

GENERAL MUNICIPAL AUTHORITY OF THE TOWNSHIP OF MANHEIM
FRIDAY, APRIL 15, 2011 MINUTES

The regular meeting of the General Municipal Authority of the Township of Manheim was held on Friday, April 15, 2011 at 7:30 a.m. at the Manheim Township Municipal Building, 1840 Municipal Drive, Lancaster, Pennsylvania. Authority members present were: Edward J. Plakans, James J. Lombardo and Gary R. Johnson. J. Michael Flanagan and Steven L. O'Donnell were absent. Also present were Solicitor William C. McCarty, Engineers G. Matt Brown and Dale Kopp, PE, Finance Officer Dawn M. Stratchko and Township Manager-Secretary Michael D. Rimer.

Mr. Plakans called the meeting to order at 7:32 a.m. and led all in attendance in the Pledge of Allegiance to the flag of the United States of America.

The minutes of the January 21, 2011 meeting were approved as presented on a motion by Mr. Lombardo, seconded by Mr. Johnson. Motion carried unanimously.

The financial reports for January, February and March 2011 were presented to the Authority for review. The reports were accepted on a motion by Mr. Johnson, seconded by Mr. Lombardo. Mrs. Stratchko indicated that tapping fees to the Authority were coming in despite the slowing economic trends. She estimated that the Authority has received approximately \$40,000 so far in 2011. After no further discussion, the motion carried unanimously.

After general discussion of the invoices, the following bill was approved for payment, on a motion by Mr. Johnson, seconded by Mr. Lombardo:

Michael F. Ronca and Sons, Inc payment #5.\$153,855.00

Motion carried unanimously.

The Authority members took a few moments to remove several "discussion" items from its agenda. The Bible College Financing effort is complete and is removed from the agenda. Mr. McCarty reminded the Authority that the final piece of the financing is an internal matter for the Authority and Board of Commissioners to adjust the Articles of Incorporation. In summary, the Bible College financing schedule is not in parallel with the Authority's articles. Mr. McCarty will be working on this item to be addressed by the Board of Commissioners in June, 2011.

The PPL Right-of-Way Agreement matter is complete and in the hands of PPL, Inc. The matter involved clarification and adjustment by PPL to "get off" the Authority's title on property acquired for the new NW Pump Station property. Mr. McCarty will monitor this to completion.

The discussion item on the Municipal Authority's Act Tapping Fee Calculation is removed.

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The Status Update on Library Funds for Geothermal System is also removed from the agenda. Mrs. Stratchko confirmed for the Authority member that all funds approved for disbursement toward the library geothermal system have been made. There was no further discussion on old business.

The remainder of the meeting focused on the Project Update of the water line and NW pump station improvements. Dale Kopp of ARRO provided the Authority with this update. Under Contract No. 1 the Northwest Pumping Station General Construction, the general contractor, Ronca, has completed 100% of the required structure excavation; 70% of the structure backfill; 95% of the structure concrete work; 60% of the masonry; 90% of the FRP fabrications; 30% of the pumping equipment; 50% of the plumbing; and 75% of the process piping. Roof installation is expected to begin during the week of April 18th. The (4) 200 horsepower water pumps have been set on their respective foundations. The pump motors will be installed after the building has been enclosed. During the past month, Ronca has submitted shop drawing submittals for lintels and joint sealants. To-date there have been no change orders associated with this contract, and the project is currently on budget. Regarding project timing, based on Ronca's updated construction schedule dated April 8th, Mr. Kopp indicated that the contractor is a few weeks behind schedule. Recent frequent rains have delayed completion of the masonry work; however, the contractor expects to meet the substantial completion date of July 4th.

Mr. Kopp also presented an update on Contract No. 2 – Northwest Pumping Station Electrical Construction. The electrical contractor, Lepley, continues to install underground conduits as the general construction progresses. The pump station site is very concentrated, making work difficult at some points. Since March 15th the electrical contractor has had workmen on-site approximately 5 days, largely due to the amount of rainy weather and the inhibiting presence of the mason's scaffolding. The electrical contractor is scheduled to be back on-site in full force during the week of April 18th after the scaffolding has been removed. Lepley has not submitted a payment application since January 7th. To-date, the only change order (\$2,908.60) for electrical work was to compensate the contractor for the increased wage rates that were approved by the Authority on October 26, 2010.

A significant portion of the project update concentrated on Contract No. 3 – Northwest Pumping Station Supply and Transmission Main. Mr. Kopp indicated that as of April 9th, Marks Contracting has installed approximately 14,692 lineal feet (LF) of 24" ductile iron pipe, which leaves approximately 6,500 LF of main to be installed. They have also completed the Little Conestoga Creek crossing, the Cobblestone Drive culvert crossing, and the Manheim Pike, Fruitville Pike, and Petersburg Road crossings; installed six 90 degree, twenty-two 45 degree, eleven 11.25 degree, and six 22.5 degree bends; installed one 16" and sixteen 24" butterfly valves; and installed a total of twelve combination air release/vacuum valve vaults (vaults only at this time). Due to unknown field conditions and incorrectly marked utilities, to-date the contractor has been required

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to install approximately fourteen additional elbows. Total rock removal to-date is 1,092 cubic yards. Mr. Kopp reminded the Authority that the contract bid price allowed for 2,000 cubic yards of rock removal.

During March the contractor's forces included a 2nd additional pipe-laying crew and experienced only minor amounts of rock excavation, which increased production to an average of 1,327 LF of water main installed each week, a substantial increase compared to the production rates of 722 LF/week in February and 442 LF/week in January. In the past, temporary paving restoration had been performed at least once a week; however, now that the crews are working on Delp Road, paving restoration is being performed at least twice a week. Work is also progressing southward on Cobblestone Road with the deep horizontal bore under Buch Avenue. The water main installation is nearly 75% complete.

Mr. Kopp requested action by the Authority on one matter relevant to the contract and work activities. Specifically, as the water main was being installed within the right-of-way on Manheim Pike (owner Murry), ARRO's Resident Project Representative (RPR) advised the contractor that they were getting too close to the property line or possibly exiting the actual limits of the permanent 20' wide right-of-way. The contractor assured ARRO's RPR that the work was within the permanent right-of-way limits. However, after the main was installed and backfilled, ARRO secured a pipe finder and confirmed that some of the water main is, in fact, beyond the right-of-way by a foot or two. This information was presented to Marks at the April 5th Construction Progress meeting and they were asked to remove the pipe and reinstall it within the permanent right-of-way.

Mr. Kopp indicated to the Authority that Marks would like to approach the property owner to see if some additional right-of-way can be acquired, assuming it would be cheaper for them than removing and reinstalling an 8' deep water main. ARRO informed Marks that the Authority would need to agree to this approach in accordance with the contract documents and that Marks would most likely be responsible for any other costs associated with the additional right-of-way. Mr. Johnson questioned why there would be any reason for the Authority to not authorize this. Mr. Lombardo felt that the Authority's authorization to permit negotiations should have a fixed limit in time and that if negotiations fail the contractor should move the line and meet the project scheduled objectives. Mr. Plakans questioned whether the contract would be able to continue work during negotiations. Mr. Kopp indicated that the contract would have other areas to work in during any negotiations or reinstallation. The Authority questioned Mr. Kopp on the expected substantial completion date. Mr. Kopp indicated that substantial completions means the water lines are in use and this should be reached in August. A water line move would take about 5 days. Mr. Kopp indicated that the pump station contract is also important for meeting the substantial completion date.

After the discussion Mr. Lombardo presented a multi part motion, seconded by Mr. Johnson that authorizes Marks to negotiate for necessary new right-of-way from the

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subject property owner, Murry, on Manheim Pike or to move the line, but that in either case stay within the confines of the project's substantial completion date of June 1, 2011, additionally, the Township will hold an increased retainer from 5% up to 10% as permitted in the contract documents until the right-of-way is successfully negotiated or the water line is moved, and that Marks will be fully responsible for the costs and payments resulting from the negotiation for additional right-of-way and/or relocation of the line. The motion carried unanimously.

Mr. Kopp concluded his report by mentioning that monthly construction progress meetings were held on March 1st and April 5th. All previous concerns relative to availability of butterfly valves have been rectified. To date there has been only one change order (\$29,824.37), for the General Municipal Authority of the Township of Manheim deep horizontal bore under the Verizon duct banks, which was approved by the Authority on March 23, 2011.

Mr. Kopp reminded the Authority that Contract No. 3 is based on installed quantities, using the unit prices shown on the Bid Form. Since the quantities on the Bid Form are estimated and the actual installed quantities may vary from that estimate, there will very likely be some fluctuation in the final cost of the total project. Mr. Kopp also provided a short summary on complaint issues. The Township has received a number of complaints regarding the project on streets and neighborhoods. When ARRO has been informed, it has immediately notified the contractor or contacted the concerned resident. Mr. Rimer indicated that for such a large project, the complaints have been generally minor in nature. Mr. Kopp concurred that the complaints have been relatively minor and that ARRO will work with the Township to address any issues.

Mr. Plakans noted some of the other correspondence in the packet. With no other business and on a motion by Mr. Lombardo, seconded by Mr. Johnson, the regular meeting was adjourned at 8:15 a.m. Motion carried unanimously.

The Authority went into an executive session following the meeting to discuss two legal matters being handled by Mr. McCarty. The next scheduled meeting will be Friday, July 15, 2011 at 7:30 a.m.

Respectfully submitted,

Michael D. Rimer, Manager-Secretary
Recording Secretary