

**BETHLEHEM TOWNSHIP PHYSICAL PLANT AND IT REPORT**  
**BETHLEHEM TOWNSHIP MUNICIPAL AUTHORITY**  
**November 2017**  
**November 16, 2017 - REPORT**

Church Road/Green Pond Road Sewers

We received survey data from Pennoni Associates, engineer for Traditions of America, and are currently evaluating the extent of the survey to determine what additional survey needs to be performed to design the sewers for the Green Pond Road/Church Road areas. We also met with representatives of Mill Creek Business Park and asked them to provide their estimated ultimate flow for the site and a timeline for initial occupancy.

We are also continuing work on the Act 537 Special Study that will cover the planning required by DEP for the existing homes in the area as well as the proposed developments.

Physical Plant Building

During the last month the contractors completed installation of the new garage doors and man doors, completed demolition of the south wall, completed installation of the intake louvers on the west wall, and began painting of the steel and block. In the next three weeks they should complete all the lighting and electrical work, the fire suppression system, the interior air and water lines, the concrete floor, the remaining HVAC, and the site work, including the driveway and parking areas, concrete pads and catch basin, and landscaping.

Sewage Capacity Reassessment

Letters have been sent to both St. Luke's and PPL advising them of the remaining balance due for reserved capacity based on the 2007 agreement. The letters gave them the option of relinquishing the capacity, paying the balance in full, or paying an annual "reservation fee", which is basically an interest payment on the unpaid balance for the requested capacity. Both developers were given until early December to respond. The developer for Madison Farms has indicated that they intend to pay in full their remaining balance before the end of the year.

Sewer Extensions

The Easton Avenue extension for the Angelic Sisters is ready for bid, and we are currently awaiting completion of right-of-way acquisition. We have also completed final design drawings, specifications and bidding documents for the Farmersville Road/Farmersville Court extension and are ready to proceed with bidding subject to authorization from the Authority. Board approved motion to proceed to bid.

Planning modules for both projects are currently in the public comment period. We expect to have resolutions approving the planning modules for both projects ready for adoption by the Authority and the Township at their respective December meetings.

Butztown Post Office Sewer Extension

We have completed a preliminary design for the extension and are currently making some minor revisions based upon a review and subsequent discussion with Mr. Hunsberger. We have identified the required right-of-way and provided the information to the surveyor for preparation of a legal description. We have also begun preparation of the specifications and bidding documents, and anticipate being ready to advertise for bids prior to the December Authority meeting. Bidding scheduled for January.

#### Miscellaneous Paving and Miscellaneous Laterals/Repairs

Bids for both projects are to be received electronically through PennBid on November 14. We expect to provide the Authority with a summary of the bids and a recommendation on award at this month's meeting, barring any unexpected issues with the bids. All bids rejected, rebid scheduled for December.

Only locations with active projects are reported, routine PM maintenance is not reported in the monthly report. For information on PM programs, IT, minor repairs, and services please email me at [shunsberger@bethlehemtp.com](mailto:shunsberger@bethlehemtp.com)

#### Stormwater

BTMA/PPIS Complete with project turned over all data to T&M for analysis. Relined 24" CMP on Spear and Coleman Streets as part of Dewalt/Spear/Coleman storm revitalization. 24" segment Pipe lining complete. Work remaining; final surface paving restoration.

#### CCTV and Jetting

In progress.

#### Electrical Conservation

In Progress: LED Migration in progress – Indoor pool lighting complete, Traffic Signals at select intersections on hold, attempting to obtain state funding.

#### BTCC

Preparing bid specification, scheduled opening for December. Requested Authorization to proceed to bid - BOC.

#### Housenick mansion

Lighting of exterior and replacement of electrical service will be scheduled upon exterior renovation completion. Rebid exterior renovation in progress.

### **Status of Bethlehem Township Municipal Authority Projects**

#### **I. Under Review**

1. 3774 Chipman Road Lateral (BT307) – Plan reviewed (resubmission required);
2. 4006 Wm. Penn Highway – Ali Proposed Med Office (BT228) – Reviewed revised Final Plans;
3. 4401 William Penn Highway – Amin (BT247) – Reviewed Layout Plans (no comments);
4. Dutt Tract (BT304) – Sketch Plan reviewed (no comments at this time); Planning meeting held 4/19/17 with developers engineer ARRO;
5. Freemansburg Square (BT126) – Revised plans reviewed (resubmission required); Sketch Plan reviewed (no comments at this time);
6. Green Pond Country Club/TOA PRGCC (BT280) – Plans reviewed by ARRO (resubmission required);

7. Greek Orthodox Annunciation Church (BT286) – Plans reviewed (resubmission required);
8. Hecktown Rd. Business Park Lot 4 (BT400) – Plans reviewed (no comments);
9. Hope Road Commercial Development (BT277) – Sketch plan reviewed (no comments);
10. King's View Avenue Medical Office Building (BT308) – Sketch Plan reviewed (no comments); Plan review escrow required;
11. LVIP IV Lot 12 Christmas City Distillery (BT400) – Wastewater flow data was reviewed;
12. LVIP IV Lot 17A (BT400) – Reviewed Sketch Plan (no comments at this time);
13. LVIP VI Lot 43 (BT255) - Plans reviewed (resubmission required);
14. Keystone Canna (BT305) – Plans reviewed; Supporting documentation required;
15. Meals on Wheels Addition (BT309) – Plans reviewed and wastewater flow data was requested;
16. Mill Creek Corporate Center Ph 1 (BT282) – Plans reviewed by ARRO (resubmission required);
17. MNB Properties Office & Garage (BT306) - Plans reviewed (resubmission required);
18. Nancy Run Estates Ph 7 – 10 (BT 290) – Revised Plans reviewed (resubmission required);
19. PENNDOT Hope Rd Facility Expansion (BT400) – Plans reviewed; flow documentation provided;
20. Rau Lane Residential (BT295) – Plans reviewed (resubmission required);
21. St. Luke's Tower 2 (BT111) – Plans reviewed by ARRO (resubmission required);
22. TSAN Green Pond Road (BT400) – Reviewed Plan (no comments at this time);
23. Washington Park Estates (BT197) – Plans reviewed;
24. William Penn Highway Twin (BT296) - Plan review on-hold pending BTMA study results;
25. Willow Park Self Storage (BT227) –Reviewed plans;

## **II. Pending Construction**

1. 4006 Wm. Penn Highway – Ali Proposed Med Office (BT228)
2. American Bank (BT201) – Issued final certificate 6/18/09;
3. Brodhead Road Distribution Center (BT302) – Pre-construction meeting to be scheduled;
4. Lands of Edward Youwakim (BT151) – Issued revised final certificate 4/19/11; Escrow again requested 7/11/11;
5. Lift-All East, Inc. (BT145) – Connect Monitoring MH to existing lateral;
6. Devine Subdivision (BT252) – Construction escrow required;
7. LVIP IV Lot 57 Fresh Pet Innovations (BT298) - Construction escrow required; 2 sets of plans required;
8. LVIP VI Lot 44 We Store Warehouse (BT271) – Pre-construction meeting to be scheduled;
9. 3025 Northampton Street Lateral Installation (BT294) - Lateral location to be staked by developer and escrow established;

## **III. Under Construction**

1. Biondo Tract (BT288) - Plans reviewed (resubmission required); Awaiting Plan Review & Construction Escrows to be established for lateral installation; Intent revised from 2-lot subdivision to 1 single family dwelling; Lateral installation completed 5/18/17; Cold patch placed 5/19/17; Temporary

- paving performed 5/23/17; Permanent paving restoration performed 10/12/17; Contractor pipe payment invoice approved;
2. Birchwood Commons (BT191) - 12<sup>th</sup> Street extension to Barbosa Pizza shop completed; Testing to be performed; PENNDOT HOP pre-construction meeting held on-site 9/12/17; Construction of 12<sup>th</sup> St. upstream of MH BC-3 sanitary sewer extension started 9/19/17; 30 day waiting period for this waived (30 day test period ends 11/2/17); PENNDOT HOP abandonment work & Pizza Shop re-connection to be scheduled;
  3. William Penn Commons (BT261) – Pre-construction meeting held 7/10/12; Shop drawings received; PENNDOT HOP received; Site meeting was held on 12/11/12 with PENNDOT; on-site construction completed 2/8/13; PENNDOT work delayed; Letter issued 5/23/14 re condition of manholes; Meeting with developer, design engineer & BTMA scheduled for 8/27/14; New PENNDOT HOP required;
  4. LVIP VI Lot 32 (BT299) – Pre-construction meeting held 6/20/17; Shop drawings submitted & reviewed 7/11/17; Cut sheets reviewed 10/4/17; Monitoring manhole installed 10/13/17; Manhole testing required after 11/13/17
  4. Madison Farms Phase 1 (BT260) – Construction started June 2014; Pipe sag downstream of MH 63A has been addressed; Building E2 lateral installed; Pipe failure between MH 43 & MH 44 was found and corrected 3/1/16 with satisfactory testing on 4/4/16; Follow-up Final Inspection performed and all field items satisfactorily addressed;
  5. Madison Farms Phase 2 (BT260) - Construction is completed; Emanuel Ct. lateral conflict pre-construction meeting held and construction completed 8/29/16;
  6. Madison Farms Phase 3 (BT260) – Construction completed 9/23/16; Sanitary sewer manhole 49 was slid back (25 ft.) after initial construction at the contractor's request;
  7. Madison Farms Phase 4 (BT260) – Construction started 12/15/16 in Long Dr. easement and continues; Testing for pipe repair (3<sup>rd</sup> repair performed 10/25/17) segment between MH 17 & MH 30 still required after 11/25/17;
  8. Madison Farms Phase 5 (BT260) – Construction started 10/19/17; Construction completed 11/8/17;
  9. Meyer Lane Apartments (BT139) - Pre-construction meeting held 7/7/16; Revised Final Plans approved; First lateral connected 12/14/16; Second lateral tap-in completed on 12/21/16; Permanent road restoration completed;

#### **IV. Require As-Built/Testing/Final or Maintenance Inspection**

1. 1880 Chain Dam Road - Requires final paving inspection after curb replacement;
2. 8030 William Penn Highway (BT275) – Pre-construction meeting held 6/30/16; PENNDOT manhole approval received; Construction started January 13, 2017; Testing, flushing & televising completed 3/28/17; As-Builts required; Final Inspection performed 3/30/17 & follow-up Final Inspection performed 4/3/17 with work items required; Watertight manhole frame & cover installed on doghouse manhole 5/16/17;
3. Bethlehem Area Vocational Technical School (Haines Property/Skills Hill)(BT258) – Two sets of signed and sealed plans required prior to construction; Pre-construction meeting held 9/11/15; Construction completed 11/18/15; Air pressure testing performed 5/20/16 & mandrel testing performed 12/22/15 & 12/28/15; Manhole vacuum testing completed 11/4/16; Pipe televising performed 9/28/16; Final Inspection performed January 12, 2017 with items to be addressed; Follow-up Final Inspection

- performed 1/20/17 with all field items satisfactorily addressed; As-Builts reviewed (resubmission required);
4. Birchwood Commons (BT191) – Pre-construction meeting held 7/19/12; Additional pre- construction meeting held 7/10/15; Construction started 11/16/15. Tie-in manhole base to be retained and filled with concrete for future BTMA pipe lining project; Partial testing performed 3/23/16; Construction restarted March 21, 2017; Construction completed 4/24/17 & testing can be performed after 5/24/17; Last of pipe testing scheduled for 6/6/17 – manhole testing performed;
  5. Charles Chrin Comm. Center of Palmer Twp. - Requires vacuum testing, Final Inspection and As-Builts;
  6. CHS Medical Office – LVIP 4 Lot 26B (BT166) – Pending Maintenance Inspection;
  7. CVS – Dischinat (BT253) – Apartments sanitary sewer manhole vacuum test completed 5/12/11; Final Inspection was performed 5/18/11 with all items satisfactory; Maintenance Inspection required;
  8. Freemansburg Avenue Corridor (BT276) – Construction & pipe testing completed; All 3 clean-outs now removed from within Freemansburg Ave roadway; Follow-up Final Inspection performed 10/14/15 with no field work items to be addressed; Request for revised As-Builts sent 6/9/17; As-Builts reviewed and are satisfactory; Electronic As-Builts received; Project closed-out 11/10/17
  9. Freemansburg Dental (BT266) - Pre-construction conference held 7/30/14; Meeting w/BTMA & BTMA contractor scheduled for 9/29/14; BTMA contractor installed lateral and monitoring manhole 12/9/14; Manhole vacuum testing was performed 2/18/15; As-builts reviewed & .pdf received; Final Inspection performed 6/25/15; Maintenance Inspection required;
  10. Madison Farms Phase 1 (BT260) – Partial mandrel & air pressure pipe testing performed; Manhole vacuum testing performed 4/21/15; Pipe flushing & televising performed 3/24/15; As-builts required; Final Inspection performed 12/13/16; Follow-up final Inspection performed 3/10/17 with all field items satisfactorily addressed – report issued 6/5/17 with field item to be addressed;
  11. Madison Farms Phase 2 (BT260) – Testing, flushing & televising performed 11/17/16; As-builts required;
  12. Madison Farms Phase 3 (BT260) – Testing, flushing & televising performed 11/17/16; As-builts required;
  13. Madison Farms Phase 4 (BT260) – Partial pipe testing performed 4/28/17 & 6/21/17; As-Builts required; Pipe repair between MH 17 & MH 30 addressed 6/9/17; Pipe repair addressed 6/17/17 between MH 16 & MH 17;
  14. Madison Farms Phase 5 (BT260) – Testing can be performed after 12/8/17; As-Builts required;
  15. Maple Shade Estates (BT196) – All air pressure & mandrel pipe testing completed; Manhole vacuum testing remains after base course paving; As-Builts reviewed (resubmission required); Final Inspection performed January 11, 2017 with items to be addressed; Pipe flushing & televising was completed 5/21/14 with items to be addressed; Follow-up Final Inspection performed 3/20/17 with all field items satisfactorily addressed;
  16. McDonald's Re-Build – Rt. 191 (BT289) - Pre-construction meeting held 5/1/17; Lateral investigation scheduled for 5/22/17 showed broken pipe; Site meeting with BTMA contractor 5/23/17 to provide price for McDonald's payment; Site meeting 5/31/17 with NCCD, BTMA & contractor, & site manager re E & S requirements; Monitoring manhole installation performed without observation notice; Pipe installation completed 6/12/17; Pipe and

- manhole testing performed 7/11/17; Final Inspection performed 8/15/17 with field items to be addressed; As-Builts reviewed (resubmission required);
17. Meyer Lane Apartments (BT139) - As-Builts reviewed (resubmission required);
  18. Nancy Run Estates Phase 4 (BT207) – Final Inspection performed 10/23/17; Follow-up inspection required;
  19. NCACC Dorm Expansion (BT273) – Issued final certificate 3/3/14; Pre-construction meeting held 4/17/14; Construction completed 7/16/14; Pipe air pressure & mandrel testing performed 2/5/15; Manhole vacuum testing performed 3/30/15; Final Inspection was performed on May 13, 2016 with items to be addressed; As-builts received & satisfactory; Follow-up Final Inspection performed 2/7/17 with all field items satisfactorily addressed; Maintenance Inspection required;
  20. Negrao (BT105) – City of Bethlehem; As-builts required;
  21. Old Dominion Distribution Center (BT284) – Testing of collector performed 11/22/16; Lateral testing, and flushing & televising of main was satisfactorily completed 12/20/16; Final Inspection performed January 13, 2017 with items to be addressed; Follow-up Final Inspection performed 1/18/17 with all field items satisfactorily addressed; As-Builts reviewed – mylar received; Maintenance Inspection required;
  22. People First Federal Credit Union (BT259) – Construction completed 10/15/14; Testing at 25psi was performed satisfactorily 4/23/15; As-built plans provided; Final Inspection was performed 10/5/17 with outstanding field items to be addressed;
  23. St Luke's MOB N (BT111) - Pre-construction meeting held 9/14/15; Construction completed 1/7/16; Pipe air pressure and mandrel testing performed 5/2/16; Manhole testing remains to be performed; ARRO to complete;
  24. Vineyard at Wagner Farms – Phase 8 (BT148) –Reviewed as-builts (mylar to be submitted). Final Inspection performed 11/11/11 and no field work items remain to be addressed; Project close-out pending;
  25. William Penn Commons (BT261) – On-site sanitary sewer testing completed 5/31/13; As-Builts required;

#### **V. As-Built in Progress**

- 1) GIS Updating for BTMA (BT405) –
  - A. LVIP VI Lot 25A – With BTMA staff;
  - B. LVIP VI Lot 9 BGSD – With BTMA staff;
  - C. LVIP VI Flexicon Expansion - With BTMA staff;
  - D. NCACC Dorm Expansion – With BTMA staff;
  - E. Freemansburg Dental - With BTMA staff;
  - F. Freemansburg Avenue Corridor Improvements – With BTMA Staff

#### **VI. As-Builts Completed, Mylars Received, in GIS**

#### **VII. Miscellaneous**

- 1) Chapter 94 Report (BT400) –
- 2) William Penn Highway/Indiana Street (BT400) – Gravity and LPSS lateral investigation;
- 3) Pump Station No. 4 (BT428) – Final lawn restoration required;
- 4) Farmersville Ct. Sanitary Sewer Extension (BT429) – Project (4410 Farmersville Rd. – Miller) approved at 4/17 BTMA Board meeting; Project is moving forward;
- 5) Joao & Bradley Brodhead Road Lateral (BT430) – Contractor to be Joao & Bradley; Installation to be scheduled; Shop drawings reviewed 3/20/17;

Escrow, COI & Indemnification Agreement received 3/31/17; Installation performed 4/7/17 with temp paving; Final pavement restoration still required;

- 6) Easton Avenue Sanitary Sewer Extension (BT432) - Project approved at 4/17 BTMA Board meeting; Project is moving forward;
- 7) Sanitary Sewer Extension behind Post Office (Willow Park Rd) – To be discussed at 6/21/17 BTMA Board meeting; Project is moving forward;

**VIII. Review Complete – No Field Work**