

FEB  
19  
2008



**NORTHAMPTON, BUCKS COUNTY, MUNICIPAL AUTHORITY**

**SURVEY OF INTEREST**

**PROPOSED WESTERN END WATER MAIN EXTENSION**

I / WE HAVE READ THE AUTHORITY'S LETTER DATED FEBRUARY 19, 2008 AND THE ENCLOSURES AND I / WE UNDERSTAND THE ESTIMATED COSTS INVOLVED.

IT IS MY/OUR DESIRE TO RECORD MY/OUR VOTE AS FOLLOWS:

YES – IN FAVOR OF THE INSTALLATION OF PUBLIC WATER

NO – NOT IN FAVOR OF THE INSTALLATION OF PUBLIC WATER

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Street Address)

PLEASE RETAIN ONE COPY OF THE SURVEY FORM FOR YOUR RECORDS AND RETURN THE OTHER BY MAIL IN THE ENCLOSED SELF-ADDRESSED STAMPED ENVELOPE, HAND-DELIVERY TO OUR OFFICES, OR FAX TO 215-357-5315 BY NO LATER THAN MARCH 18, 2008.

THANK YOU FOR YOUR PROMPT RESPONSE.



**NORTHAMPTON, BUCKS COUNTY, MUNICIPAL AUTHORITY**

February 19, 2008

RE: Proposed Public Water Supply Extension (7 STEP PROCESS)  
Phase I & Phase II / STEP #1 "SURVEY OF INTEREST"

Dear Property Owner:

Numerous property owners in your community have requested the Municipal Authority to investigate the feasibility and costs of providing public water in certain sections of Northampton Township. This request was voiced by many property owners affected by the Western End Sanitary Sewer Extension Project. In September 2007, the Authority authorized Gilmore & Associates of New Britain, Pennsylvania to engineer, design and prepare bid documents for a public water supply system in your region while completing the sanitary sewer design project.

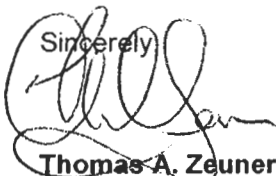
The proposed water project under consideration is divided into two (2) distinct phases. Phase I includes a community known as Harvest Acres, portions of Hatboro Road and Kings Lane between Hatboro Road and Second Street Pike. Phase II includes certain portions of Almshouse Road located west of Jacksonville Road, Jacksonville Road, and residential properties in neighborhoods known as Grenoble Manor and Traymore Manor. A map is enclosed showing which geographic areas are included in the survey.

In accordance with the procedures of the Authority, the cost of providing public water to the region is chargeable to the property owners benefiting from the infrastructure improvement. The estimates are summarized in the document dated February 6, 2008 prepared by Gilmore & Associates, Inc.

If public water is made available to your property, you are responsible for the assessment costs. You are not obligated to connect to the system as there is no mandatory connection requirement. Should you decide to connect, there must be NO interconnection between your private well and the public water supply.

It is very important that you voice your opinion on this matter. It is the policy of the Authority to consider the desires of the community before rendering a decision on extending the public water system. Please note that all cost estimates are based upon a separate water facility construction project. The Authority proposes to couple this project, if approved, with the sanitary sewer construction project that may result in a reduced cost of construction of the water facilities.

Kindly indicate your opinion of this non-binding survey on the enclosed form. We have taken the liberty of including two (2) copies of the survey form. Return one (1) in the self-addressed stamped envelope and retain one (1) for your records.

Sincerely,  


**Thomas A. Zeuner**  
EXECUTIVE DIRECTOR  
TAZ:cab  
Enclosures

**COST ESTIMATES  
PHASE I**

PHASE I: HARVEST ACRES, PORTIONS OF HATBORO ROAD AND KINGS LANE

Your total costs would include:

1. Assessment
  2. Public costs
  3. Private costs (defined as costs contracted by the property owner)
- Assessment @ \$85.38 per linear foot
    - Example: (100 to 150 front footage)                      \$8,538.00 to \$12,807.00*Assessment for your property would be calculated based upon assessable front footage.*
  - Public Costs (in accordance with adopted Fee Schedule)                      \$ 4,118.00
    - Based on 5/8" meter and tap without a meter pit
    - Connection fee, tapping fee, physical connection fee, and Bucks County Water & Sewer Authority's wholesale customer tapping fee
  - Private Costs (contracted by property owner)                      Estimate                      \$ 2,000.00
  - TOTAL ESTIMATED COSTS - Example:                      \$14,656.00 to \$18,925.00

Private costs include the water service line from the Authority curb stop to your residence and the related plumbing reconfiguration within your dwelling.

**COST ESTIMATES  
PHASE II**

PHASE II: CERTAIN PORTIONS OF ALMSHOUSE ROAD, JACKSONVILLE ROAD INCLUDING THE RESIDENTIAL NEIGHBORHOOD KNOWN AS TRAYMORE MANOR AND GRENOBLE MANOR

Your total costs would include:

1. Assessment
  2. Public costs
  3. Private costs (defined as costs contracted by the property owner)
- Assessment @ \$97.41 per linear foot
    - Example: (100 to 150 front footage)                      \$9,741.00 to \$14,611.50*Assessment for your property would be calculated based upon assessable front footage*
  - Public Costs (in accordance with adopted Fee Schedule)                      \$ 4,118.00
    - Based on 5/8" meter and tap without a meter pit
    - Connection fee, tapping fee, physical connection fee, and Bucks County Water & Sewer Authority's wholesale customer tapping fee
  - Private Costs (Contracted by property owner)                      Estimate                      \$ 2,000.00
  - TOTAL ESTIMATED COSTS - Example:                      \$15,859.00 to 20,729.50

Private costs include the water service line from the Authority curb stop to your residence and the related plumbing reconfiguration within your dwelling.

## PROPOSED WESTERN END PHASE I & PHASE II WATER PROJECT

### PHASE I: HARVEST ACRES, PORTIONS OF HATBORO ROAD AND KINGS LANE

### PHASE II: CERTAIN PORTIONS OF ALMSHOUSE ROAD, JACKSONVILLE ROAD INCLUDING THE RESIDENTIAL NEIGHBORHOOD KNOWN AS TRAYMORE MANOR AND GRENOBLE MANOR

#### Milestone Sequence of Events Estimations Only

- Step #1 "SURVEY OF INTEREST"  
February 2008

Letter/non-binding survey from Authority to property owners explaining the scope of the project, anticipated timelines, critical events and preliminary estimation of assessment costs, fees and private costs to be incurred by property owners. The affected property owners will be asked to comment on the proposed project to gauge the interests of the community.

- Step #2 "SURVEY OF INTEREST" RESULTS  
March / April 2008

Upon receipt of non-binding survey from the community, a public meeting will be held to share the survey results. The results will also be made available to the public as a posting on the Authority website.

If the results indicate sufficient community support to proceed with the project, it will be advertised for public bid.

- Step #3 PUBLIC BIDS  
July 2008 (Phase I Section)                      September 2009 (Phase II Section)

Public bids shall be received by the Authority. Based upon the bid amounts, the Authority will calculate the assessment for your property. The property owners will be notified of the calculated assessment whereupon a Final Survey will be sent to each property owner.

Note that beginning with Step #3, Phase II will lag behind Phase I by 14 months due to future engineering design requirements related to the Phase II section.

- Step #4 FINAL SURVEY RESULTS / AWARD DETERMINATION  
August 2008 (Phase I Section)                      October 2009 (Phase II Section)

Upon receipt of the final survey from the community, a public meeting will be held to share the final survey results which will also be made available to the public as a posting on the Authority website.

If the results indicate sufficient community support to proceed with the project, the Authority will award the contract to the lowest responsible bidder whereupon construction will commence within thirty (30) to sixty (60) days.

- Step #5 FINAL ASSESSMENT DETERMINATION  
September 2008 (Phase I Section)                      January 2010 (Phase II Section)

The Authority Board will determine the final assessment for each property affected. The final assessment will be voted on at a public meeting.

- Step #6 CONSTRUCTION BEGINS  
October 2008 (Phase I Section)                      January 2010 (Phase II Section)

Construction will begin if contract is awarded in Step #4.

- Step #7 CONSTRUCTION - SUBSTANTIAL COMPLETION  
May 2009 (Phase I Section)                      September 2011 (Phase II Section)

The Authority Engineer will certify substantial completion of the project before any assessment is imposed upon the property owners. Each property owner will be provided six (6) months to make payment in full of the assessment. For any unpaid portion of the assessment, a lien shall be filed against the property.



**NORTHAMPTON, BUCKS COUNTY, MUNICIPAL AUTHORITY**

**WATER**

Service Charge.....	\$ 11.50 per quarter
First 5,000 gallons.....	\$ 2.93 per 1,000 gallons
6,000 – 25,000 gallons.....	\$ 4.31 per 1,000 gallons
Over 25,000 gallons.....	\$ 6.44 per 1,000 gallons

**SEWER**

Base Rate.....	\$ 48.07 per quarter
Per 1,000 gallons of water consumption.....	\$ 4.06 per 1,000 gallons

**SEWER ONLY (NON-METERED)..... \$133.34 per quarter**

Bills are mailed quarterly. Bills are dated the first day of the month. They are due when received. Late charges are added to any balance which is not paid by the last day of the month.

Bills may be paid by mail to: NBCMA  
C/o Fox Chase Federal Savings Bank  
PO Box 615  
Richboro, PA 18954-0615

Or in person at: Fox Chase Federal Savings Bank  
Bustleton Pike & Upper Holland Road  
Richboro, PA

Or in person at: Authority Offices  
111 Township Road  
Richboro, PA 18954-1550



**NORTHAMPTON, BUCKS COUNTY, MUNICIPAL AUTHORITY**

**PROCEDURES FOR WATER CONNECTIONS**

1. PAY CONNECTION FEES TO AUTHORITY (SEE CHART BELOW).
2. HIRE PLUMBER TO COMPLETE WORK.
3. TAKE COPY OF PAID RECEIPT FROM AUTHORITY TO TOWNSHIP TO APPLY FOR TOWNSHIP PERMIT.
4. EITHER PLUMBER OR HOMEOWNER CAN PICK-UP SETTER FOR METER WHICH MUST BE INSTALLED WITHIN 72 HOURS.
5. PLUMBER WILL INSTALL SETTER.
6. CALL 215-355-1450 TO SCHEDULE AN APPOINTMENT WITH AUTHORITY MAINTENANCE DEPARTMENT TO INSTALL METER.

NOTE: IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO HAVE A PLUMBER INSTALL THE PIPES FROM THE STREET TO THE HOUSE AND INSIDE THE HOUSE. THE AUTHORITY WILL MAKE THE TAP INTO THE WATER MAIN LOCATED IN THE STREET AND INSTALL THE METER IN THE SETTER PIPE.

<b><u>CONNECTION FEES</u></b>	<b><u>5/8"</u></b>	<b><u>3/4"</u></b>	<b><u>1"</u></b>
CONNECTION FEE	\$ 100.00	\$ 100.00	\$ 100.00
TAPPING FEE	2,663.00	2,663.00	6,658.00
METER	285.00	325.00	375.00
BCWSA WHOLESALE CUSTOMER TAPPING FEE	750.00	750.00	750.00
PHYSICAL CONNECTION FEE	<u>320.00</u>	<u>320.00</u>	<u>320.00</u>
 TOTAL	 \$4,118.00	 \$4,158.00	 \$8,203.00

(Effective 2/6/08)



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

February 4, 2008  
Revised February 6, 2008

File No. 07-06060

Thomas A. Zeuner, Executive Director  
Northampton, Bucks County, Municipal Authority  
111 Township Road  
Richboro, PA 18954

Reference: Cost Estimates for Extension of Public Water Supply in the Harvest Acres  
and Western Quadrant Areas of Northampton Township

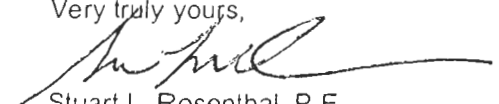
Dear Tom:

As requested, I am submitting for your review and consideration our Opinions of Probable Construction Costs for the extension of public water service to Harvest Acres and the residential portions (Grenoble Manor, Traymore, Jacksonville and Almshouse Roads) of the western quadrant area of Northampton Township. With the regard to these cost opinions, please note the following:

1. These estimates are based on the presumption of extending water service only to these areas. The combined extension of water and sewer service could reduce the overall pipe cost for water only, although road restoration costs will rise.
2. The opinion of probable cost for Harvest Acres is based upon an accurate and detailed takeoff per our design drawings. The estimates for the Traymore/Grenoble Manor area are based on extrapolations of the Harvest Acres estimate based upon our estimation of the pipe footage necessary to serve the residential portions of that area.
3. Surface restoration has been assumed to be exclusively in roadways, with standard surface restoration with one (1) foot cut backs each side. Edge to edge resurfacing has not been included in these estimates.
4. Unit prices are based upon prevailing wage rates from the public bids we have received in the last 12 months. The size of the Traymore/Grenoble Manor project will probably result in lower unit prices than those used in the estimate, but in light of the unknowns involved, I prefer to be conservative.

If you have any questions with regard to this information, please do not hesitate to contact me.

Very truly yours,



Stuart L. Rosenthal, P.E.  
Vice President  
Manager - Water/Wastewater Services

SLR/sl

Enclosures

cc: Robert G. Solarz, P.E., Chief Operating Officer - Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.  
Engineering & Consulting Services

**OPINION OF PROBABLE CONSTRUCTION COSTS**

Harvest Acres - Public Water System

Date: 1/18/08

Revised: 2/6/08

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Client: Northampton Bucks County Municipal Authority

Project Number: 07-06060-01

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<u>Item No.</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Cost</u>
1	8" DIP Water Main Installation including Backfill	6,300	LF	\$ 85.00	\$ 535,500.00
2	Tie-in Connections to Existing Main	4	EA	\$ 1,000.00	\$ 4,000.00
3	8" DIP Tees	4	EA	\$ 400.00	\$ 1,600.00
4	8" DIP Fittings	24	EA	\$ 300.00	\$ 7,200.00
5	Utility Crossings	13	EA	\$ 2,000.00	\$ 26,000.00
6	8" DIP Gate Valves & Boxes	18	EA	\$ 900.00	\$ 16,200.00
7	Thrust Blocks	80	EA	\$ 150.00	\$ 12,000.00
8	Fire Hydrant Assemblies w/ G.V., Tee, & Thrust Block	9	EA	\$ 2,600.00	\$ 23,400.00
9	3/4" Water Services w/ Corporation Stop, Curb Stop & Box	58	EA	\$ 1,550.00	\$ 89,900.00
10	Bituminous Wearing Course Overlay & 4 1/2" Base Course	3,500	SY	\$ 42.00	\$ 147,000.00
	<b>TOTAL</b>				<b>\$ 862,800.00</b>
	Contingency (10%)				\$ 86,280.00
	<b>TOTAL OPINION OF PROBABLE COST</b>				<b>\$ 949,080.00</b>

Total length for front foot assessment 11,116  
\$/lf for front foot assessment \$ 85.38

**Notes:**

1. Road restoration cost estimate shown above is based on a single trench (w/ 12" cutbacks) for the water main only. If the water main is to be installed in conjunction with the sanitary sewer, a full road (curb to curb) mill and overlay will be required; thus, increasing the project's total road restoration cost. The additional cost is not reflected in this estimate.
2. Quantities are taken from "Harvest Acres - Sanitary Sewer & Water Main Extension" plans.
3. Unit Prices based on public bidding with prevailing wage rates of similar projects.
4. Item No. 1 unit price includes cutting pavement, excavation, stone bedding and envelope, pipe installation, and stone backfill to subgrade.



OPINION OF PROBABLE CONSTRUCTION COSTS

Traymore/Grenoble Manor - Public Water System Terminating at Almshouse Road and Old Jacksonville Road

Date: 1/23/08

Revised: 2/6/08

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Client: Northampton Bucks County Municipal Authority

Project Number: 07-06060

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<u>Item No.</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Cost</u>
1	8" DIP Water Main Installation including Backfill	26,800	LF	\$ 85 00	\$ 2,278,000.00
2	Tie-in Connections to Existing Main	3	EA	\$ 1,000 00	\$ 3,000.00
3	8" DIP Tees <sup>3</sup>	17	EA	\$ 400 00	\$ 6,800.00
4	8" DIP Fittings <sup>3</sup>	102	EA	\$ 300 00	\$ 30,600.00
5	Utility Crossings <sup>3</sup>	55	EA	\$ 2,000 00	\$ 110,000.00
6	8" DIP Gate Valves & Boxes <sup>3</sup>	77	EA	\$ 900.00	\$ 69,300.00
7	Thrust Blocks	339	EA	\$ 150.00	\$ 50,850.00
8	Fire Hydrant Assemblies w/ G V., Tee, & Thrust Block <sup>3</sup>	53	EA	\$ 2,600 00	\$ 137,800.00
9	3/4" Water Services w/ Corporation Stop, Curb Stop & Box	297	EA	\$ 1,550 00	\$ 460,350.00
10	Bituminous Wearing Course Overlay & 4 1/2" Base Course	14,900	SY	\$ 42.00	\$ 625,800.00
<b>TOTAL</b>					<b>\$ 3,772,500.00</b>
Contingency (10%)					\$ 377,250.00
<b>TOTAL OPINION OF PROBABLE COST</b>					<b>\$ 4,149,750.00</b>

Total length for front foot assessment 42,600  
\$/lf for front foot assessment \$ 97.41

Notes:

1. Road restoration cost estimate shown above is based on a single trench (w/ 12" cutbacks) for the water main only. If the water main is to be installed in conjunction with the sanitary sewer, a full road (curb to curb) mill and overlay will be required, thus, increasing the project's total road restoration cost. The additional cost is not reflected in this estimate.
2. Unit Prices based on public bidding with prevailing wage rates of similar projects.
3. All quantities are approximate and based on 26,800 lf of water main in the Western Quadrant. The ratio of water main in the total job to the Harvest Acres area is (26,800/6,300) 4.25. Quantities were either based on this ratio, or figured from countable items.
4. Item No. 1 unit price includes cutting pavement, excavation, stone bedding and envelope, pipe installation, and stone backfill to subgrade.



**LEGEND**

 AREA OF PROPOSED EVALUATION

NORTHAMPTON, BUCKS COUNTY, MUNICIPAL AUTHORITY  
 PROPOSED PUBLIC WATER SUPPLY EXTENSION—WESTERN END.  
 OPTION 1.



NT&A

DATE: 2/5/08