



PLYMOUTH TOWNSHIP COUNCIL

WORKSHOP MEETING

Monday, March 2, 2026
Plymouth Township Building
6:00PM

The monthly Workshop meeting is an informational session where Council hears reports from department directors and presentations from outside organizations or applicants on matters related to township matters. The meeting is also used to review items scheduled for the upcoming Business meeting. Council generally does not take official action at Workshop meetings.

AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ANNOUNCEMENTS

- A. Council will meet in an Executive Session at the conclusion of this meeting to discuss collective bargaining and potential litigation.

3. PRESENTATION ITEMS

A. Plymouth Municipal Clean Energy Transition Plan

Members from the township's Environmental Advisory Board (EAB) will review an updated Clean Energy Transition Plan, originally developed pursuant to Resolution 2019-16 ("Ready for 100 Renewable Energy"). The plan was refreshed by the Shared Energy Manager and EAB to align with current state and county climate initiatives and reflect updated information, following an initial draft prepared in 2020/21 and prior Council review.

4. DISCUSSION ITEMS

- A. None

5. DEPARTMENTAL UPDATES

6. REVIEW OF AGENDA FOR UPCOMING BUSINESS MEETING

Potential Action Items for Business Meeting: March 9, 2026

- A. Motion to Approve the meeting minutes for February 2, 2026, Workshop Meeting and February 9, 2026, Business Meeting.
- B. Motion to Approve the departmental reports and schedule of bills for February 2026.
- C. Motion to Adopt Ordinance 1716: Update to Chapter 2, Section 2-25A "Responsible Contractors"
- D. Motion to Adopt Ordinance 1717: Update Chapter 2, Section 2-171 – Emergency Services Board
- E. Motion to Adopt Resolution 2026-15: Appoint Tenisha Austin to the Plymouth Township Zoning Hearing Board
- F. Motion to Adopt Resolution 2026-16: Promulgation of an Emergency Operations Plan



PLYMOUTH TOWNSHIP COUNCIL

- G. Motion to Adopt Resolution 2026-17: RACP Grant Update
- H. Motion to Appoint Mike Sturm as Deputy Emergency Management Coordinator
- I. Motion to Appoint Mike McGuigan as Deputy Emergency Management Coordinator
- J. Motion to Approve Change Order GC-03: Harmonville Fire Company Station 2 Rebuild
- K. Motion to Approve Change Order GC-04: Harmonville Fire Company Station 2 Rebuild
- L. Motion to Approve Change Order MC-01: Harmonville Fire Company Station 2 Rebuild
- M. Motion to Approve Change Order EC-CO-01: GPCC Natatorium
- N. Motion to Approve 2026 Capital Expenditures: Public Works Department

Information Items for Business Meeting: March 9, 2026

- A. Police Department Update
- B. Citizens Board Vacancy Announcements
- C. Zoning Hearings
- D. Parks and Recreation Upcoming Events
- E. Snow Announcement

7. PUBLIC COMMENT

Members of the public are welcome to address Council during this time. Speakers are asked to keep their remarks respectful and concise to allow time for all who wish to speak. Comments should be directed to Council as a whole, not to individual members or staff. Council may choose to respond or take matters under advisement for future consideration.

8. ADJOURNMENT

MEMO

PLYMOUTH TOWNSHIP



TO: Township Council
FROM: Matt West, Township Manager
DATE: February 25, 2026
SUBJECT: Proposed Ordinance 1716: Update to "Responsible Contractors"

Overview

Chapter 2, Section 2-25A establishes contractor responsibility standards for public construction and maintenance projects. Proposed Ordinance No. 1716 updates the ordinance to adjust the contract threshold, streamline the prequalification timeline, remove an exclusion, and clarify workforce standards.

Key Changes

- 1. Increased Contract Threshold:** The ordinance increases the Responsible Contractor threshold from \$150,000 to \$300,000, focusing the enhanced requirements on larger-scale projects while exempting smaller projects from these standards.
- 2. Streamlined Prequalification Timeline:** The Contractor Responsibility Certification submission requirement is revised to 14 calendar days before the bid deadline, simplifying administrative timelines and aligning the prequalification process closer to active bidding.
- 3. Deletion of Public-Private Partnership (P3) Exclusion:** The prior exemption for certain public-private partnership arrangements is removed, ensuring that all projects exceeding \$300,000 are uniformly subject to Responsible Contractor requirements.
- 4. Apprenticeship and Workforce Standards:** Existing Class A apprenticeship participation and workforce requirements are maintained and clarified, requiring that at least 70% of craft labor consists of qualified journeypersons or registered apprentices in the relevant trades.

Policy Considerations

The amendments target larger, higher-risk projects, simplify certification timelines, ensure consistent application of standards, and continue promoting skilled labor participation and project quality.

Fiscal Impact

There is no direct increase in Township expenditures. Administrative burden is reduced for mid-sized projects, while larger projects continue to benefit from prequalification and workforce standards that mitigate risk and promote quality outcomes.

Recommendation

Staff recommends Council adopt Proposed Ordinance No. 1716 to strengthen contractor responsibility requirements, improve prequalification efficiency, and maintain workforce quality standards.

PROPOSED
ORDINANCE NO. 1716
PLYMOUTH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

**AN ORDINANCE OF PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF ORDINANCE AT CHAPTER 2
[ADMINISTRATION] AT SECTION 2-25A [RESPONSIBLE CONTRACTORS]**

WHEREAS, The Township of Plymouth is a duly organized Home Rule municipality, existing and operating in accordance with the laws of the Commonwealth of Pennsylvania; and

WHEREAS, Pursuant to Section 301 of the Home Rule Charter, all powers of the Township are vested in and exercised by a Council, including the power to make and adopt ordinances and resolutions consistent with the Constitution, and laws of the Commonwealth and the Home Rule Charter; and

WHEREAS, The Council of Plymouth Township desires to amend Chapter 2, Section 2-25A of the Township Code of Ordinance; and

WHEREAS, The Council of Plymouth Township recognizes that there is a need to ensure that all work on public construction and maintenance contracts is performed by responsible, qualified firms that maintain the capacity, expertise, personnel and other qualifications and resources necessary to successfully perform public contracts in a timely, reliable and cost-effective manner.

NOW, THEREFORE, The Council of Plymouth Township, Montgomery County, Pennsylvania, does hereby ENACT and ORDAIN that the Code of Ordinances of Plymouth Township, Pennsylvania, is hereby amended as stated below:

SECTION 1. Amendment to Chapter 2 [Administration] Section 2-25A [Responsible Contractors]

The Township's Code of Ordinances Chapter 2 [Administration] Section 2-25A [Responsible Contractors] which shall read as follows:

Section. 2-25A – Responsible Contractors

(b) Responsible contractor requirements.

(1) All contractors and subcontractors of any tier that perform work valued at over three hundred thousand (\$300,000.00) dollars on any public facility or public works project, including construction, alteration, renovation, repair, service or maintenance work, shall meet the requirements of this ordinance.

(3) Prequalification requirements.

a. For contracts subject to the responsible contractor requirements of this ordinance, all firms, whether general contractors, prime or other lead contractors, or proposed subcontractors, must submit a contractor responsibility certification at least fourteen (14) calendar days before the proposed bid submission deadline for any given project. Failure to submit a contractor

responsibility certification by the deadline will automatically disqualify any firm from submitting a bid or proposal for the contract.

(c) Contractor responsibility certifications.

(3) In the contractor responsibility certification the construction manager, general contractor or other lead or prime contractor shall confirm the following facts regarding its past performance and work history and its current qualifications and performance capabilities:

m. The firm has participated in a Class A apprenticeship program for the past three years for each separate trade or classification in which it employs craft employees and shall continue to participate in such programs or programs for the duration of the project.

3. The construction manager, general contractor or other lead or prime contractor responsible for the project shall ensure that at least 70 percent of the craft labor workers employed on the project shall be comprised of either journeyperson workers who have successfully completed a Class A Apprenticeship Program as defined in this section of this ordinance or apprentices registered in such programs. The apprenticeship participation must be in the same trade or craft for which the workers are employed on the project.

(h) Public review process.

(1) Prior to execution of a final contract under this ordinance, the contractor responsibility certification for a firm identified in a Notice of Intent to Award Contract, subcontractor lists, and subcontractor responsibility certifications shall be made immediately available to the public for inspection through a publicly accessible website or other comparable means for a period of five (5) calendar days after the issuance of the contractor responsibility determination.

SECTION 2. Repeal and Ratification

Chapter 2 [Administration] Section 2-25A [Responsible Contractors] (b)(4) [Exclusion] is hereby deleted in its entirety.

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the Township's Code unaffected by this Ordinance are hereby reaffirmed and ratified.

SECTION 3. Severability

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

ORDAINED AND ENACTED by the Council of Plymouth Township, Montgomery County, Pennsylvania, this ____ day of ____, 2026.

COUNCIL OF PLYMOUTH TOWNSHIP

BY: _____
Lynne M. Viscio, Chair

ATTEST: _____
Matt West, Manager/Secretary

MEMO

PLYMOUTH TOWNSHIP



TO: Township Council
FROM: Matt West, Township Manager
DATE: February 26, 2026
SUBJECT: Proposed Ordinance 1717: Update to "Emergency Services Board"

Overview

Proposed Ordinance No. 1717 amends Part 11, Chapter 2, Article II, Division 6, Section 2-171 of the Plymouth Township Code of Ordinances to revise the composition of the Emergency Services Board and to incorporate changes defined by recently adopted Ordinance No. 1712.

Key Changes

The ordinance increases the Board's membership from ten (10) to eleven (11) members to provide broader and clearer representation among Township emergency service stakeholders. The Board will consist of: one fire line officer and one administrative officer from each fire company; one ambulance company representative; one Council member; one Township staff member; the Township Emergency Management Coordinator; the Fire Marshal; one representative from the Police Department; and one Township resident or business representative from a business located within the Township.

The amendment also separates positions that were previously combined. Specifically, the former joint designation of "Emergency Management Coordinator/Fire Marshal" is revised to establish two distinct Board members: the Emergency Management Coordinator and the Fire Marshal. This change aligns the Code with the organizational updates adopted under Ordinance No. 1712 and ensures the Township's emergency management structure is accurately reflected.

Policy Considerations

The amendment improves clarity in Board composition, enhances interdepartmental coordination, and ensures consistency between the Code and the Township's current administrative structure.

Fiscal Impact

There is no direct increase in Township expenditures.

Recommendation

Staff recommends that Council adopt Proposed Ordinance No. 1717.

PROPOSED

ORDINANCE NO. 1717

**PLYMOUTH TOWNSHIP
MONTGOMERY PENNSYLVANIA**

**AN ORDINANCE OF PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF ORDINANCE AT PART 11
[GENERAL LEGISLATION], CHAPTER 2 [ADMINISTRATION], ARTICLE II
[Administration Code] DIVISION 6 [Advisory Boards] SECTION 2-171 [Emergency
Services Board]**

WHEREAS, The Township of Plymouth is a duly organized Home Rule municipality, existing and operating in accordance with the laws of the Commonwealth of Pennsylvania; and

WHEREAS, Pursuant to Section 301 of the Home Rule Charter, all powers of the Township are vested in and exercised by a Council, including the power to make and adopt ordinances and resolutions consistent with the Constitution and laws of the Commonwealth and the Home Rule Charter; and

WHEREAS, the Council of Plymouth Township desires to amend Chapter 2, Administration, Article II, Administration Code, Division 6, Advisory Boards, Section 2-171, Emergency Services Board, of the Township Code of Ordinance.

NOW THEREFORE, The Council of Plymouth Township, Montgomery County, Pennsylvania does hereby **ENACT** and **ORDAIN** that the Code of Ordinances of Plymouth Township, Pennsylvania, is hereby amended as stated below (text to be deleted shown as ~~strikethrough~~), text to be added shown as underlined):

(b) Number/terms of office/compensation, filling of vacancies; appointments. The Emergency Services Board shall be comprised of ~~ten members~~ eleven members consisting of one fire line and one administrative officer from each fire company, one ambulance company representative, one Council member, one Township staff member, the Township Emergency Management Coordinator, ~~the Fire Marshal~~, one representative from the Police Department and one resident or business person from a business located within the Township. The initial terms of the three new members shall be one new member for two years; one new member for three years; and one new member for four years. The successors of all members shall thereafter be appointed for terms of three years. The Emergency Services Board members shall serve without compensation. Any vacancy occurring for any reason whatsoever shall be filled for the unexpired term within the period of thirty days after such vacancy occurs. Except for vacancies, all terms of appointment shall commence on the first Monday of the year of appointment.

ORDAINED AND ENACTED by the Council of Plymouth Township, Montgomery County, Pennsylvania, this ____ day of ____, 2026.

COUNCIL OF PLYMOUTH TOWNSHIP

BY: _____
Lynne M. Viscio, Chair

ATTEST: _____
Matt West, Manager/Secretary

RESOLUTION 2026-15

A RESOLUTION OF PLYMOUTH TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, APPOINTING TENISHA AUSTIN TO THE ZONING HEARING BOARD.

WHEREAS, Plymouth Township has established a Zoning Hearing Board pursuant to the Municipalities Planning Code, 53 P.S. 10901; and

WHEREAS, the Municipalities Planning Code at Section 903(a) requires the Township appoint members to the Board by resolution; and

WHEREAS, the Township desires to appoint Tenisha Austin to the Board.

NOW, THEREFORE BE IT RESOLVED, that as of this 9th day of March 2026, Tenisha Austin is appointed as a member to the Plymouth Township Zoning Hearing Board, to fill an un-expired term that shall expire on 12/31/2026.

DULY PRESENTED AND ADOPTED by Plymouth Township Council at a public meeting held on the 9th day of March, A.D., 2026.

ATTEST:

PLYMOUTH TOWNSHIP COUNCIL

Matt West
Township Manager

Lynne M. Viscio
Council Chair

MEMO

PLYMOUTH TOWNSHIP



TO: Matt West, Manager
FROM: Chief J. Myrsiades
DATE: February 25, 2026
SUBJECT: Promulgation of an Emergency Operations Plan

Matt,

I propose that Council adopt a resolution promulgating Plymouth Township's 'Emergency Operations Plan' at the March 9th Business Meeting (See attached Promulgation).

Thank you,
John



PLYMOUTH TOWNSHIP EMERGENCY MANAGEMENT

700 Belvoir Road, Plymouth Meeting, PA 19462
(610) 279-1901 Email: EmergencyManagement@plymouthtownship.org

John C. Myrsiades
Emergency Management Coordinator

Chris Schwartz
Deputy EMC
Mike McGuigan
Deputy EMC
Mike Sturm
Deputy EMC

PROMULGATION

THIS PLAN WAS ADOPTED BY THE Plymouth Township Council UNDER RESOLUTION NO. _____, DATED _____. IT SUPERCEDES ALL PREVIOUS PLANS.

(Chair, Plymouth Township Council)

(Vice-Chair, Plymouth Township Council)

(Plymouth Township Council)

(Plymouth Township Council)

(Plymouth Township Council)

(Council Secretary)

John C. Myrsiades
Emergency Management Coordinator

MEMO

PLYMOUTH TOWNSHIP



TO: Township Council
FROM: Matt West, Township Manager
DATE: February 26, 2026
SUBJECT: Proposed Resolution 2026-17: RACP Grant Update

Overview

Proposed Resolution 2026-17 updates Resolution 2025-19, which Council adopted on March 10, 2025. The revised resolution aligns with the final grant requirements and reflects the actual construction contract amounts awarded for the project. Adoption of this resolution is necessary for the Township to maintain eligibility for the \$1.975 million RACP grant.

Key Changes

Construction costs have been revised to match the final contract bid award amounts approved by Council.

Policy Considerations

Adopting this resolution ensures the Township remains in full compliance with the RACP grant requirements and accurately documents the awarded contract amounts for the Harmonville Fire Station 2 Rebuild Project. This supports transparent financial management and protects the Township's eligibility for the full grant funding.

Fiscal Impact

There is no additional fiscal impact. Council has already awarded the contracts for the Harmonville Fire Station 2 Rebuild Project.

Recommendation

Staff recommends that Council adopt Proposed Resolution 2026-17.

RESOLUTION NO. 2026-17
PLYMOUTH TOWNSHIP
MONTGOMERY COUNTY, PA

A RESOLUTION OF THE COUNCIL OF PLYMOUTH TOWNSHIP OF MONTGOMERY COUNTY, PENNSYLVANIA TO RECOGNIZE THE HARMONVILLE FIRE COMPANY NO. 1 STATION REBUILD IS FUNDED BY PLYMOUTH TOWNSHIP IN CONJUNCTION WITH THE REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM GRANT FUNDING

WHEREAS, The Harmonville Fire Company No. 1 was awarded a grant from the Commonwealth of Pennsylvania Office of Budget, of Redevelopment Assistance Capital Program (RACP) funding. Such funding supports the demolition of the existing Station 2, and construction of a new firehouse with the ability to drive through the building, and

WHEREAS, the Governor's Office of budget authorized a release of \$1,975,000 for this RACP Project under the Capital Budget Project Itemization Acts (3258-00), and

WHEREAS, the current construction cost estimate including contingency for the Fire Station Rebuild is \$5,055,932, and

WHEREAS, the current construction cost estimate of \$5,055,932 will be funded by using \$1,975,000 of the RACP Grant, \$200,000 in Covid-19 ARPA funding, and \$2,880,932 Local Match, and

WHEREAS, the Township commits Local Match funds up to \$3,500,000 and Interim Funding in the amount of \$1,975,000 to bridge the RACP grant funds.

NOW, THEREFORE, BE IT RESOLVED that Plymouth Township Council approves the availability of \$3,500,000 in Local Matching Funds and \$1,975,000 in Interim Funding held in the Pennsylvania Local Government Investment Trust (PLGIT) account number ending in 7040, a General Fund account funded by the township's Earned income Tax (EIT), to serve as local Matching Funds Support for the RACP Project, to be used to reimburse the township's Wells Fargo general operating account ending in 5164 for expenses related to this project, where the Wells Fargo Operating Account will be used to pay the Construction Cost Invoices.

IN WITNESS WHEREOF, the Plymouth Township Council, adopted this Resolution in lawful session this 9th day of March, 2026.

PLYMOUTH TOWNSHIP

ATTEST: _____
Matt West, Manager

BY: _____
Lynne M. Viscio, Chair

MEMO

PLYMOUTH TOWNSHIP



TO: Matt West, Manager
FROM: Chief J. Myrsiades
DATE: February 25, 2026
SUBJECT: Appointment of Deputy Emergency Management Coordinators

Matt,

I propose that Council appoint Township employees Michael Sturm and Michael McGuigan to the position of Deputy Emergency Management Coordinators at the March 9th Business Meeting.

Thank you,
John

MEMO

PLYMOUTH TOWNSHIP



TO: Township Council
FROM: Matt West, Township Manager
DATE: February 26, 2026
SUBJECT: Change Order GC-03: Harmonville Fire Company Station 2 Rebuild

Overview

Change Order GC-03 for the Harmonville Fire Company Fire Station 2 Rebuild Project addresses the installation of three additional bollards around the gas meter, as required by PECO. The change order was executed by the Township Manager in accordance with the authority granted by Resolution 2025-38 authorizing the Township Manager to execute change orders in a total sum not to exceed \$10,000 for this project and the Greater Plymouth Community Center Natatorium Renovations. Adoption of this Change Order provides Council with formal acknowledgment and documentation of the approved change.

Key Changes

- Three additional bollards will be installed around the gas meter per PECO requirements.
- The original contract amount was \$3,299,000.00.
- Previously authorized Change Orders totaled \$13,921.22, bringing the contract to \$3,312,921.22 prior to this change.
- This Change Order increases the contract by \$3,285.98, resulting in a new contract total of \$3,316,207.20.
- There is no change to the Contract Time; the Substantial Completion date remains unchanged.
- The Township Manager executed this Change Order under the authority granted by Council resolution, prior to this formal acknowledgment.

Policy Considerations

This Change Order ensures compliance with utility safety requirements while maintaining transparency in contract management. Utilizing the Township Manager's delegated authority allowed the modification to proceed without delaying construction, while keeping the cost increase within the \$10,000 limit authorized by Council.

Fiscal Impact

The contract sum increases by \$3,285.98, which is within the previously authorized limit for Manager-approved change orders. There is no impact on the project schedule.

Recommendation

Staff recommends that Council formally acknowledge and approve Change Order GC-03 for the Harmonville Fire Station 2 Rebuild Project.



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Change Order

PROJECT: *(Name and address)*
Harmonville Fire Company
904 Germantown Pike
Plymouth Meeting, PA 19462

CONTRACT INFORMATION:
Contract For: General Construction
Date: 07-01-2025

CHANGE ORDER INFORMATION:
Change Order Number: GC-03
Date: 01-30-2026

OWNER: *(Name and address)*
Harmonville Fire Company

904 Germantown Pike
Plymouth Meeting, PA 19462

ARCHITECT: *(Name and address)*
Kelly, Clough, Bucher and Associates,
Inc.
8 East Broad Street
Hatfield, PA 19440

CONTRACTOR: *(Name and address)*
E.R. Stuebner Inc.

227 Blair Ave
Reading, PA 19601

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Three additional bollards to be placed around the gas meter as required by PECO.

The original was	\$ 3,299,000.00
The net change by previously authorized Change Orders	\$ 13,921.22
The prior to this Change Order was	\$ 3,312,921.22
The will be increased by this Change Order in the amount of	\$ 3,285.98
The new including this Change Order will be	\$ 3,316,207.20

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be unchanged

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Signature)*

BY: Rick Stamper, RA
(Printed name, title, and license number if required)

1/30/26

Date

CONTRACTOR *(Signature)*

BY: Doug George, President/CEO
(Printed name and title)

Date

OWNER *(Signature)*

BY: Matt West, Township Manager
(Printed name and title)

Date

2/4/2026

MEMO

PLYMOUTH TOWNSHIP



TO: Township Council
FROM: Matt West, Township Manager
DATE: February 26, 2026
SUBJECT: Change Order GC-04: Harmonville Fire Company Station 2 Rebuild

Overview

Change Order GC-04 for the Harmonville Fire Company Fire Station 2 Rebuild Project provides for 6"x6" square tile in lieu of 6"x24" tile at location of sloped floor at showers as per the manufacturer's recommendation. The change order was executed by the Township Manager in accordance with the authority granted by Resolution 2025-38 authorizing the Township Manager to execute change orders in a total sum not to exceed \$10,000 for this project and the Greater Plymouth Community Center Natatorium Renovations. Adoption of this Change Order provides Council with formal acknowledgment and documentation of the approved change.

Key Changes

- Install 6"x6" square tile in lieu of 6"x24" tile at location of sloped floor at showers as per the manufacturer's recommendation.
- The original contract amount was \$3,299,000.00.
- Previously authorized Change Orders totaled \$17,207.20, bringing the contract to \$3,316,207.20 prior to this change.
- This Change Order increases the contract by \$731.85, resulting in a new contract total of \$3,316,939.05.
- There is no change to the Contract Time; the Substantial Completion date remains unchanged.
- The Township Manager executed this Change Order under the authority granted by Council resolution, prior to this formal acknowledgment.

Policy Considerations

This Change Order ensures compliance with the manufacturer's recommendation while maintaining transparency in contract management. Utilizing the Township Manager's delegated authority allowed the modification to proceed without delaying construction, while keeping the cost increase within the \$10,000 limit authorized by Council.

Fiscal Impact

The contract sum increases by \$731.85, which is within the previously authorized limit for Manager-approved change orders. There is no impact on the project schedule.

Recommendation

Staff recommends that Council formally acknowledge and approve Change Order GC-04 for the Harmonville Fire Station 2 Rebuild Project.



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Change Order

PROJECT: *(Name and address)*
Harmonville Fire Company
904 Germantown Pike
Plymouth Meeting, PA 19462

CONTRACT INFORMATION:
Contract For: General Construction
Date: 07-01-2025

CHANGE ORDER INFORMATION:
Change Order Number: GC-04
Date: 01-30-2026

OWNER: *(Name and address)*
Harmonville Fire Company
904 Germantown Pike
Plymouth Meeting, PA 19462

ARCHITECT: *(Name and address)*
Kelly, Clough, Bucher and Associates,
Inc.
8 East Broad Street
Hatfield, PA 19440

CONTRACTOR: *(Name and address)*
E.R. Stuebner Inc.
227 Blair Ave
Reading, PA 19601

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Provide 6"x6" square tile in lieu of 6"x24" tile at location of sloped floor at showers as per manufacture's recommendation.

The original was	\$ 3,299,000.00
The net change by previously authorized Change Orders	\$ 17,207.20
The prior to this Change Order was	\$ 3,316,207.20
The will be increased by this Change Order in the amount of	\$ 731.85
The new including this Change Order will be	\$ 3,316,939.05

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be unchanged

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Signature)*

BY: Rick Stamper, RA
(Printed name, title, and license number if required)

1/30/26

Date

CONTRACTOR *(Signature)*

BY: Doug George, President/CEO
(Printed name and title)

Date

OWNER *(Signature)*

BY: Matt West, Township Manager
(Printed name and title)

2/4/2026

Date

MEMO

PLYMOUTH TOWNSHIP



TO: Township Council
FROM: Matt West, Township Manager
DATE: February 26, 2026
SUBJECT: Change Order MC-01: Harmonville Fire Company Station 2 Rebuild

Overview

Change Order MC-01 for the Harmonville Fire Company Fire Station 2 Rebuild Project adds a wall heater to Electric Room 109 and Electric Room 110, as reflected in the approved design plans. The change order was executed by the Township Manager in accordance with the authority granted by Resolution 2025-38 authorizing the Township Manager to execute change orders in a total sum not to exceed \$10,000 for this project and the Greater Plymouth Community Center Natatorium Renovations. Adoption of this Change Order provides Council with formal acknowledgment and documentation of the approved change.

Key Changes

- Install additional wall heaters in Electric Room 109 and Electric Room 110.
- The original contract amount was \$563,475.00.
- Previously authorized Change Orders totaled \$0.00
- This Change Order increases the contract by \$1,250.07, resulting in a new contract total of \$564,725.07.
- There is no change to the Contract Time; the Substantial Completion date remains unchanged.
- The Township Manager executed this Change Order under the authority granted by Council resolution, prior to this formal acknowledgment.

Policy Considerations

This Change Order adds necessary building improvements while ensuring transparent contract management. By using the Township Manager's delegated authority, the modification was implemented without delaying construction and remained within the \$10,000 limit approved by Council.

Fiscal Impact

The contract sum increases by \$1,250.07, which is within the previously authorized limit for Manager-approved change orders. There is no impact on the project schedule.

Recommendation

Staff recommends that Council formally acknowledge and approve Change Order MC-01 for the Harmonville Fire Station 2 Rebuild Project.



AIA Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> Harmonville Fire Company 904 Germantown Pike Plymouth Meeting, PA 19462	CONTRACT INFORMATION: Contract For: Mechanical Construction Date: 07-01-2025	CHANGE ORDER INFORMATION: Change Order Number: MC-01 Date: 01-30-2026
OWNER: <i>(Name and address)</i> Harmonville Fire Company 904 Germantown Pike Plymouth Meeting, PA 19462	ARCHITECT: <i>(Name and address)</i> Kelly, Clough, Bucher and Associates, Inc. 8 East Broad Street Hatfield, PA 19440	CONTRACTOR: <i>(Name and address)</i> Integrity Mechanical, Inc. 37 Appletree Lane Pipersville, PA 18947

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Provide electric wall heater in Electric Room 109 and in Electric Room 110 as indicated in ASI#1.

The original was	\$ 563,475.00
The net change by previously authorized Change Orders	\$ 0.00
The prior to this Change Order was	\$ 563,475.00
The will be increased by this Change Order in the amount of	\$ 1,250.07
The new including this Change Order will be	\$ 564,725.07

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be unchanged

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

		
_____ ARCHITECT <i>(Signature)</i>	_____ CONTRACTOR <i>(Signature)</i>	_____ OWNER <i>(Signature)</i>
BY: Rick Stamper, RA	BY: Nick Ziegler, Project Manager	BY: Matt West, Township Manager
<i>(Printed name, title, and license number if required)</i>	<i>(Printed name and title)</i>	<i>(Printed name and title)</i>
1/30/26		2/4/2026
_____ Date	_____ Date	_____ Date

MEMO

PLYMOUTH TOWNSHIP



TO: Township Council
FROM: Matt West, Township Manager
DATE: February 26, 2026
SUBJECT: Change Order EC-01: GPCC Natatorium

Overview

Change Order EC-01 for the GPCC Natatorium Project adds several electrical controllers as defined in the attached Change order document, per the recommendation of the project architect. The change order was executed by the Township Manager in accordance with the authority granted by Resolution 2025-38 authorizing the Township Manager to execute change orders in a total sum not to exceed \$10,000 for this project and the Greater Plymouth Community Center Natatorium Renovations. Adoption of this Change Order provides Council with formal acknowledgment and documentation of the approved change.

Key Changes

- Leisure Chem Filler Control Wiring 7,510.00 Chemical Controller LP-14
- Chemical Controller LP-16
- Chemical Controller LP-18
- Water Level Controller LP-27
- Water Level Controller LP-1 (Partial*)
- Heat Exchanger Control Panel
- The original contract amount was \$380,211.00
- Previously authorized Change Orders totaled \$0.00
- This Change Order increases the contract by \$8,697.00, resulting in a new contract total of \$388,908.00.
- There is no change to the Contract Time.
- The Township Manager executed this Change Order under the authority granted by Council resolution, prior to this formal acknowledgment.

Policy Considerations

This Change Order adds necessary electrical improvements while ensuring transparent contract management. By using the Township Manager's delegated authority, the modification was implemented without delaying construction and remained within the \$10,000 limit approved by Council.

Fiscal Impact

The contract sum increases by \$8,697.00, which is within the previously authorized limit for Manager-approved change orders. There is no impact on the project schedule.

Recommendation

Staff recommends that Council formally acknowledge and approve Change Order EC-01 for the GPCC Natatorium Project.



AIA[®]

Document G701[®] – 2017

Change Order

PROJECT: *(Name and address)*
Greater Plymouth Community Center
Natatorium Renovations
2910 Jolly Road
Plymouth Meeting, PA 19462

CONTRACT INFORMATION:
Contract For: Electrical Construction
Date: 05-23-2025

CHANGE ORDER INFORMATION:
Change Order Number: EC-CO 01
Date: 02-05-2026

OWNER: *(Name and address)*
Plymouth Township

700 Belvoir Road
Plymouth Meeting, PA 19462

ARCHITECT: *(Name and address)*
Kelly, Clough, Bucher and Associates,
Inc.
8 East Broad Street
Hatfield, PA 19440

CONTRACTOR: *(Name and address)*
Carr & Duff, LLC
2100 Byberry Road
Huntingdon Valley, PA 19006

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

EC-COR 01 R2 (Specific items as noted below):

Leisure Chem Filler Control Wiring	\$7,510.00
Chemical Controller LP-14	\$167.00
Chemical Controller LP-16	\$167.00
Chemical Controller LP-18	\$167.00
Water Level Controller LP-27	\$334.00
Water Level Controller LP-1 (Partial*)	\$72.00
Heat Exchanger Control Panel	\$280.00

TOTAL: \$8,697.00

The change order proposal indicated above is attached for reference and has been marked up to identify the scope of work items included in this Change Order. *Remainder of proposed cost for Water Level Controller LP-1 to be included in Allowance Adjustment.

The original was	\$	380,211.00
The net change by previously authorized Change Orders	\$	0.00
The prior to this Change Order was	\$	380,211.00
The will be increased by this Change Order in the amount of	\$	8,697.00
The new including this Change Order will be	\$	388,908.00

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be January 30, 2026

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Stacy Thomas
ARCHITECT (Signature)
Stacy Thomas, Project Manager
(Printed name, title, and license number if required)
February 6, 2026
Date

RONNIE SCOTT EDEN
CONTRACTOR (Signature)
RONNIE SCOTT EDEN
(Printed name and title)
2/6/26
Date

Matthew West
OWNER (Signature)
Matt West, Twp. Manager
(Printed name and title)
2/6/2026
Date

CARR DUFF

ELECTRICAL CONSTRUCTION

February 5, 2026

TOTAL FOR CHANGE ORDER EC-CO 01: \$8,697

KCBA Architects

Attn: Stacy Thomas

Reference: GPCC Natatorium Renovations -Change Order #1 as per ASI-003 Mechanical Drawings AQ5.0 dated 1/9/2026 and Electrical Drawings E.001 dated 1/9/2026 issued on 1/12/26 for pricing.

Dear Stacy,

We are pleased to offer the following REVISED Change Order #1 for the above-referenced project. All labor and materials are included for **\$19,345.00**.

- ~~Lap Pool UV Controller: Circuit HP-8,10,12 (formerly LP-43,45) **INCLUDED IN ALLOWANCE ADJUSTMENT EC-AA 01**~~
- ~~ADD = \$519.00~~
~~Add 30A, 3P breaker to Panel HP **ADD = \$522.00** (\$256.00 materials + \$38.00 m/u + \$225.00 labor = \$519.00)~~
 - ~~Deduct 20A, 3P breaker from Panel HP **No Cost Change** (included with panel, no returns)~~
 - ~~Use 3#10, #10G, 3/4" conduit instead of 3#8, #10G, 3/4" conduit **No Cost Change** (reused contract conduit & wire installation)~~
 - ~~35A, 2P breaker in Panel LP becomes spare breaker **No Cost Change** (became spare breaker)~~

INCLUDED IN CHANGE ORDER EC-CO 01

Water Level Controller: Circuit LP-1

**\$72 INCLUDED IN CHANGE ORDER EC-CO 01
(REMAINDER INCLUDED IN ALLOWANCE ADJUSTMENT EC-AA 01)**

- Add GFI receptacle **-ADD= \$167** (\$167.00 labor field investigate)

- ~~Leisure Pool Filter: Circuit LP-2 **INCLUDED IN ALLOWANCE ADJUSTMENT EC-AA 01**~~
- ~~Deduct 60A/2P NEMA 6P non fused disconnect switch **No Cost Change** (\$268.00 50% restocking & shop handling = \$0.00)~~
 - ~~Add 60A/3P NEMA 4X PVC fused disconnect switch with 25A fuses **ADD = \$1,828.00** (\$1,461.00 + \$219.00 m/u \$148.00 labor / field investigate = \$1,843.00)~~
 - ~~Use 3#8, #10G, in added (30') of 1" conduit instead of 4#8, #10G, 1" conduit due to relocated equipment **ADD = \$796.00** (used contract unit rate of \$11.38 per foot and \$2.08 x 3c #8 = \$528.00 + \$82.00 m/u + \$268.00 labor / field investigate)~~

Backwash Pumps: Circuit LP-17,19 **NO COST**

- Deduct (2) 30A/2P NEMA 6P fused disconnect switches with 20A fuses – **No cost Change** (\$167.00 – 50% restocking & shop handling = \$0.00)
- Deduct 2#6, #10G, 1" conduit - **No Cost Change**
- 60A, 2P breaker in Panel LP becomes spare breaker – **No Cost Change** (spare)

2100 Byberry Rd. Huntingdon Valley, PA 19006

24/7 Service ★ (215) 672-4200 ★ www.CarrDuff.com

3 of 11
MBE Certified Contractor & Equal Opportunity Employer

INCLUDED IN CHANGE ORDER EC-CO 01

Leisure Chem Filler: Control Wiring (3 Locations)

- Provide 100' - ¾" PVC conduit from each tablet feeder to respective chemical controller including (6) receptacles and bubble covers – ADD = \$3,766.00 (used contract unit rate of \$11.38 per foot conduit = \$1,138.00 + \$398.00 ea. Receptacle x(6) = \$2,388.00 + \$240.00 (6) bubble covers = \$3,766.00.)
- 150' x (12) of #12 THHN = 1,800' of control wiring – ADD = \$3,744.00 (used contract unit rate of 2.08 for wiring x 1,800' = \$3,744.00.)

Chemical Controller: LP-14

- Deduct junction box/electrical connection – No Cost Change (reused contract items)
- Add GFI receptacle - 2#12, #12G, ¾" conduit - ADD= \$167 (\$167.00 labor field investigate)

Chemical Controller: LP-16

- Add GFI receptacle -2#12, #12G, ¾" conduit - ADD= \$167 (\$167.00 labor field investigate)

Chemical Controller: LP-18

- Add GFI receptacle 2#12, #12G, ¾" conduit - ADD= \$167 (\$167.00 labor field investigate)

Water Level Controller: Circuit LP-27

- Add (2) GFI receptacles, conduit and wire - ADD= 334.00 (2 hr. @ \$167.00 labor field investigate)
- Deduct (3) junction boxes/electrical connections – No Cost Deduct (reused contract items)

~~Lap Pool Filter: INCLUDED IN ALLOWANCE
ADJUSTMENT EC-AA 01~~

~~Deduct 60A/3P NEMA 6P non fused disconnect switch - No Cost Change (\$268.00 50%
restocking & shop handling - \$0.00)~~

~~- Add 60A/3P NEMA 4X PVC fused disconnect switch with 25A fuses - ADD= \$1,828.00 (\$1,461.00 +
\$219.00 m/u \$148.00 labor / field investigate = \$1,828.00)~~

INCLUDED IN ALLOWANCE
ADJUSTMENT EC-AA 01

~~- Use 3#8, #10G, 1" conduit instead of 4#8, #10G, 1" conduit - No Cost Change (reused contract conduit & wire installation)~~

~~Leisure Pool UV Controller: Circuit LP-37,39~~ INCLUDED IN ALLOWANCE
ADJUSTMENT EC-AA 01

~~- Add 30A, 2P breaker to Panel LP - ADD = \$519.00 (\$256.00 materials + \$38.00 m/u + \$225.00 labor / field investigate = \$522.00)~~

~~- Deduct 35A, 2P breaker from Panel LP - No Cost Change (included with panel, no returns)~~

~~- Use 3#10, #10G, 3/4" conduit instead of 3#8, #10G, 3/4" conduit - No Cost Change (reused contract conduit & wire installation)~~

~~Repair Conduit for Existing Roof Top Units: Rusted Trough~~ INCLUDED IN ALLOWANCE
ADJUSTMENT EC-AA 01

~~- J.B., (80') 2" Conduit and Splicing - ADD = \$1,390.00 (used contract unit rate of \$11.38 per foot conduit = \$910.00 + JB = \$98.00 + \$15.00 m/u + 367.00 labor field investigate = \$1,390.00)~~

~~As Per EC RFI 003: Added Neutral Wire from Transfer Switch #4 to Panel HP~~

~~- 60' 600 MCM XHHW Copper Cable - ADD = \$2,488.00 (\$19.20 per foot = \$1,152.00 + \$167.00 labor for 8 hrs. = \$1,336.00 = \$2,488.00.)~~

~~Air Compressor (existing)~~ INCLUDED IN ALLOWANCE
ADJUSTMENT EC-AA 01

~~- Add 30 amp 3 pole breaker LP - 34,36,38 - ADD = \$519.00 (\$256.00 materials + \$38.00 m/u + \$225.00 labor = \$519.00)~~

~~- Add GFI receptacle and circuit for blow off valve 2#12, #12G, 3/4" conduit - ADD = \$167 (\$167.00 labor field investigate)~~

~~EF 1 now a 3 Phase Fan/VFD~~ INCLUDED IN ALLOWANCE
ADJUSTMENT EC-AA 01

~~- LP 39,41 becomes spare Add (30') 1" of (4) #10 THHN - ADD = \$779.00 (used contract unit rate of \$11.38 per foot and \$2.08 x 4c #10 = \$499.00 + \$91.00 + \$189.00 labor / field investigate = \$779.00)~~

Heat Exchanger Control Panel INCLUDED IN CHANGE ORDER EC-CO 01
- Add (1) 120v circuit to feed heat exchanger control panel (\$11.38 x 10 ft conduit + \$2.08 x 80 ft wire = \$280.00)

Qualifications

1. Straight Time only.

Additional scope of work as discussed during 2/5/2026 site visit.

2. 60 fused 3 phase type 6p fused disconnects are not available. Providing 60A/3P NEMA 4X PVC fused disconnect switch with 25A fuses.
- ~~3. **Add Alternate #1** Complete the above ASI 003 Change Order work Premium portion of overtime only if needed would be **ADD = \$83.00 per hour.**~~
- ~~**Add Alternate #2** Demo and Replace Fire alarm Conduit: Rusted Conduit 250' ¾" PVC Conduit, Supports, Conn, F/A Cable **ADD = \$7,373.00** (used contract unit rate of \$11.38 per foot conduit = \$2,845.00 + \$2.08 x 3 Fire Alarm Cable = \$1,560.00 + Demo 16 hrs. \$167.00 x 16 + \$2,967 = \$7,373.00)~~
- ~~**Add Alternate #3** Replace Conduit for Existing Roof Top Units: Rusted Conduit 80' 2" PVC Conduit, Supports, Fittings, Connectors **ADD = \$4,492.00** (used contract unit rate of \$11.38 per foot conduit x 2 = \$1,820.00 + Demo 16 hrs. x \$167.00 = \$4,492.00)~~
- ~~4. **Add Alternate #4** Demo of rusted control piping in the pump pit **ADD = 1,336.00** (8hrs. x \$167.00 = \$1,336.00)~~

We look forward to working with you on this project. Please call if you have any questions.
This proposal is good for 30 days from the date of issuance.

Sincerely,

Ronnie Peden
Project Manager
484.410.8107
rpeden@carrduff.com

CC - Bob Casey

CC- Brian Cummings

Products Based on Your Search



HUBBELL Enclosed Disconnect Switch:...

Web Price ⓘ
\$1,438.77 / each

Related Categories



Motor Disconnect Switches



Safety & Disconnect Switches



Fuses, Circuit Breakers & Safety Switches

Product Categories / Electrical / Fuses, Circuit Breakers & Safety Switches / Safety & Disconnect Switches / Motor Disconnect Switches /

HUBBELL Enclosed Disconnect Switch...



HUBBELL Enclosed Disconnect Switch: Fusible, 60 A, Three Phase, 600V AC, Non-Metallic

Item **2EAU7** Mfr. Model **FDS60**

Web Price ⓘ
\$1,461.24 / each

Qty **Add to Cart**

Ship Pickup

Expected to arrive **Fri. Feb 06.**

Ship to **19446** | [Change](#)

Shipping Weight **16.75 lbs**
Ship Availability Terms

Add to List

Product Details

Catalog Page 168

Brand **HUBBELL**

Manufacturer Part Number **FDS60**

Protection Method **Fusible**

UL Fuse Class **J**

Phase **Three**

Current Rating **60 A**

Voltage Rating **600V AC**

7 of 11

Horsepower @ 600V AC **40 hp**

Documents

 [Dimensional Drawing](#)

 [Specification Sheet](#)

 [Sell Sheet](#)



Number of Poles **3**

Number of Wires **4**

Standard Conduit Size **1.25 in**

Environment **Indoor/Outdoor**

NEMA Enclosure Rating **4X; 12**

Housing Material **Non-Metallic**

Handle Color **Red**

Includes **1-1/4 in Hub**

Neutral Assembly Included **No**

Height **8-1/2 in**

Width **11-1/2 in**

Depth **7-1/4 in**

Duty **Heavy Duty**

Standards **UL 98; UL Listed**

UNSPSC **39121501**

Country of Origin **Poland (subject to change)**

Product Description

These fusible enclosed disconnect switches have fuses that blow if the connection experiences an electrical overload or short. They shut off power immediately if there is an electrical malfunction to protect high-current industrial equipment in wet and debris-ridden environments. Fuses are sold separately.

Architects Supplemental Instructions

PROJECT:	Greater Plymouth Community Center – Natatorium Renovations		
	A.S.I. Number:	03 R1	
Architect’s Project No:	2439.03	Date of Issuance:	January 12, 2026
To:	All Prime Contractors	Issued By:	KCBA Architects
CC:	Plymouth Township	Revised:	February 5, 2026

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time. Or, if the Contractor believes that the work described shall result in an adjustment to the Contract sum or Contact Time, the Contractor shall issue a fully itemized proposal within 10 working days. Failure to issue a proposal or written notification to the Architect within the appropriate time shall indicate the Contractor’s acknowledgment that there will be no change in the Contract Sum or Contact Time.

DESCRIPTION: POOL EQUIPMENT ELECTRICAL CLARIFICATIONS

Please refer to the attached revised drawings E1.00 “Partial Floor Plans – Electrical” and E2.01 “Details and Diagrams – Electrical” for electrical infrastructure clarifications based on pool equipment coordination drawing submittal 130000.11.

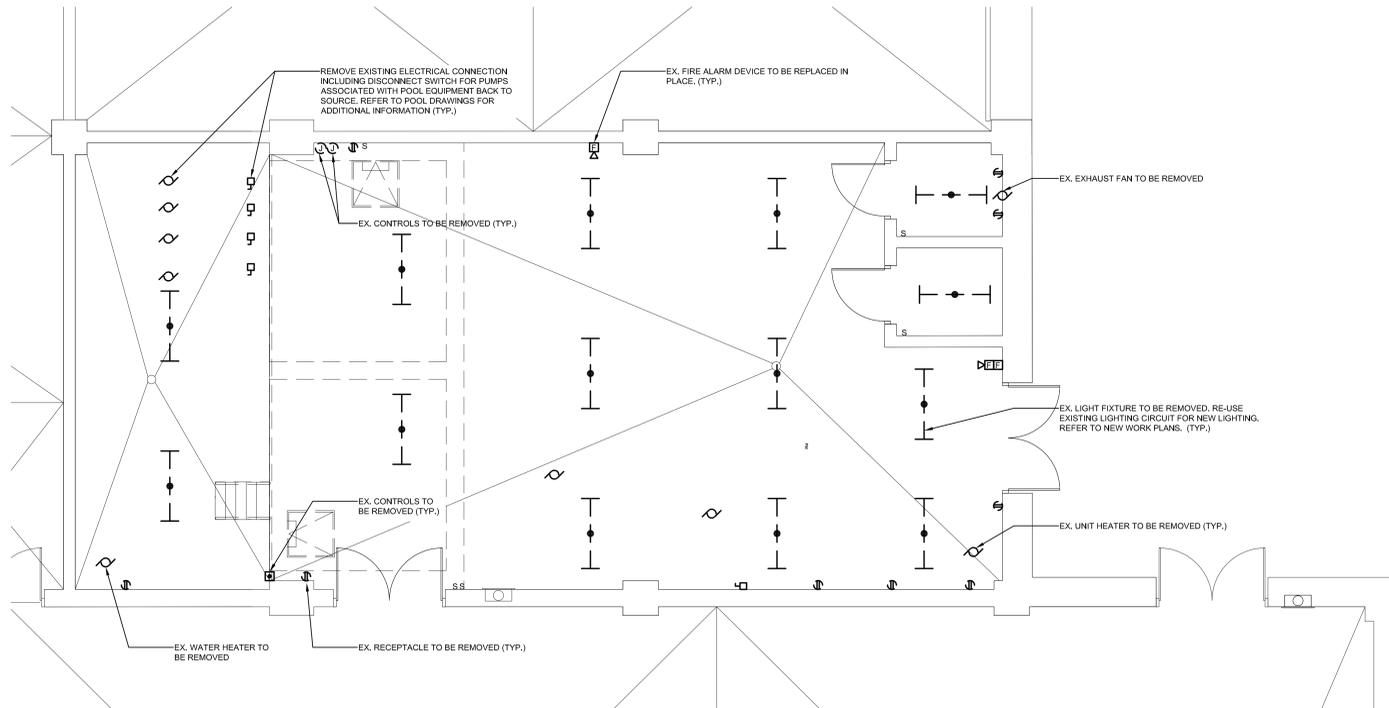
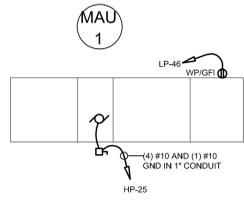
ASI-03 R1 Update:

The attached drawings E1.00 “Partial Floor Plans – Electrical” and E2.01 “Details and Diagrams – Electrical” have been revised to include the clarifications discussed during the January 23, 2026 coordination meeting. These revisions include the following:

1. Correction of typo on note for 60A/3P fused disconnect switches.
2. Circuit identification for (2) Chem Controllers (LP-15, LP-21).
3. Remove unused infrastructure for auto drain/compressor (former LP-21, LP-23).
4. Remove unused infrastructure for flow meters (former LP-15).

Revision clouds on the attached drawings indicate revisions from ASI-03 and ASI-03R1.

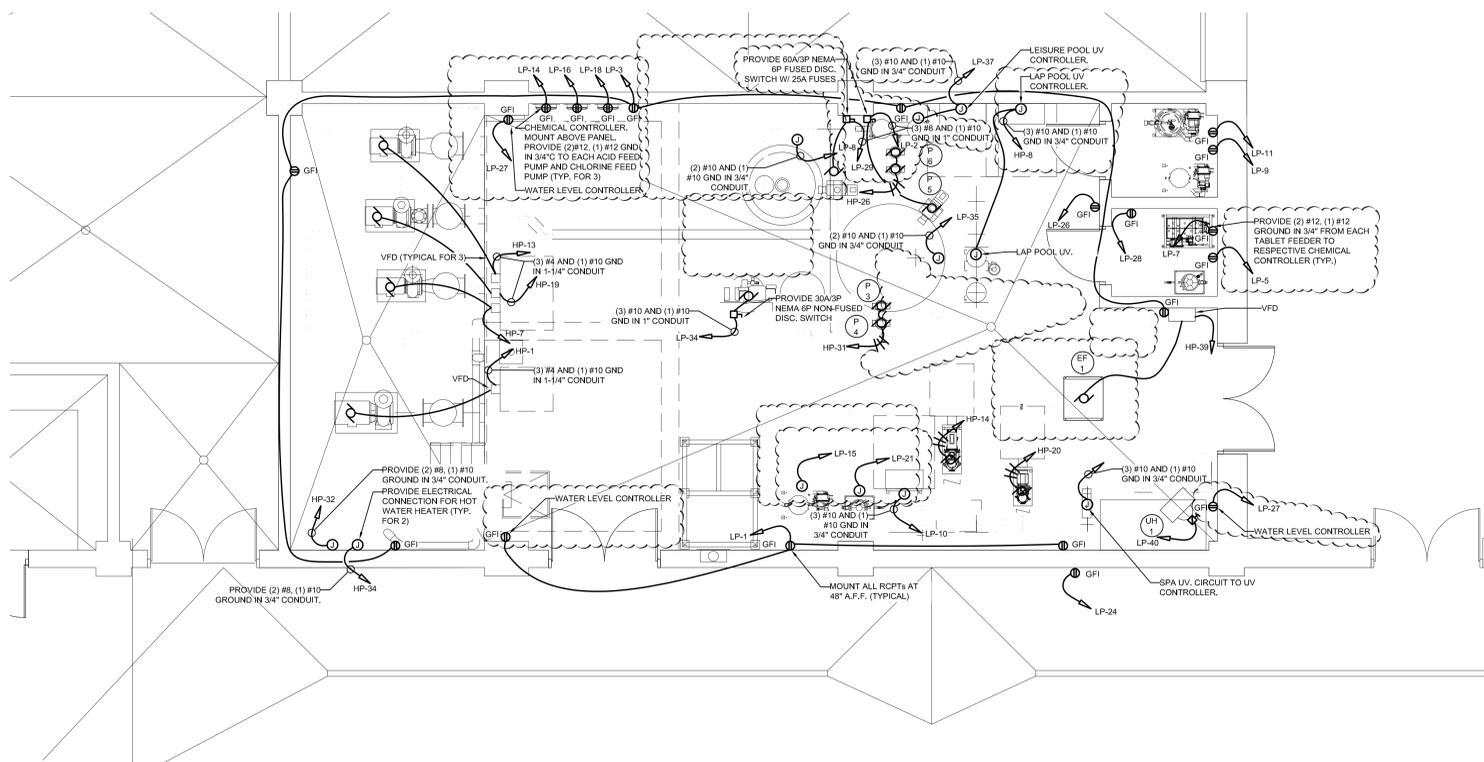
ATTACHMENTS: E1.00 “Partial Floor Plans – Electrical”, dated 1/29/2026
 E2.01 “Details and Diagrams – Electrical”, dated 1/29/2026



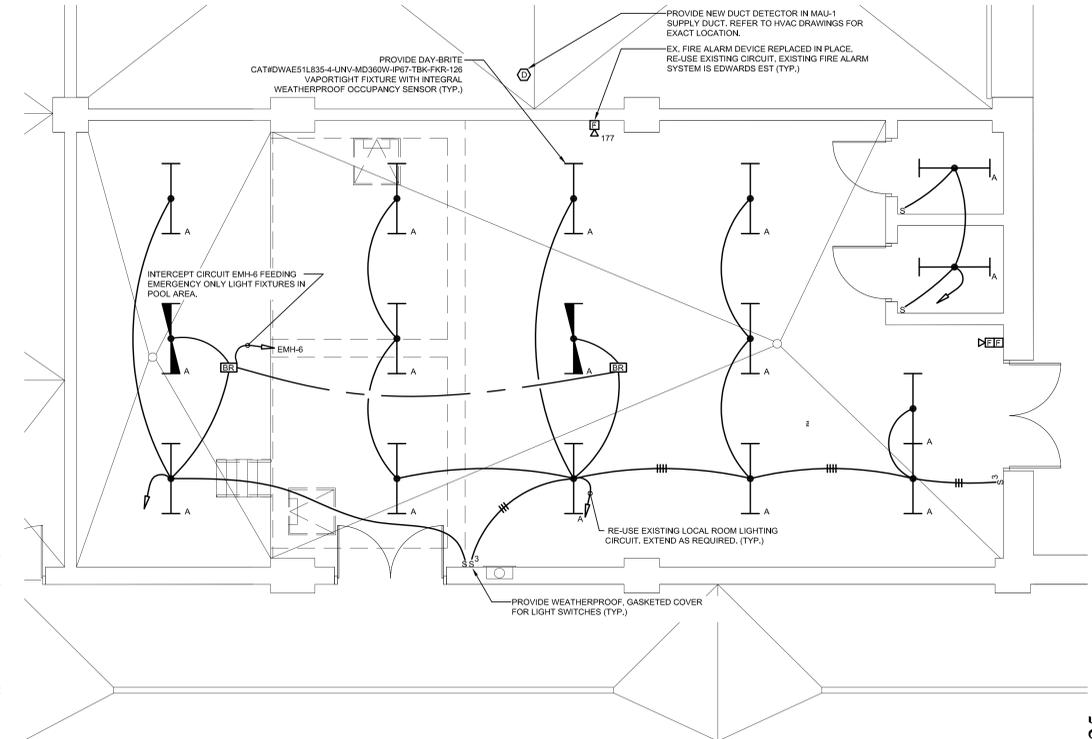
- GENERAL DRAWING NOTES**
- REFER TO DRAWING E0.0 FOR LEGEND AND GENERAL NOTES
 - REFER TO POOL EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION
 - PROVIDE SCHEDULE 80 PVC INSIDE OF POOL MECHANICAL ROOMS WITH LIQUIDTIGHT FLEXIBLE CONDUIT AS REQUIRED FOR FINAL CONNECTIONS TO EQUIPMENT
 - ALL ELECTRICAL BOXES INSIDE OF POOL MECHANICAL ROOM SHALL BE SPECIFICATION GRADE THERMOPLASTIC
 - PROVIDE SURFACE CONDUIT FOR ALL NEW WALL MOUNTED WIRING DEVICES AS REQUIRED.
 - PROVIDE PA-ONE CALL PRIOR TO CONDUCTING ANY SITE WORK.

PARTIAL ROOF PLAN - ELECTRICAL
 SCALE: 1/4"=1'-0"

FIRST FLOOR PLAN - DEMOLITION - ELECTRICAL
 SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN - NEW WORK - POWER
 SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN - NEW WORK - LIGHTING
 SCALE: 1/4"=1'-0"

KCB Architects
 Eight East Broad Street
 Hatfield, PA
 P 215.385.5506
 kcb-architects.com

kcb Architects

CONSULTANTS

Snyder Hoffman Associates, Inc.
 MECHANICAL/ELECTRICAL CONSULTING ENGINEERS
 1005 W. LEHIGH STREET, BETHLEHEM, PA 18018
 610.854.8020 | WWW.SNYDERHOFFMAN.COM

GREATER PLYMOUTH COMMUNITY CENTER
NATORIUM RENOVATIONS
 TOWNSHIP OF PLYMOUTH PLYMOUTH MEETING, PA

MARK	DATE	DESCRIPTION
	01/09/2025	ASI 03
	01/29/2025	ASI 03 R1

REVISIONS	DATE	DESCRIPTION

ISSUED FOR CONFORMED SET - 06/27/2025

PARTIAL FLOOR PLANS - ELECTRICAL

JOB NO. 2439.03
 DATE 06.27.2025
 SHEET NO.

E1.00

PANEL HP 480 Y/277V				3Ø 4W 60Hz			STORAGE 133A				
Circuit Number	Breaker	Load (VA)	Remarks	Bus Load			Load (VA)	Breaker	Circuit Number		
				A	B	C					
1	3	125	13810 Lap Filter Pump*	28210			Transformer	14400	125	3	2
3	/		13810		32682			18872	/		4
5	/		13810			31352		17542	/		8
7	3	60	7170 Leisure Act. Pump*	8170			Lap UV Cont.	1000	30	3	9
9	/		7170		8170			1000	/		10
11	/		7170			8170		1000	/		12
13	3	60	7170 Leisure Slide Pump*	9188			Spa Filter Pump*	2018	20	3	14
15	/		7170		9188			2018	/		16
17	/		7170			9188		2018	/		18
19	3	70	9029 Leisure Filter Pump*	11047			Spa Booster Pump*	2018	20	3	20
21	/		9029		11047			2018	/		22
23	/		9029		11047			2018	/		24
25	3	20	1911 MAU-1	4460			P-1,2"	2549	20	3	26
27	/		1911		4460			2549	/		28
29	/		1911			4460		2549	/		30
31	3	20	2549 P-3,4*	10849			HW Heater	8300	40	1	32
33	/		2549		10849		HW Heater	8300	40	1	34
35	/		2549			2549	Spare	0	20	1	36
37	1	20	0 Spare	0			SPD**	0	30	3	38
39	2	20	1380 EF-1		1380			0	/		40
41	/		1380			1380		0	/		42

* Provide Breaker Lock As Indicated

** Provide Leviton Cat #32277-DV3 Surge Protection Device (SPD) with Flush Mounted Enclosure and Dedicated 30A/3P Breaker/Feed or Provide Integrated Equivalent SPD by Equipment Manufacturer

71924 77776 68146

Total Connected Load: 217,846 VA

Balanced Load: 282 Amps

800A MLO Bolt-on Breakers Surface Mount 42,000 AIC Equipment Ground Bar Fed From 800A Disc.

PANEL LP 208 Y/120V				3Ø 4W 60Hz			STORAGE 133A			
Circuit Number	Breaker	Load (VA)	Remarks	Bus Load			Load (VA)	Breaker	Circuit Number	
				A	B	C				
1	1	20	360 Rcpts - Pool Mech.	2380			Leisure Pool Pump	2020	40	4
3	1	20	900 Rcpts - Pool Mech.	2920				2020	/	6
5	1	20	1500 Leisure Acid Filler			3520	Filter Panel	2500	30	1
7	1	20	1500 Leisure Chem Filler	4000			UV Panel	2500	30	2
9	1	20	1500 Lap Acid Filler			4000	UV Panel	2500	30	10
11	1	20	1500 Lap Chem Filler			4000		2500	/	12
13	1	20	500 Chemical Controllers	2000			Chemical Cont.	1500	20	1
15	1	20	500 Chemical Controllers			2001	Chemical Cont.	1501	20	1
17	2	60	0 Spare	0		1502	Chemical Cont.	1502	20	1
19	1	20	500 Chemical Controllers			500	Spare	0	20	1
21	1	20	500 Chemical Controllers			500	Spare	0	20	2
23	2	30	0 Spare	0		1500	Pool Vacuum Rcpt	1500	20	1
25	/		0			1500	Rcpt	1500	20	1
27	1	20	360 Water Level Control	1500		1860	Rcpt	1500	20	1
29	3	40	2020 Leisure Pool Pump			2020	Spare	0	20	1
31	/		2020			2020	Spare	0	20	1
33	/		2020			4520	Compressor	2500	30	2
35	1	30	2500 Filter Panel			5000		2500	/	3
37	2	30	2500 UV Panel	2500			Spare	0	20	1
39	/		2500			2891	UV-1	391	15	4
41	1	20	0 Spare	0			Spare	0	20	1
43	2	35	0 Spare	0			Spare	0	20	1
45	/		0			180	Rcpts - Roof	180	20	1
47	1	20	0 Spare	0			Spare	0	20	1
49	1	20	0 Spare	0			**SPD	0	30	3
51	2	20	0 Spare	0				0	/	5
53	/		0			0		0	/	54

* Provide Breaker Lock As Indicated

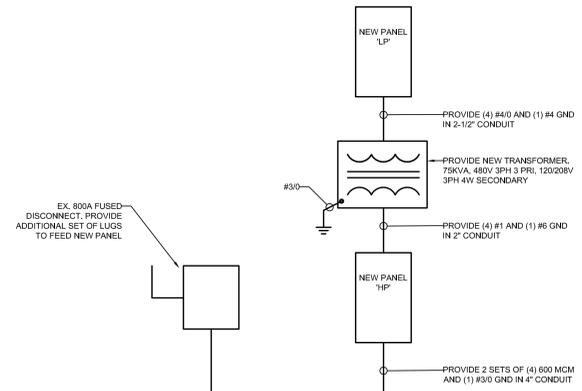
** Provide Leviton Cat #32123-DV3 Surge Protection Device (SPD) with Flush Mounted Enclosure and Dedicated 30A/3P Breaker/Feed or Provide Integrated Equivalent SPD by Equipment Manufacturer

14400 18872 17542

Total Connected Load: 50,814 VA

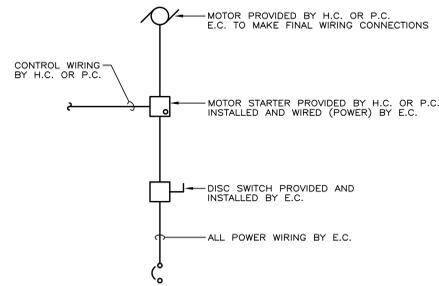
Balanced Load: 141 Amps

225A Main Breaker Bolt-on Breakers Flush Mount 10,000 AIC Equipment Ground Bar & Isolated Ground Bar Fed From XFMR



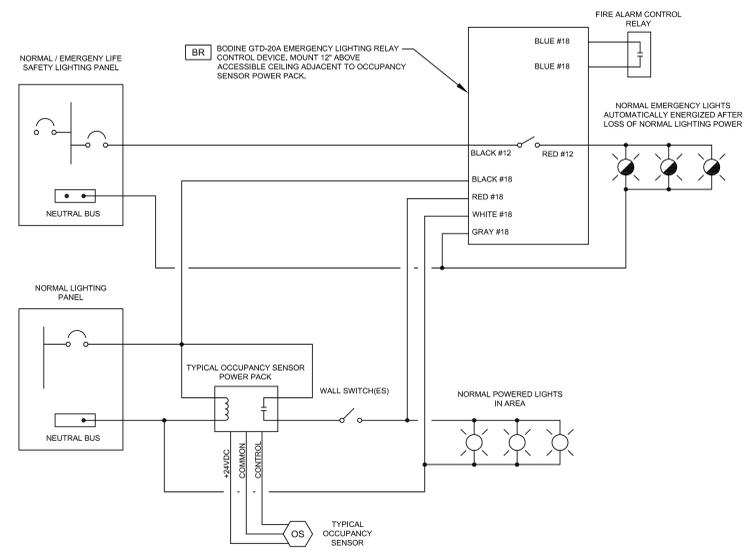
PARTIAL SINGLE LINE DIAGRAM

NO SCALE



TYPICAL MOTOR WIRING DIAGRAM

NO SCALE



TYPICAL BODINE EMERGENCY LIGHTING CONTROL DIAGRAM

NO SCALE

ISSUED FOR CONFORMED SET - 06/27/2025

REVISIONS	DATE	DESCRIPTION
MARK	01/09/2026	ASI 03
	01/29/2026	ASI 03 R1

SHEET TITLE	
DETAILS AND DIAGRAMS - ELECTRICAL	JOB NO. 2439.03
	DATE 06.27.2025
	SHEET NO.

E2.01

MEMO

PLYMOUTH TOWNSHIP



TO: Matt West
FROM: Christopher Loschiavo *CL*
DATE: February 25, 2026
SUBJECT: 2026 Capital Expenditure Approval

I am writing to request your approval for three (3) budgeted capital expenditures needed for the public works department. This equipment is being advanced to maintain service levels, and manage long term maintenance costs in a fiscally responsible manner. All retired out of service vehicles and equipment will be sold at auction on Municibid. It is anticipated, based on previously auctioned trucks and equipment, at a minimum, should net \$3,000 for the Highway truck, \$1,500 for the packer body and \$35,000 for the wheel loader for a total of \$39,500. These auctioned funds will cover the highway truck budget over run. Additionally, the packer body quote was \$13,000 under budget and the wheel loader quote was \$92,000 under budget. The remaining proceeds would go back into the capital reserve or highway aid account respectively.

- 1) **Highway Truck** – Acquisition of a new heavy duty highway truck. This vehicle will replace H-9 a 26-year-old work horse. This truck is necessary to maintain roadway operations, snow removal capability and general public work functions. The budgeted amount is \$200,000.00. The actual quoted cost of the truck came in over budget at \$235,000.00. All of our heavy duty highway trucks are 4x2 or 2 wheel drive. This quoted heavy duty truck is 4x4 or 4 wheel drive. This 4 wheel drive heavy duty truck will offer better traction in snowy conditions and no need for chains on the tires.
- 2) **Trash Truck Body** – Procurement and installation of a new refuse body to be mounted on S-4 Sanitation truck chassis. The current unit is 12 years old and has reached the end of its useful life. The budgeted amount is \$120,000.00. The quoted price for the packer body is \$107,000.00.
- 3) **721 Wheel Loader** – Acquisition of a new wheel Loader for loading salt and performing other public works functions. This will replace our 1997 Case 621 Wheel Loader. This purchase will be out of the Highway Aid account. The budgeted amount is \$400,000.00. The quoted price for the wheel loader is \$308,000.00.

Capital Fund - 2026 Public Works Expenditures

Item	2026 Budget	Actual	Difference
2026 4x4 Highway Truck	\$ 200,000	\$ 235,000	\$ 35,000
2026 Trash Truck Body	\$ 120,000	\$ 107,000	\$ (13,000)
<i>Subtotal</i>	<i>\$ 320,000</i>	<i>\$ 342,000</i>	<i>\$ 22,000</i>

Item	Estimated Sale Price*
2000 Highway Truck	\$ 3,000
2014 Trash Truck Body	\$ 1,500
1997 Wheel Loader	\$ 39,500
<i>Subtotal</i>	<i>\$ 44,000</i>

* Items to be publicly auctioned through Municibid

ESTIMATED CHANGE TO CAPITAL FUND

2026 Budgeted Amount	\$ 320,000
2026 Actual Amount	\$ 342,000
<i>Subtotal</i>	<i>\$ (22,000)</i>

2026 Estimated Sales	\$ 44,000
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TOTAL \$ 22,000 <--Estimated amount to be deposited into Capital Fund