



Upper Dublin

T O W N S H I P

370 COMMERCE DRIVE
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January 5, 2023

TO: BOARD OF COMMISSIONERS
FROM: KURT M. FERGUSON, TOWNSHIP MANAGER
RE: MANAGER'S REPORT

Township Building- December 25th sprinkler break

We have identified the location of the break, which was on the second floor (proximate to the community rooms) with the head bursting in proximity to the break. The building has since been dried out. The flooring has been removed, insulation (which was quite wet) cleaned up and removed, and the dry wall has been cut out and removed as well.

The repairs will be focused on the sprinkler system, the fire pump, reinstallation of insulation and finishes, duct work, HVAC controllers, and much of the electrical wiring.

Our focus has been on comparing this damage with reimbursement the Township has already received. (If we received money and it had yet to be repaired, we would not expect additional reimbursement). We believe we have a very good handle on those distinctions at this point. I participated in a walk through with DVIT assessing damage on January 4th and they have also met with D'Huy staff to go over the damages.

I had a virtual meeting with David Horowitz from Young adjusters to get myself acclimated to any perspective they could offer. I received an updated quote with rates that we can discuss if I make the recommendation to move forward with an adjustor. I am awaiting information from DVIT, regarding there approach to the claim, at which point I will have greater clarity about the involvement of the adjustor.

We are working to have the space restored (temporary sprinklers, alarms, etc.) because this is where we are temporarily housing Public Works administrative staff as well as the rest of the department.

During our group meetings with Commissioners concerning design services, I anticipate having a discussion regarding how this damage may affect the Option 2 (new construction on half of the Township building and renovations on the other half) versus Option 3 (new construction for the entire building) moving forward.

Fort Washington Road Diet and Trail- Middle Section Project (Authority Project)

Jack reported on this project at a recent BOC meeting and I participated in the pre-construction meeting on January 4th. The Upper Dublin Township Municipal Authority issued a Notice to Award to MECO Constructors for approximately \$5.1 Million to construct the Fort Washington Cross County Trail & Road Diet – Middle Section project. Construction is set to begin in mid-February and is projected to end in June, 2024 (the project timeline is outlined as 515 days). This is the sixth construction project to construct sections of the regional Circuit Trail within the Greater Fort Washington District. Past projects included two Virginia Drive bridge replacements, a Virginia Drive culvert replacement, the Commerce Drive improvements with a new traffic signal at TruMark Financial/LifeTime Fitness, and two sections of trail construction. This project will include:

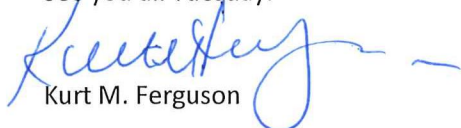
1. Project limits along Delaware and Virginia Drive from Commerce Drive to the Rapp Run culvert, just east of the Public Library for a total of 0.6 miles.
2. Full road reconstruction with a “Road Diet” from four lanes to three lanes on Delaware and Virginia Drives. The final configuration will provide one lane in each direction and a common center turn lane to access driveways.
3. Construction of the Cross County Trail along the north side of Delaware and Virginia Drives. This is an asphalt trail that is 10’ to 12’ wide and fully ADA compliant with ramps at all intersections and driveways.
4. Replacement of a deteriorated pipe culvert under Virginia Drive and significant new roadway drainage inlets and pipes.
5. At 520 Virginia Drive:
 - a. Realign the western driveway to better sight distance and turn radius onto/from Virginia Drive
 - b. Regrade front lawn to improve drainage
 - c. Construct a sidewalk from the trail to the helipad parking area for ADA access to the library’s front entrance
 - d. Add a pull-off area on Virginia Drive for visitor drop-offs
6. Installation of a new North Wales Water Authority (NWWA) water main, services and fire hydrants to replace the old asbestos line for the full project limits. This work will be reimbursed by NWWA.
7. Installation of Bucks County Water and Sewer Authority (BCWSA) force main for future use below Delaware Drive. This work will be reimbursed by BCWSA.

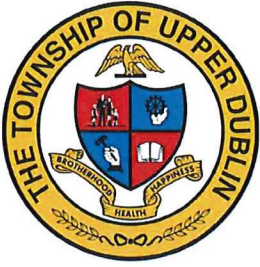
Again, the overall project is approximately \$5,100,000

-\$2,100,000 from grant funding
-\$2,100,000 from the Municipal Authority (money is in hand)
-\$900,000 from NWWA and BCWSA

As the project gets underway, we will communicate directly with adjacent property owners and provide public postings regarding any traffic impact.

See you all Tuesday.


Kurt M. Ferguson



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CALENDAR OF EVENTS

December 2022

Thursday, December 1, 2022

Met with Cheri Fiory regarding signs at 520 Virginia Drive.

Zoom meeting to discuss Comprehensive Plan with Staff and MCPC.

Zoom meeting with Carol Bigham regarding health insurance questions.

Friday, December 2, 2022

Municipal Authority Meeting.

Attended a meeting with staff to review architect RFP.

Meeting with TruMark Financial.

Monday, December 5, 2022

Attended a meeting with staff to review architect RFP.

Tuesday, December 6, 2022

Call with Jack Smyth.

Attended annual Risk Control Meeting with Peter Erndwein with DVPLT.

Wednesday, December 7, 2022

Attended Public Works Building Phase 1 Coordination meeting with staff and consultants.

Thursday, December 8, 2022

Spoke at Municipal Managers' meeting at Temple University Ambler Learning Center.

Attended meeting regarding 525 Virginia Drive land development proposal by Westrum.

Friday, December 9, 2022

Attended Land Use Meeting with staff.

Attended a meeting with BET Investments.

Monday, December 12, 2022

Phone call with PSU student reporter regarding tornado recovery update.

Phone meeting with Jack Smyth regarding Virginia Drive & Camp Hill update.

Tuesday, December 13, 2022

Attended a meeting with Align Precision regarding 500 Virginia Drive.

Board of Commissioners' Stated meeting.

Wednesday, December 14, 2022

Attended a staff meeting.

Attended a meeting with staff to review Architect RFP.

Friday, December 16, 2022

Attended a meeting with staff to review Architect RFP.

Monday, December 19, 2022

Phone call with Westrum.

Wednesday, December 21, 2022

Attended Public Works Building Phase 1 Coordination meeting.

Attended a meeting with staff and consultant to discuss Township Building Architect RFP.

Attended Public Works Building Phase 2 Project meeting with staff and consultants.

Thursday, December 22, 2022

Met with labor counsel Scott Blissman.

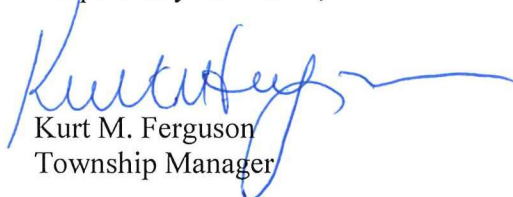
Friday, December 23, 2022

Attended Land Use meeting with staff.

Friday, December 30, 2022

Attended a zoom meeting to discuss water damage at 805 Loch Alsh.

Respectfully submitted,


Kurt M. Ferguson
Township Manager