennsylvania with an additional office in Washington, DC. Since our founding in 1999, THE STONE HOUSE GROUP has served more than 500 clients. Our primary service areas include the following:



2 PROJECT APPROACH

High performance buildings have grown out of the need to reduce resource and environmental impacts associated with the built environment, as a need to provide owners and occupants with a better indoor environment, and as a means to reduce energy and associated long-term operations and maintenance costs for building owners. The demand for sustainably designed buildings has created market shifts with regard to approach, process, service offerings, systems and building products. Today's high performance buildings are designed collaboratively by teams of professionals working with project stakeholders to determine owner's needs and requirements, to develop sustainable design elements to be included into the project, to determine architectural elements that identify the project's sense of place and space, and also incorporate energy efficient mechanical, electrical and plumbing systems. Taking this approach is where synergy can be attained as designs are developed that support the whole and as a result, a well-designed high performance building should cost less over its life cycle due to lower operational costs.

THE STONE HOUSE GROUP team endeavors to provide a project that integrates your mission, environmental stewardship and facilities stewardship to create a building of optimal performance.



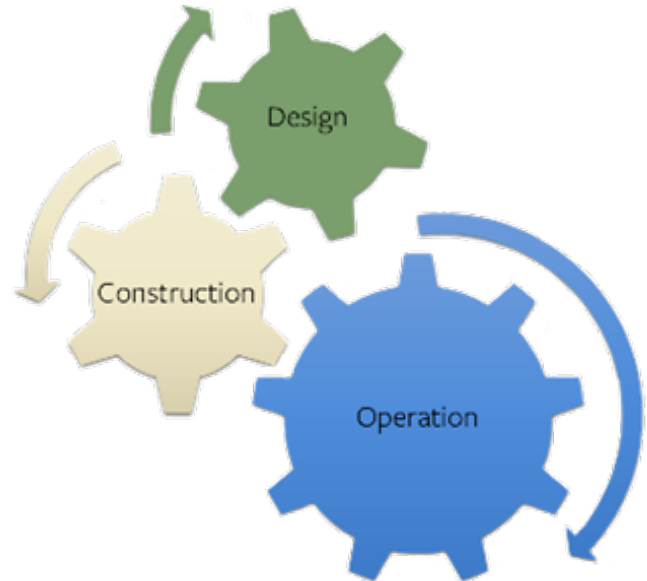
THE STONE HOUSE GROUP will work with the Project Team to optimize mechanical, electrical, and plumbing systems, with a view to reducing energy consumption and reducing greenhouse gas emissions; and highlight general environmental design issues that will ensure sustainability both now and in the future. Focusing the entire Project Team on comprehensive design and building performance into all aspects of the architecture ensures a cost-effective, high-performance building.

COMMISSIONING

THE STONE HOUSE GROUP was amongst the first companies to offer building commissioning services. As a value added service, building commissioning incorporates review of building systems designs as a quality assurance effort to minimize coordination issues and help ensure that designs meet owner's requirements. These reviews are conducted through the design development stage and into the construction document phase to ensure consistency of design and to ensure that identified issues are resolved whenever possible. During the construction phase of the project, initial equipment installations are inspected (static inspections) and once systems and controls are operational, the systems are tested (functional testing) to verify compliance with design intent and manufacturers operational parameters. Systems manuals are developed detailing systems operational/maintenance parameters and requirements, and training of building operators on the systems is verified. Comprehensively, the goal of building commissioning is to minimize systems issues at the time of building turnover to the owner.

CONSTRUCTION PHASE

Because construction is accomplished in steps and layers, systems and equipment are most easily verified at strategic points during construction. As systems are installed, static inspections are done to ensure that construction adheres to design specifications. Inspections of the mechanical, electrical, plumbing and control systems are conducted to verify both the quality and completeness of the work performed and identifies any potential maintenance exposures. These inspections can be made at any time during the installation but it is easier early in the construction process before the mechanical systems are enclosed. When discrepancies are identified they are reviewed with the design team (architects and/or engineers), the facilities staff, and the contractors. This collaborative oversight facilitates the correction of systems while the project is under construction and ensures a smooth implementation process.



During the construction phase of commissioning, THE STONE HOUSE GROUP will inspect the energy consuming mechanical, electrical, plumbing and automatic temperature control systems for:

- Completeness of work performed
- Quality of work performed
- Adherence to construction drawings and specifications
- Potential areas of maintenance exposure

Specific tasks accomplished under the Construction Phase of THE STONE HOUSE GROUP's Commissioning process are detailed below:

- Conduct a construction phase commissioning meeting to introduce the commissioning team and describe the commissioning process
- Coordinate and direct the commissioning schedule / activities
- Plan and conduct commissioning meetings and distribute minutes / Cx log.

- Development of pre-functional checklists for all commissioned systems to be completed by installing contractors
- Review of MEP submittals and shop drawings for all commissioned systems
- Provide comments to A/E team for inclusion in official response from Design Team
- Pre-functional inspections and construction field observations throughout the construction process, monthly site visits will be provided at the start of MEP rough-in (4 site visits have been included)
- Maintain a Commissioning Issues Log and separate Functional Testing Report

TURNOVER & CLOSE-OUT PHASE

It is during this phase that the most extensive inspection process is undertaken. The mechanical systems are performance tested for conditions that the building will experience throughout the year. The mechanical, HVAC, and control systems will be tested for their ability to perform as specified.

Tests will also gauge the adherence of the system capacity and control capability to the design intent. Ideally these tests will take place prior to the owner’s full occupancy of the facility. In coordination with manufacturers, designers, and contractors, the commissioning team assures that the facilities staff is fully trained to operate and troubleshoot the systems.

Specific tasks accomplished under the Testing & Close-Out Phase of THE STONE HOUSE GROUP’s Commissioning process are detailed below:

- Review of MEP system startup plans and documentation of results
- Development of functional performance test procedures for the commissioned systems
- System functional testing and documentation. Assist with troubleshooting and resolving problems identified during functional testing. Coordinate re-testing as necessary until satisfactory performance is achieved (one re-test is included in base fee and BAS remote access is required for monitoring)
- Analyze functional performance trend logs and monitoring data to verify performance

Systems to be inspected include, but are not limited to:

Air Handling Units (AHU-1&2)	HW Boilers (B-1&2)	Building Automation Systems (BAS)	Pumping Systems (P- 1 to 8)	Cooling Tower (CT-1)	Domestic Hot Water (DHW) System
Pressurization Controls	Supply, Return, and Exhaust Ductwork	HW Radiators (30% Sampling)	Heat Pump & ACCUs	Terminal Units (Reheat Coils, VAVs) (30% Sampling)	Lighting Fixtures and Controls (30% Sampling)
Piping Systems	Exhaust Fans	Fan Filter Units			

- Review the Testing, Adjusting and Balancing (TAB) plan and report
- Review of contractor provided operations and maintenance manuals and record drawings
- Attend facilities staff training sessions
- Compilation of commissioning report and record documentation

WARRANTY PHASE

The Warranty Phase begins at Substantial Completion and focuses on finalizing all uncompleted functional testing, training and project documentation while fine-tuning building performance prior to project completion. The goal is to verify a successful turnover to operations and maintenance (O&M) personnel and to evaluate and optimize the building performance.

Specific tasks accomplished under the Warranty Phase of THE STONE HOUSE GROUP's Commissioning process are detailed below:

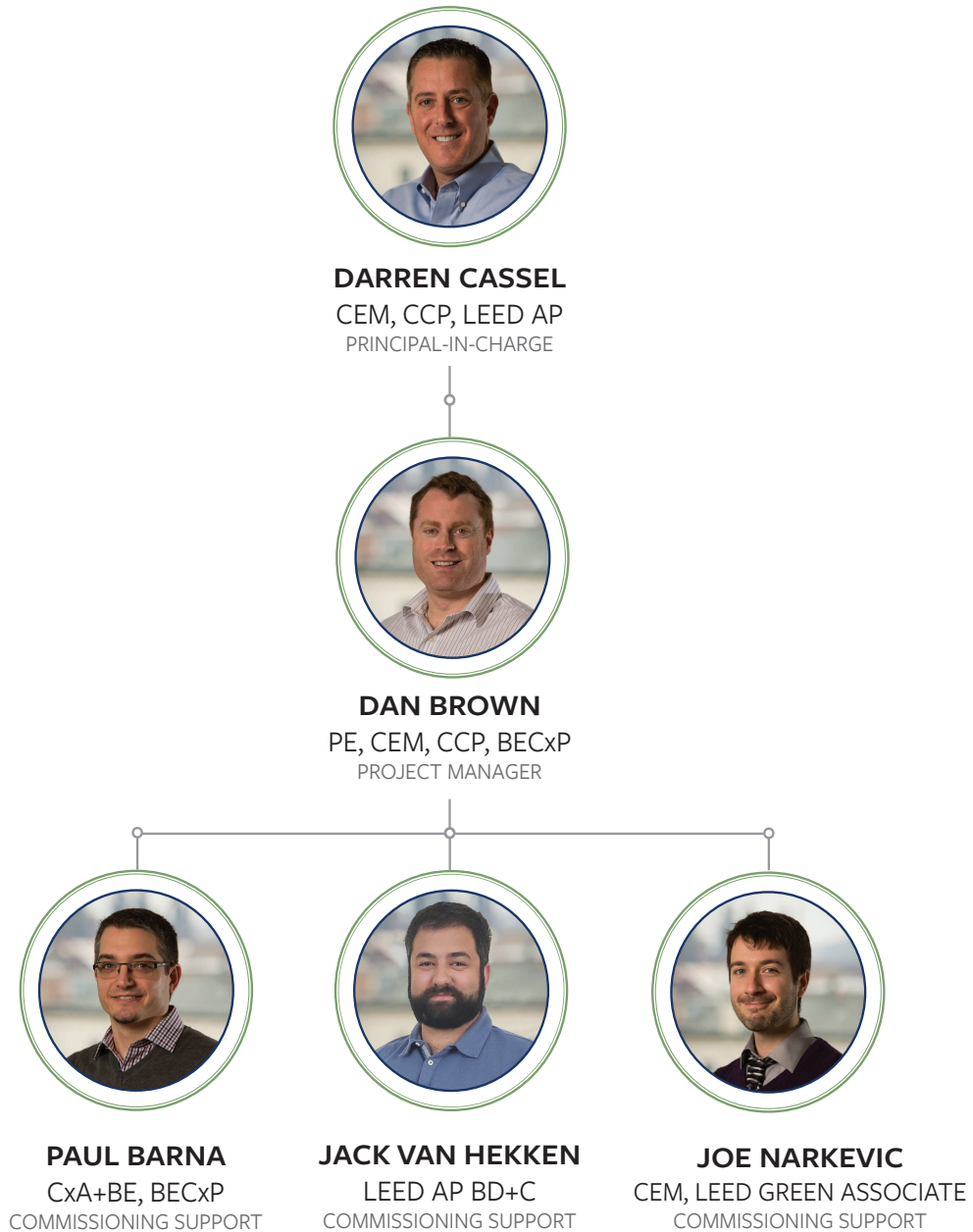
- Complete seasonal and deferred functional performance testing

4

KEY PERSONNEL, ROLES, AND QUALIFICATIONS

Our project team will consist of principal-in-charge, Darren Cassel. Dan Brown, PE will manage commissioning activities and coordinate the pre-functional and functional testing of systems, with support from Paul Barna, Jack van Hekken, and Joe Narkevic.

The Project Organization chart below demonstrates the organization of the anticipated leadership for this project. Resumes for each member of the team are provided in Appendix A.



5

EXPERIENCE AND REFERENCES

THE STONE HOUSE GROUP has provided Commissioning services for over 400 projects since our founding in 1999 and several relevant projects are mentioned below. Per our company's mission, we encourage the Project Team to contact these clients in order to better understand the degree of value-added services we can provide. Select in-depth project summaries of the list below and other referenced work are included in Appendix B.

School District of Haverford Township – HVAC & BAS Commissioning, Building Envelope Commissioning – Havertown, PA

Lynnewood Elementary School (40,245 SF)

Mr. Ken Matthews, Owner's Representative, C.B. Development Services, Inc. || 610.453.0469

Start of Relationship: 2019

Jenkintown School District – Commissioning and Energy Support Services – Jenkintown, PA

Mr. James Cummins, Director of Technology

Start of Relationship: 2018

Wissahickon School District – Commissioning Verification Services – Ambler, PA

High School Natatorium and Central Plant Addition Project (43,000 SF)

Mr. Arif Fazil, Owner's Representative, D'Huy Engineering || 610.865.3000

Start of Relationship: 2016

Bethlehem Area School District – Fundamental and Enhanced Commissioning, Building Envelope Consulting – Bethlehem, PA

New Nitschmann Middle School Project (LEED Gold Targeted; 180,000 SF)

Mr. Arif Fazil, Owner's Representative, D'Huy Engineering || 610.865.3000

Start of Relationship: 2014

Easton Area School District – Fundamental and Enhanced Commissioning, Energy Modeling – Easton, PA

Paxinosa Elementary School (145,000 SF)

Mr. Josh Grice, Owner's Representative, D'Huy Engineering || 610.865.3000

Start of Relationship: 2016

Alexandria County Public Schools – LEEDv4 ID+C Fundamental and Enhanced Commissioning – Alexandria, VA

West End Elementary School Project (LEED Silver targeted; 85,000 SF)

Mr. Frank Lefler, MCN Build, Senior Project Manager || 202.333.3424

Start of Relationship: 2017

Council Rock School District – Fundamental and Enhanced Commissioning, Building Envelope Consulting – Newtown, CT

Rolling Hills Elementary School Addition and Renovation (66,540 SF), Richboro Elementary School Addition and Renovation project (64,760 SF), Hillcrest Elementary School Addition and Renovation project (64,760 SF)

Mr. Doug Taylor, Director of Operational Services

Start of Relationship: 2018

Greenwich Public School System – Commissioning – Greenwich, CT

Glenville Elementary School (65,000 GSF)

Mr. Ty Tregellas, Project Manager, Turner Construction || 203.712.8241

Start of Relationship: 2009

George School – LEED Commissioning and Measurement & Verification, Director of Facilities Recruitment Services – Newtown, PA

Fitness & Athletic Center Project (LEED-NC v2009 Certified target), Mollie Dodd Anderson Library Project (LEED for Schools Gold Certified)

Mr. Marlin Stroh, Project Manager, George School || 215.579.6608

Start of Relationship: 2009

University of Pennsylvania – LEED Commissioning and Consulting – Philadelphia, PA

3901 Walnut Street Project (LEED NC v3 Gold Certified; 30,000 SF), Tangen Hall (Pursuing LEED Silver; 70,000 GSF)

Mr. Lance C. Hillegas, Director of Planning and Design, The Hankin Group || 610.458.1900

Start of Relationship: 2013

Haverford College – Commissioning, Retro-Commissioning Services, Climate Action Planning, Energy Auditing, Greenhouse Gas Inventory, Utility and Carbon Master Planning and Priority 1 ECM Implementation Support - Haverford, PA

Gardner Integrated Athletic Center Project (LEED Gold Certified), Sharpless Hall Project, Visual Cultural Arts Media Building Project

Mr. William Anderko, PE, Assistant Director of Facilities Management || 610.896.1099

Start of Relationship: 2009

Swarthmore College – Commissioning Services – Swarthmore, PA

The Inn at Swarthmore (LEED Silver, 42,000 SF), 101 South Chester Project (32,700 SF)

Ms. Aurora Winslade, Director of Sustainability || 610.957.6497

Start of Relationship: 2012

Villanova University – LEED Commissioning, LEED Administration, Retro-Commissioning, Greenhouse Gas Inventory, Climate Action Planning, Energy Audit– Villanova, PA

Fedigan Hall (18,260 SF), Sullivan and Sheehan Hall Projects (150,000 SF), Bartley Hall

Mr. Bob Morro, PE, Associate Vice President of Campus Operations || 610.519.4589

Start of Relationship: 2009

St. Luke's University Health Network – LEED Administration, Commissioning and Building Envelope Commissioning Services – Eastern PA

Anderson Campus: Certified Acute Care Hospital (LEED Certified; 126,000 SF); Cancer Center (LEED Certified; 48,000 SF); Medical Office Buildings (LEED Certified; 77,000 SF and 75,000 SF); Tower 2 Project (175,000 SF)

Monroe Campus: Monroe Hospital (180,000 SF); Medical Office Building (37,500 SF)

Bucks County Campus: Quakertown Hospital (120,000 SF)

Schuylkill County Campus: Geisinger's Hospital (130,000 SF)

Mr. Bret Buchman, Project Manager || 610.954.4000

Start of Relationship: 2009

6 ASSOCIATED FEE FOR SERVICES

THE STONE HOUSE GROUP proposes to provide the Commissioning services for the Haverford Township Free Library Renovation project for a fee of twenty seven thousand six hundred sixty dollars (\$27,660), exclusive of reimbursable expenses. Reimbursable expenses will be billed at direct cost, plus 10%.

The following table breaks down our fee by phase of construction and Commissioning activity:

HVAC Commissioning Scope					
		COMMISSIONING TEAM MEMBER ANTICIPATED HOURS			
PROJECT PHASE	COMMISSIONING ACTIVITY	PRINCIPAL In CHARGE <i>Darren Cassel</i>	P.M. / SR. ENGINEER <i>Dan Brown</i>	CX SUPPORT <i>Joe / Jack</i>	TOTAL
CONSTRUCTION PHASE	Construction Phase Commissioning Kick-off Meeting		2	2	4
	Commissioning Meetings / Minutes		4	4	8
	Review of MEP Submittals for Cx Systems		4	12	16
	Development of Prefunctional Checklists		2	8	10
	Quality Assurance Inspection of Installation (4 visits)	4	16	16	36
	Development of Functional Performance Test Procedures		2	6	8
	System Functional Testing & Documentation	4	16	40	60
	Review / Confirmation of Testing and Balancing Report			8	8
	Review O&M Manuals / Record Drawings			2	2
	Final Commissioning Report and Documentation		2	8	10
OPERATIONS PHASE	Deferred Seasonal Testing			16	16
SUBTOTAL FOR COMMISSIONING TEAM MEMBER:		8	48	122	178
HOURLY RATES		\$225.00	\$190.00	\$135.00	
TOTAL FEE		\$1,800	\$9,120	\$16,740	\$27,660

Should additional services be requested, they will either be addressed as a separate proposal or according to our standard hourly rates on a time and materials basis. Standard hourly rates for THE STONE HOUSE GROUP personnel are as follows:

Principal	\$225/hour	Professional Engineer	\$150/hour
Associate Principal	\$190/hour	Associate Engineer	\$135/hour
Senior Associate	\$175/hour	Associate	\$120/hour
Manager	\$150/hour	Staff	\$ 70/hour

APPENDIX A

PROJECT TEAM RESUMES

Darren Cassel, CCP, CEM, LEED AP



Darren is a founder and Principal of THE STONE HOUSE GROUP. Darren leads and provides services within the technical discipline of our company. He has extensive experience in project management, energy management, utility master planning, building commissioning, sustainability, and energy procurement services.

Specifically, Darren has overseen many projects at The Hotchkiss School, including Commissioning and LEED certification of the school's Biomass Heating Facility. The Biomass Facility has enabled Hotchkiss to reduce its carbon footprint by 35-45%, saving the school over \$600,000 per year and reducing annual heating costs by over 60%. At Princeton University, Darren was involved in the University's complex ten-year renovation project at the revered Firestone Library, which included in-depth reviews of MEP systems and phasing strategies for the project. He has also overseen LEED Commissioning services for the University's Art Museum Storage Facility and ASHRAE Level III Energy Audits for several buildings on campus. Darren has also assisted St. Luke's Health Network by developing a Utility Master Plan for their Hospital, Medical Office Building and Cancer Center at the Anderson Campus. THE STONE HOUSE GROUP is providing commissioning for multiple projects at St. Luke's University Health Network and Lehigh Valley Health Network.

TITLE	PRINCIPAL
AREA(S) OF FOCUS	ENERGY AND TECHNICAL CONSULTING, BUILDING COMMISSIONING

RELATED EXPERIENCE

THE HOTCHKISS SCHOOL - LAKEVILLE, CONNECTICUT
Principal-in-Charge for Facilities Renewal Strategy, Utility Master Plan, Fundamental and Enhanced Commissioning, ASHRAE Level I, II and III Energy Audits and Biomass Plant Strategy.

THE SIDWELL FRIENDS SCHOOL- WASHINGTON, D.C
Principal-in-Charge for a Facilities Condition Assessment for both main and lower school campus, an energy audit, utilities master plan, and providing mechanical strategies for newly-purchased properties.

STUART COUNTRY DAY SCHOOL - PRINCETON, NEW JERSEY
Principal-in-Charge for an Energy Audit, Energy Capital Investment Plan, Facilities Condition Assessment, Facilities Overview Assessment, Solar Feasibility Study, and Energy Procurement.

THE POTOMAC SCHOOL - MCLEAN, VIRGINIA
Principal-in-Charge for Retro-Commissioning services for the Flag-Circle Building, and the Lower School. Also oversaw the chiller plant upgrade project and the Enhanced Commissioning services for the new Athletic Center project.

DEERFIELD ACADEMY - DEERFIELD, MASSACHUSETTS
Principal-in-Charge for the LEED Administration for Center for the Arts and new Athletic Center, Commissioning for renovation of Boyden Library, and Energy Modeling.

THE LAB SCHOOL - WASHINGTON, D.C
Principal-in-Charge of Facilities Conditions and Energy Assessment.

THE PEDDIE SCHOOL- HIGHSTOWN, NEW JERSEY
Principal-in-Charge for the Arts Complex Renovation and Expansion Project.

ST. PAUL'S SCHOOL- CONCORD, NEW HAMPSHIRE
Principal-in-Charge for a Renewable Energy Study and a campus-wide energy audit on-site which reduced deferred maintenance, increased energy efficiency, decreased emissions, incorporated the use of on-site renewable energy, and provided educational opportunities for student.

WESTTOWN SCHOOL-CHESTER COUNTY, PENNSYLVANIA
Principal-in-Charge for LEED Commissioning and Energy Modeling.

THE LAWRENCEVILLE SCHOOL-LAWRENCEVILLE, NEW JERSEY
Principal-in-Charge for a Campus Facilities Conditions Assessment.

EDUCATION

Darren graduated from Lehigh University in Bethlehem, Pennsylvania with a Bachelor of Science in Mechanical Engineering.

PROFESSIONAL CERTIFICATION AND AFFILIATIONS

Darren is a Certified Commissioning Professional (CCP), Certified Energy Manager (CEM), Building and LEED Accredited Professional (LEED AP). Darren is a member of the Association of Energy Engineers (AEE), the American Society of Heating, Cooling, Refrigeration, and Air-Conditioning Engineers (ASHRAE), the Building Commissioning Association (BCA), and the Society of College and University Planners (SCUP).

Dan Brown, PE, CCP, CEM, BEC&P



Dan joined THE STONE HOUSE GROUP in 2004. He is highly experienced in mechanical systems and is actively involved in the commissioning and retro-commissioning of academic, commercial, and medical institutions throughout the northeast. He provides process and technical commissioning beginning at design or pre-design phases and extending through building occupancy. This process includes in-depth design reviews, inspections, and rigorous system testing to improve occupant comfort and maintainability while reducing energy consumption and capital costs. Dan is skilled in providing energy audits ranging from level one ASHRAE to investment grade level audits in regards to buildings and whole campuses as well as parts of campuses. He remains engaged in performing utility plans, building forensic analysis, condition analyses of existing facilities, and fuel, heat, and power distributive generational analysis for a broad list of clients. As a Certified Energy Manager, Dan supports clients with the creation and implementation of energy capital investment plans and operational energy initiatives.

RELATED EXPERIENCE

DICKINSON COLLEGE - CARLISLE, PENNSYLVANIA
Performed a combination of Level I and Level II Energy Audits that incorporated all campus buildings.

LAFAYETTE COLLEGE - EASTON, PENNSYLVANIA
Performed an Energy Capital Investment Plan for the 2 million GSF campus.

JUNIATA COLLEGE - HUNTINGDON, PENNSYLVANIA
Completed Retro-Commissioning and implementation services of high-impact measures for the vonLiebig Center for Science.

PRINCETON UNIVERSITY - PRINCETON, NEW JERSEY
Performed an Investment Grade Audit for buildings totaling over 450,000 GSF.

GEORGETOWN UNIVERSITY - WASHINGTON, D.C.
Provided Fundamental and Enhanced Commissioning services for Intercollegiate Athletic Center project, 171K SF.

UNIVERSITY OF PENNSYLVANIA - PHILADELPHIA, PENNSYLVANIA
Provided Fundamental and Enhanced Commissioning services for LEED Gold Certified, 3901 Walnut Street building project, 30K SF.

ST. JOSEPH'S UNIVERSITY - PHILADELPHIA, PENNSYLVANIA
Provided Retro-Commissioning services for Mandeville Hall housing the Haub School of Business.

BATES COLLEGE - LEWISTON, MAINE
Provided Utility Master Plan support as part of ACUPCC Climate Action Plan and Campus Master Plan.

ALBRIGHT COLLEGE - READING, PENNSYLVANIA
Provided Fundamental Commissioning for Merner-Pfeiffer Science Center Addition and Renovation project, 87K SF, \$34M project budget.

PINGRY SCHOOL - BASKING RIDGE, NEW JERSEY
Provided Fundamental and Enhanced Commissioning services for LEED Platinum, Head Master's Residence project.

THE HOTCHKISS SCHOOL - LAKEVILLE, CONNECTICUT
Provided Fundamental and Enhanced Commissioning services for several projects including housing, academic and biomass heating facilities, and performed Retro-Commissioning for the remainder of campus buildings.

Gold Certified, 100K SF Gardner Integrated Athletic Center (GAIC) building. Performed an Energy Capital Investment Plan and Campus Utility Plan for the 1.7 million GSF campus.

THE TAFT SCHOOL, WATERTOWN, CONNECTICUT
Performed Commissioning services for new Dining Facility and campus-wide energy reduction plan.

PHILADELPHIA ZOO, PHILADELPHIA, PENNSYLVANIA
Provided Retro-Commissioning and Energy Audits for several buildings throughout the Zoo and coordinated implementation by the contractors.

BETHLEHEM AREA SCHOOL DISTRICT (BASD) - BETHLEHEM, PENNSYLVANIA
Providing Fundamental and Enhanced Commissioning for the Nitschmann Middle School project.

EASTON AREA SCHOOL DISTRICT (EASD) - EASTON, PENNSYLVANIA
Providing Fundamental and Enhanced Commissioning for the Paxinoso Elementary School project.

NUVANCE HEALTH NETWORK -CONNECTICUT
Completed a fuel cell analysis for Milfort Hospiatl, a cogenerational analysis for engine driven and gas turbine at Norwalk Hospital.

HAVERFORD COLLEGE-HAVERFORD, CONNETICUT
Completed an energy audit, provided technical support, and led the management of energy implementation.

CONNECTICUT COLLEGE-NEW LONDON, CONNECTICUT
Completed an on campus energy audit and campus utility plan, including analysis generation options system related to electric systems, hot water, steam distribution, and chilled water.

BUCKNELL UNIVERSITY-LEWISBURG, PENNSYLVANIA
Provided comissioning for the Department of Art, Freedman College of Management, and the Department of Art and Art History.

TITLE ASSOCIATE PRINCIPAL

AREA(S) OF FOCUS COMMISSIONING OF MEP SYSTEMS AND BUILDING ENCLOSURES, BUILDING TEMPERATURE CONTROL SYSTEMS AND OPTIMIZATION OF BUILDING ENERGY PERFORMANCE

EDUCATION

Dan graduated from Lehigh University in Bethlehem, Pennsylvania with a Bachelor of Science in Mechanical Engineering.

CERTIFICATES

ASHE Healthcare Construction Certification

PROFESSIONAL AFFILIATIONS

Dan is a Professional Engineer (PE), Certified Commissioning Professional (CCP), Certified Energy Manager (CEM), and Building Enclosure Commissioning Provider (BEC&P)

SPEAKING ENGAGEMENTS

NFMT 2014, The Retro-Commissioning Process.

Paul Barna, CxA+BE, BECxP



Paul joined THE STONE HOUSE GROUP in January 2016 with over nine years of mechanical engineering experience in pharmaceutical, industrial and commercial facilities. Paul has been responsible for the design of various mechanical systems throughout the country, such as air handlers, boilers, chillers and cooling towers. Paul has overseen the commissioning of EIFS, Metal Wall Panels, Brick and Stone Masonry, Foundation Waterproofing, Air and Vapor Barrier Installations, Curtainwall, Aluminum Framed Storefronts, Skylights, Punched Windows, and all types of roofing. Paul has also directed clients in the best practices of third party testing to help projects determine that the best means and methods have been utilized in the installation of building enclosure systems. A large project Paul completed a building closure on was the Wind Creek Bethlehem Hotel and Convention Center with a total of 375,000 gsf.

RELATED EXPERIENCE

HAVERFORD TOWNSHIP SCHOOL DISTRICT - HAVERFORD, PENNSYLVANIA
Served as Building Envelope Commissioning Authority for the new Lynnewood Elementary School project.

PENNSYLVANIA STATE UNIVERSITY, MAIN CAMPUS - STATE COLLEGE, PENNSYLVANIA
Served as Commissioning Authority for new twelve-story, 282,000 square foot residential building.

PRINCETON UNIVERSITY - PRINCETON, NEW JERSEY
Providing Commissioning for Harvey S. Firestone Memorial Library project as part of ten year master renovation plan.

ST. LUKE'S UNIVERSITY HEALTH NETWORK - STROUDSBURG AND EASTON, PENNSYLVANIA
Provided Commissioning for 12 St.Luke's Health Network Buildings. The largest being the Anderson Campus Certified Acute Care Hospital (LEED Certified, 126,000 SF), the Monroe Campus Hospital (180,000 SF), and for the Schuylkill County Campus Geisinger - St. Luke's Hospital (130,000 SF).

SWARTHMORE COLLEGE - SWARTHMORE, PENNSYLVANIA
Providing LEED Commissioning for Town Center West project.

BOSTON PROPERTIES - PRINCETON, NEW JERSEY
Providing Commissioning for the Carnegie Center project.

BUCKNELL UNIVERSITY - LEWISBURG, PENNSYLVANIA
Providing LEED Commissioning for the Roberts Hall project and Holmes Hall project.

MORAVIAN COLLEGE - BETHLEHEM, PENNSYLVANIA
Providing LEED Commissioning for the Health Science Building project. Provided Building Envelope Consulting for the Gymnasium project.

PENNSYLVANIA STATE UNIVERSITY, BRANDYWINE CAMPUS - MEDIA, PENNSYLVANIA
Providing LEED Commissioning for the new Residence Hall and Student Center projects.

UNIVERSITY PLACE ASSOCIATES - PHILADELPHIA, PENNSYLVANIA
Provided building enclosure commissioning for a 275,000 gsf mixed use facility

COUNCIL ROCKS SCHOOL DISTRICT - LOWER BUCKS COUNTY, PENNSYLVANIA
Provided BECxNMP commissioning for Hillcrest Elementary School and Rolling Hills Elementary

DEERFIELD ACADEMY - DEERFIELD, MASSACHUSETTS
Provided building enclosure consulting and commissioning on the DeNunzio dorm edition.

SCHOOL DISTRICT PHILADELPHIA - PHILADELPHIA, PENNSYLVANIA
Provided building enclosure commissioning for Anne Frank Elementary School, Ethan Allen Elementary School, and Richmond Elementary School.

LEHIGH UNIVERSITY - BETHLEHEM, PENNSYLVANIA
Provided building enclosure commissioning for College of Business expansion project.

LEHIGH VALLEY INTERNATIONAL AIRPORT - ALLENTOWN, PENNSYLVANIA
Provided building enclosure and MEP commissioning for new terminal connector.

EASTON AREA SCHOOL DISTRICT - EASTON, PENNSYLVANIA
Provided building enclosure commissioning for Palmer Elementary School.

GEORGETOWN UNIVERSITY - WASHINGTON, D.C
Providing building enclosure commissioning for the new 275,000 SF McCourt School of Public Policy.

VILLANOVA UNIVERSITY - VILLANOVA, PENNSYLVANIA
Currently working on a CEER Expansion Project.

TITLE	SENIOR ASSOCIATE
AREA(S) OF FOCUS	BUILDING COMMISSIONING, ENVELOPE COMMISSIONING AND RETRO-COMMISSIONING

Education

Paul graduated from Penn State University with a Bachelors of Architectural Engineering with a Mechanical HVAC emphasis.

Jack van Hekken, LEED AP BD+C



Jack joined THE STONE HOUSE GROUP in 2021 with experience in Project Management, Owner’s Representation, Energy Efficiency Design, Energy Audits, LEED Administration, Energy Modeling, Energy Benchmarking, and Facilities Assessment services from working with a different sustainability consulting company for about 4 years. On top of these skills, he also does Commissioning, Mechanical Commissioning, and Building Envelope Commissioning for THE STONE HOUSE GROUP.

RELATED EXPERIENCE

*PHARMACEUTICAL OFFICE AND LAB RENOVATION – WEST POINT, PENNSYLVANIA
Provide Energy Efficiency Design services and LEED Administration support.

*PHARMACEUTICAL OFFICE, LAB, AND WAREHOUSE – ELKTON, VIRGINIA
Provide Energy Efficiency Design services and LEED Administration support for a pharmaceutical lab and office renovation and a new construction warehouse.

*PHARMACEUTICAL MANUFACTURING FACILITY – WEST POINT, PENNSYLVANIA
Provide Energy Efficiency Design services and LEED Administration support.

*PHARMACEUTICAL FREEZER BUILDING, – WEST POINT, PENNSYLVANIA
Provide Energy Efficiency Design services, Energy Modeling, and LEED Administration.

*RESIDENTIAL NEW CONSTRUCTION PROJECTS – WEEHAWKEN AND JERSEY CITY, NEW JERSEY
Provided LEED Administration, Energy Modeling, Utility Incentive, and Owner’s Representation on 7 large scale residential.

*POULTRY PROCESSING PLANT – PERRY, GEORGIA
Performed a water audit on a processing plant with on-site wells, treatment, and waste water processing of over a billion gallons a year.

*MORTARS AND ADMIXTURE MANUFACTURING - FAIRLESS HILLS, PENNSYLVANIA
Performed an Energy, Water, and Waste audit on a construction and industrial product manufacturing facility.

*SEALANTS AND ADHESIVES MANUFACTURING FACILITY – LYNDBURST, NEW JERSEY
Performed an Energy, Water, and Waste Audit on a construction and industrial product manufacturing facility.

*MORTARS, SEALANTS, ADMIXTURE MANUFACTURING FACILITY – MARION, OHIO
Performed an Energy, Water, and Waste Audit on a construction and industrial product manufacturing facility.

*COMMERCIAL OFFICE BUILDINGS – WASHINGTON, DC
Performed an ASHRAE Level 1 Energy Audits and Energy Star Certifications on several commercial office buildings.

*CORPORATE CAMPUS - BLUE BELL PA
Performed an ASHRAE Level 1 Energy Audits and Energy Star Certifications on several commercial office buildings.

*LARGE SCALE COFFEE ROASTER – CONCORD, NORTH CAROLINA
Performed an Energy, Water, and Waste audit on a large-scale coffee roasting complex.

*Work performed prior to joining THE STONE HOUSE GROUP

TITLE ASSOCIATE ENGINEER

AREA(S) OF FOCUS COMMISSIONING
PROJECT MANAGEMENT
ENERGY AUDITING
LEED ADMINISTRATION
FACILITIES ASSESSMENTS
ENERGY BENCHMARKING
ENERGY MODELING

EDUCATION

Jack graduated from Pennsylvania State University with a Bachelor of Science in Energy Engineering and minors in Environmental Engineering and Energy Business and Finance.

CERTIFICATES

Jack is a LEED Accredited Professional with a specialty in Building Design and Construction and is currently pursuing his Certified Energy Manager credential.

Joseph Narkevic, CEM, LEED Green Associate



Joe joined THE STONE HOUSE GROUP in 2012 and provides support and input for a wide range of projects undertaken by the company. He has been involved in over 120 projects, ranging from commercial properties to academic buildings to healthcare facilities. He has worked on over 75 energy models for THE STONE HOUSE GROUP. With professional experience in mechanical design, classroom teaching, and foreign cultural exchange, he believes that communication and clarity are the cornerstones of any successful endeavor.

RELATED EXPERIENCE

HONEYWELL GLOBAL HEADQUARTERS - MORRIS PLAINS, NEW JERSEY
 Provided energy model for 500k SF headquarters building for use in pursuit of GrownNJ tax incentives.

HILTON GARDEN INN - EXTON, PENNSYLVANIA
 Provided energy modeling and performed LEED Fundamental and Enhanced Commissioning support for this new construction project.

MILLENNIUM HILTON HOTEL - NEW YORK, NEW YORK
 Provided an ASHRAE Level II Energy Audit. Created energy use database to identify savings opportunities and benchmark performance against similar properties. Assisted with site inspection to identify energy opportunities and produced final report.

PANASONIC OF NORTH AMERICA - NEWARK AND HARRISON, NEW JERSEY
 320K SF Corporate Headquarters and 48K SF Technology Center Projects, provided Commissioning support and assisted in modeling building energy consumption, attained LEED points for optimizing building performance beyond the ASHRAE 90.1-2007 Standard baseline.

HILTON FUKUOKA SEA HAWK, RESORT HOTEL IN FUKUOKA, JAPAN
 ASHRAE Level II Audit services, coordinated efforts between American and Japanese teams and produced final report for submission to client.

WELLS FARGO BANK MORTGAGE - HICKSVILLE, NEW YORK
 Provided LEED Commissioning for their new office building project. Reviewed contractor submittals to confirm compliance with project drawings and specifications. Coordinated with team members to develop systems manual for staff use.

MOUNTAIN TECHNOLOGY CENTER - CLIFTON, NEW JERSEY
 Provided LEED Commissioning for the Data Center and Office Space. Produced systems manual for staff use and final report for submission to client.

TWO CITY CENTER AND THREE CITY CENTER - ALLENTOWN, PENNSYLVANIA
 Provided Commissioning for two new buildings as part of revitalization efforts in Allentown. Provided support for commissioning construction inspections, as well as testing and balancing confirmation.

LIBERTY PROPERTY TRUST - BETHLEHEM, PENNSYLVANIA
 Provided Commissioning services for a 800,000 square foot warehouse, LEEDv4 pilot project in the Lehigh Valley.

GOVERNOR'S ISLAND SPACEWORKS - NEW YORK, NEW YORK
 Provided energy modeling for cost analysis at planned renovation/re purposing of historic Governor's Island facility.

BUTZ CORPORATE CENTER - ALLENTOWN, PENNSYLVANIA
 Provided energy modeling for life cycle cost analysis of eight-story office building.

AMERICAN WATER HEADQUARTERS - CAMDEN, NEW JERSEY
 Provided energy modeling services for a 250,000 square foot office building pursuing LEED certification.

ESSEX LANDING - SAUGUS, MASSACHUSETTS
 Provided energy modeling services for seven mixed-use development buildings to show compliance with Massachusetts code requirements.

GUARDIAN TOWNSHIP - HANOVER TOWNSHIP, PENNSYLVANIA
 Provided Commissioning services. Provided site inspections during construction and performed functional testing of installed components.

MALLINCKRODT PHARMACEUTICALS - BEDMINSTER, NEW JERSEY
 Provided energy modeling services for two 150,000 square foot office building pursuing incentives under the NJEDA program.

SUFFIELD ACADEMY - SUFFIELD, CONNECTICUT
 Conducted study to audit campus for energy savings opportunities, retro-Cx existing equipment, and address comfort complaints. Provided recommendations for operational changes and capital investments with payback based on energy cost reductions.

FLORHAM PARK SCHOOL DISTRICT - FLORHAM PARK, NEW JERSEY
 Conducted code-mandated lighting commissioning for multiple buildings in the District which had undergone lighting upgrades and replacement.

J-CENTRAL, 3400 J STREET - PHILADELPHIA, PENNSYLVANIA
 Provided energy modeling services for the first approved C-PACE project in the greater Philadelphia area, leading to funding for energy efficiency projects in this redevelopment of an unused structure.

CAMBRIDGE SCHOOL OF WESTON - WESTON, MASSACHUSETTS
 Led a study of campus HVAC practices, and made recommendations for filtration and ventilation control to improve health and wellness. Implemented monitoring strategy to track indoor air quality. Developed signage for classrooms, and presented for Q&A with students, faculty, and parents.

TITLE SENIOR ASSOCIATE

AREA(S) OF FOCUS ENERGY MODELING, BUILDING COMMISSIONING, CYCLE ANALYSES, TECHNICAL SUPPORT

EDUCATION

Joe earned a Bachelor of Science degree in Mechanical Engineering from Lafayette College in Easton, Pennsylvania.

CERTIFICATES

OSHA 10-hour Construction Safety Certification
 Japanese Language Proficiency Test (JLPT) Level 2 Certification

PROFESSIONAL AFFILIATIONS

Joe is a member of the Association of Energy Engineers (AEE), Green Building United, and ASHRAE.

SPEAKING ENGAGEMENTS

Joe presented at Energy Path in 2021.

APPENDIX B

RELEVANT PROJECT DESCRIPTIONS

SCHOOL DISTRICT OF HAVERFORD TOWNSHIP

LYNNEWOOD ELEMENTARY SCHOOL COMMISSIONING SERVICES

PROJECT GSF	81,500
PROJECT YEAR	2019 - 2020



HAVERTOWN, PA

The SCHOOL DISTRICT OF HAVERFORD TOWNSHIP is a suburban community encompassing 10 square miles located in southeastern Pennsylvania bordering the city of Philadelphia. There are presently over 49,000 people residing in Haverford Township. The School District is comprised of seven schools: one high school, one middle school, and five elementary schools with a total student body of over 6,500.

THE STONE HOUSE GROUP was contracted in 2019 to perform Commissioning services for the new Lynnewood Elementary School. As a value added service, building commissioning incorporates review of building systems designs as a quality assurance effort to minimize coordination issues and help ensure that designs meet owner's requirements. These reviews are conducted through the design development stage and into the construction document phase to ensure consistency of design and to ensure that identified issues are resolved whenever possible.

The process of commissioning the building enclosure follows a methodology similar to that of mechanical and electrical systems. However, commissioning the enclosure differs in the focus on materials and assemblies. The enclosure is designed and field assembled from numerous materials with varying properties. These materials are manufactured by different companies for a specific function, assembled mostly on site one piece at a time by many different tradespeople, working for several different contractors with often minimal coordination. The work is performed in all possible weather conditions with the intention of meeting very well defined performance criteria.

SERVICES PROVIDED
MEP COMMISSIONING
BUILDING ENVELOPE COMMISSIONING

CLIENT CONTACT
MR. KEN MATTHEWS
OWNER'S REPRESENTATIVE
C.B. DEVELOPMENT SERVICES, INC.
PHONE: 610.453.0469

SHG CONTACT
DARREN CASSEL
PRINCIPAL
PHONE: 610.868.9600

HAVERFORD COLLEGE COMMISSIONING PROJECTS

Founded in 1833, **HAVERFORD COLLEGE** is a private, coeducational, liberal arts college with approximately 1,300 students. Located just outside Philadelphia, the school is dedicated to providing their students with an education that is broad and rich. The college is known for its academic rigor, beautiful arboretum campus, and the student's ability to form close relationships with faculty by demonstrating an awareness for the greater good through the College's Honor Code.

VISUAL CULTURAL ARTS MEDIA BUILDING

Haverford College sought a partner to provide LEED-NC 2009 Fundamental and Enhanced Commissioning services for Visual Cultural Arts Media Building project. The project involved optimizing mechanical, electrical and plumbing systems to reduce energy consumption and greenhouse gas emissions. The new construction created a creative hub for students, faculty, staff and the wider community.

KOSHLAND INTEGRATED NATURAL SCIENCES CENTER

THE STONE HOUSE GROUP was contracted to provide commissioning services for the Koshland Integrated Natural Sciences Center. The Science Center which promotes scientific scholarship, stands out from the rest of Haverford's academic centers as it functions as both a building and an academic program. Through the static inspections and functional testing of the commissioning process, THE STONE HOUSE GROUP worked to identify, troubleshoot, and oversee successful implementation of energy saving opportunities, building control, emergency systems, humidification, thermal comfort and other MEP components.

GARDNER INTEGRATED ATHLETIC CENTER

THE STONE HOUSE GROUP was contracted by Haverford College to provide Retro-Commissioning (RCx) services for their LEED Gold Certified Gardner Integrated Athletic Center (GIAC). Our services included coordinating objectives, scoping and data collection, functional performance verification through system testing and the development of a final RCx report. The facility was built on the College's campus in 2005 and includes fitness, recreation and training spaces. GIAC is one of only a few LEED Gold Certified collegiate athletic facilities in the country.

SHARPLESS HALL RENOVATION

The Sharpless Hall Renovation project offers a new engineering infrastructure and modern labs for the Biology and Psychology departments at Haverford. Completed in January 2017, THE STONE HOUSE GROUP was contracted by the College to provide LEED-NC 2009 Fundamental and Enhanced Commissioning services by overseeing the new construction through design reviews and functional testing of HVAC systems. The commissioning process was integral to ensure that the advanced design strategies were successfully employed during the construction phase.

THE STONE HOUSE GROUP was contracted by Haverford College in 2011 to provide an ASHRAE Level II Energy Audit, Renewable Energy Analysis for the campus and Commissioning services for multiple projects on campus.

VISUAL CULTURAL ARTS MEDIA BUILDING

LEED-NC 2009 FUNDAMENTAL & ENHANCED COMMISSIONING

PROJECT GSF

185,000

PROJECT YEAR

JUNE 2015

KOSHLAND INTEGRATED NATURAL SCIENCES CENTER

COMMISSIONING

PROJECT GSF

138,000

PROJECT YEAR

AUGUST 2014

GARDNER INTEGRATED ATHLETIC CENTER

RETRO-COMMISSIONING

PROJECT GSF

100,000

PROJECT YEAR

OCTOBER 2011

SHARPLESS HALL RENOVATION

LEED-NC 2009 FUNDAMENTAL & ENHANCED COMMISSIONING

PROJECT GSF

40,000

PROJECT YEAR

MAY 2016



BETHLEHEM AREA SCHOOL DISTRICT

NITSCHMANN MIDDLE SCHOOL

PROJECT GSF	180,000
PROJECT YEAR	2015 - 2018



BETHLEHEM, PENNSYLVANIA

BETHLEHEM AREA SCHOOL DISTRICT is a public school district based in Lehigh and Northampton County, located approximately an hour and a half north of Philadelphia. To assist BASD's goal of achieving LEED Gold Certification of its new Nitschmann Middle School, our firm was retained in the Fall of 2014 to conduct Fundamental, Enhanced and Building Envelope Commissioning (Cx) of the school's 180,000 SF building area. Our Commissioning team will review design intent for sustainability and life cycle considerations; perform pre-functional testing to ensure quality of installation; optimize system performance through dynamic testing and Target Enhanced Commissioning services to ensure design review at 10-month warranty.

The USGBC recognizes the importance of Commissioning as a building performance quality assurance process and has mandated it for LEED certification requirement. Performing "Enhanced Cx" can even result in a building earning additional LEED points. Specifically, we will be providing Fundamental and Enhanced Commissioning services to satisfy the requirements of LEED Energy and Atmosphere Pre-requisite Credit 3 for the Nitschmann School.

Building Envelope or Enclosure Commissioning (BECx) is the process of ensuring that a building's enclosure is approached with the same manner of design and function provided by standard commissioning. Exterior enclosure according to The National Institute of Building Sciences is "all systems separating the interior environment from the exterior, including exterior walls, penetrations, and roofing and roof openings, below-grade perimeter walls and slab-on-grade or crawlspace." BECx is a quality-focused procedure for enhancing a building's performance and is now recognized by LEED's new v4 as part of the certification process.

In addition to cost savings, commissioning also yields many non-energy benefits, including improved student comfort, mitigation of indoor air quality problems, and increased staff satisfaction and productivity. Building code officials are beginning to adopt mandatory Commissioning or Commissioning-equivalent requirements for new and/or existing buildings in several cities, including New York, Philadelphia, Maryland and Washington, D.C.

THE STONE HOUSE GROUP provided commissioning services that would allow BASD to leverage the building as a learning laboratory for students and teachers. Commissioning is an important component of this process as it will ensure value and ultimately improve the project financially.

SERVICE PROVIDED

LEED FUNDAMENTAL COMMISSIONING
LEED ENHANCED COMMISSIONING
BUILDING ENVELOPE COMMISSIONING

CLIENT CONTACT

MR. MARK STEIN
DIRECTOR OF FACILITIES AND OPERATIONS
BETHLEHEM AREA SCHOOL DISTRICT
PHONE: 610.867.8635

SHG CONTACT

DARREN CASSEL, CEM, CCP, LEED AP
PRINCIPAL
PHONE: 610.868.9600

WISSAHICKON SCHOOL DISTRICT

HIGH SCHOOL NATATORIUM AND CENTRAL PLANT ADDITION COMMISSIONING SERVICES

PROJECT GSF	43,000
PROJECT YEAR	2015 - 2017



AMBLER, PA

WISSAHICKON SCHOOL DISTRICT sought to replace their current pool facility located at its middle school with a new, state-of-the-art Natatorium that is connected to Wissahickon High School. The goal of the project was to have the pool better meet the needs of the district’s aquatic sports teams as well as the larger community. The addition includes a new 75 x 120 feet, 10-lane pool with 336 spectator seats, 6,239 feet of deck space, and two locker rooms. As part of the project, a central plant was also contracted to provide upgraded heating and cooling for the high school and will ultimately be expanded to serve other buildings on campus. In addition, a new receiving area was created to serve the central plant. Wissahickon also sought to upgrade its campus-wide main electrical feed, as well as its electric generator as part of this undertaking.

THE STONE HOUSE GROUP was contracted to perform Commissioning services for both efforts. Through identification and correction of installation errors throughout the construction period, Wissahickon School District can expect the facility to have improved energy efficiency, safety, and long-term operation, compared to relying on traditional construction administration services. Deficiencies may have been missed or identified too late, which would increase the difficulty and associated costs of repairing them. Our firm’s dedication to technical, hands-on commissioning, compared to an approach based off of observation and reviews, proved successful in this project and saved Wissahickon School District from future repairs, and resulted in a higher performance building.

SERVICES PROVIDED COMMISSIONING

CLIENT CONTACT
MR. ARIF FAZIL
OWNER’S REPRESENTATIVE
D’HUY ENGINEERING
PHONE: 610.865.3000

SHG CONTACT
DARREN CASSEL
PRINCIPAL
PHONE: 610.868.9600

ST. LUKE'S HOSPITAL & HEALTH NETWORK

RELATIONSHIP OVERVIEW

PROJECT YEARS 2009 - 2022



EASTON, PENNSYLVANIA

ST. LUKE'S UNIVERSITY HEALTH NETWORK is a non-profit, regional network comprised of hospitals, physicians, and other related organizations providing care primarily in Lehigh, Northampton, Carbon, Schuylkill, Bucks, Montgomery, Berks, and Monroe counties in Pennsylvania. The Network includes more than 150 locations, including four hospitals, 44,000 annual admissions, 1,224 physicians, 7,000+ employees and more than 1,200 volunteers. St. Luke's Hospital is a tertiary-care teaching hospital with campuses in Bethlehem and Allentown in Lehigh County, Pennsylvania. The hospital offers 76 medical specialties.

THE STONE HOUSE GROUP began working with St. Luke's University Health Network since 2009, when the SHG conducted Commissioning, Systems, and Emergency Generation at the Anderson Campus. Our relationship grew with similar services at other campuses and is ongoing. Specific building projects include:

Anderson Campus

- Certified Acute Care Hospital (LEED Certified, 126,000 SF)
- Cancer Center (LEED Certified, 48,000 SF)
- Medical Office Building Projects (77,000 SF and 75,000 SF)
- Tower 2 Project (175,000 SF)
- Emergency Department Expansion Project (50,000 SF)

Monroe Campus

- Monroe Hospital (180,000 SF)
- Medical Office Building (37,500 SF)

Bucks County Campus

- Quakertown Hospital (120,000 SF)
- Upper Bucks West Wing Project (110,000 SF)

Schuylkill County Campus

- Geisinger - St. Luke's Hospital (130,000 SF)

SERVICES PROVIDED

- LEED ADMINISTRATION
- LEED FUNDAMENTAL COMMISSIONING
- ENHANCED SYSTEMS COMMISSIONING
- EMERGENCY GENERATION
- BUILDING ENVELOPE COMMISSIONING
- ENERGY MODELING
- UTILITY & ENERGY REVIEW

CLIENT CONTACT

MR. BRET BUCHMAN
PROJECT MANAGER
ST. LUKE'S HOSPITAL & HEALTH NETWORK
PHONE: 610.954.4000

SHG CONTACT

DARREN CASSEL, CEM, CCP, LEED AP
PRINCIPAL
PHONE: 610.868.9600



THE STONE HOUSE GROUP



BUILDING STEWARDSHIP

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INFO@THESHG.COM

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February 27, 2024

Dave Burman- Township Manager
Haverford Township
1014 Darby Rd.
Haverford, PA 19083

RE: Haverford Township Free Library Renovation & Addition Project- Construction Change Orders

Mr. Burman,

Below is a summary of change orders we have reviewed and are recommending for approval by the Board of Commissioners. There is an explanation of each change as well as the detailed back-up for the costs.

For **Rycon Construction** contract these change order requests total a credit of **(\$1,612.80) (One thousand six hundred twelve dollars & eighty cents)** and will be part of a change order to their contract.

For **Dolan Mechanical (Mechanical)** contract these change order requests total an add of **\$12,359.60 (Twelve thousand three hundred fifty-nine dollars & sixty cents)** and will be part of a change order to their contract.

For **Dolan Mechanical (Plumbing)** contract these change order requests total an add of **\$26,390.78 (Twenty-six thousand three hundred ninety dollars & seventy-eight cents)** and will be part of a change order to their contract.

For **AJM Electric** contract these change order requests total an add of **\$5,650.00 (Five thousand six hundred fifty dollars & zero cents)** and will be part of a change order to their contract.

Please let us know if you have any questions or comments.

Sincerely,

Kenneth C. Matthews

Kenneth C. Matthews
C.B. Development Services, Inc.

CC: Aimee Cuthbertson, Sukrit Goswami

Rycon Construction Change Request #4 for an add of \$2,070.60

The cost included is for work associated to dig test pits in the basement of the old bank building to expose the existing foundations to confirm their depth/size and existing soil conditions for the Geotechnical engineer and underpinning engineer to inspect. This is so both engineers can confirm how the underpinning needs to be done and to ensure there are no unforeseen conditions present. The cost submitted and attached for reference is fair and reasonable.

Rycon Construction Change Request #5 for a credit of (\$21,702.45)

The cost included is for a credit back to move forward with manually operated operable partitions in lieu of motorized partitions in the Community Room located on the lower level. After further review with the Library, it was determined that motorized partitions are not required. The cost submitted and attached for reference is fair and reasonable.

Rycon Construction Change Request #8 for an add of \$7,708.05

The cost included is for work associated with first floor Mill Road exterior soffit framing. After the first floor ceiling was demolished it revealed the fact that there was no framing above the windows, the windows themselves went up to the underside of the 2nd floor. We received pricing to extend the window framing to the 2nd floor as well as pricing to frame a soffit as would be typical in new construction. This cost to frame a soffit was half the cost submitted by the window contractor which is why this change is being recommended. The cost submitted and attached for reference is fair and reasonable.

Rycon Construction Change Request #9 for an add of \$10,311.00

The cost included is for voids in the first and second floor concrete slabs in the original bank building discovered upon completion of demolition. This pricing reflects the cost to move forward with infilling these voids in the slabs as directed by the Structural Engineer in project RFIs #10/#19. The cost submitted and attached for reference is fair and reasonable.

Dolan Mechanical (Mechanical) Change Request #1 for an add of \$12,359.60

The cost included is for work associated with replacing the existing cooling tower piping mains to the roof. The engineer thought these pipes could be re-used for the new chilled water system, however upon inspection they are in very poor condition and need to be replaced. The cost submitted and attached for reference is fair and reasonable.

Dolan Mechanical (Plumbing) Change Request #1 for an add of \$2,775.04

The cost included is for work associated with cutting and capping the 1 Mill Road property's sewer line as needed for the demolition of the house to occur. The cost submitted and attached for reference is fair and reasonable.

Dolan Mechanical (Plumbing) Change Request #2 for an add of \$6,476.80

The cost included is for work associated with demolishing the existing roof drain piping. After inspecting the piping once the ceilings were demolished it was confirmed to be in poor shape and needs to be replaced. The new piping is being done by using contract allowance money however this cost to

demolish the old piping was not part of the original allowance carried in the plumbing contract. The cost submitted and attached for reference is fair and reasonable.

Dolan Mechanical (Plumbing) Change Request #3 for an add of \$17,138.94

The cost included is for work associated with Bulletin #6 for additional under slab drainage needed in the Community Room of the lower level. Once the existing concrete slab was cut and opened up for new electrical floor boxes, standing ground water was found. In review with the Geotechnical Consultant and design team it was determined additional under slab drainage would be needed. This cost is to provide additional perforated piping under the slab and tie it in to the new sump pump. The cost submitted and attached for reference is fair and reasonable.

AJM Electric Change Request #1 for an add of \$2,150.00

The cost included is for work associated with providing new electrical disconnects for the existing boilers. In review with the design team and Electrical Contractor, the existing disconnects are very old and should be replaced. The cost submitted and attached for reference is fair and reasonable.

AJM Electric Change Request #2 for an add of \$3,500.00

The cost included is for work associated with saw cutting the concrete slab on grade in the Community Room on the lower level. This saw cutting is to open up the flooring for the additional under-slab drainage referenced in Dolan Mechanical's change order above. The electrician's saw cutting contractor was already on site, so it made sense to have them perform this additional work. The cost submitted and attached for reference is fair and reasonable.

Township of Haverford

Finance Department Memorandum

March 4, 2024

To: David R. Burman, Township Manager

From: Aimee Cuthbertson, Director of Finance/Asst Township Manager

Re: Revised Award for Skatium Chiller Project

In June 2023, the Township awarded a contract to Elliot-Lewis Corporation for replacement of the chillers at the Skatium in the amounts of \$804,900.

At the time of the award, we rejected an alternate to replace the condenser water pumps since the current pumps were in a serviceable condition. However, the condition has deteriorated at an accelerated rate and it will be in the Township's best interest to replace as part of the chiller replacement project planned for late Spring/early Summer. This approach has been discussed at length with two separate service providers along with Pennoni Associates.

As such, there is a Motion to amend the original contract on your agenda:

Motion to the amend original contract award to Elliott-Lewis Corp, Philadelphia, PA to include alternate 8-3 in the amount of \$73,300 for a total revised contract award of \$878,200. Elliott-Lewis remains the lowest, responsible bidder.

The Skatium improvements are funded with bond proceeds obtained in the 2023 borrowing.

If you have any questions, Pennoni Associates will be on hand to discuss at the work session.

Township of Haverford

Public Works Department Memorandum

February 22, 2024

To: Board of Commissioners and David R. Burman, Township Manager

From: Daniel Mariani, Director of Public Works

Re: Public Works Department Purchase of Haverford Township Recycle Cans

It is my recommendation that Haverford Township enter into a purchase agreement for Six hundred (600) 32-gallon recycle cans in the amount not to exceed \$16,740.00, from T.M. Fitzgerald & Associates of Havertown, PA utilizing CoStars Contract Number 017-E22-054.

Township of Haverford

Parks & Recreation Department Memorandum

February 23, 2024

To: Board of Commissioners and David R. Burman, Township Manager

From: Brian Barrett – Director of Parks and Recreation

Re: Pavilion and Dugout roof repairs at Haverford Reserve

Attached is a quote for roofing replacement for pavilion and dugouts at Haverford Reserve. The quote totals \$13,813 from Impriano Roofing & Siding, West Chester Pa. The monies will be from ARPA funds.

We received two quotes and Impriano Roofing and Siding was the lowest.

If there are any questions, I will be on hand for the Board of Commissioner meeting on March 4, 2024.

Township of Haverford

Parks & Recreation Department Memorandum

February 23, 2024

To: Board of Commissioners and David R. Burman, Township Manager

From: Brian Barrett – Director of Parks and Recreation

Re: Replacement swings for various parks and replacement spring animals

Attached are two quotes from Recreation Resource, all Burke products:

The first quote, in the amount of \$35,434, includes replacement swing sets at Bailey Park, Chatham Glen, Gest Tract and Lawrence Road Park. The existing swing sets had various issues including bent posts, movement in support post, rusting supports at ground level and bent supports. The quote also includes additional swings and equipment that for various other parks. Our Parks Maintenance Department will complete the installations.

The second quote in the amount of \$12,295 includes a 40-inch Monaco Slide which will replace the non-compliant slide at Foster tract, as well as a 72-inch Rock-N-Roll Slide which will replace the non-compliant slide at Chatham Glen. Again, our Parks Maintenance Department will complete the installations.

Funding for this purchase in the total amount of \$47,729 is available through the American Rescue Plan Act.

Recreation Resource is Pennsylvania CoStars Vendor Number 014-E22-249.

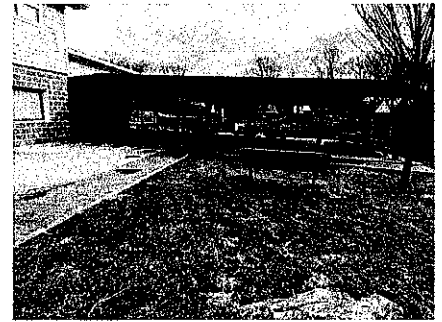
If there are any questions, I will be on hand for the Board of Commissioner work session on Monday, March 4, 2024.

Impriano Roofing & Siding Inc.

3048 West Chester Pike
Broomall, PA 19008
610-353-8439

518 E. Lancaster Avenue
Berwyn, PA 19312
610-640-4444

Jason O'Brien
9000 Parkview Drive
Havertown, PA 19083
Quote Sheet:



Job Number JN1040144

Date 1/31/2024

ITEM # 1 INSTALL NEW SHINGLES ON PAVILION ROOF ONLY
USING **CERTAINTEED LANDMARK** LIMITED LIFETIME WARRANTY
FIBERGLASS SHINGLES WITH STREAK FIGHTER PROTECTION
- INCLUDES PREMIUM ICE AND WATER SHIELD TO BE USED AT FULL SURFACE
AREA OF LOW SLOPED ROOF
- SHORT NAILS TO BE USED (EXPOSED DECKING BENEATH)

NEW SHINGLE ROOFING CONSISTS OF:

- REMOVE EXISTING ASPHALT SHINGLES AND HAUL AWAY
- COVER AND PROTECT ALL WALLS, LANDSCAPING AND PROPERTY
- ICE & WATER SHIELD AT FULL SURFACE AREA OF LOW SLOPED ROOF
- SYNTHETIC ROOFING UNDERLAYMENT OVER COMPLETE ROOF DECK
- ALUMINUM DRIP EDGE WILL BE INSTALLED ALONG THE EDGE OF THE ROOF
- EACH SHINGLE INSTALLED WITH 4 NAILS (NOT STAPLED)
- STARTER SHINGLES AT ALL LOWER EAVE EDGES
- HIP AND RIDGE SHINGLES AT ALL ROOF PEAKS
- INCLUDES REPLACEMENT OF 32 SQUARE FEET OF DEFECTIVE OR ROTTED DECKING
- CLEAR ALL GUTTERS OF DEBRIS
- INCLUDES DETAIL CLEAN UP AND MAGNETIC SWEEP
- IMPRIANO TO SUPPLY DUMPSTER TO REMOVE ALL JOB RELATED DEBRIS
- ALL REQUIRED PERMITS & TAXES ARE INCLUDED IN THIS QUOTE

TOTAL FOR ITEM # 1: \$10,568.00

\$10,568.00

DISC. DISCOUNT: NOT TO BE COMBINED WITH ANY OTHER OFFERS: - \$686.00

-\$686.00

ADJUSTED TOTAL FOR ITEM # 1: **\$9,900.00**

OPTIONAL:

ITEM # 2 INSTALL NEW SHINGLES ON HOME AND AWAY DUGOUT ROOFS
USING **CERTAINTEED LANDMARK** LIMITED LIFETIME WARRANTY
FIBERGLASS SHINGLES WITH STREAK FIGHTER PROTECTION
- INCLUDES PREMIUM ICE AND WATER SHIELD TO BE USED AT FULL SURFACE
AREA OF LOW SLOPED ROOFS

TOTAL FOR ITEM # (2): **\$3,913.00***

PRICE IS VALID IF WORK IS DONE AT SAME TIME AS PAVILION ROOF

-QUOTE MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS
-CREDIT CARDS HAVE A PROCESSING FEE OF 3%





503 N. Walnut Road Bldg 200
 Kennett Square, PA 19348
 610-444-4402 1-800-220-4402
 FAX: 610-444-3359

E-mail: info@recreation-resource.com
 Website: www.recreation-resource.com



Quote

DATE	Quote No.
2/23/2024	Q24-084A

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance.

Typographical and stenographic errors subject to corrections. Purchaser agrees to accept either overage or shortage not in excess of ten percent to be charged for pro-rata. Purchaser assumes liability for patent and copyright infringement when goods are made to Purchaser's specifications. When quotation specifies material to be furnished by the Purchaser, ample allowance must be made for reasonable spoilage and material must be of suitable quality to facilitate efficient production.

Conditions not specifically stated herein shall be governed by established trade customs. Terms inconsistent with those stated herein which may appear on Purchaser's formal order will not be binding on the Seller.

TO:
 Haverford Township
 1017 Darby Road
 Havertown, PA 19083
 Eileen Mottola
 emottola@havtwp.org

Appropriate State Sales Tax Will Be Added Upon Ordering If Applicable

REP
Steve

Quote valid for 30 days. If past 30 days, contact us to verify pricing.

ITEM	DESCRIPTION	QTY	UOM	UNIT	TOTAL
BCI	Burke 550-0011, 10' Traditional Swing Frame, 2-3/8"	1	ea	1,641.00	1,641.00
BCI	Burke 550-0011, 550-0012, 2-Bay 10' Traditional Swing Frame, 2-3/8"	4	ea	2,276.00	9,104.00
BCI	Burke 550-0115, Molded Rubber Belt Seat, 10', Galvanized Chain	8	ea	131.00	1,048.00
BCI	Burke 550-0099, Molded Rubber Tot Seat, 7' or 8', Galvanized Chain	8	ea	221.00	1,768.00
BCI	Burke 550-0137, 5" Arch Tire Swing	2	ea	4,501.00	9,002.00
BCI	Burke 550-9011, T-Swing, Galvanized Chain	2	ea	1,960.00	3,920.00
BCI	Burke Animal Rockers, Choice of Turtle, Bunny, Duckling, Raccoon	4	ea	1,389.00	5,556.00
Ship-PA	Estimated Freight			3,395.00	3,395.00

Does not include unloading, assembly, or installation.

COSTARS 014-E22-249

To Accept Order, Sign: _____ Date: _____

Quote is based upon shipment of all items to a single destination, unless noted.

Changes subject to price adjustment. Your signature here accepts all of our terms & conditions.

A deposit or payment in full may be required to place your order.

TOTAL	\$35,434.00
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PLEASE NOTE-OUR ADDRESS HAS CHANGED TO 503 N. WALNUT ROAD, SUITE 200, KENNETT SQUARE, PA 19348. PLEASE CHANGE YOUR DATABASE.





Quote

503 N. Walnut Road Bldg 200
Kennett Square, PA 19348

610-444-4402 1-800-220-4402

FAX: 610-444-3359

E-mail: info@recreation-resource.com

Website: www.recreation-resource.com

DATE	Quote No.
2/23/2024	Q24-084B

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance.

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Conditions not specifically stated herein shall be governed by established trade customs. Terms inconsistent with those stated herein which may appear on Purchaser's formal order will not be binding on the Seller.

TO:

Haverford Township
1017 Darby Road
Havertown, PA 19083
Eileen Mottola
emottola@havtwp.org

Appropriate State Sales Tax Will Be Added Upon Ordering If Applicable

REP
Steve

Quote valid for 30 days. If past 30 days, contact us to verify pricing.

ITEM	DESCRIPTION	QTY	UOM	UNIT	TOTAL
BCI	Burke SY-3317, Monaco Slide, 40"	1	ea	4,521.00	4,521.00
BCI	Burke SY-3314, Rock 'N' Roll Slide, 72"	1	ea	6,469.00	6,469.00
Ship-PA	Estimated Freight			1,305.00	1,305.00

Does not include unloading, assembly, or installation.

COSTARS 014-E22-249

To Accept Order, Sign: _____ Date: _____

Quote is based upon shipment of all items to a single destination, unless noted.

Changes subject to price adjustment. Your signature here accepts all of our terms & conditions.

A deposit or payment in full may be required to place your order.

TOTAL	\$12,295.00
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PLEASE NOTE-OUR ADDRESS HAS CHANGED TO 503 N. WALNUT ROAD, SUITE 200, KENNETT SQUARE, PA 19348. PLEASE CHANGE YOUR DATABASE.

