



Valley Township

BOARD OF SUPERVISORS
1145 West Lincoln Highway
Coatesville, PA 19320

(610) 384-5751/FAX (610) 384-2746

Board Members

Patrice Proctor, Chairwoman
Kathy O'Doherty, Vice-Chairwoman
Christopher Lehenky, Member
Sharon Yates, Member
Carmen Boyd, Member

November 3, 2020

Mr. Scott Fogelsanger
Senior Manager, Business Development
Pennsylvania American Water Company
852 Wesley Drive
Mechanicsburg, PA 17055

RE: Valley Township, Chester County, Pennsylvania
Gannett Fleming Water System Utility Valuation Expert Fees

Dear Mr. Fogelsanger,

Please be advised that to the best of my knowledge and belief, as of the date of this letter, the total fees paid to utility valuation expert Gannett Fleming in connection with the water system utility valuation is \$28,520.00. A specific breakdown of fees and costs can be seen on the attachment marked as **Exhibit A**.

Sincerely,

Handwritten signature of Patrice Proctor in cursive.

Patrice Proctor
Chairwoman
Valley Township Board of Supervisors

www.valleytownship.org

Amended Appendix A-7.1 (Gannett)

EXHIBIT A
GANNETT FLEMING INVOICES

Gannett Fleming Valuation and Rate Consultants, LLC

Valley Township
Attn: Carol R. Lewis, Township Manager
890 West Lincoln Highway
P.O. Box 467
Coatesville, PA 19320

ACH/EFT Payment Information:
ABA: 031312738
Account No.: 5003165655
Account Name: Gannett Fleming

Check Payment Information:
Gannett Fleming Valuation and Rate Consultants,
LLC
PO Box 829160
Philadelphia, PA 19182-9160

Federal EIN: 46-4413705
Send Remit Info: AccountsReceivable@gfnet.com

Project: 067266
Invoice No: 067266*5261
Invoice Date: May 20, 2020

Note: TO PREVENT IMPOSTER FRAUD. If you receive any notification of a change in payment instructions, you should call our Accounts Receivable department at 717-763-7211 to verify the authenticity of the change. We cannot be held responsible for a misdirected payment as a result of your not confirming authenticity of requested changes to payment instructions or "imposter hacks" to your system.

Invoice Period: March 28, 2020 through April 24, 2020

Project Manager : Harold Walker III **hwalker@gfnet.com**

Fair Market Value Appraisal

Summary of Current Charges

Phase 000	- FAIR MARKET VALUE APPRAISAL	\$ 4,180.00
	Total Charges	<u>\$ 4,180.00</u>
	Total Due This Invoice	\$4,180.00

Gannett Fleming Valuation and Rate Consultants, LLC

Phase 000 -- Fair Market Value Appraisal

Labor Costs**Labor Classification****Hours****Rate****Amount**

Harold Walker

16.00

\$ 250.00

\$ 4,000.00

Support Staff

1.50

120.00

180.00

Total Labor Costs**\$ 4,180.00****Total Phase -- 000****\$ 4,180.00**

Gannett Fleming Valuation and Rate Consultants, LLC

Valley Township
Attn: Carol R. Lewis, Township Manager
890 West Lincoln Highway
P.O. Box 467
Coatesville, PA 19320

ACH/EFT Payment Information:
ABA: 031312738
Account No.: 5003165655
Account Name: Gannett Fleming

Check Payment Information:
Gannett Fleming Valuation and Rate Consultants,
LLC
PO Box 829160
Philadelphia, PA 19182-9160

Federal EIN: 46-4413705
Send Remit Info: AccountsReivable@gfnet.com

Project: 067266
Invoice No: 067266*5375
Invoice Date: August 7, 2020

Note: TO PREVENT IMPOSTER FRAUD. If you receive any notification of a change in payment instructions, you should call our Accounts Receivable department at 717-763-7211 to verify the authenticity of the change. We cannot be held responsible for a misdirected payment as a result of your not confirming authenticity of requested changes to payment instructions or "imposter hacks" to your system.

Invoice Period: May 23, 2020 through July 3, 2020

Project Manager : Harold Walker III **hwalker@gfnet.com**

Fair Market Value Appraisal - Water

Summary of Current Charges

Phase 000	- FAIR MARKET VALUE APPRAISAL - WATER	\$ 12,220.00
	Total Charges	<u>\$ 12,220.00</u>
	Total Due This Invoice	\$12,220.00

Gannett Fleming Valuation and Rate Consultants, LLC

Phase 000 -- Fair Market Value Appraisal - Water

Labor Costs**Labor Classification****Hours****Rate****Amount**

Associate Analyst

4.00

\$ 170.00

\$ 680.00

Harold Walker

44.00

250.00

11,000.00

Support Staff

4.50

120.00

540.00

Total Labor Costs**\$ 12,220.00****Total Phase -- 000****\$ 12,220.00**

*Excellence Delivered As Promised***Gannett Fleming Valuation and Rate Consultants, LLC**

Valley Township
 Attn: Carol R. Lewis, Township Manager
 890 West Lincoln Highway
 P.O. Box 467
 Coatesville, PA 19320

ACH/EFT Payment Information:
ABA: 031312738
Account No.: 5003165655
Account Name: Gannett Fleming

Check Payment Information:
 Gannett Fleming Valuation and Rate Consultants,
 LLC
 PO Box 829160
 Philadelphia, PA 19182-9160

Federal EIN: 46-4413705
Send Remit Info: AccountsReivable@gfnet.com

Project: 067266
Invoice No: 067266*5396
Invoice Date: August 20, 2020

Note: TO PREVENT IMPOSTER FRAUD. If you receive any notification of a change in payment instructions, you should call our Accounts Receivable department at 717-763-7211 to verify the authenticity of the change. We cannot be held responsible for a misdirected payment as a result of your not confirming authenticity of requested changes to payment instructions or "imposter hacks" to your system.

Invoice Period: July 4, 2020 through July 31, 2020

Project Manager : Harold Walker III **hwalker@gfnet.com**

Fair Market Value Appraisal - Water

Summary of Current Charges

Phase 000	- FAIR MARKET VALUE APPRAISAL - WATER	\$	8,880.00
	Total Charges		<u>\$ 8,880.00</u>
	Total Due This Invoice		\$8,880.00

Gannett Fleming Valuation and Rate Consultants, LLC

Phase 000 -- Fair Market Value Appraisal - Water

Labor Costs**Labor Classification****Hours****Rate****Amount**

Analyst	1.00	\$ 180.00	\$ 180.00
Harold Walker	32.00	250.00	8,000.00
John J. Spanos	1.00	280.00	280.00
Support Staff	3.50	120.00	420.00

Total Labor Costs**\$ 8,880.00****Total Phase -- 000****\$ 8,880.00**

Excellence Delivered As Promised

Gannett Fleming Valuation and Rate Consultants, LLC

Valley Township
Attn: Carol R. Lewis, Township Manager
890 West Lincoln Highway
P.O. Box 467
Coatesville, PA 19320

ACH/EFT Payment Information:
ABA: 031312738
Account No.: 5003165655
Account Name: Gannett Fleming

Check Payment Information:
Gannett Fleming Valuation and Rate Consultants,
LLC
PO Box 829160
Philadelphia, PA 19182-9160

Project: 067266
Invoice No: 067266*5494
Invoice Date: September 22, 2020

Federal EIN: 46-4413705
Send Remit Info: AccountsReceivable@gfnet.com

Note: TO PREVENT IMPOSTER FRAUD, If you receive any notification of a change in payment instructions, you should call our Accounts Receivable department at 717-763-7211 to verify the authenticity of the change. We cannot be held responsible for a misdirected payment as a result of your not confirming authenticity of requested changes to payment instructions or "imposter hacks" to your system.

Invoice Period: August 1, 2020 through August 28, 2020

Project Manager : Harold Walker III **hwalker@gfnet.com**

Fair Market Value Appraisal - Water

Summary of Current Charges

Phase 000	- FAIR MARKET VALUE APPRAISAL - WATER	\$ 3,240.00
	Total Charges	<u>\$ 3,240.00</u>
	Total Due This Invoice	\$3,240.00

2240
01.408.3130

Gannett Fleming Valuation and Rate Consultants, LLC

Phase 000 -- Fair Market Value Appraisal - Water

Labor Costs**Labor Classification****Hours****Rate****Amount**

Harold Walker

12.00

\$ 250.00

\$ 3,000.00

Support Staff

2.00

120.00

240.00

Total Labor Costs**\$ 3,240.00****Total Phase -- 000****\$ 3,240.00**