

**RESOLUTION 22 - 63, 2022**  
**COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

**AUTHORIZING ADMINISTRATOR TO REIMBURSE WP ELM LLC FOR  
CONSTRUCTION OF PEAR LANE SANITARY SEWER EXTENSION THROUGH  
PEAR-ELM ST. EASEMENT, DISPENSING WITH THE SECOND READING,  
AND DECLARING AN EMERGENCY**

**WHEREAS**, the Columbia Township Board of Trustees supports the extension of public sanitary sewer and sewage disposal by private developers for the public health and welfare of residents who currently rely on private, aging septic systems; and

**WHEREAS**, the Board intends to move forward with the Pear Lane Sanitary Sewer Extension project which the Board, by prior resolutions, designated shall be funded by American Rescue Plan Act ("ARPA") grants and constructed by WP Elm LLC for the Township; and

**WHEREAS**, WP Elm plans to develop eight lots for new single-family homes in the Walton Creek Road neighborhood between Elm St. and Orchard St. The Board authorized in Resolution 22 – 38, 2022 (July 12, 2022) for WP Elm to construct, in Township right-of-way, new sanitary sewer facilities and related infrastructure ("Sanitary Sewer Facilities") which shall be dedicated to the Metropolitan Sewer District of Greater Cincinnati ("MSD"). These new Sanitary Sewer Facilities will create the opportunity for future extension(s) of sanitary sewer to serve remaining portions of, or entirety of, the neighborhood by MSD, the Township or by others; and

**WHEREAS**, the Sanitary Sewer Facilities are proposed as (1) Pear Lane Sewer in existing Township right-of-way and (2) Pear Lane Sewer Extension within a new utility easement. For (1) Pear Lane Sewer, WP Elm will construct the sewer, at its cost, in Township right-of-way to serve future new homes. For (2) Pear Lane Sewer Extension, WP Elm will dedicate a new utility easement to the Township on a portion of its private property between Pear Lane and Elm Street, and it will extend Pear Lane Sewer through the easement, as shown on the attached site plan, for which it will be fully reimbursed by the Township; and

**WHEREAS**, the Township will utilize American Rescue Plan Act ("ARPA") grant funds to reimburse the Pear Lane Extension sewer facilities as authorized by Resolution 22 – 50, 2022 on October 11, 2022. ARPA designates that the Township, as a non-entitlement unit of local government, may invest grant funds in water, sewer, or broadband infrastructure; and

**WHEREAS**, in Res. 22 – 50, the Board of Trustees identified the Pear Lane Extension Local Sanitary Sewer Project and future Elm Street Local Sanitary Sewer Project as qualifying "Projects," and authorized ARPA funds in an amount not to exceed \$475,171.26. to be spent on one or more additional qualifying Projects brought to the Columbia Township Board of Trustees for consideration and vote; and

**WHEREAS**, but for the availability of ARPA grants, the Township is fiscally prohibited from undertaking a similar sanitary sewer development and relies on private developers and MSD for such development and installation of Sanitary Sewer Facilities which are necessary for the public health, safety and welfare of Township residents and businesses; and

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**WHEREAS**, Columbia Township will reimburse WP Elm for the construction of Pear Lane Sewer Extension through its new utility easement for an estimated cost not to exceed \$37,300; this amount includes the \$30,807.15 base construction price as detailed on the attached estimate, plus \$1599.85 inspection fees and \$1,500 Traffic Control; and

**WHEREAS**, the Board of Trustees, upon majority vote, hereby dispenses with the requirement that this Resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading.

**NOW, THEREFORE, BE IT RESOLVED**, the Board of Trustees of Columbia Township, Hamilton County, Ohio, for the benefit and welfare of Columbia Township and its citizens hereby authorizes the Township Administrator to pay WP Elm LLC up to \$37,300 to construct the Pear Lane Extension Sanitary Sewer and dedicate it to Metropolitan Sewer District of Greater Cincinnati.

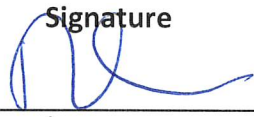
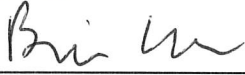
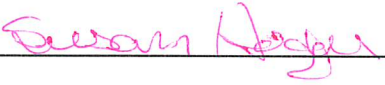
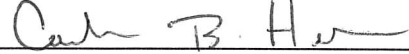
**Be it further resolved** that this Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall be effective immediately. The reason for the emergency is the immediate need to authorize access to Township public right-of-way for development of the Pear Lane Sanitary Sewer Facilities and larger dedication to MSD as part of WP Elm's new housing project and to begin construction of such project and to pay for it at the earliest possible time.

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Motion to accept Resolution made by: MR. KUBICKI

Seconded by: MS. HUGHES

**VOTE:**

<b>TRUSTEE</b>	<b>Voting</b>	<b>Signature</b>	<b>Date</b>
David Kubicki, President	<u>yes</u>	<u></u>	12-13-2022
Brian Lamar, Vice-President	<u>yes</u>	<u></u>	12-13-2022
Susan Hughes, Trustee	<u>yes</u>	<u></u>	12-13-2022
<b>ATTEST:</b>		<u></u>	12-13-2022
		Caroline Heekin, Fiscal Officer	

**Attachments: FINAL site plan WP Land – Abercrombie; Construction Estimate**





**ST - DENOTES PROP. 6" CEVITY SAN. TAP @ 2.02% MIN. SLOPE TAP TO BE P4C. SDR-35 (UNLESS OTHERWISE NOTED)**

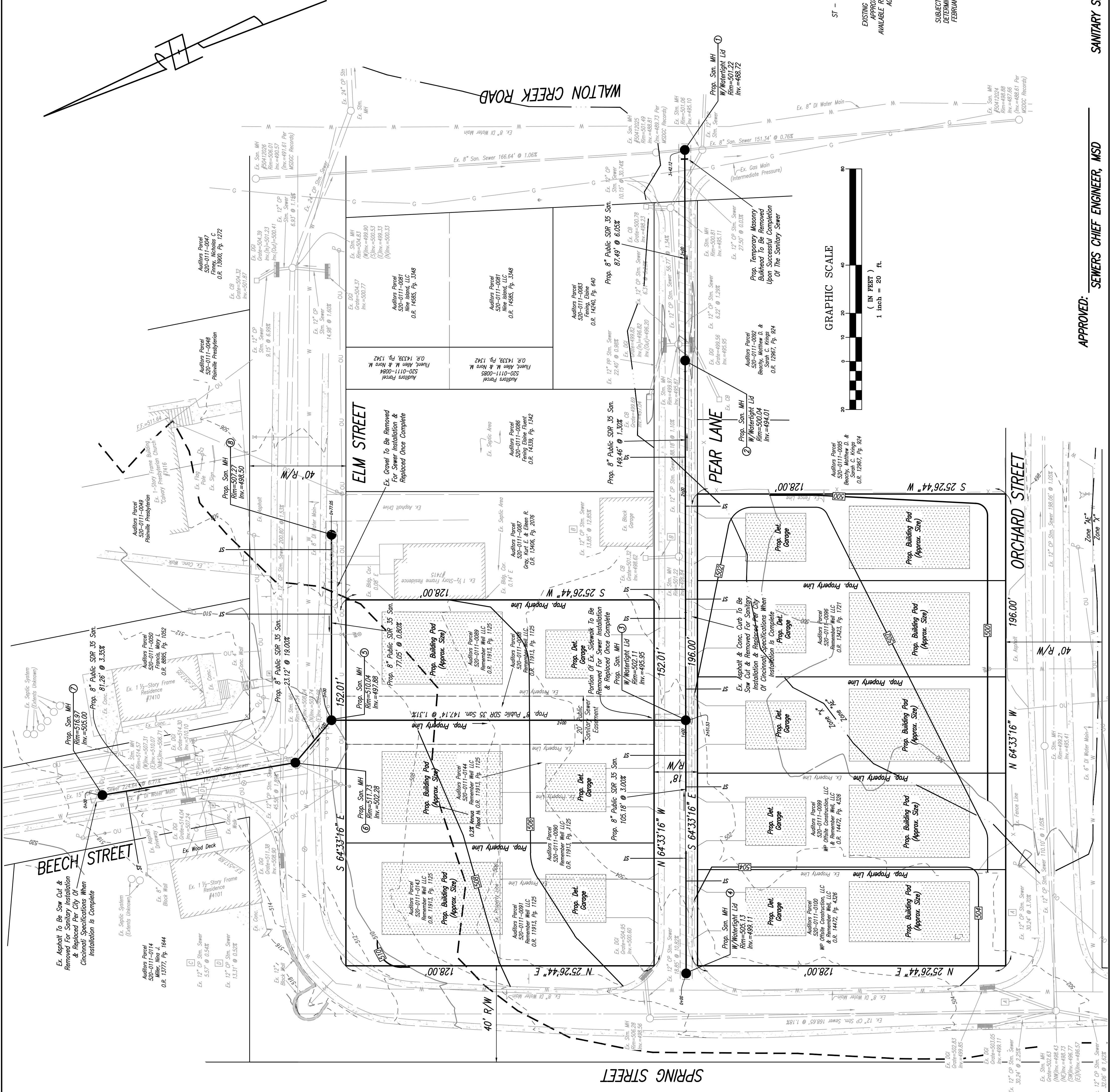
EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROVIDER, SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ELEVATION DATUM SHOWN IS RELATIVE TO MVD 88 BASE FLOOD ELEVATION (BFE) = 501.00

**FLOOD ZONE NOTE:**  
 SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES "AE" AND "X" AS DETERMINED BY A REVIEW OF FLOOD MAP NO. 3906(10)253E, DATED FEBRUARY 11, 2010 OF THE NATIONAL FLOOD INSURANCE PROGRAM.

APPROVED: **SEWERS CHIEF ENGINEER, MSD**

SANITARY SEWER NO. 7181



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# TOWNE

## CONSTRUCTION SERVICES

500 Kent Rd. Batavia, Ohio 45103  
(513) 732-4300

<b>To:</b>	WP Land Company LLC	<b>Contact:</b>	Casey Kehling
<b>Address:</b>	9352 Main Street Cincinnati, OH 45242	<b>Phone:</b>	513-304-6752
<b>Project Name:</b>	Pear Lane Sanitary	<b>Bid Number:</b>	
<b>Project Location:</b>	Pear Ln, Cincinnati, OH	<b>Bid Date:</b>	6/29/2022

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>1.) Private Work</b>				
Mobilization	1.00	EACH	\$5,500.00	\$5,500.00
Traffic Control	1.00	LS	\$4,150.00	\$4,150.00
*Road Plate(s) For Resident Access				
*Detour Signage, Barrell And Lane Closure Item(s)				
Sawcut, Demo And Remove Existing Pavement For New Sanitary Sewer Install	218.00	SY	\$38.95	\$8,491.10
Remove Existing Concrete Curb For New Sanitary Install	320.00	LF	\$8.00	\$2,560.00
Provide And Install 6" SDR 35 Sanitary Sewer Lateral(s)	143.00	LF	\$105.15	\$15,036.45
*Includes 8 Two Way Clean Out(s)				
Provide And Install 8" SDR 35 Sanitary Sewer	342.00	LF	\$65.10	\$22,264.20
Provide And Install Sanitary Manhole(s)	3.00	EACH	\$3,747.85	\$11,243.55
*STR #'s: 2, 3, 4,				
*Includes Water Tight Lid				
Provide And Install Dog House Sanitary Manhole On Existing Main	1.00	EACH	\$10,573.80	\$10,573.80
*STR #1				
*Includes Water Tight Lid				
*Includes Sawcut, Demo And Removal Of Asphalt Pavement				
Sanitary Sewer Testing	1.00	LS	\$7,680.00	\$7,680.00
Move And Spread Spoils On Southern Portion Of Project	430.00	CY	\$24.50	\$10,535.00
CDF Backfill With In ROW	300.00	CY	\$152.75	\$45,825.00
Install, Roll And Compact 8" Of #301 Base Asphalt In Trench	218.00	SY	\$66.25	\$14,442.50
Install New Rolled Curb And Gutter Along Southern Roadway	320.00	LF	\$38.90	\$12,448.00
Place Tack Coat And 2" Of #448 Type 1 Surface Asphalt	218.00	SY	\$26.00	\$5,668.00
Repair Stop Bar Line Striping On Pear Lane	1.00	LS	\$2,200.00	\$2,200.00
<b>2.) Public Work</b>				
Provide And Install 6" SDR 35 Sanitary Sewer Lateral(s) At Existing Residence	44.00	LF	\$105.15	\$4,626.60
*Includes 2 - Two Way Clean Out(s)				
Provide And Install 8" SDR 35 Sanitary Sewer Between Man Hole #3 - #5	148.00	LF	\$65.10	\$9,634.80
Provide And Install Sanitary Manhole #5 At Height Of 12.16	1.00	EACH	\$4,677.85	\$4,677.85
Sawcut, Demo And Remove Existing Pavement For New Sanitary Sewer Install	17.00	SY	\$38.95	\$662.15
CDF Backfill With In ROW At Lateral Crossing And Main Crossing	50.00	CY	\$152.75	\$7,637.50
Install, Roll And Compact 8" Of #301 Base Asphalt In Trench At Lateral Crossing And Main Crossing	17.00	SY	\$66.25	\$1,126.25
Place Tack Coat And 2" Of #448 Type 1 Surface Asphalt At Lateral And Main Crossing	17.00	SY	\$26.00	\$442.00
Sanitary Sewer Testing	1.00	LS	\$2,000.00	\$2,000.00

**Total Bid Price: \$209,424.75**

**Add Alternate To Demo Existing Asphalt Pavement**

Demo And Remove Existing Pavement At Proposed Lot	150.00	SY	\$25.50	\$3,825.00
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**Notes:**

• **Qualifications**

- \*Due to current global supply chain interruption(s) as well as volatility of current economic factors, we are not able to guarantee material or fuel pricing beyond bid date. Fuel included for equipment, trucking, deliveries, etc. is based on current price per gal at time of bid date, this is subject to potential additional surcharges based on costs at time of performance.
- \*Price is based on Abercrombie Engineering drawings dated 6-8-22.
- \*No geotech report available for review at time of bid request.
- \*Price is Based on Normal Working Hours, Monday - Friday, NON PW Rates and EXCLUDES sales tax. (Public Work Is Bid As NON PW Rates As Well)
- \*Price Includes One(1) Mobilization
- \*Price Does NOT Include any Permit(s), Inspection(s), Testing or Fee(s) - TCS to assist in obtaining permits, owner is to pay for inspection and permit fee(s).
- \*Price Does NOT Include any Survey, Layout or Engineering
- \*Price Does Not Include any Dewatering or Watering of subgrade / spoils
- \*No Undercut, Disking, Conditioning or Modification Soil Included
- \*Not Responsible for Unsuitable Material. No ROCK Excavation included.
- \*Unless Quoted Price Does Not Include Any Import or Export
- \*Price Does Not Include Handling of Other Trades Spoils
- \*Price Does Not Include any Meter(s) or Meter Fee(s)
- \*Towne Construction Reserves the Right To Adjust Price Based On Material, Fuel Cost Changes, Additional Mobilization(s), Delays As Result Of Others Work.
- \*Towne Construction Reserves The Right To Adjust Retainage Percent After 50% of Work Is Complete.
- \*Towne is Not Responsible For Damage To Existing Utilities If Incorrectly Marked By 3rd Party Company.
- \*Price Does Not Include Cost For Speciality Locating Company, OUPS will be notified for public utility markings.
- \*Price Does NOT include special shoring for Utilities, If required, price will be provided as change order based on what is required by utility owner (Gas Line - Storm Sewer)
- \*Towne Construction Is Not Responsible for Temporary Shoring/Protection and/or Relocation Of Utility Pole(s)
- \*Towne Construction Is Not Responsible For Damage To Existing Paved Areas Due To Required Construction / Detour Traffic and Activities.
- \*Price does NOT include any demo of fencing, structure(s) or Clearing.
- \*Price does NOT include any mass grading. Due to proposed contours, we will not have material to complete grading therefore we assume to place and spread our spoils only for others to grade lot area(s) with foundation spoils as they are built.
- \*Public Items Are Assumed And Bid To Be Done With Private Work Only. Should These Be Performed Separately We Reserve Right To Adjust Production, Apply Mobilizations Costs To Account For Separate / Change To Scope Of Work.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>Towne Construction Services</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Matt Stephens (513) 732-4311 MattStephens@towneconstructionservices.com</p>
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