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EXHIBIT D

ENGINEERING ASSESSMENT - ASSET INVENTORY

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# ENGINEERS ASSESSMENT STUDY

for the

## SALE OF LOWER MAKEFIELD TOWNSHIP SANITARY SEWER SYSTEM

Lower Makefield Township  
Bucks County, Pennsylvania

Prepared For

Lower Makefield Township  
1100 Edgewood Road  
Yardley, PA 19067

And

Aqua Pennsylvania Wastewater, Inc.  
762 West Lancaster Avenue  
Bryn Mawr, PA 19010



Prepared By

**Ebert Engineering, Inc.**

Water and Wastewater Engineering

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EE, INC. PROJECT NO. 068-064  
February 22, 2021

Revised March 22, 2021

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# **LOWER MAKEFIELD TOWNSHIP SANITARY SEWER SYSTEM ENGINEERS ASSESSMENT STUDY**

## **I. Executive Summary**

In October 2020, Ebert Engineering Inc. was authorized by Lower Makefield Township and Aqua Pennsylvania Wastewater, Inc. to prepare an Act 12 of 2016 Engineers Assessment Study for the purchase of the Lower Makefield Township's Wastewater System Assets by Aqua Pennsylvania Wastewater, Inc. The assessment of tangible assets of the facilities and equipment to be purchased, was prepared following the guideline of Pennsylvania Act 12 of 2016, amended Chapter 13 of the Pennsylvania Public Utility Code and the Final Implementation Order entered by Public Utility Commission at Docket No. M-2016-2543193 ("Act 12") by adding section 1329 Valuation of acquired water and wastewater system. Information for this assessment and to prepare the report was derived from various sources including, but not limited to, system maps, site visit, discussions from Township staff and engineer(s), Township asset listing, contracts, institutional escrow payment statements and other sources to provide an inventory and listing. A complete list of the assets, organized by National Association of Regulatory Utility Commissions (NARUC) system of accounts, showing the original cost and year of installation is included in Appendix I of this report. This assessment will be used by the Utility Valuation Experts (UVEs) retained by both the seller (Lower Makefield Township) and buyer (Aqua Pennsylvania Wastewater, Inc.).

## **II. Methodology**

The purpose of this report is to "conduct an assessment of tangible assets of the selling utility". Ebert Engineering Inc. obtained and reviewed Township records such as PA DEP and PA DER Water Quality Management permits, developer agreements, escrow amounts, and contracts that were utilized to construct the sanitary sewer system. A summary of assets has been developed, which includes used and useful utility system assets and any system held for future use that is to be part of the asset sale. The assets were categorized by NARUC system of accounts for Class A wastewater systems. A list of the Township's wastewater assets is contained in Appendix I Analysis of Original Costs of Assets in Service. The Township has no property held for future use.

The original cost of assets was found through research of the aforementioned documents (escrows, contracts, WQM permits, etc.). When information was inadequate to find the original cost, a current evaluation was made. This current evaluation is a cost estimate of the specific sewer element based on current prices. The current evaluation is then indexed back to its original cost using the Engineering News-Record (ENR) construction cost indices. The unit prices for these current

evaluations can be found in Appendix II. The current evaluation of pump stations and meter pits can be found in Appendix III. For a majority of the sewer elements listed in this report, their original documents could not be found and the only source of information came from the institutional knowledge of the Township staff.

Sanitary sewer pipes with missing original documents had their age, size, and material estimated with the help of the Township staff's institutional knowledge. Specifically, the sanitary gravity pipe material was assumed to be vitrified clay if the pipe was constructed before 1980. After 1980, the sanitary gravity pipe material was assumed to be SDR-35. Pump station force mains with missing original documents were also assumed to be made of ductile iron pipe. Sanitary laterals were assumed to be 25 feet long and made of SDR-35. More information on the lateral assumptions can be found in Appendix II.

Each asset has been indexed (e.g. 1.1 or 9.999) that corresponds to a map of the Lower Makefield sanitary sewer collection system found in Appendix V. The map contains all sewer elements as well as the developments names for specific sanitary sewer collection areas.

Appendix IV lists projects that are in various states of approval or construction. The projects that are included in this assessment are listed below:

- Erin Development
- Regency at Yardley
- Towering Oaks at Yardley
- Reserve at Yardley
- Scammel's Corner
- Flowers Field at Edgewood
- Estates at Sandy Run
- Caddis Healthcare Real Estate Senior Living Facility
- Artis Senior Living Facility
- Brookshire III

### **III. System Description**

A large portion of the developed areas within Lower Makefield Township are served by the public sanitary sewage collection system constructed in 1966. This system has subsequently been expanded as the Township has developed and the system now contains 14 pump stations, force mains, gravity sewer, low pressure collection systems, and 8 wastewater metering chambers.

The collected wastewater ultimately is treated at two different treatment plants located in the Borough of Morrisville and the City of Philadelphia. Lower Makefield also utilizes the conveyance facilities of authorities to transport its wastewater for treatment. These include the Borough of Yardley, the Bucks County Water and Sewer Authority, Middletown Township, and the Township of Falls Authority. The following paragraphs will identify each drainage basin in Lower Makefield Township and describe how the sanitary sewer collection subsystem operates, identify ownership of the sanitary sewer elements, and the ultimate disposal of the wastewater.

The collection subsystem located in the Buck Creek drainage basin and the major portion of the Brock Creek basin discharge flows into the sewage facilities of the Borough of Yardley. These flows are then pumped back into the Township system via Yardley's Pumping Station, and then flow by gravity to Morrisville for treatment by way of the Pennsylvania Canal Interceptor. The flows from the newer developments in the lower portion of the Brock Creek basin are discharged to the Heacock Road Pumping Station. These wastewater flows are pumped to a connection point on the existing Pennsylvania Canal Interceptor at Black Rock Road, which conveys these flows via gravity to the Morrisville Wastewater Treatment Plant.

The entire Silver Lake collection subsystem discharges flow to the Silver Lake Pumping Station constructed on the Yardley Borough boundary. The flow is then pumped to the Pennsylvania Canal Interceptor for treatment at Morrisville.

A portion of the sewers in the Rock Run basin are owned and operated by the Township of Falls Authority. The area containing these sewers is referred to as the "Falls Township Service Area". This area was not included in the assessment.

Township of Falls has also agreed to accept the flow originating in sewers located in the area known as "Falls Township Contract Area". However, sewer facilities within the Contract Area are both owned and operated by Lower Makefield Township.

The flows from developments in the Mill Creek basin are conveyed via gravity to the Middletown Interceptor (Yerkes Line). These consist mostly of residential subdivisions in the vicinity of Oxford Valley Road and Big Oak Road, and include commercial developments at the southeast corner of these roads. Flows from most of those developments are pumped to the Middletown Interceptor via the Yardley Oaks Pumping Station.

#### IV. Historical Growth

The majority of the current sewer system for Lower Makefield Township was built in 1966. There were some developments and their corresponding sewer systems built in the 1950's but most of the gravity lines and the gravity interceptors were built in 1966. The table below shows the growth of the sanitary sewer system over the decades.

Decade	Number of New Developments	Number of New Pump Stations	Number of New Interceptors
1950-1960	11	-	-
1960-1970	17	3	-
1970-1980	11	2	6
1980-1990	24	5	-
1990-2000	33	2	1
2000-2010	23	2	-
2010-2020	6	-	-

During the early 1960's when Lower Makefield Township was rapidly expanding their sanitary sewer system, the Falls Township Wastewater Treatment Plant (WWTP) was anticipated to be constructed and was planned to serve areas of the Lower Makefield Township and adjacent to Fairless Hills. Ultimately, the Falls Township WWTP was never constructed. The Morrisville WWTP was also to serve portions of the Lower Makefield Township (watersheds discharging toward the Delaware River). Between the 1960's and 1970's, the Morrisville WWTP was expanded and began accepting wastewater from portions of Lower Makefield Township and Yardley Borough.

In the 1970's it was still proposed that the Falls Township WWTP would serve additional areas in the Lower Makefield Township. Flows in excess of the plant's capacity would be diverted to the Bristol Township Sewage Treatment plant by a proposed extension to the then existing Neshaminy Interceptor.

From 1970 to 1980, significant sewer expansion occurred as a result of increased development in Lower Makefield Township. The Core Creek Branch of the Neshaminy Interceptor was completed, and the Morrisville WWTP was expanded and upgraded. It was proposed that the Morrisville WWTP begin serving additional areas in Lower Makefield Township, as well as part of the Upper Makefield Township by 1980. After 1980, the Morrisville WWTP would serve the remaining portions of the Lower Makefield Township within the watersheds discharging towards the Delaware River.

From 1980 to 1990, a majority of the pump stations were constructed: Heacock Road Pumping Station, Maplevale PS, Oxford Glen/Yardley Oaks PS, Sherwood PS, and Silver Lakes PS. Additional capacity/upgrades were purchased from the Morrisville WWTP to keep up with increasing number of developments.

From 1990 to 2000, the Township increased development at rates higher than anticipated. The Morrisville WWTP was near its capacity and as a result the Heacock Road Pumping Station was temporarily pumping wastewater from the Lower Makefield portion of the Brock Creek basin to the Bucks County Water and Sewer Authority Core Creek Interceptor. Once the Morrisville WWTP expansions were completed, the WWTP was re-rated from 7.1 MGD to 8.7 MGD and these flows were diverted back to the Morrisville WWTP.

From 2000 to current day, all the wastewater generated in the Township is conveyed to treatment plants located outside the Township: the Morrisville WWTP and the City of Philadelphia Northeast Water Pollution Control Plant.

**APPENDIX I**  
**ANALYSIS OF ORIGINAL COST OF ASSETS IN SERVICE**

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA**  
**ORIGINAL COST OF WASTEWATER COLLECTION SYSTEM**  
As of March 22, 2021

Acct. No.	DESCRIPTION	ORIGINAL COST
353.20	<b>Depreciable System</b> Land and Right-of-Ways	\$ 646.00 <b>\$ 646.00</b>
354.20	<b>Depreciable System</b> Pump Station Structures and Improvements	\$ 2,213,536.78
354.40	Structures and Improvements - Treatment and Disposal Facilities	\$ 2,186,739.00
355.20	Pump Station Power Generation Equipment	\$ 292,281.69
356.20	Pump Station Power Protection and Control Devices	\$ 506,720.07
359.20	Collection Sewers - Low Pressure	\$ 354,372.85
360.20	Pump Station Force Mains	\$ 837,435.81
361.20	Collection Sewers - Gravity	\$ 22,142,440.90
363.20	Services to Customers - Laterals	\$ 2,286,076.98
363.20	Services to Customers - Flow Meters	\$ 308,281.03
371.20	Pump Station Pumping Equipment	\$ 875,393.07
	<b>Subtotal</b>	<b>\$ 32,003,278.18</b>
	<b>TOTAL</b>	<b>\$ 32,003,924.18</b>

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA**  
**ORIGINAL COST OF WASTEWATER COLLECTION SYSTEM**  
 As of March 22, 2021

Account 353.20

Acct. No.	Index No.	DESCRIPTION	YEAR BUILT	QUANTITY	UNITS	UNIT PRICE	ORIGINAL COST	
353.20		<b>Land and Right-of-Ways</b>						
	1.1	Black Rock Road Pumping Station	1964	1	Lot	\$ 1.00	\$ 1.00	
	1.2	Chanticleer Pump Station	1965	1	Lot	\$ 1.00	\$ 1.00	
	1.3	Clearview Pump Station	1965	1	Easement	\$ 1.00	\$ 1.00	
	1.4	Farmview Pump Station	1978	1	Easement	\$ 1.00	\$ 1.00	
	1.5	Fox Hill Pump Station	1978	1	Easement	\$ 1.00	\$ 1.00	
	1.6	Heacock Road Pump Station	1980	1	Lot	\$ 1.00	\$ 1.00	
	1.7	Maplevale Pump Station	1985	1	Easement	\$ 1.00	\$ 1.00	
	1.8	Oxford Glen / Yardley Oaks Pump Station	1985	1	Lot	\$ 1.00	\$ 1.00	
	1.9	Sherwood Park Pump Station	1987	1	Lot	\$ 1.00	\$ 1.00	
	1.10	Silver Lake Pumping Station	1988	1	Lot	\$ 1.00	\$ 1.00	
	1.11	Stackhouse Drive Pump Station	2021	1	Lot	\$ 1.00	\$ 1.00	
	1.12	Yardley Estates Pump Station	1993	1	Easement	\$ 1.00	\$ 1.00	
	1.13	Mill Road Estates Pump Station	2002	1	Easement	\$ 1.00	\$ 1.00	
	1.14	Brookstone Pump Station	2005	1	Easement	\$ 1.00	\$ 1.00	
		Easements	N/A	632	Easement	\$	632.00	
<b>Total Account 353.20 Land and Right-of-Ways</b>							<b>\$</b>	<b>646.00</b>

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA**  
**ORIGINAL COST OF WASTEWATER COLLECTION SYSTEM**  
 As of March 22, 2021

Account 354.20

Acct. No.	Index No.	DESCRIPTION	YEAR BUILT	QUANTITY	UNITS	UNIT PRICE	CURRENT EVALUATION	2020 COST INDEX	OLD COST INDEX	ORIGINAL COST
354.20	1.0	<b>Pump Station Structures and Improvements</b>								
	1.1	<b>Black Rock Road Pumping Station</b>	1964	1	LS	\$ 25,000.00	\$ 25,000.00	11392	936	\$ 2,054.07
		Site Work								
		Site Grading and Clearing		1	LS	\$ 8,500.00	\$ 8,500.00	11392	936	\$ 698.38
		Erosion and Sedimentation Control		1	LS	\$ 15,000.00	\$ 15,000.00	11392	936	\$ 1,232.44
		Driveway		1	LS	\$ 5,000.00	\$ 5,000.00	11392	936	\$ 410.81
		Final Grading and Seeding								
		<b>Control Building Including Wet Well and Dry Well</b>								
		Excavation and Backfill		1	LS	\$ 175,000.00	\$ 175,000.00	11392	936	\$ 14,378.51
		Wet Well and Dry Well Structure		1	LS	\$ 545,000.00	\$ 545,000.00	11392	936	\$ 44,778.79
		Control Building Above Wet Well and Dry Well		1	LS	\$ 137,500.00	\$ 137,500.00	11392	936	\$ 11,297.40
		Interior Stairs		1	LS	\$ 22,500.00	\$ 22,500.00	11392	936	\$ 1,848.67
		Plumbing and HVAC		1	LS	\$ 32,500.00	\$ 32,500.00	11392	936	\$ 2,670.29
		<b>Wet Well and Valve Vault</b>								
		Pump Hoist		1	LS	\$ 12,750.00	\$ 12,750.00	11392	936	\$ 1,047.58
		Bar Screen		1	LS	\$ 14,500.00	\$ 14,500.00	11392	936	\$ 1,191.36
						<b>Subtotal</b>	<b>\$ 993,250.00</b>		<b>Subtotal</b>	<b>\$ 81,608.32</b>
	1.2	<b>Chanticleer Pump Station</b>	1965							
		Site Work								
		Site Grading and Clearing		1	LS	\$ 12,500.00	\$ 12,500.00	11392	971	\$ 1,065.44
		Erosion and Sedimentation Control		1	LS	\$ 5,000.00	\$ 5,000.00	11392	971	\$ 426.18
		Driveway		1	LS	\$ 30,000.00	\$ 30,000.00	11392	971	\$ 2,557.06
		Fencing and Gate		1	LS	\$ 12,500.00	\$ 12,500.00	11392	971	\$ 1,065.44
		1" K Copper Water Service with Yard Hydrant		1	LS	\$ 2,000.00	\$ 2,000.00	11392	971	\$ 170.47
		Final Grading and Seeding		1	LS	\$ 5,000.00	\$ 5,000.00	11392	971	\$ 426.18
		<b>Control Enclosure</b>								
		Foundation		1	LS	\$ 4,500.00	\$ 4,500.00	11392	971	\$ 383.56
		Control Enclosure		1	LS	\$ 12,500.00	\$ 12,500.00	11392	971	\$ 1,065.44
		USEMCO Control Enclosure		1	LS	\$ 12,500.00	\$ 12,500.00	11392	971	\$ 1,065.44
		<b>Wet Well</b>								
		Excavation and Backfill		1	LS	\$ 24,500.00	\$ 24,500.00	11392	971	\$ 2,088.26
		Precast Concrete Wet Well		1	LS	\$ 22,500.00	\$ 22,500.00	11392	971	\$ 1,917.79
		Pump Hoist		1	LS	\$ 1,250.00	\$ 1,250.00	11392	971	\$ 106.54
						<b>Subtotal</b>	<b>\$ 144,750.00</b>		<b>Subtotal</b>	<b>\$ 12,337.80</b>

1.3	Clearview Pump Station Site Work Site Grading and Clearing Erosion and Sedimentation Control Driveway Fencing and Gate 1" K Copper Water Service with Yard Hydrant Final Grading and Seeding Control Building Including Wet Well and Dry Well Foundation Control Building Plumbing and HVAC Wet Well and Valve Vault Excavation and Backfill Precast Concrete Wet Well Pump Hoist Bar Screen Precast Concrete Valve Vault	1965	1	LS	\$ 12,500.00	\$ 12,500.00	11392	971	\$ 1,065.44
			1	LS	\$ 5,000.00	\$ 5,000.00	11392	971	\$ 426.18
			1	LS	\$ 12,500.00	\$ 12,500.00	11392	971	\$ 1,065.44
			1	LS	\$ 8,500.00	\$ 8,500.00	11392	971	\$ 724.50
			1	LS	\$ 2,000.00	\$ 2,000.00	11392	971	\$ 170.47
			1	LS	\$ 5,000.00	\$ 5,000.00	11392	971	\$ 426.18
			1	LS	\$ 12,500.00	\$ 12,500.00	11392	971	\$ 1,065.44
			1	LS	\$ 45,000.00	\$ 45,000.00	11392	971	\$ 3,835.59
			1	LS	\$ 8,500.00	\$ 8,500.00	11392	971	\$ 724.50
			1	LS	\$ 85,000.00	\$ 85,000.00	11392	971	\$ 7,245.00
			1	LS	\$ 38,000.00	\$ 38,000.00	11392	971	\$ 3,238.94
			1	LS	\$ 3,500.00	\$ 3,500.00	11392	971	\$ 298.32
			1	LS	\$ 3,500.00	\$ 3,500.00	11392	971	\$ 298.32
			1	LS	\$ 25,000.00	\$ 25,000.00	11392	971	\$ 2,130.88
			<b>Subtotal</b>		<b>\$ 266,500.00</b>		<b>Subtotal</b>		<b>\$ 22,715.19</b>
1.4	Farmview Pump Station Site Work Site Grading and Clearing Erosion and Sedimentation Control Driveway Fencing and Gate 1" K Copper Water Service with Yard Hydrant Final Grading and Seeding Control Building Including Wet Well and Dry Well Foundation Control Building Plumbing and HVAC Wet Well and Valve Vault Excavation and Backfill Precast Concrete Wet Well Pump Hoist Bar Screen Precast Concrete Valve Vault	1978	1	LS	\$ 12,500.00	\$ 12,500.00	11392	2776	\$ 3,046.00
			1	LS	\$ 5,000.00	\$ 5,000.00	11392	2776	\$ 1,218.40
			1	LS	\$ 12,500.00	\$ 12,500.00	11392	2776	\$ 3,046.00
			1	LS	\$ 8,500.00	\$ 8,500.00	11392	2776	\$ 2,071.28
			1	LS	\$ 2,000.00	\$ 2,000.00	11392	2776	\$ 487.36
			1	LS	\$ 5,000.00	\$ 5,000.00	11392	2776	\$ 1,218.40
			1	LS	\$ 12,500.00	\$ 12,500.00	11392	2776	\$ 3,046.00
			1	LS	\$ 35,000.00	\$ 35,000.00	11392	2776	\$ 8,528.79
			1	LS	\$ 8,500.00	\$ 8,500.00	11392	2776	\$ 2,071.28
			1	LS	\$ 85,000.00	\$ 85,000.00	11392	2776	\$ 20,712.78
			1	LS	\$ 38,000.00	\$ 38,000.00	11392	2776	\$ 9,259.83
			1	LS	\$ 3,500.00	\$ 3,500.00	11392	2776	\$ 852.88
			1	LS	\$ 3,500.00	\$ 3,500.00	11392	2776	\$ 852.88
			1	LS	\$ 25,000.00	\$ 25,000.00	11392	2776	\$ 6,091.99
			<b>Subtotal</b>		<b>\$ 256,500.00</b>		<b>Subtotal</b>		<b>\$ 62,503.86</b>

1.5	<b>Fox Hill Pump Station</b> Site Work Site Grading and Clearing Erosion and Sedimentation Control Driveway Fencing and Gate 1" K Copper Water Service with Yard Hydrant Final Grading and Seeding <b>Control Building Including Wet Well and Dry Well</b> Foundation Control Building Plumbing and HVAC <b>Wet Well and Valve Vault</b> Excavation and Backfill Precast Concrete Wet Well Prefabricated Steel Dry Well Bar Screen	1978	1	LS	\$ 12,500.00	\$ 12,500.00	11392	2776	\$ 3,046.00		
			1	LS	\$ 5,000.00	\$ 5,000.00	11392	2776	\$ 1,218.40		
			1	LS	\$ 12,500.00	\$ 12,500.00	11392	2776	\$ 3,046.00		
			1	LS	\$ 8,500.00	\$ 8,500.00	11392	2776	\$ 2,071.28		
			1	LS	\$ 2,000.00	\$ 2,000.00	11392	2776	\$ 487.36		
			1	LS	\$ 5,000.00	\$ 5,000.00	11392	2776	\$ 1,218.40		
			1	LS	\$ 12,500.00	\$ 12,500.00	11392	2776	\$ 3,046.00		
			1	LS	\$ 35,000.00	\$ 35,000.00	11392	2776	\$ 8,528.79		
			1	LS	\$ 8,500.00	\$ 8,500.00	11392	2776	\$ 2,071.28		
			1	LS	\$ 125,000.00	\$ 125,000.00	11392	2776	\$ 30,459.97		
			1	LS	\$ 47,500.00	\$ 47,500.00	11392	2776	\$ 11,574.79		
			1	LS	\$ 65,000.00	\$ 65,000.00	11392	2776	\$ 15,839.19		
			1	LS	\$ 4,750.00	\$ 4,750.00	11392	2776	\$ 1,157.48		
						<b>Subtotal</b>		<b>\$ 343,750.00</b>		<b>Subtotal</b>	<b>\$ 83,764.92</b>
1.6	<b>Heacock Road Pump Station*</b>	1980	*	*	\$ 244,444.50	*	*	\$ 244,444.50			
1.7	<b>Maplevale Pump Station</b> Site Work Site Grading and Clearing Erosion and Sedimentation Control Driveway Fencing and Gate 1" K Copper Water Service with Yard Hydrant Final Grading and Seeding <b>Control Building Including Wet Well and Dry Well</b> Foundation Control Enclosure USEMCO Control Enclosure <b>Wet Well</b> Excavation and Backfill Precast Concrete Wet Well Pump Hoist	1985	1	LS	\$ 12,500.00	\$ 12,500.00	11392	4182	\$ 4,588.75		
			1	LS	\$ 5,000.00	\$ 5,000.00	11392	4182	\$ 1,835.50		
			1	LS	\$ 6,500.00	\$ 6,500.00	11392	4182	\$ 2,386.15		
			1	LS	\$ 8,500.00	\$ 8,500.00	11392	4182	\$ 3,120.35		
			1	LS	\$ 2,000.00	\$ 2,000.00	11392	4182	\$ 734.20		
			1	LS	\$ 5,000.00	\$ 5,000.00	11392	4182	\$ 1,835.50		
			1	LS	\$ 4,500.00	\$ 4,500.00	11392	4182	\$ 1,651.95		
			1	LS	\$ 3,500.00	\$ 3,500.00	11392	4182	\$ 1,284.85		
			1	LS	\$ 12,500.00	\$ 12,500.00	11392	4182	\$ 4,588.75		
			1	LS	\$ 24,500.00	\$ 24,500.00	11392	4182	\$ 8,993.94		
			1	LS	\$ 22,500.00	\$ 22,500.00	11392	4182	\$ 8,259.74		
			1	LS	\$ 1,250.00	\$ 1,250.00	11392	4182	\$ 458.87		
						<b>Subtotal</b>		<b>\$ 108,250.00</b>		<b>Subtotal</b>	<b>\$ 39,738.54</b>

1.8	Oxford Glen / Yardley Oaks Pump Station	1985	1	LS	\$ 22,500.00	\$ 22,500.00	11392	4182	\$ 8,259.74	
					Site Work	\$ 5,000.00	\$ 5,000.00	11392	4182	\$ 1,835.50
					Site Grading and Clearing	\$ 18,500.00	\$ 18,500.00	11392	4182	\$ 6,791.34
					Erosion and Sedimentation Control	\$ 12,500.00	\$ 12,500.00	11392	4182	\$ 4,588.75
					Driveway	\$ 2,000.00	\$ 2,000.00	11392	4182	\$ 734.20
					Fencing and Gate	\$ 8,500.00	\$ 8,500.00	11392	4182	\$ 3,120.35
					1" K Copper Water Service with Yard Hydrant	\$ 12,500.00	\$ 12,500.00	11392	4182	\$ 4,588.75
					Final Grading and Seeding	\$ 45,000.00	\$ 45,000.00	11392	4182	\$ 16,519.49
					<b>Control Building Including Wet Well and Dry Well</b>	\$ 8,500.00	\$ 8,500.00	11392	4182	\$ 3,120.35
					Foundation	\$ 105,000.00	\$ 105,000.00	11392	4182	\$ 38,545.47
					Control Building	\$ 38,500.00	\$ 38,500.00	11392	4182	\$ 14,133.34
					Plumbing and HVAC	\$ 55,000.00	\$ 55,000.00	11392	4182	\$ 20,190.48
					<b>Wet Well and Valve Vault</b>	\$ 4,750.00	\$ 4,750.00	11392	4182	\$ 1,743.72
					Excavation and Backfill					
					Precast Concrete Wet Well					
					Prefabricated Steel Dry Well					
Bar Screen										
	<b>Subtotal</b>				<b>\$ 338,250.00</b>			<b>\$ 124,171.48</b>		
1.9	Sherwood Park Pump Station	1987	1	LS	\$ 25,000.00	\$ 25,000.00	11392	4406	\$ 9,669.07	
					Site Work	\$ 8,500.00	\$ 8,500.00	11392	4406	\$ 3,287.48
					Site Grading and Clearing	\$ 15,000.00	\$ 15,000.00	11392	4406	\$ 5,801.44
					Erosion and Sedimentation Control	\$ 5,000.00	\$ 5,000.00	11392	4406	\$ 1,933.81
					Driveway	\$ 145,000.00	\$ 145,000.00	11392	4406	\$ 56,080.58
					Final Grading and Seeding	\$ 475,000.00	\$ 475,000.00	11392	4406	\$ 183,712.25
					<b>Control Building Including Wet Well and Dry Well</b>	\$ 115,000.00	\$ 115,000.00	11392	4406	\$ 44,477.70
					Excavation and Backfill	\$ 18,500.00	\$ 18,500.00	11392	4406	\$ 7,155.11
					Wet Well and Dry Well Structure	\$ 26,000.00	\$ 26,000.00	11392	4406	\$ 10,055.83
					Control Building Above Wet Well and Dry Well	\$ 12,750.00	\$ 12,750.00	11392	4406	\$ 4,931.22
					Interior Stairs	\$ 14,500.00	\$ 14,500.00	11392	4406	\$ 5,608.06
					Plumbing and HVAC					
					<b>Wet Well and Valve Vault</b>					
					Pump Hoist					
					Bar Screen					
						<b>Subtotal</b>				<b>\$ 860,250.00</b>
1.10	Silver Lake Pumping Station	1988	1	LS	\$ 25,000.00	\$ 25,000.00	11392	4519	\$ 9,917.05	
					Site Work	\$ 8,500.00	\$ 8,500.00	11392	4519	\$ 3,371.80
					Site Grading and Clearing	\$ 15,000.00	\$ 15,000.00	11392	4519	\$ 5,950.23
					Erosion and Sedimentation Control	\$ 5,000.00	\$ 5,000.00	11392	4519	\$ 1,983.41
					Driveway	\$ 245,000.00	\$ 245,000.00	11392	4519	\$ 97,187.06
					Final Grading and Seeding	\$ 625,000.00	\$ 625,000.00	11392	4519	\$ 247,926.18
					<b>Control Building Including Wet Well and Dry Well</b>	\$ 165,750.00	\$ 165,750.00	11392	4519	\$ 65,750.02
					Excavation and Backfill	\$ 38,500.00	\$ 38,500.00	11392	4519	\$ 15,272.25
					Wet Well and Dry Well Structure	\$ 42,500.00	\$ 42,500.00	11392	4519	\$ 16,858.98
					Control Building Above Wet Well and Dry Well	\$ 22,500.00	\$ 22,500.00	11392	4519	\$ 8,925.34
					Interior Stairs	\$ 14,500.00	\$ 14,500.00	11392	4519	\$ 5,751.89
					Plumbing and HVAC					
					<b>Wet Well and Valve Vault</b>					
					Pump Hoist					
					Bar Screen					
						<b>Subtotal</b>				<b>\$ 1,207,250.00</b>

1.11	<b>Stackhouse Drive Pump Station*</b> Construction Erosion and Sedimentation Controls Paved Driveway Fencing and Gate Final Grading, Seeding, and Restoration Precast Wet Well with Lid, Hatch, and Fall Protection Grating Precast Concrete Valve Vault including Lid with Hatch Trash Rack Control Building	2021	1	LS	\$ 5,000.00	\$ 5,000.00	*	*	\$	5,000.00
					\$ 2,500.00	\$ 2,500.00	*	*	\$	2,500.00
					\$ 15,000.00	\$ 15,000.00	*	*	\$	15,000.00
					\$ 15,000.00	\$ 15,000.00	*	*	\$	15,000.00
					\$ 5,000.00	\$ 5,000.00	*	*	\$	5,000.00
					\$ 80,000.00	\$ 80,000.00	*	*	\$	80,000.00
					\$ 81,220.00	\$ 81,220.00	*	*	\$	81,220.00
					\$ 2,500.00	\$ 2,500.00	*	*	\$	2,500.00
					\$ 35,000.00	\$ 35,000.00	*	*	\$	35,000.00
						<b>Subtotal</b>				<b>\$ 241,220.00</b>
1.12	<b>Yardley Estates Pump Station</b> <b>Site Work</b> Site Grading and Clearing Erosion and Sedimentation Control Driveway Fencing and Gate 1" K Copper Water Service with Yard Hydrant Final Grading and Seeding <b>Control Building Including Wet Well and Dry Well</b> Foundation Control Building Plumbing and HVAC <b>Wet Well and Valve Vault</b> Excavation and Backfill Precast Concrete Wet Well Prefabricated Steel Dry Well Bar Screen	1993	1	LS	\$ 22,500.00	\$ 22,500.00	11392	11392	\$	10,290.12
					\$ 5,000.00	\$ 5,000.00	11392	11392	\$	2,286.69
					\$ 18,500.00	\$ 18,500.00	11392	11392	\$	8,460.76
					\$ 12,500.00	\$ 12,500.00	11392	11392	\$	5,716.73
					\$ 2,000.00	\$ 2,000.00	11392	11392	\$	914.68
					\$ 8,500.00	\$ 8,500.00	11392	11392	\$	3,887.38
					\$ 12,500.00	\$ 12,500.00	11392	11392	\$	5,716.73
					\$ 35,000.00	\$ 35,000.00	11392	11392	\$	16,006.85
					\$ 8,500.00	\$ 8,500.00	11392	11392	\$	3,887.38
						<b>Subtotal</b>				<b>\$ 289,750.00</b>

1.13	Mill Road Estates Pump Station Site Work Site Grading and Clearing Erosion and Sedimentation Control Driveway Fencing and Gate 1" K Copper Water Service with Yard Hydrant Final Grading and Seeding Control Building Including Wet Well and Dry Well Foundation Control Building Plumbing and HVAC Wet Well and Valve Vault Excavation and Backfill Precast Concrete Wet Well Pump Hoist Bar Screen Precast Concrete Valve Vault	2002	1	LS	\$ 12,500.00	\$ 12,500.00	11392	6538	\$ 7,173.89
					\$ 5,000.00	\$ 5,000.00	11392	6538	\$ 2,869.56
					\$ 12,500.00	\$ 12,500.00	11392	6538	\$ 7,173.89
					\$ 8,500.00	\$ 8,500.00	11392	6538	\$ 4,878.25
					\$ 2,000.00	\$ 2,000.00	11392	6538	\$ 1,147.82
					\$ 5,000.00	\$ 5,000.00	11392	6538	\$ 2,869.56
					\$ 12,500.00	\$ 12,500.00	11392	6538	\$ 7,173.89
					\$ 45,000.00	\$ 45,000.00	11392	6538	\$ 25,826.02
					\$ 8,500.00	\$ 8,500.00	11392	6538	\$ 4,878.25
					\$ 85,000.00	\$ 85,000.00	11392	6538	\$ 48,782.48
					\$ 38,000.00	\$ 38,000.00	11392	6538	\$ 21,808.64
					\$ 3,500.00	\$ 2,000.00	11392	6538	\$ 1,147.82
					\$ 3,500.00	\$ 5,000.00	11392	6538	\$ 2,869.56
					\$ 25,000.00	\$ 2,000.00	11392	6538	\$ 1,147.82
Subtotal	\$ 243,500.00		Subtotal	\$ 139,747.45					
1.14	Brookstone Pump Station Site Work Site Grading and Clearing Erosion and Sedimentation Control Driveway Fencing and Gate 1" K Copper Water Service with Yard Hydrant Final Grading and Seeding Control Building Including Wet Well and Dry Well Foundation Control Building Plumbing and HVAC Wet Well and Valve Vault Excavation and Backfill Precast Concrete Wet Well Prefabricated Steel Dry Well Bar Screen	2005	1	LS	\$ 18,500.00	\$ 18,500.00	11392	7446	\$ 12,091.91
					\$ 5,000.00	\$ 5,000.00	11392	7446	\$ 3,268.08
					\$ 18,500.00	\$ 18,500.00	11392	7446	\$ 12,091.91
					\$ 12,500.00	\$ 12,500.00	11392	7446	\$ 8,170.21
					\$ 2,000.00	\$ 2,000.00	11392	7446	\$ 1,307.23
					\$ 4,500.00	\$ 4,500.00	11392	7446	\$ 2,941.27
					\$ 12,500.00	\$ 14,500.00	11392	7446	\$ 9,477.44
					\$ 45,000.00	\$ 45,000.00	11392	7446	\$ 29,412.75
					\$ 8,500.00	\$ 8,500.00	11392	7446	\$ 5,555.74
					\$ 105,000.00	\$ 105,000.00	11392	7446	\$ 68,629.74
					\$ 38,500.00	\$ 38,500.00	11392	7446	\$ 25,164.24
					\$ 55,000.00	\$ 55,000.00	11392	7446	\$ 35,948.91
					\$ 4,750.00	\$ 4,750.00	11392	7446	\$ 3,104.68
					Subtotal	\$ 332,250.00		Subtotal	\$ 217,164.11
<b>Total Account 354.20 Pump Station Structure and Improvements \$ 2,213,536.76</b>									

\*Original escrow was used to find original cost

\*\*Pump station structure and improvement costs were based off cost estimates listed in Appendix III

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA**  
**ORIGINAL COST OF WASTEWATER COLLECTION SYSTEM**  
**As of March 22, 2021**

Account 354.40

Acct. No.	Index No.	DESCRIPTION	YEAR	ORIGINAL COST	
354.40		<b>Structures and Improvements - Treatment and Disposal Facilities</b> Contributions to Morrisville to Purchase Treatment Capacity/Capacity Increases	1966	\$ 314,714.00	
			1975	\$ 42,463.00	
			1976	\$ 382,282.00	
			1977	\$ 65,871.00	
			1978	\$ 10,421.00	
			1983	\$ 2,306.00	
			1984	\$ 15,150.00	
			1985	\$ 49,580.00	
			1986	\$ 69,196.00	
			1987	\$ 72,339.00	
			1988	\$ 138,781.00	
			1991	\$ 757,000.00	
				1966	\$ 200,636.00
				1999	\$ 66,000.00
<b>Total Account 354.40 Structures and Improvements</b>			<b>\$</b>	<b>2,186,739.00</b>	

\*All values taken from Lower Makefield Makefield Tapping Fee Evaluation 2019

LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA ORIGINAL COST OF WASTEWATER COLLECTION SYSTEM As of March 22, 2021 Account 355.20										
Acct. No.	Index No.	DESCRIPTION	YEAR BUILT	QUANTITY	UNITS	UNIT PRICE	CURRENT EVALUATION	2020 COST INDEX	OLD COST INDEX	ORIGINAL COST
355.20	1.0	Pump Station Power Generation Equipment								
	1.1	Black Rock Road Pumping Station 45 KW Generator and Pad	1964	1	LS	\$ 75,000.00 Subtotal	\$ 75,000.00 \$ 75,000.00	11392	936 Subtotal	\$ 6,162.22 \$ 6,162.22
	1.2	Chanticleer Pump Station Portable Generator	1965	1	LS	\$ 24,500.00 Subtotal	\$ 24,500.00 \$ 24,500.00	11392	971 Subtotal	\$ 2,088.26 \$ 2,088.26
	1.3	Clearview Pump Station 150 KW Generator	1965	1	LS	\$ 125,000.00 Subtotal	\$ 125,000.00 \$ 125,000.00	11392	971 Subtotal	\$ 10,654.41 \$ 10,654.41
	1.4	Farmview Pump Station 60 KW Generator	1978	1	LS	\$ 65,000.00 Subtotal	\$ 65,000.00 \$ 65,000.00	11392	2776 Subtotal	\$ 15,839.19 \$ 15,839.19
	1.5	Fox Hill Pump Station 75 KW Generator	1978	1	LS	\$ 85,000.00 Subtotal	\$ 85,000.00 \$ 85,000.00	11392	2776 Subtotal	\$ 20,712.78 \$ 20,712.78
	1.6	Heacock Road Pump Station*	1980	*	*	* Subtotal	* *	*	* Subtotal	* *
	1.7	Maplevale Pump Station Portable Generator	1985	1	LS	\$ 24,500.00 Subtotal	\$ 24,500.00 \$ 24,500.00	11392	4182 Subtotal	\$ 8,993.94 \$ 8,993.94
	1.8	Oxford Glen / Yardley Oaks Pump Station 80 KW Generator	1985	1	LS	\$ 92,500.00 Subtotal	\$ 92,500.00 \$ 92,500.00	11392	4182 Subtotal	\$ 33,956.72 \$ 33,956.72
	1.9	Sherwood Park Pump Station 45 KW Generator and Pad	1987	1	LS	\$ 75,000.00 Subtotal	\$ 75,000.00 \$ 75,000.00	11392	4406 Subtotal	\$ 29,007.20 \$ 29,007.20
	1.10	Silver Lake Pumping Station 80 KW Generator and Pad	1988	1	LS	\$ 92,500.00 Subtotal	\$ 92,500.00 \$ 92,500.00	11392	4519 Subtotal	\$ 36,693.07 \$ 36,693.07
	1.11	Stackhouse Drive Pump Station** 51 KW Generator and Pad	2021	1	LS	\$ 23,500.00 Subtotal	\$ 23,500.00 \$ 23,500.00	**	** Subtotal	\$ 23,500.00 \$ 23,500.00

1.12	<b>Yardley Estates Pump Station</b> 30 KW Generator	1993	1	LS	\$ 45,000.00 <b>Subtotal</b>	\$ 45,000.00 <b>45,000.00</b>	11392	5210 <b>Subtotal</b>	\$ 20,580.23 <b>20,580.23</b>
1.13	<b>Mill Road Estates Pump Station</b> 60 KW Generator	2002	1	LS	\$ 72,500.00 <b>Subtotal</b>	\$ 72,500.00 <b>72,500.00</b>	11392	6538 <b>Subtotal</b>	\$ 41,608.58 <b>41,608.58</b>
1.14	<b>Brookstone Pump Station</b> 50 KW Generator	2005	1	LS	\$ 65,000.00 <b>Subtotal</b>	\$ 65,000.00 <b>65,000.00</b>	11392	7446 <b>Subtotal</b>	\$ 42,485.08 <b>42,485.08</b>
<b>Total Account 355.20 Pump Station Power Generation Equipment</b>									<b>\$ 292,281.69</b>

\*Original escrow was used, cost included in Account 354.20, 1.6 Heacock Pumping Station

\*\*Original escrow was used to find original cost

\*\*\*Pump station power generation equipment costs were based off cost estimates listed in Appendix III

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA**  
**ORIGINAL COST OF WASTEWATER COLLECTION SYSTEM**  
 As of March 22, 2021

Account 356.20

Acct. No.	Index No.	DESCRIPTION	YEAR BUILT	QUANTITY	UNITS	UNIT PRICE	CURRENT EVALUATION	2020 COST INDEX	OLD COST INDEX	ORIGINAL COST
356.20	1.0	<b>Pump Station Power Protection and Control Devices</b>								
	1.1	<b>Black Rock Road Pumping Station</b>	1964	1	LS	\$ 12,500.00	\$ 12,500.00	11392	936	\$ 1,027.04
		Electric Service		1	LS	\$ 38,725.00	\$ 38,725.00	11392	936	\$ 3,181.76
		Interior Wiring and Pump Power		1	LS	\$ 18,500.00	\$ 18,500.00	11392	936	\$ 1,520.01
		Interior Lighting		1	LS	\$ 12,500.00	\$ 12,500.00	11392	936	\$ 1,027.04
		Automatic Transfer Switch		1	EA	\$ 4,500.00	\$ 4,500.00	11392	936	\$ 369.73
		Site Lighting		1	EA	\$ 85,000.00	\$ 85,000.00	11392	936	\$ 6,983.85
		Electrical Gear (Wire, Conduit, LP Panel, etc.)		1	EA		\$ 171,725.00		Subtotal	\$ 14,109.43
		1.2	<b>Chanticleer Pump Station</b>	1965	1	LS	\$ 18,500.00	\$ 18,500.00	11392	971
		Power and Control Wiring		1	LS	\$ 7,500.00	\$ 7,500.00	11392	971	\$ 639.26
		Electric Service		1	LS	\$ 3,500.00	\$ 3,500.00	11392	971	\$ 298.32
		Manual Transfer Switch		1	EA	\$ 2,500.00	\$ 2,500.00	11392	971	\$ 213.09
		Site Lighting		1	EA	\$ 12,500.00	\$ 12,500.00	11392	971	\$ 1,065.44
		Electrical Gear (Wire, Conduit, LP Panel, etc.)		1	EA		\$ 44,500.00		Subtotal	\$ 3,792.97
	1.3	<b>Clearview Pump Station</b>	1965	1	LS	\$ 12,500.00	\$ 12,500.00	11392	971	\$ 1,065.44
		Control Building Electrical		1	LS	\$ 7,500.00	\$ 7,500.00	11392	971	\$ 639.26
		Electric Service		1	LS	\$ 8,500.00	\$ 8,500.00	11392	971	\$ 724.50
		Automatic Transfer Switch		1	EA	\$ 2,500.00	\$ 2,500.00	11392	971	\$ 213.09
		Site Lighting		1	EA	\$ 40,000.00	\$ 40,000.00	11392	971	\$ 3,409.41
		Electrical Gear (Wire, Conduit, LP Panel, etc.)		1	EA		\$ 71,000.00		Subtotal	\$ 6,051.70
	1.4	<b>Farmview Pump Station</b>	1978	1	LS	\$ 12,500.00	\$ 12,500.00	11392	2776	\$ 3,046.00
		Control Building Electrical		1	LS	\$ 7,500.00	\$ 7,500.00	11392	2776	\$ 1,827.60
		Electric Service		1	LS	\$ 8,500.00	\$ 8,500.00	11392	2776	\$ 2,071.28
		Automatic Transfer Switch		1	EA	\$ 2,500.00	\$ 2,500.00	11392	2776	\$ 609.20
		Site Lighting		1	EA	\$ 40,000.00	\$ 40,000.00	11392	2776	\$ 9,747.19
		Electrical Gear (Wire, Conduit, LP Panel, etc.)		1	EA		\$ 71,000.00		Subtotal	\$ 17,301.26
	1.5	<b>Fox Hill Pump Station</b>	1978	1	LS	\$ 18,500.00	\$ 18,500.00	11392	2776	\$ 4,508.08
		Control Building Electrical		1	LS	\$ 7,500.00	\$ 7,500.00	11392	2776	\$ 1,827.60
		Electric Service		1	LS	\$ 8,500.00	\$ 8,500.00	11392	2776	\$ 2,071.28
		Automatic Transfer Switch		1	EA	\$ 2,500.00	\$ 2,500.00	11392	2776	\$ 609.20
		Site Lighting		1	EA	\$ 47,250.00	\$ 47,250.00	11392	2776	\$ 11,513.87
		Electrical Gear (Wire, Conduit, LP Panel, etc.)		1	EA		\$ 84,250.00		Subtotal	\$ 20,530.02



<b>1.13</b>	<b>Mill Road Estates Pump Station</b> Control Building Electrical Electric Service Automatic Transfer Switch Site Lighting Electrical Gear (Wire, Conduit, LP Panel, etc.)	2002	1	LS	\$ 12,500.00	\$ 12,500.00	11392	6538	\$ 7,173.89
					\$ 7,500.00	\$ 7,500.00	11392	6538	\$ 4,304.34
					\$ 8,500.00	\$ 8,500.00	11392	6538	\$ 4,878.25
					\$ 2,500.00	\$ 2,500.00	11392	6538	\$ 1,434.78
					\$ 40,000.00	\$ 40,000.00	11392	6538	\$ 22,956.46
	<b>Subtotal</b>				<b>\$ 71,000.00</b>		<b>\$ 40,747.72</b>		
<b>1.14</b>	<b>Brookstone Pump Station</b> Control Building Electrical Electric Service Automatic Transfer Switch Site Lighting Electrical Gear (Wire, Conduit, LP Panel, etc.) Electrical Upgrade	2005	1	LS	\$ 18,500.00	\$ 18,500.00	11392	7446	\$ 12,091.91
					\$ 7,500.00	\$ 7,500.00	11392	7446	\$ 4,902.12
					\$ 8,500.00	\$ 8,500.00	11392	7446	\$ 5,555.74
					\$ 2,500.00	\$ 2,500.00	11392	7446	\$ 1,634.04
					\$ 52,500.00	\$ 52,500.00	11392	7446	\$ 34,314.87
	<b>Subtotal</b>				<b>\$ 137,695.00</b>		<b>\$ 48,195.00</b>		
					<b>Total Account 356.20 Pump Station Power Protection and Control Devices</b>		<b>\$</b>	<b>\$ 506,720.07</b>	

\*Original escrow was used, cost included in Account 354.20, 1.6 Hearcock Pumping Station

\*\*Original escrow was used to find original cost

\*\*\*Pump station power protection and control device costs were based off cost estimates listed in Appendix III

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA**  
**ORIGINAL COST OF WASTEWATER COLLECTION SYSTEM**  
 As of March 22, 2021

Account 359.20

Acct. No.	Index No.	DESCRIPTION	LENGTH (FT)	DIAMETER (IN)	PIPE MATERIAL	MANHOLES	IN ROAD / OUT OF ROAD	YEAR	COST OF PIPE PER FT.**	COST OF MANHOLES	CURRENT EVALUATION	2020 COST INDEX	OLD COST INDEX	ORIGINAL COST
359.20	3.0	Collection Sewers - Low Pressure												
	3.1	St. Ignatius* - Low Pressure	583	3	SDR-21	2	3	2016	*	*	*	*	*	\$ 150,367.20
	3.1	St. Ignatius* - Low Pressure	1,155	2	SDR-21	1			*	*	*	*	*	(Included above)
	3.2	Brookshire - Low Pressure	2,340	2	SDR-21	10	Out of Road	2011	\$ 63.00	\$ 4,500.00	\$ 192,420.00	11392	9070	\$ 153,199.56
	3.3	Caddis Senior Living Facility	87	1.5	SDR-21	1	In Road	2019	\$ 120.00	\$ 4,500.00	\$ 14,940.00	11392	11281	\$ 14,794.43
	3.3	Caddis Senior Living Facility	627	1.5	SDR-21	0	Out of Road	2019	\$ 58.00	\$ 4,500.00	\$ 36,366.00	11392	11281	\$ 36,011.66
<b>Total Account 359.20 Collection Sewers - Pressure \$ 354,372.85</b>														

\*Original escrow was used to find original cost

\*\*Cost of pipe based off of price index in Appendix II

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
ORIGINAL COST OF WASTEWATER COLLECTION SYSTEM  
As of March 22, 2021**

Account 360.20

Acct. No	Index No.	DESCRIPTION	LENGTH (FT)	DIAMETER (IN)	PIPE MATERIAL	IN ROAD / OUT OF ROAD	YEAR	COST OF PIPE PER FT.**	CURRENT EVALUATION	2020 COST INDEX	OLD COST INDEX	ORIGINAL COST
360.20	4.0	<b>Pump Station Force Mains</b>										
	4.1	Black Rock Road Pumping Station	81	6	CIP (Class 22)	Out of Road	1965	\$ 138.00	\$ 11,178.00	11392	971	\$ 952.76
	4.1	Black Rock Road Pumping Station	300	6	CIP (Class 22)	In Road	1965	\$ 200.00	\$ 60,000.00	11392	971	\$ 5,114.12
	4.2	Chanticleer Pump Station	894	2	SDR 21**	Out of Road	1999	\$ 63.00	\$ 56,322.00	11392	6059	\$ 29,955.67
	4.3	Clearview Pump Station	1,670	6	DIP**	Out of Road	2002	\$ 88.00	\$ 146,960.00	11392	6538	\$ 84,342.04
	4.3	Clearview Pump Station	1,211	6	DIP**	In Road	2002	\$ 150.00	\$ 181,650.00	11392	6538	\$ 104,251.03
	4.4	Farmview Pump Station	2,410	4	DIP**	Out of Road	1999	\$ 73.00	\$ 175,930.00	11392	6059	\$ 93,570.92
	4.4	Farmview Pump Station	50	4	DIP**	In Road	1999	\$ 135.00	\$ 6,750.00	11392	6059	\$ 3,590.09
	4.5	Fox Hill Pump Station	2,296	6	DIP**	Out of Road	1978	\$ 88.00	\$ 202,048.00	11392	2776	\$ 49,235.01
	4.6	Heacock Road Pump Station*	14,825	12	*	*	1980	*	*	*	*	*
	4.7	Maplevalle Pump Station	255	4	CIP (Class 22)	Out of Road	1965	\$ 113.00	\$ 28,815.00	11392	971	\$ 2,456.05
	4.8	Oxford Glen / Yardley Oaks Pump Station	944	4	DIP**	Out of Road	1989	\$ 73.00	\$ 68,912.00	11392	4615	\$ 27,916.86
	4.9	Sherwood Park Pump Station	1,850	8	CIP (Class 22)	Out of Road	1965	\$ 166.00	\$ 307,100.00	11392	971	\$ 26,175.75
	4.9	Sherwood Park Pump Station	50	8	CIP (Class 22)	In Road	1965	\$ 233.00	\$ 11,650.00	11392	971	\$ 992.99
	4.10	Silver Lake Pumping Station	2,905	10	CIP (Class 24)	Out of Road	1965	\$ 186.00	\$ 540,330.00	11392	971	\$ 46,055.16
	4.10	Silver Lake Pumping Station	50	10	CIP (Class 24)	In Road	1965	\$ 253.00	\$ 12,650.00	11392	971	\$ 1,078.23
	4.11	Stackhouse Drive Pump Station	619	4	CIP (Class 22)	Out of Road	1965	\$ 113.00	\$ 69,947.00	11392	971	\$ 5,961.95
	4.11	Stackhouse Drive Pump Station	100	4	CIP (Class 22)	In Road	1965	\$ 175.00	\$ 17,500.00	11392	971	\$ 1,491.62
	4.11	Stackhouse Drive Pump Station**	423	4	SDR 21	**	2021	**	\$ 32,650.00	**	**	\$ 32,650.00
	4.12	Yardley Estates Pump Station	1,686	4	DIP**	Out of Road	1987	\$ 73.00	\$ 123,078.00	11392	4406	\$ 47,601.97
	4.12	Yardley Estates Pump Station	305	4	DIP**	In Road	1987	\$ 135.00	\$ 41,175.00	11392	4406	\$ 15,924.95
	4.13	Mill Road Estates Pump Station	2,414	4	DIP**	Out of Road	2004	\$ 73.00	\$ 176,222.00	11392	7115	\$ 110,061.41
	4.14	Brookstone Pump Station	3,026	6	DIP	Out of Road	2001	\$ 88.00	\$ 266,288.00	11392	6334	\$ 148,057.25
<b>Total Account 360.20 Pump Station Force Mains \$</b>												<b>837,435.81</b>

\*Original escrow was used, cost included in Account 354.20, 1.6 Heacock Pumping Station

\*\*Original escrow was used, cost included in Account 354.20, 1.6 Heacock Pumping Station

\*\*\*If material was unknown, it was assumed to be DIP or SDR 21

\*\*\*\*Cost of pipe based off of price index in Appendix II

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA**  
**ORIGINAL COST OF WASTEWATER COLLECTION SYSTEM**  
 As of March 22, 2021

Acct. No.	Index No.	DESCRIPTION	LENGTH (FT)	DIAMETER (IN)	PIPE MATERIAL	MANHOLES	IN ROAD / OUT OF ROAD	YEAR	COST OF PIPE PER FT. <sup>3</sup>	COST OF MANHOLES	CURRENT EVALUATION	2020 COST INDEX	OLD COST INDEX	ORIGINAL COST
361.20	5.0	Collection Sewer - Gravity												
	5.1	Stafford Place	1,283	8	VCP	6	Out of Road	1968	\$ 57.00	\$ 4,500.00	\$ 100,131.00	11392	1155	\$ 10,151.98
	5.1	Stafford Place	160	8	VCP	2	In Road	1968	\$ 140.00	\$ 4,500.00	\$ 31,400.00	11392	1155	\$ 3,183.55
	5.2	Edgehill Gardens	1,878	4	SDR-35	9	Out of Road	1988	\$ 47.00	\$ 4,500.00	\$ 128,766.00	11392	4519	\$ 51,079.14
	5.2	Edgehill Gardens	1,216	4	SDR-35	4	In Road	1988	\$ 130.00	\$ 4,500.00	\$ 176,080.00	11392	4519	\$ 69,847.75
	5.3	Makefield Terrace	15,708	8	VCP	46	Out of Road	1968	\$ 57.00	\$ 4,500.00	\$ 1,102,356.00	11392	1155	\$ 111,764.50
	5.3	Makefield Terrace	6,510	8	VCP	22	In Road	1968	\$ 140.00	\$ 4,500.00	\$ 1,010,400.00	11392	1155	\$ 102,441.36
	5.4	ERB Tract	753	8	SDR-35	8	Out of Road	1997	\$ 47.00	\$ 4,500.00	\$ 71,391.00	11392	5826	\$ 36,510.18
	5.4	ERB Tract	1,215	8	SDR-35	6	In Road	1997	\$ 130.00	\$ 4,500.00	\$ 184,950.00	11392	5826	\$ 94,586.56
	5.5	Oak Tree Farms - Owned by Falls Township	1,109	8	VCP	4	Out of Road	1965						
	5.5	Marlboro Manor - Owned by Falls Township	1,155	8	VCP	4	Out of Road	1965						
	5.6	Marlboro Manor - Owned by Falls Township	241	8	VCP	2	In Road	1965						
	5.7	Valleywood - Owned by Falls Township	5,165	8	VCP	26	Out of Road	1965						
	5.7	Valleywood - Owned by Falls Township	1,648	8	VCP	7	In Road	1965						
	5.8	Makefield Village - Owned by Falls Township	2,683	8	VCP	15	Out of Road	1965						
	5.8	Makefield Village - Owned by Falls Township	5,324	8	VCP	18	In Road	1965						
	5.9	Woodlands (Stony Hill Estates)	3,063	8	SDR-35	18	Out of Road	1995	\$ 47.00	\$ 4,500.00	\$ 224,961.00	11392	5471	\$ 108,037.36
	5.9	Woodlands (Stony Hill Estates)	86	8	SDR-35	2	In Road	1995	\$ 130.00	\$ 4,500.00	\$ 20,180.00	11392	5471	\$ 9,691.43
	5.10	Rolling Green (Santosa Estates)	2,941	8	SDR-35	11	Out of Road	2003	\$ 47.00	\$ 4,500.00	\$ 187,727.00	11392	6695	\$ 110,325.97
	5.10	Rolling Green (Santosa Estates)	876	8	SDR-35	4	In Road	2003	\$ 130.00	\$ 4,500.00	\$ 131,880.00	11392	6695	\$ 77,504.97
	5.11	Big Oak Woods	4,352	8	VCP	19	Out of Road	1975	\$ 57.00	\$ 4,500.00	\$ 333,564.00	11392	2212	\$ 64,768.57
	5.11	Big Oak Woods	665	8	VCP	3	In Road	1975	\$ 140.00	\$ 4,500.00	\$ 106,600.00	11392	2212	\$ 20,698.67
	5.12	Oxford Oaks Shopping Center	2,641	8	SDR-35	14	Out of Road	2006	\$ 47.00	\$ 4,500.00	\$ 187,127.00	11392	7751	\$ 127,319.29
	5.12	Oxford Oaks Shopping Center	100	8	SDR-35	0	In Road	2006	\$ 130.00	\$ 4,500.00	\$ 13,000.00	11392	7751	\$ 8,845.07
	5.13	Regency at Yardley	10,871	8	SDR-35	71	Out of Road	2014	\$ 47.00	\$ 4,500.00	\$ 830,437.00	11392	9806	\$ 714,823.14
	5.13	Regency at Yardley	1,958	8	SDR-35	11	In Road	2014	\$ 130.00	\$ 4,500.00	\$ 304,040.00	11392	9806	\$ 261,711.40
	5.14	Cornerstone	3,416	8	SDR-35	17	Out of Road	1996	\$ 47.00	\$ 4,500.00	\$ 237,052.00	11392	5620	\$ 116,944.54
	5.14	Cornerstone	50	8	SDR-35	1	In Road	1996	\$ 130.00	\$ 4,500.00	\$ 11,000.00	11392	5620	\$ 5,426.62
	5.15	Brookstone	7,269	8	SDR-35	36	Out of Road	1995	\$ 47.00	\$ 4,500.00	\$ 503,643.00	11392	5471	\$ 241,874.20
	5.15	Brookstone	50	8	SDR-35	1	In Road	1995	\$ 130.00	\$ 4,500.00	\$ 11,000.00	11392	5471	\$ 5,282.74
	5.16	Palmer Farms	7,318	8	SDR-35	45	Out of Road	1996	\$ 47.00	\$ 4,500.00	\$ 546,446.00	11392	5620	\$ 269,577.47
	5.16	Palmer Farms	50	8	SDR-35	1	In Road	1996	\$ 130.00	\$ 4,500.00	\$ 11,000.00	11392	5620	\$ 5,426.62
	5.17	Glenwood	5,316	8	VCP	28	Out of Road	1990	\$ 57.00	\$ 4,500.00	\$ 429,012.00	11392	510	\$ 19,206.12
	5.17	Glenwood	861	8	VCP	3	In Road	1990	\$ 140.00	\$ 4,500.00	\$ 134,040.00	11392	510	\$ 6,000.74
	5.18	West Acres	7,072	8	VCP	36	Out of Road	1945	\$ 57.00	\$ 4,500.00	\$ 565,104.00	11392	308	\$ 15,278.44
	5.18	West Acres	2,156	8	VCP	7	In Road	1945	\$ 140.00	\$ 4,500.00	\$ 333,340.00	11392	308	\$ 9,012.35
	5.19	Parktown Estates	7,253	8	VCP	35	Out of Road	1970	\$ 57.00	\$ 4,500.00	\$ 570,921.00	11392	1381	\$ 69,210.14
	5.19	Parktown Estates	1,765	8	VCP	9	In Road	1970	\$ 140.00	\$ 4,500.00	\$ 287,600.00	11392	1381	\$ 34,864.43
	5.20	River Glen	5,531	8	VCP	18	Out of Road	1965	\$ 57.00	\$ 4,500.00	\$ 396,267.00	11392	660	\$ 22,957.88
	5.20	River Glen	4,493	8	VCP	18	In Road	1965	\$ 140.00	\$ 4,500.00	\$ 710,020.00	11392	660	\$ 41,135.29
	5.21	Black Rock	460	8	VCP	4	Out of Road	1995	\$ 57.00	\$ 4,500.00	\$ 44,220.00	11392	660	\$ 2,561.90
	5.22	Bedford Place	3,172	8	VCP	14	Out of Road	1995	\$ 57.00	\$ 4,500.00	\$ 243,804.00	11392	660	\$ 14,124.88
	5.23	Penn Valley Terrace	8,762	8	VCP	37	Out of Road	1995	\$ 57.00	\$ 4,500.00	\$ 665,934.00	11392	660	\$ 38,581.15
	5.23	Penn Valley Terrace	190	8	VCP	2	In Road	1995	\$ 140.00	\$ 4,500.00	\$ 35,600.00	11392	660	\$ 2,062.50
	5.24	Rivergate	3,146	8	SDR-35	14	Out of Road	1995	\$ 47.00	\$ 4,500.00	\$ 210,862.00	11392	5471	\$ 101,266.33
	5.25	Belmondo	2,996	8	VCP	20	Out of Road	1966	\$ 57.00	\$ 4,500.00	\$ 260,772.00	11392	1019	\$ 23,325.73
	5.26	Makefield Chase	5,361	8	VCP	25	Out of Road	1978	\$ 57.00	\$ 4,500.00	\$ 418,077.00	11392	2776	\$ 101,876.91
	5.26	Makefield Chase	863	8	VCP	4	In Road	1978	\$ 140.00	\$ 4,500.00	\$ 138,820.00	11392	2776	\$ 33,827.63
	5.27	Clearview Estates	5,273	8	SDR-35	30	Out of Road	2002	\$ 47.00	\$ 4,500.00	\$ 382,851.00	11392	6538	\$ 219,711.12
	5.28	Longshore Estates	4,974	8	SDR-35	26	Out of Road	1998	\$ 47.00	\$ 4,500.00	\$ 350,778.00	11392	5920	\$ 182,286.32
	5.28	Longshore Estates	150	8	SDR-35	4	In Road	1998	\$ 130.00	\$ 4,500.00	\$ 37,500.00	11392	5920	\$ 19,487.36
	5.29	Leedons Field (Farmview III)	1,780	8	SDR-35	8	Out of Road	1998	\$ 47.00	\$ 4,500.00	\$ 119,660.00	11392	5920	\$ 62,182.87
	5.30	Gatefield (Farmview VI)	3,187	8	SDR-35	17	Out of Road	2000	\$ 47.00	\$ 4,500.00	\$ 226,289.00	11392	6221	\$ 123,573.02
	5.31	Kimble's field (Farmview V Phase I thru III)	4,616	8	SDR-35	21	Out of Road	2000	\$ 47.00	\$ 4,500.00	\$ 311,452.00	11392	6221	\$ 170,079.26
	5.32	Pennsfield (Farmview IV Phase I thru III)	5,436	8	SDR-35	25	Out of Road	1988	\$ 47.00	\$ 4,500.00	\$ 367,932.00	11392	4519	\$ 145,975.76
	5.33	Dollington Estates I Phase I thru IV	12,590	8	SDR-35	60	Out of Road	2002	\$ 47.00	\$ 4,500.00	\$ 861,730.00	11392	6538	\$ 494,556.77
	5.34	Dollington Estates II	3,184	8	SDR-35	24	Out of Road	2002	\$ 47.00	\$ 4,500.00	\$ 257,648.00	11392	6538	\$ 147,867.15
	5.34	Dollington Estates II	2,029	8	SDR-35	10	In Road	2002	\$ 130.00	\$ 4,500.00	\$ 308,770.00	11392	6538	\$ 177,206.66
	5.35	Brookfield (Farmview II)	3,156	8	SDR-35	19	Out of Road	1998	\$ 47.00	\$ 4,500.00	\$ 233,832.00	11392	5920	\$ 121,513.62
	5.35	Brookfield (Farmview II)	196	8	SDR-35	2	In Road	1998	\$ 130.00	\$ 4,500.00	\$ 34,480.00	11392	5920	\$ 17,917.98
	5.36	Heather Ridge	6,517	8	SDR-35	33	Out of Road	1995	\$ 47.00	\$ 4,500.00	\$ 454,799.00	11392	5471	\$ 218,416.50

5.36	Heather Ridge	50	8	SDR-35	1	In Road	1995	130.00	\$	4,500.00	\$	11,000.00	11392	5471	\$	5,282.74
5.37	Yardley Run	6,499	8	SDR-35	36	Out of Road	1995	47.00	\$	4,500.00	\$	56,145.00	11392	5471	\$	269,637.41
5.38	Lindenhurst	5,062	8	SDR-35	31	Out of Road	2003	47.00	\$	4,500.00	\$	377,414.00	11392	6695	\$	221,803.61
5.39	Bridle Estates	2,346	8	SDR-35	13	In Road	2003	130.00	\$	4,500.00	\$	363,480.00	11392	6695	\$	213,614.69
5.40	Makefield Brook	5,561	8	SDR-35	32	Out of Road	2003	47.00	\$	4,500.00	\$	405,367.00	11392	6695	\$	238,231.40
5.41	Devonshire	4,658	8	SDR-35	24	Out of Road	1990	47.00	\$	4,500.00	\$	326,926.00	11392	4732	\$	135,798.26
5.42	The Ridings	3,11	8	SDR-35	2	Out of Road	1990	47.00	\$	4,500.00	\$	49,430.00	11392	4732	\$	20,532.19
5.43	Lower Makefield Corporate Center	3,978	8	SDR-35	17	Out of Road	2003	47.00	\$	4,500.00	\$	263,466.00	11392	6695	\$	154,837.16
5.44	Floral Vale	418	8	SDR-35	2	In Road	1999	47.00	\$	4,500.00	\$	63,340.00	11392	6695	\$	37,224.48
5.45	Willow Wisp Farms	3,745	8	SDR-35	21	Out of Road	1999	47.00	\$	4,500.00	\$	270,515.00	11392	6059	\$	143,877.32
5.46	Pole Run Village	1,414	8	SDR-35	3	In Road	1999	47.00	\$	4,500.00	\$	64,720.00	11392	6059	\$	34,422.27
5.47	Towering Oaks	1,414	8	SDR-35	6	Out of Road	1998	47.00	\$	4,500.00	\$	93,498.00	11392	5920	\$	48,566.66
5.48	Fairfield (Farmview I)	778	8	SDR-35	4	In Road	1998	47.00	\$	4,500.00	\$	119,140.00	11392	5920	\$	61,912.64
5.49	Makefield Brook II	2,884	8	SDR-35	17	Out of Road	1990	47.00	\$	4,500.00	\$	212,048.00	11392	4732	\$	88,080.33
5.50	Buck Creek Development	1,097	8	SDR-35	4	In Road	1990	47.00	\$	4,500.00	\$	160,610.00	11392	4732	\$	66,714.06
5.51	Pebble Creek	2,068	8	SDR-35	9	Out of Road	1997	47.00	\$	4,500.00	\$	137,696.00	11392	5826	\$	70,419.32
5.52	Pine Brook Farms Development	2,026	8	SDR-35	12	Out of Road	1984	47.00	\$	4,500.00	\$	149,222.00	11392	4148	\$	54,333.99
5.53	Hillwood Terrace	15	8	SDR-35	1	In Road	1984	47.00	\$	4,500.00	\$	6,450.00	11392	4148	\$	2,348.54
5.54	Maplevalle	1,685	8	VCP	58	Out of Road	1985	47.00	\$	4,500.00	\$	119,685.00	11392	11062	\$	116,227.71
5.55	Estates at Prospect Manor	310	8	SDR-35	2	Out of Road	2018	47.00	\$	4,500.00	\$	49,300.00	11392	11062	\$	47,871.89
5.56	Wishire Glen	6,505	8	SDR-35	28	Out of Road	1999	47.00	\$	4,500.00	\$	431,735.00	11392	6059	\$	229,624.51
5.57	Pine Brook Farms Development	3,450	8	SDR-35	15	Out of Road	1985	47.00	\$	4,500.00	\$	247,650.00	11392	5471	\$	118,933.74
5.58	Hillwood Terrace	3,036	8	SDR-35	19	Out of Road	1980	47.00	\$	4,500.00	\$	210,192.00	11392	3237	\$	59,725.38
5.59	Maplevalle	8,730	8	SDR-35	45	Out of Road	1985	47.00	\$	4,500.00	\$	612,810.00	11392	4182	\$	224,962.38
5.60	Estates at Prospect Manor	386	8	VCP	3	In Road	1985	47.00	\$	4,500.00	\$	63,680.00	11392	4182	\$	23,376.91
5.61	Wishire Glen	12,722	8	VCP	58	Out of Road	1985	47.00	\$	4,500.00	\$	986,154.00	11392	660	\$	57,133.22
5.62	Wishire Glen	1,155	8	VCP	5	In Road	1985	47.00	\$	4,500.00	\$	184,200.00	11392	660	\$	10,671.70
5.63	Wishire Glen	6,902	8	VCP	35	Out of Road	1985	47.00	\$	4,500.00	\$	550,914.00	11392	971	\$	46,957.29
5.64	Wishire Glen	2,536	8	VCP	9	Out of Road	1985	47.00	\$	4,500.00	\$	185,052.00	11392	660	\$	10,721.06
5.65	Wishire Glen	908	8	VCP	4	In Road	1985	47.00	\$	4,500.00	\$	145,120.00	11392	660	\$	8,407.58
5.66	Wishire Glen	1,806	8	SDR-35	13	Out of Road	2005	47.00	\$	4,500.00	\$	393,010.00	11392	7446	\$	93,716.85
5.67	Wishire Glen	2,677	8	SDR-35	10	In Road	2005	47.00	\$	4,500.00	\$	330,170.00	11392	7446	\$	256,877.85
5.68	Wishire Glen	2,582	8	SDR-35	16	Out of Road	2004	47.00	\$	4,500.00	\$	193,354.00	11392	7115	\$	120,761.39
5.69	Wishire Glen	901	8	SDR-35	5	In Road	2004	47.00	\$	4,500.00	\$	139,630.00	11392	7115	\$	87,207.47
5.70	Wishire Glen	3,033	8	VCP	13	Out of Road	1980	47.00	\$	4,500.00	\$	231,381.00	11392	824	\$	16,736.13
5.71	Wishire Glen	3,511	8	SDR-35	19	Out of Road	1980	47.00	\$	4,500.00	\$	250,517.00	11392	3237	\$	71,183.60
5.72	Wishire Glen	8,352	8	VCP	34	Out of Road	1970	47.00	\$	4,500.00	\$	629,064.00	11392	1381	\$	76,258.55
5.73	Wishire Glen	4,496	8	VCP	18	Out of Road	1970	47.00	\$	4,500.00	\$	337,272.00	11392	1381	\$	40,885.94
5.74	Wishire Glen	1,972	8	SDR-35	18	Out of Road	1991	47.00	\$	4,500.00	\$	173,684.00	11392	4835	\$	73,715.08
5.75	Wishire Glen	1,785	8	SDR-35	10	In Road	1991	47.00	\$	4,500.00	\$	277,050.00	11392	4835	\$	117,585.74
5.76	Wishire Glen	5,633	8	SDR-35	24	Out of Road	1985	47.00	\$	4,500.00	\$	372,751.00	11392	4182	\$	136,836.79
5.77	Wishire Glen	1,015	8	SDR-35	6	Out of Road	2015	47.00	\$	4,500.00	\$	4,500.00	11392	*	\$	54,078.00
5.78	Wishire Glen	6,212	8	VCP	32	Out of Road	1970	47.00	\$	4,500.00	\$	498,084.00	11392	1381	\$	60,380.44
5.79	Wishire Glen	30,186	8	VCP	115	Out of Road	1980	47.00	\$	4,500.00	\$	11,500.00	11392	1381	\$	1,394.09
5.80	Wishire Glen	50	8	SDR-35	1	In Road	1980	47.00	\$	4,500.00	\$	1,936,242.00	11392	3237	\$	550,176.91
5.81	Wishire Glen	5,308	8	SDR-35	18	Out of Road	1985	47.00	\$	4,500.00	\$	11,000.00	11392	3237	\$	3,125.61
5.82	Wishire Glen	1,366	8	SDR-35	11	Out of Road	2016	47.00	\$	4,500.00	\$	330,476.00	11392	4182	\$	121,317.65
5.83	Wishire Glen	3,207	8	SDR-35	10	In Road	1980	47.00	\$	4,500.00	\$	113,702.00	11392	10339	\$	103,192.15
5.84	Wishire Glen	6,903	8	SDR-35	46	Out of Road	1980	47.00	\$	4,500.00	\$	461,910.00	11392	10339	\$	419,214.14
5.85	Wishire Glen	50	8	SDR-35	1	In Road	1980	47.00	\$	4,500.00	\$	531,441.00	11392	3237	\$	151,007.24
5.86	Wishire Glen	3,975	8	SDR-35	25	Out of Road	1985	47.00	\$	4,500.00	\$	299,325.00	11392	3237	\$	3,125.61
5.87	Wishire Glen	7,707	8	SDR-35	1	In Road	1985	47.00	\$	4,500.00	\$	11,000.00	11392	4182	\$	109,862.12
5.88	Wishire Glen	3,453	8	SDR-35	51	Out of Road	1985	47.00	\$	4,500.00	\$	59,179.00	11392	4182	\$	4,038.10
5.89	Wishire Glen	100	8	SDR-35	17	Out of Road	1985	47.00	\$	4,500.00	\$	238,791.00	11392	4182	\$	217,223.55
5.90	Wishire Glen	2,523	8	SDR-35	1	In Road	1985	47.00	\$	4,500.00	\$	168,081.00	11392	4182	\$	87,660.11
5.91	Wishire Glen	3,675	8	SDR-35	23	Out of Road	2003	47.00	\$	4,500.00	\$	276,225.00	11392	4182	\$	6,424.25
5.92	Wishire Glen	18,747	8	SDR-35	2	In Road	1986	47.00	\$	4,500.00	\$	55,280.00	11392	6695	\$	61,702.49
5.93	Wishire Glen	3,182	8	SDR-35	92	Out of Road	1990	47.00	\$	4,500.00	\$	1,295,109.00	11392	6695	\$	162,335.53
5.94	Wishire Glen	3,240	8	SDR-35	14	Out of Road	1997	47.00	\$	4,500.00	\$	228,780.00	11392	5626	\$	32,487.88
5.95	Wishire Glen	1,970	8	SDR-35	17	Out of Road	2003	47.00	\$	4,500.00	\$	146,590.00	11392	5626	\$	68,914.38
5.96	Wishire Glen	204	8	SDR-35	12	Out of Road	2003	47.00	\$	4,500.00	\$	40,020.00	11392	4732	\$	88,290.51
5.97	Wishire Glen	2,173	8	SDR-35	3	In Road	2002	47.00	\$	4,500.00	\$	165,131.00	11392	6695	\$	86,149.93
5.98	Wishire Glen	332	8	SDR-35	14	Out of Road	2002	47.00	\$	4,500.00	\$	52,160.00	11392	6695	\$	23,519.48
5.99	Wishire Glen	12,974	8	SDR-35	2	In Road	1999	47.00	\$	4,500.00	\$	893,278.00	11392	6538	\$	94,770.58
5.100	Wishire Glen		8	SDR-35	63	Out of Road	1999	47.00	\$	4,500.00	\$		11392	6059	\$	29,935.22
5.101	Wishire Glen		8	SDR-35					\$	4,500.00	\$				\$	475,102.83

5.80	County Points	1,141	8	SDR-35	9	Out of Road	2003	\$	47.00	\$	4,500.00	\$	94,127.00	11392	6695	\$	55,917.79
5.81	Regency at Yardley II	16,651	8	SDR-35	97	Out of Road	2014	\$	47.00	\$	4,500.00	\$	1,219,097.00	11392	9606	\$	1,049,973.70
5.82	Yardley Corners	4,570	8	SDR-35	31	Out of Road	1985	\$	47.00	\$	4,500.00	\$	354,290.00	11392	4182	\$	130,059.76
5.83	Tanglewood	758	8	SDR-35	31	In Road	1985	\$	130.00	\$	4,500.00	\$	238,040.00	11392	4182	\$	87,384.42
5.84	Yardley Meadows	8,599	8	SDR-35	42	Out of Road	1985	\$	47.00	\$	4,500.00	\$	593,153.00	11392	4182	\$	217,746.30
5.85	Yardley Meadows	1,675	8	SDR-35	14	Out of Road	1985	\$	47.00	\$	4,500.00	\$	141,725.00	11392	4182	\$	52,027.21
5.86	Peake Farm	3,311	8	SDR-35	7	Out of Road	2004	\$	47.00	\$	4,500.00	\$	94,245.00	11392	4182	\$	34,597.31
5.87	Peake Farm	294	8	SDR-35	21	Out of Road	2004	\$	47.00	\$	4,500.00	\$	250,117.00	11392	7115	\$	156,213.95
5.88	Oxford Glen Yardley Oaks	13,456	8	SDR-35	48	Out of Road	1982	\$	47.00	\$	4,500.00	\$	848,432.00	11392	3825	\$	284,871.17
5.89	Stony Hill	5,427	8	VCP	26	Out of Road	1970	\$	57.00	\$	4,500.00	\$	337,723.00	11392	4182	\$	123,978.02
5.90	Meadowbrook	2,883	8	SDR-35	13	Out of Road	1994	\$	47.00	\$	4,500.00	\$	194,001.00	11392	5408	\$	92,095.98
5.91	Bexely Orchards	1,284	8	SDR-35	7	Out of Road	1994	\$	47.00	\$	4,500.00	\$	91,848.00	11392	5408	\$	43,602.00
5.92	Deerbrook	2,904	8	SDR-35	19	Out of Road	2005	\$	47.00	\$	4,500.00	\$	221,988.00	11392	7446	\$	145,095.04
5.93	Mill Road Estate	4,231	8	SDR-35	21	In Road	2003	\$	47.00	\$	4,500.00	\$	6,500.00	11392	7446	\$	4,248.51
5.94	Mill Run	4,532	8	SDR-35	18	Out of Road	1995	\$	47.00	\$	4,500.00	\$	293,357.00	11392	6695	\$	172,403.89
5.95	Hidden Oaks I	674	8	SDR-35	66	In Road	1995	\$	130.00	\$	4,500.00	\$	294,004.00	11392	5471	\$	141,195.21
5.96	Hidden Oaks II	12,273	8	SDR-35	15	Out of Road	1995	\$	47.00	\$	4,500.00	\$	873,831.00	11392	5471	\$	52,885.05
5.97	Hidden Oaks II	3,095	8	SDR-35	15	Out of Road	1995	\$	47.00	\$	4,500.00	\$	212,965.00	11392	5471	\$	102,276.29
5.98	Glen Oak	50	8	SDR-35	1	In Road	1995	\$	130.00	\$	4,500.00	\$	11,000.00	11392	5471	\$	5,282.74
5.99	Centennial Village	1,621	8	SDR-35	10	Out of Road	1995	\$	47.00	\$	4,500.00	\$	121,187.00	11392	5471	\$	58,199.97
5.100	Atton Chase	2,771	8	SDR-35	13	In Road	1995	\$	47.00	\$	4,500.00	\$	6,500.00	11392	5471	\$	3,121.62
5.101	Lost Tree (Wyndham II)	6,288	8	SDR-35	31	Out of Road	2011	\$	47.00	\$	4,500.00	\$	188,737.00	11392	5471	\$	90,640.81
5.102	Makerfield Lakes	1,231	8	SDR-35	9	Out of Road	2000	\$	47.00	\$	4,500.00	\$	435,036.00	11392	9070	\$	346,963.81
5.103	Makerfield Lakes	3,644	8	VCP	16	In Road	1960	\$	57.00	\$	4,500.00	\$	98,357.00	11392	6221	\$	53,711.28
5.104	Carriage Hill	197	8	VCP	2	In Road	1960	\$	57.00	\$	4,500.00	\$	279,708.00	11392	824	\$	20,231.69
5.105	Silver Lake Terrace	7,384	8	VCP	37	Out of Road	1968	\$	57.00	\$	4,500.00	\$	36,580.00	11392	824	\$	2,645.88
5.106	Silver Lake Terrace	2,702	8	VCP	10	In Road	1968	\$	57.00	\$	4,500.00	\$	587,388.00	11392	1155	\$	59,553.47
5.107	West Riding	3,606	8	VCP	15	In Road	1968	\$	57.00	\$	4,500.00	\$	423,280.00	11392	1155	\$	42,915.06
5.108	Edgewood Park	1,154	8	VCP	7	Out of Road	1968	\$	57.00	\$	4,500.00	\$	273,042.00	11392	1155	\$	27,682.89
5.109	Queens Grant	1,461	8	VCP	47	Out of Road	1970	\$	57.00	\$	4,500.00	\$	281,540.00	11392	1155	\$	28,544.48
5.110	Queens Grant	16,393	8	VCP	68	Out of Road	1975	\$	57.00	\$	4,500.00	\$	864,777.00	11392	1155	\$	9,862.72
5.111	Wyndham I	1,558	8	VCP	17	In Road	1975	\$	57.00	\$	4,500.00	\$	1,240,401.00	11392	1381	\$	104,832.96
5.112	Wyndham I	2,932	8	SDR-35	17	Out of Road	2000	\$	47.00	\$	4,500.00	\$	240,620.00	11392	2212	\$	240,850.33
5.113	Wyndham I	9,877	8	SDR-35	40	Out of Road	1965	\$	47.00	\$	4,500.00	\$	214,304.00	11392	6221	\$	46,721.51
5.114	Valley Green (Rock Run)	2,086	8	SDR-35	12	Out of Road	2000	\$	47.00	\$	4,500.00	\$	742,989.00	11392	6221	\$	117,028.19
5.115	Makerfield Manor	6,706	8	SDR-35	44	Out of Road	1995	\$	47.00	\$	4,500.00	\$	220,700.00	11392	6221	\$	120,520.95
5.116	Makerfield Manor	558	8	VCP	3	In Road	1995	\$	130.00	\$	4,500.00	\$	152,042.00	11392	6221	\$	63,328.86
5.117	Makerfield Heights - Owned by Falls Township	481	8	VCP	3	Out of Road	1956	\$	57.00	\$	4,500.00	\$	607,182.00	11392	5471	\$	83,027.85
5.118	Makerfield Heights - Owned by Falls Township	712	8	VCP	3	In Road	1956	\$	57.00	\$	4,500.00	\$	86,040.00	11392	5471	\$	41,320.65
5.119	Havalue	1,011	8	VCP	6	Out of Road	1968	\$	57.00	\$	4,500.00	\$	84,627.00	11392	1155	\$	8,580.07
5.120	Fairfield Terrace	3,123	8	VCP	11	In Road	1968	\$	140.00	\$	4,500.00	\$	486,720.00	11392	1155	\$	49,347.05
5.121	Delaware	4,846	8	VCP	5	Out of Road	1968	\$	57.00	\$	4,500.00	\$	214,440.00	11392	1155	\$	21,741.42
5.122	Ochran Tract	6,000	8	VCP	24	Out of Road	1975	\$	57.00	\$	4,500.00	\$	384,222.00	11392	1155	\$	38,955.09
5.123	Makerfield Manor	8,566	8	VCP	35	Out of Road	1955	\$	57.00	\$	4,500.00	\$	450,000.00	11392	2212	\$	87,377.11
5.124	Green Acres	2,395	8	SDR-35	9	Out of Road	1980	\$	47.00	\$	4,500.00	\$	645,762.00	11392	660	\$	37,412.48
5.125	Green Acres	1,028	8	SDR-35	4	Out of Road	1980	\$	47.00	\$	4,500.00	\$	153,065.00	11392	3237	\$	43,492.93
5.126	Wynnewood I	5,456	8	SDR-35	25	Out of Road	1980	\$	47.00	\$	4,500.00	\$	151,640.00	11392	3237	\$	43,088.02
5.127	Westover	10,346	8	SDR-35	48	Out of Road	1980	\$	47.00	\$	4,500.00	\$	368,932.00	11392	3237	\$	104,830.84
5.128	Westover	7,575	8	SDR-35	35	In Road	1980	\$	47.00	\$	4,500.00	\$	702,262.00	11392	3237	\$	199,545.48
5.129	Wynnewood II	18,669	8	SDR-35	60	Out of Road	1970	\$	47.00	\$	4,500.00	\$	1,142,250.00	11392	3237	\$	324,566.65
5.130	Hickory Hills - Owned by Falls Township	3,327	8	VCP	28	Out of Road	1968	\$	47.00	\$	4,500.00	\$	844,199.00	11392	3237	\$	239,876.42
5.131	Sutphin Pines	1,979	8	VCP	9	In Road	1968	\$	57.00	\$	4,500.00	\$	315,639.00	11392	1155	\$	32,001.67
5.132	Sanctuary	517	8	SDR-35	3	Out of Road	1999	\$	47.00	\$	4,500.00	\$	37,759.00	11392	1155	\$	32,196.44
5.133	Sanctuary	693	8	SDR-35	5	In Road	1999	\$	130.00	\$	4,500.00	\$	112,590.00	11392	6059	\$	20,103.94
5.134	Makerfield Hamlet	5,565	8	SDR-35	35	Out of Road	1980	\$	47.00	\$	4,500.00	\$	419,055.00	11392	6059	\$	59,882.62
5.135	Makerfield Hamlet	1,278	8	SDR-35	7	In Road	1980	\$	130.00	\$	4,500.00	\$	197,640.00	11392	3237	\$	119,073.12
5.136	Makerfield Quarters	4,651	8	SDR-35	28	Out of Road	2020	\$	47.00	\$	4,500.00	\$	344,597.00	11392	3237	\$	56,158.77
5.137	Makerfield Quarters	92	8	SDR-35	0	In Road	2020	\$	130.00	\$	4,500.00	\$	11,960.00	11392	11392	\$	344,597.00
5.138	Makerfield Quarters		8	SDR-35				\$		\$	4,500.00	\$				\$	11,960.00

5.125	Loberg Estates	2,020	8	SDR-35	11	Out of Road	2003	\$	\$	\$	\$	\$	\$	\$	6695	\$	84,886.99
5.125	Loberg Estates	50	8	SDR-35	1	In Road	2003	\$	\$	\$	\$	\$	\$	\$	6695	\$	6,464.62
5.126	Troilo Tract	710	8	SDR-35	4	Out of Road	2011	\$	\$	\$	\$	\$	\$	\$	9070	\$	40,899.99
5.127	Brookshire	600	8	SDR-35	11	Out of Road	2011	\$	\$	\$	\$	\$	\$	\$	9070	\$	61,862.62
5.128	Stackhouse Drive Pump Station*	433	8	SDR-26	2	Out of Road	2021	\$	\$	\$	\$	\$	\$	\$	*	\$	81,280.00
<b>361.20</b>	<b>Collection Sewers - Gravity Interceptors</b>																
5.129	Buck Creek Trunk	2,383	10	CIP	8	Out of Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	45,211.95
5.129	Buck Creek Trunk	974	10	VCP	4	Out of Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	7,011.71
5.129	Buck Creek Trunk	164	10	VCP	3	In Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	3,334.65
5.129	Buck Creek Trunk	7,918	12	VCP	29	Out of Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	61,250.92
5.130	Rock Run	1,120	10	VCP	4	Out of Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	7,821.40
5.130	Rock Run - Owned by Falls Township	2,159	10	VCP	8	Out of Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	
5.130	Rock Run - Owned by Falls Township	274	12	VCP	2	Out of Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	
5.131	Canal Interceptor	4,020	27	RCP	21	Out of Road	1992	\$	\$	\$	\$	\$	\$	\$	4985	\$	234,853.36
5.131	Canal Interceptor	11,754	30	RCP	33	Out of Road	1992	\$	\$	\$	\$	\$	\$	\$	4985	\$	692,477.41
5.132	Core Creek Interceptor	5,440	15	SDR-35	49	Out of Road	1992	\$	\$	\$	\$	\$	\$	\$	4985	\$	517,832.63
5.132	Core Creek Interceptor	875	15	SDR-35	3	In Road	1992	\$	\$	\$	\$	\$	\$	\$	4985	\$	73,678.84
5.133	Silver Lake Trunk	1,367	12	VCP	9	Out of Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	12,182.02
5.133	Silver Lake Trunk	1,550	12	VCP	9	Out of Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	13,327.86
5.134	Yardley Road Trunk	2,198	10	VCP	9	Out of Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	15,812.39
5.134	Yardley Road Trunk	1,019	10	VCP	9	Out of Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	14,826.58
5.135	Black Rock Road Trunk	3,541	12	VCP	4	In Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	25,794.33
5.135	Black Rock Road Trunk	836	12	VCP	9	Out of Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	12,901.73
5.136	Taylorsville Trunk	2,061	10	VCP	7	In Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	29,548.94
5.136	Taylorsville Trunk	2,479	12	VCP	7	In Road	1966	\$	\$	\$	\$	\$	\$	\$	1019	\$	36,500.89
<b>Total Account 361.20 Collection Sewers - Gravity \$ 221,424,440.90</b>																	

\*Original escrow was used to find original cost

\*\*Cost of pipe based off of price index in Appendix II

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA**  
**ORIGINAL COST OF WASTEWATER COLLECTION SYSTEM**  
 As of March 22, 2021

Account 363.20

Acct. No.	Index No.	DESCRIPTION	COUNT	YEAR	LATERAL COST**	CURRENT EVALUATION	2020 COST INDEX	OLD COST INDEX	ORIGINAL COST
363.20		<b>Services to Customers - Laterals</b>							
	5.1	Stafford Place	9	1968	\$ 750.00	\$ 6,750.00	11392	1155	\$ 684.36
	5.2	Edgehill Gardens	34	1988	\$ 750.00	\$ 25,500.00	11392	4519	\$ 10,115.39
	5.3	Makefield Terrace	16	1968	\$ 750.00	\$ 12,000.00	11392	1155	\$ 1,216.64
	5.4	ERB Tract	13	1997	\$ 750.00	\$ 9,750.00	11392	5826	\$ 4,986.26
	5.5	Oak Tree Farms - Owned by Falls Township	14	1965					
	5.6	Marlboro Manor - Owned by Falls Township	14	1955					
	5.7	Valleywood - Owned by Falls Township	27	1965					
	5.8	Makefield Village - Owned by Falls Township	14	1955					
	5.9	Woodlands (Stony Hill Estates)	51	1995	\$ 750.00	\$ 38,250.00	11392	5471	\$ 18,369.54
	5.10	Rolling Green (Santosa Estates)	27	2003	\$ 750.00	\$ 20,250.00	11392	6695	\$ 11,900.79
	5.11	Big Oak Woods	124	1975	\$ 750.00	\$ 93,000.00	11392	2212	\$ 18,057.94
	5.12	Oxford Oaks Shopping Center	6	2006	\$ 750.00	\$ 4,500.00	11392	7751	\$ 3,061.75
	5.13	Regency at Yardley	65	2014	\$ 750.00	\$ 48,750.00	11392	9806	\$ 41,963.00
	5.14	Cornerstone	17	1996	\$ 750.00	\$ 12,750.00	11392	5620	\$ 6,289.94
	5.15	Brookstone	39	1995	\$ 750.00	\$ 29,250.00	11392	5471	\$ 14,047.29
	5.16	Palmer Farms	174	1996	\$ 750.00	\$ 130,500.00	11392	5620	\$ 64,379.39
	5.17	Glenwood	32	1950	\$ 750.00	\$ 24,000.00	11392	510	\$ 1,074.44
	5.18	West Acres	43	1945	\$ 750.00	\$ 32,250.00	11392	308	\$ 871.93
	5.19	Parktown Estates	96	1970	\$ 750.00	\$ 72,000.00	11392	1381	\$ 8,728.23
	5.20	River Glen	135	1955	\$ 750.00	\$ 101,250.00	11392	660	\$ 5,865.96
	5.21	Black Rock	2	1955	\$ 750.00	\$ 1,500.00	11392	660	\$ 86.90
	5.22	Bedford Place	19	1955	\$ 750.00	\$ 14,250.00	11392	660	\$ 825.58
	5.23	Penn Valley Terrace	120	1955	\$ 750.00	\$ 90,000.00	11392	660	\$ 5,214.19
	5.24	Rivergate	44	1995	\$ 750.00	\$ 33,000.00	11392	5471	\$ 15,848.23
	5.25	Belmondo	195	1966	\$ 750.00	\$ 146,250.00	11392	1019	\$ 13,081.88
	5.26	Makefield Chase	59	1978	\$ 750.00	\$ 44,250.00	11392	2776	\$ 10,782.83
	5.27	Clearview Estates	63	2002	\$ 750.00	\$ 47,250.00	11392	6538	\$ 27,117.32
	5.28	Longshore Estates	58	1998	\$ 750.00	\$ 43,500.00	11392	5920	\$ 22,605.34
	5.29	Leedoms Field (Farmview III)	23	1998	\$ 750.00	\$ 17,250.00	11392	5920	\$ 8,964.19
	5.30	Gatefield (Farmview VI)	24	2000	\$ 750.00	\$ 18,000.00	11392	6221	\$ 9,829.53
	5.31	Kimbles field (Farmview V Phase I thru III)	65	2000	\$ 750.00	\$ 48,750.00	11392	6221	\$ 26,621.64
	5.32	Pennsfield (Farmview IV Phase 1 thru III)	81	1988	\$ 750.00	\$ 60,750.00	11392	4519	\$ 24,098.42
	5.33	Dolington Estates I Phase I thru IV	106	2002	\$ 750.00	\$ 79,500.00	11392	6538	\$ 45,625.97
	5.34	Dolington Estates II	44	2002	\$ 750.00	\$ 33,000.00	11392	6538	\$ 18,939.08
	5.35	Brookfield (Farmview II)	82	1998	\$ 750.00	\$ 61,500.00	11392	5920	\$ 31,959.27
	5.36	Heather Ridge	83	1995	\$ 750.00	\$ 62,250.00	11392	5471	\$ 29,895.52
	5.37	Yardley Run	153	1995	\$ 750.00	\$ 114,750.00	11392	5471	\$ 55,108.61
5.38	Lindenhurst	50	2003	\$ 750.00	\$ 37,500.00	11392	6695	\$ 22,038.49	

5.39	Bridle Estates	75	2003	\$	750.00	\$	56,250.00	11392	6695	\$	33,057.74
5.40	Makefield Brook	44	1990	\$	750.00	\$	33,000.00	11392	4732	\$	13,707.51
5.41	Devonshire	36	2003	\$	750.00	\$	27,000.00	11392	6695	\$	15,867.71
5.42	The Ridings	39	1999	\$	750.00	\$	29,250.00	11392	6059	\$	15,557.04
5.43	Lower Makefield Corporate Center	6	1998	\$	750.00	\$	4,500.00	11392	5920	\$	2,338.48
5.44	Floral Vale	19	1990	\$	750.00	\$	14,250.00	11392	4732	\$	5,919.15
5.45	Willow Wisp Farms	20	1997	\$	750.00	\$	15,000.00	11392	5826	\$	7,671.17
5.46	Polo Run Village	12	1984	\$	750.00	\$	9,000.00	11392	4148	\$	3,277.04
5.47	Towering Oaks	7	2018	\$	750.00	\$	5,250.00	11392	11062	\$	5,097.92
5.48	Fairfield (Farmview I)	67	1999	\$	750.00	\$	50,250.00	11392	6059	\$	26,726.19
5.49	Makefield Brook II	47	1995	\$	750.00	\$	35,250.00	11392	5471	\$	16,928.79
5.50	Buck Creek Development I & II	35	1980	\$	750.00	\$	26,250.00	11392	3237	\$	7,458.85
5.51	Pebble Creek	117	1985	\$	750.00	\$	87,750.00	11392	4182	\$	32,213.00
5.52	Pine Brook Farms Development	55	1955	\$	750.00	\$	41,250.00	11392	660	\$	2,389.83
5.53	Hillwood Terrace	29	1965	\$	750.00	\$	21,750.00	11392	971	\$	1,853.87
5.54	Maplevale	37	1955	\$	750.00	\$	27,750.00	11392	660	\$	1,607.71
5.55	Estates at Prospect Manor	22	2005	\$	750.00	\$	16,500.00	11392	7446	\$	10,784.67
5.56	Wilshire Glen	22	2004	\$	750.00	\$	21,750.00	11392	7115	\$	13,584.20
5.57	Pine Brook Farms II	22	1960	\$	750.00	\$	16,500.00	11392	824	\$	1,193.47
5.58	Afton Crest and Buck Creek Estates III	74	1980	\$	750.00	\$	55,500.00	11392	3237	\$	15,770.15
5.59	Sandy Run III	109	1970	\$	750.00	\$	81,750.00	11392	1381	\$	9,910.18
5.60	Sandy Run II	4	1970	\$	750.00	\$	3,000.00	11392	1381	\$	363.68
5.61	Highview Estates	45	1991	\$	750.00	\$	33,750.00	11392	4835	\$	14,324.20
5.62	Hunt Estates	46	1985	\$	750.00	\$	34,500.00	11392	4182	\$	12,664.94
5.63	Scammells Corner*	23	2012	\$	750.00	\$	*	*	*	\$	47,500.00
5.64	Sandy Run I	37	1970	\$	750.00	\$	27,750.00	11392	1381	\$	3,364.01
5.65	Yardley Hunt	557	1980	\$	750.00	\$	417,750.00	11392	3237	\$	118,702.31
5.66	Fox Hill Estates	96	1985	\$	750.00	\$	72,000.00	11392	4182	\$	26,431.18
5.67	Flowers Field	41	2016	\$	750.00	\$	30,750.00	11392	10339	\$	27,907.68
5.68	Mirror Lake Farms	103	1980	\$	750.00	\$	77,250.00	11392	3237	\$	21,950.34
5.69	Polekoff Farms	34	1985	\$	750.00	\$	25,500.00	11392	4182	\$	9,361.04
5.70	Heacock Meadows Section II	344	1985	\$	750.00	\$	258,000.00	11392	4182	\$	94,711.73
5.71	Rose Hollow	95	1985	\$	750.00	\$	71,250.00	11392	4182	\$	26,155.85
5.72	Heacock Meadows Section I	100	1985	\$	750.00	\$	75,000.00	11392	4182	\$	27,532.48
5.73	Makefield Crossing (Foley Tract and Winterfield)	70	2003	\$	750.00	\$	52,500.00	11392	6695	\$	30,853.89
5.74	Makefield Glen	137	1996	\$	750.00	\$	102,750.00	11392	5620	\$	50,689.52
5.75	Heritage Oaks	55	1990	\$	750.00	\$	41,250.00	11392	4732	\$	17,134.39
5.76	Ashley Estates	59	1997	\$	750.00	\$	44,250.00	11392	5826	\$	22,629.96
5.77	Hidden Ponds	29	2003	\$	750.00	\$	21,750.00	11392	6695	\$	12,782.33
5.78	Stewards Fields at Yardley	26	2002	\$	750.00	\$	19,500.00	11392	6538	\$	11,191.27
5.79	Yardley Estates	37	1999	\$	750.00	\$	27,750.00	11392	6059	\$	14,759.24
5.80	County Pointe	4	2003	\$	750.00	\$	3,000.00	11392	6695	\$	1,763.08
5.81	Regency at Yardley II	214	2014	\$	750.00	\$	160,500.00	11392	9806	\$	138,155.11
5.82	Yardley Corners	147	1985	\$	750.00	\$	110,250.00	11392	4182	\$	40,472.74
5.83	Tanglewood	211	1985	\$	750.00	\$	158,250.00	11392	4182	\$	58,093.53
5.84	Yardley Meadows	56	1985	\$	750.00	\$	42,000.00	11392	4182	\$	15,418.19

5.85	Peake Farm	33	2004	\$	750.00	\$	24,750.00	11392	7115	\$	15,457.89
5.86	Oxford Glen Yardley Oaks	276	1982	\$	750.00	\$	207,000.00	11392	3825	\$	69,502.72
5.87	Big Oak Bend	140	1985	\$	750.00	\$	105,000.00	11392	4182	\$	38,545.47
5.88	Stony Hill	120	1970	\$	750.00	\$	90,000.00	11392	1381	\$	10,910.29
5.89	Meadowbrook	50	1994	\$	750.00	\$	37,500.00	11392	5408	\$	17,801.97
5.90	Bexely Orchards	48	1994	\$	750.00	\$	36,000.00	11392	5408	\$	17,089.89
5.91	Deerbrook	17	2005	\$	750.00	\$	12,750.00	11392	7446	\$	8,333.61
5.92	Mill Road Estate	47	2003	\$	750.00	\$	35,250.00	11392	6695	\$	20,716.18
5.93	Mill Run	34	1995	\$	750.00	\$	25,500.00	11392	5471	\$	12,246.36
5.94	Hidden Oaks I	129	1995	\$	750.00	\$	96,750.00	11392	5471	\$	46,464.12
5.95	Hidden Oaks II	48	1995	\$	750.00	\$	36,000.00	11392	5471	\$	17,288.97
5.96	Glen Oak	15	1995	\$	750.00	\$	11,250.00	11392	5471	\$	5,402.80
5.97	Centennial Village	90	1995	\$	750.00	\$	67,500.00	11392	5471	\$	32,416.83
5.98	Afton Chase	14	2011	\$	750.00	\$	10,500.00	11392	9070	\$	8,359.81
5.99	Lost Tree (Wyndham II)	10	2000	\$	750.00	\$	7,500.00	11392	6221	\$	4,095.64
5.100	Makefield Lakes	67	1960	\$	750.00	\$	50,250.00	11392	824	\$	3,634.66
5.101	Carriage Hill	53	1968	\$	750.00	\$	39,750.00	11392	1155	\$	4,030.13
5.102	Silver Lake Terrace	46	1968	\$	750.00	\$	34,500.00	11392	1155	\$	3,497.85
5.103	West Riding	40	1968	\$	750.00	\$	30,000.00	11392	1155	\$	3,041.61
5.104	Edgewood Park	37	1970	\$	750.00	\$	27,750.00	11392	1381	\$	3,364.01
5.105	Queens Grant	227	1975	\$	750.00	\$	170,250.00	11392	2212	\$	33,057.67
5.106	Wyndham I	115	2000	\$	750.00	\$	86,250.00	11392	6221	\$	47,099.83
5.107	Milford Manor	53	1965	\$	750.00	\$	39,750.00	11392	971	\$	3,388.10
5.108	Milford Manor	43	2000	\$	750.00	\$	32,250.00	11392	6221	\$	17,611.24
5.109	Yardley Crest	101	1995	\$	750.00	\$	75,750.00	11392	5471	\$	36,378.88
5.110	Makefield Heights - Owned by Falls Township	12	1956	\$	750.00	\$	4,500.00	11392	1155	\$	456.24
5.111	Havalue	6	1968	\$	750.00	\$	21,750.00	11392	1155	\$	2,205.17
5.112	Fairfield Terrace	29	1968	\$	750.00	\$	73,500.00	11392	1155	\$	7,451.94
5.113	Delavue	98	1968	\$	750.00	\$	24,750.00	11392	2212	\$	4,805.74
5.114	Ochran Tract	33	1975	\$	750.00	\$	39,750.00	11392	660	\$	2,302.93
5.115	Makefield Manor	53	1955	\$	750.00	\$	21,750.00	11392	3237	\$	6,180.19
5.116	Green Acres	29	1980	\$	750.00	\$	85,500.00	11392	3237	\$	24,294.55
5.117	Wynnewood I	114	1980	\$	750.00	\$	94,500.00	11392	3237	\$	26,851.87
5.118	Westover	126	1980	\$	750.00	\$	45,750.00	11392	3237	\$	12,999.71
5.119	Wynnewood II	61	1980	\$	750.00	\$	27,000.00	11392	1155	\$	2,737.45
5.120	Hickory Hills - Owned by Falls Township	106	1970	\$	750.00	\$	18,750.00	11392	6059	\$	9,972.46
5.121	Sutphin Pines	36	1968	\$	750.00	\$	6,750.00	11392	3237	\$	1,917.99
5.122	Sanctuary	25	1999	\$	750.00	\$	15,750.00	11392	11392	\$	15,750.00
5.123	Makefield Hamlet	9	1980	\$	750.00	\$	11,250.00	11392	5471	\$	5,402.80
5.124	Makefield Quarters	21	2020	\$	750.00	\$	3,750.00	11392	9070	\$	2,985.65
5.125	Loberg Estates	15	1995	\$	750.00	\$	15,000.00	11392	9070	\$	11,942.59
5.126	Trolio Tract	5	2011	\$	750.00	\$	15,000.00	11392	9070	\$	11,942.59
5.127	Brookshire	20	2011	\$	750.00	\$	15,000.00	11392	9070	\$	11,942.59
<b>Total Account 363.20 Services to Customers - Laterals</b>										<b>\$</b>	<b>2,286,076.98</b>

\*Original escrows was used to find original cost

\*\*Cost of laterals based off of price indices in Appendix II

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA**  
**ORIGINAL COST OF WASTEWATER COLLECTION SYSTEM**  
 As of March 22, 2021

Account 363.20

Acct. No.	Index No.	DESCRIPTION	YEAR BUILT	TYPE OF METER	TYPE OF FLUME	CURRENT EVALUATION	2020 COST INDEX	OLD COST INDEX	ORIGINAL COST
363.20	6.0	Services to Customers - Flow Meters							
	6.1	Belmondo Meter Pit	1966	Control Electronics model PDS	3" Parshall Flume	\$ 65,000.00	11392	1019	\$ 5,814.17
	6.2	Buck Creek Meter	1996	Control Electronics model PDS	6" Parshall Flume	\$ 105,000.00	11392	5620	\$ 51,799.51
	6.3	Delmorr Avenue Meter	1994	Control Electronics model PDS	12" Parshall Flume	\$ 225,000.00	11392	5408	\$ 106,811.80
	6.4	Derbyshire Road Meter	1988	ISCO Signature Series Meter	10" Palmer Bowlus Flume	\$ 165,000.00	11392	4519	\$ 65,452.51
	6.5	East Ferry Road Meter	1966	ISCO Signature Series Meter	12" Parshall Flume	\$ 225,000.00	11392	1019	\$ 20,125.97
	6.6	Main Street Meter	1966	Control Electronics model PDS	6" Parshall Flume	\$ 105,000.00	11392	1019	\$ 9,392.12
	6.7	Sandy Run Meter Pit	1979	ISCO Signature Series Meter	6" Parshall Flume	\$ 105,000.00	11392	3003	\$ 27,678.63
	6.8	Big Oak Road Meter	2017	Control Electronics model PDS	8" Round Pipe	\$ 22,500.00	11392	10737	\$ 21,206.33

**Total Account 363.20 Services to Customers - Flow Meters \$ 308,281.03**

\*Flow meter costs were based off cost estimates listed in Appendix III

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA**  
**ORIGINAL COST OF WASTEWATER COLLECTION SYSTEM**  
 As of March 22, 2021

Account 371.20

Acct. No.	Index No.	DESCRIPTION	YEAR BUILT	QUANTITY	UNITS	UNIT PRICE	CURRENT EVALUATION	2020 COST INDEX	OLD COST INDEX	ORIGINAL COST
371.20	1.0	<b>Pump Station Pumping Equipment</b>								
	1.1	<b>Black Rock Road Pumping Station</b> Pumps, 20 HP Controls Piping and Valves (Dry Well)	1964	1	LS	\$ 87,500.00	\$ 87,500.00	11392	936	\$ 7,189.26
				1	LS	\$ 68,500.00	\$ 68,500.00	11392	936	\$ 5,628.16
				1	LS	\$ 78,500.00	\$ 78,500.00	11392	936	\$ 6,449.79
						<b>Subtotal</b>	<b>\$ 234,500.00</b>		<b>Subtotal</b>	<b>\$ 19,267.21</b>
	1.2	<b>Chanticleer Pump Station</b> Pumps, 3 HP and Controls Piping and Valves (Wetwell)	1965	1	LS	\$ 27,500.00	\$ 27,500.00	11392	971	\$ 2,343.97
				1	LS	\$ 4,500.00	\$ 4,500.00	11392	971	\$ 383.56
						<b>Subtotal</b>	<b>\$ 32,000.00</b>		<b>Subtotal</b>	<b>\$ 2,727.53</b>
	1.3	<b>Clearview Pump Station</b> Pumps, 20 HP and Controls Piping (Wetwell) Vault Piping and Valves	1965	1	LS	\$ 175,000.00	\$ 175,000.00	11392	971	\$ 14,916.17
				1	LS	\$ 8,500.00	\$ 8,500.00	11392	971	\$ 724.50
				1	LS	\$ 17,000.00	\$ 17,000.00	11392	971	\$ 1,449.00
						<b>Subtotal</b>	<b>\$ 200,500.00</b>		<b>Subtotal</b>	<b>\$ 17,089.67</b>
	1.4	<b>Farmview Pump Station</b> Pumps, 15 HP and Controls Piping (Wetwell) Vault Piping and Valves	1978	1	LS	\$ 155,000.00	\$ 155,000.00	11392	2776	\$ 37,770.37
			1	LS	\$ 8,500.00	\$ 8,500.00	11392	2776	\$ 2,071.28	
			1	LS	\$ 17,000.00	\$ 17,000.00	11392	2776	\$ 4,142.56	
					<b>Subtotal</b>	<b>\$ 180,500.00</b>		<b>Subtotal</b>	<b>\$ 43,984.20</b>	

1.5	<b>Fox Hill Pump Station</b> Pumps, 25 HP and Controls Dry Well Piping	1978	1	LS	\$ 175,000.00 \$ 27,500.00 <b>Subtotal</b>	\$ 175,000.00 \$ 27,500.00 <b>\$ 202,500.00</b>	11392 11392 *	2776 2776 <b>Subtotal</b>	\$ 42,643.96 \$ 6,701.19 <b>\$ 49,345.15</b>
1.6	<b>Heacock Road Pump Station*</b>	1980	*	*	*	*	*	*	*
1.7	<b>Maplevale Pump Station</b> Pumps, 3 HP and Controls Piping and Valves (Wetwell)	1985	1 1	LS LS	\$ 27,500.00 \$ 4,500.00 <b>Subtotal</b>	\$ 27,500.00 \$ 4,500.00 <b>\$ 32,000.00</b>	11392 11392	4182 4182 <b>Subtotal</b>	\$ 10,095.24 \$ 1,651.95 <b>\$ 11,747.19</b>
1.8	<b>Oxford Glen / Yardley Oaks Pump Station</b> Pumps, 7.5 HP and Controls Dry Well Piping	1985	1 1	LS LS	\$ 105,000.00 \$ 27,500.00 <b>Subtotal</b>	\$ 105,000.00 \$ 27,500.00 <b>\$ 132,500.00</b>	11392 11392	4182 4182 <b>Subtotal</b>	\$ 38,545.47 \$ 10,095.24 <b>\$ 48,640.71</b>
1.9	<b>Sherwood Park Pump Station</b> Pumps, 15 HP Controls Piping and Valves (Dry Well)	1987	1 1 1	LS LS LS	\$ 77,500.00 \$ 68,500.00 \$ 78,500.00 <b>Subtotal</b>	\$ 77,500.00 \$ 68,500.00 \$ 78,500.00 <b>\$ 224,500.00</b>	11392 11392 11392	4406 4406 4406 <b>Subtotal</b>	\$ 29,974.10 \$ 26,493.24 \$ 30,360.87 <b>\$ 86,828.21</b>
1.10	<b>Silver Lake Pumping Station</b> Pumps, 15 HP (Three Pumps) Controls Piping and Valves (Dry Well)	1988	1 1 1	LS LS LS	\$ 132,500.00 \$ 78,500.00 \$ 112,500.00 <b>Subtotal</b>	\$ 132,500.00 \$ 78,500.00 \$ 112,500.00 <b>\$ 323,500.00</b>	11392 11392 11392	4519 4519 4519 <b>Subtotal</b>	\$ 52,560.35 \$ 31,139.53 \$ 44,626.71 <b>\$ 128,326.59</b>

1.11	<b>Stackhouse Drive Pump Station**</b> Pumps, Level Sensors, and Pump Controls Piping (Wetwell) Vault Piping and Valves	2021	1	LS	\$ 120,000.00				**	\$	120,000.00
					\$ 25,000.00				**	\$	25,000.00
					\$ 20,000.00				**	\$	20,000.00
					<b>Subtotal</b>				<b>Subtotal</b>	\$	<b>165,000.00</b>
1.12	<b>Yardley Estates Pump Station</b> Pumps, 10 HP and Controls Dry Well Piping	1993	1	LS	\$ 115,000.00				11392	\$	52,593.93
					\$ 22,500.00				11392	\$	10,290.12
					<b>Subtotal</b>				<b>Subtotal</b>	\$	<b>62,884.04</b>
1.13	<b>Mill Road Estates Pump Station</b> Pumps, 30 HP and Controls Piping (Wetwell) Vault Piping and Valves	2002	1	LS	\$ 195,000.00				11392	\$	111,912.75
					\$ 8,500.00				11392	\$	4,878.25
					\$ 17,000.00				11392	\$	9,756.50
					<b>Subtotal</b>				<b>Subtotal</b>	\$	<b>126,547.49</b>
1.14	<b>Brookstone Pump Station</b> Pumps, 15 HP and Controls Dry Well Piping	2005	1	LS	\$ 107,892.00				11392	\$	70,520.00
					\$ 65,000.00				11392	\$	42,485.08
					<b>Subtotal</b>				<b>Subtotal</b>	\$	<b>113,005.08</b>
<b>Total Account 371.20 Pump Station Pumping Equipment \$ 875,393.07</b>											

\*Original escrow was used, cost included in Account 354.20, 1.6 Heacock Pumping Station

\*\*Original escrow was used to find the original cost

\*\*\*Pump station pumping equipment costs were based off cost estimates listed in Appendix III

**APPENDIX II  
UNIT PRICE**

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 8" diameter gravity sewer in roadways</b>				<b>115.00</b>
Excavate Trench (8' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	0.148	\$ 6.44
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.783	\$ 17.83
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement for excavation	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	1.481	\$ 14.22
Temp paving (5' wide)	SY	\$ 10.25	0.556	\$ 5.70
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Sawcut pavement for final restoration	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	CY	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.184	\$ 1.77
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	SY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	CY	\$ 9.60	0.184	\$ 1.77
<b>8" VCP gravity main located in roadways</b>				<b>\$ 140.00</b>
8" VCP	LF	\$ 25.00	1.000	\$ 25.00
Excavation, installation, and restoration	LS	\$ 115.00	1.000	\$ 115.00
<b>8" PVC gravity main located in roadways</b>				<b>\$ 130.00</b>
8" SDR-35 PVC	LF	\$ 15.00	1.000	\$ 15.00
Excavation, installation, and restoration	LS	\$ 115.00	1.000	\$ 115.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 8" diameter gravity sewer out of roadways</b>				<b>\$ 32.00</b>
Excavate Trench (8' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	0.148	\$ 6.44
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/suitable materials	CY	\$ 3.03	1.321	\$ 4.00
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Dispose of excess fill material	CY	\$ 9.60	0.160	\$ 1.54
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Finish grading & seeding	SY	\$ 3.92	1.050	\$ 4.12
<b>8" VCP gravity main located out of roadways</b>				<b>\$ 57.00</b>
8" VCP	LF	\$ 25.00	1.000	\$ 25.00
Excavation, installation, and restoration	LS	\$ 32.00	1.000	\$ 32.00
<b>8" PVC gravity main located out of roadways</b>				<b>\$ 47.00</b>
8" SDR-35 PVC	LF	\$ 15.00	1.000	\$ 15.00
Excavation, installation, and restoration	LS	\$ 32.00	1.000	\$ 32.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 10" diameter gravity sewer in roadways</b>				<b>\$ 115.00</b>
Excavate Trench (8' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	0.148	\$ 6.44
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.783	\$ 17.83
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement for excavation	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	1.481	\$ 14.22
Temp paving (5' wide)	SY	\$ 10.25	0.556	\$ 5.70
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Sawcut pavement for final restoration	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	CY	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.184	\$ 1.77
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	SY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	CY	\$ 9.60	0.184	\$ 1.77
<b>10" VCP gravity main located in roadways</b>				<b>\$ 145.00</b>
10" VCP	LF	\$ 30.00	1.000	\$ 30.00
Excavation, installation, and restoration	LS	\$ 115.00	1.000	\$ 115.00
<b>10" CIP gravity main located in roadways</b>				<b>\$ 280.00</b>
10" CIP	LF	\$ 165.00	1.000	\$ 165.00
Excavation, installation, and restoration	LS	\$ 115.00	1.000	\$ 115.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 10" diameter gravity sewer out of roadways</b>				<b>\$ 32.00</b>
Excavate Trench (8' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	0.148	\$ 6.44
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/suitable materials	CY	\$ 3.03	1.321	\$ 4.00
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Dispose of excess fill material	CY	\$ 9.60	0.160	\$ 1.54
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Finish grading & seeding	SY	\$ 3.92	1.050	\$ 4.12
<b>10" VCP gravity main located out of roadways</b>				<b>\$ 62.00</b>
10" VCP	LF	\$ 30.00	1.000	\$ 30.00
Excavation, installation, and restoration	LS	\$ 32.00	1.000	\$ 32.00
<b>10" CIP gravity main located out of roadways</b>				<b>\$ 197.00</b>
10" CIP	LF	\$ 165.00	1.000	\$ 165.00
Excavation, installation, and restoration	LS	\$ 32.00	1.000	\$ 32.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 12" diameter gravity sewer in roadways</b>				<b>\$ 116.00</b>
Excavate Trench (8' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	0.187	\$ 8.13
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.708	\$ 17.08
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement for excavation	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	1.481	\$ 14.22
Temp paving (5' wide)	SY	\$ 10.25	0.556	\$ 5.70
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Sawcut pavement for final restoration	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	CY	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.189	\$ 1.81
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	SY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	CY	\$ 9.60	0.184	\$ 1.77
<b>12" VCP gravity main located in roadways</b>				<b>\$ 151.00</b>
12" VCP	LF	\$ 35.00	1.000	\$ 35.00
Excavation, installation, and restoration	LS	\$ 116.00	1.000	\$ 116.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 12" diameter gravity sewer out of roadways</b>				<b>\$ 35.00</b>
Excavate Trench (8' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	0.187	\$ 8.13
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/suitable materials	CY	\$ 3.03	1.265	\$ 3.83
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Dispose of excess fill material	CY	\$ 9.60	0.216	\$ 2.07
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Finish grading & seeding	SY	\$ 3.92	1.288	\$ 5.05
<b>12" VCP gravity main located out of roadways</b>				<b>\$ 70.00</b>
12" VCP	LF	\$ 35.00	1.000	\$ 35.00
Excavation, installation, and restoration	LS	\$ 35.00	1.000	\$ 35.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 15" diameter gravity sewer in roadways</b>				<b>\$ 117.00</b>
Excavate Trench (8' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	0.218	\$ 9.48
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.678	\$ 16.78
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement for excavation	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	1.481	\$ 14.22
Temp paving (5' wide)	SY	\$ 10.25	0.556	\$ 5.70
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Sawcut pavement for final restoration	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	CY	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.184	\$ 1.77
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	SY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	CY	\$ 9.60	0.184	\$ 1.77
<b>15" PVC gravity main located in roadways</b>				<b>\$ 177.00</b>
15" SDR-26	LF	\$ 60.00	1.000	\$ 60.00
Excavation, installation, and restoration	LS	\$ 117.00	1.000	\$ 117.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 15" diameter gravity sewer out of roadways</b>				<b>\$ 35.00</b>
Excavate Trench (8' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	0.187	\$ 8.13
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/suitable materials	CY	\$ 3.03	1.265	\$ 3.83
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Dispose of excess fill material	CY	\$ 9.60	0.216	\$ 2.07
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Finish grading & seeding	SY	\$ 3.92	1.288	\$ 5.05
<b>15" PVC gravity main located out of roadways</b>				<b>\$ 55.00</b>
15" SDR-26	LF	\$ 20.00	1.000	\$ 20.00
Excavation, installation, and restoration	LS	\$ 35.00	1.000	\$ 35.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 27" diameter gravity sewer in roadways</b>				<b>\$ 120.00</b>
Excavate Trench (8' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	0.248	\$ 10.81
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.846	\$ 18.46
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement for excavation	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	1.481	\$ 14.22
Temp paving (5' wide)	SY	\$ 10.25	0.556	\$ 5.70
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Sawcut pavement for final restoration	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	CY	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.184	\$ 1.77
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	SY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	CY	\$ 9.60	0.184	\$ 1.77
<b>27" RCP gravity main located in roadways</b>				<b>\$ 185.00</b>
27" RCP	LF	\$ 65.00	1.000	\$ 65.00
Excavation, installation, and restoration	LS	\$ 120.00	1.000	\$ 120.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 27" diameter gravity sewer out of roadways</b>				<b>\$ 45.00</b>
Excavate Trench (8' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	0.386	\$ 16.79
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/suitable materials	CY	\$ 3.03	1.049	\$ 3.18
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Dispose of excess fill material	CY	\$ 9.60	0.497	\$ 4.77
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Finish grading & seeding	SY	\$ 3.92	1.111	\$ 4.36
<b>27" RCP gravity main located out of roadways</b>				<b>\$ 110.00</b>
27" RCP	LF	\$ 65.00	1.000	\$ 65.00
Excavation, installation, and restoration	LS	\$ 45.00	1.000	\$ 45.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 30" diameter gravity sewer in roadways</b>				<b>\$ 225.00</b>
Excavate Trench (8' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	2.610	\$ 113.54
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.985	\$ 19.85
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement for excavation	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	1.554	\$ 14.92
Temp paving (5' wide)	SY	\$ 10.25	0.556	\$ 5.70
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Sawcut pavement for final restoration	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	CY	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.202	\$ 1.94
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	SY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	CY	\$ 9.60	0.184	\$ 1.77
<b>30" RCP gravity main located in roadways</b>				<b>\$ 300.00</b>
30" RCP	LF	\$ 75.00	1.000	\$ 75.00
Excavation, installation, and restoration	LS	\$ 225.00	1.000	\$ 225.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 30" diameter gravity sewer out of roadways</b>				<b>\$ 47.00</b>
Excavate Trench (8' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	0.427	\$ 18.57
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/suitable materials	CY	\$ 3.03	1.049	\$ 3.18
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Dispose of excess fill material	CY	\$ 9.60	0.520	\$ 4.99
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Finish grading & seeding	SY	\$ 3.92	1.111	\$ 4.36
<b>30" RCP gravity main located out of roadways</b>				<b>\$ 122.00</b>
30" RCP	LF	\$ 75.00	1.000	\$ 75.00
Excavation, installation, and restoration	LS	\$ 47.00	1.000	\$ 47.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 6" diameter lateral sewer</b>				<b>\$ 100.00</b>
Excavate Trench (6' deep)	CY	\$ 6.35	1.111	\$ 7.05
Crushed stone bedding	CY	\$ 43.50	0.129	\$ 5.61
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.317	\$ 13.17
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement for excavation	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	1.111	\$ 10.67
Temp paving (5' wide)	SY	\$ 10.25	0.417	\$ 4.27
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Sawcut pavement for final restoration	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	LF	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.184	\$ 1.77
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	CY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	SY	\$ 9.60	0.184	\$ 1.77
<b>6" PVC lateral sewer</b>				<b>\$ 750.00</b>
6" PVC (20 ft assumed)	LF	\$ 20.00	20.000	\$ 400.00
6" PVC Cleanout	EA	\$ 250.00	1.000	\$ 250.00
Excavation, installation, and restoration	LS	\$ 100.00	1.000	\$ 100.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 2" diameter forcemain in roadways</b>				<b>\$ 95.00</b>
Excavate Trench (4.83' deep)	CY	\$ 6.38	0.894	\$ 5.70
Crushed stone bedding	CY	\$ 43.50	0.110	\$ 4.79
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.101	\$ 11.01
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	0.894	\$ 8.58
Temp paving (5' wide)	SY	\$ 10.25	0.556	\$ 5.70
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	LF	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.184	\$ 1.77
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	CY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	SY	\$ 9.60	0.184	\$ 1.77
<b>2" PVC forcemain located in roadways</b>				<b>\$ 125.00</b>
2" SDR 21	LF	\$ 30.00	1.000	\$ 30.00
Excavation, installation, and restoration	LS	\$ 95.00	1.000	\$ 95.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 2" diameter forcemain sewer out of roadways</b>				<b>\$ 33.00</b>
Excavate Trench (4.83' deep)	CY	\$ 6.48	0.894	\$ 5.79
Crushed stone bedding	CY	\$ 43.50	0.110	\$ 4.79
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/suitable materials	CY	\$ 3.03	1.101	\$ 3.34
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Dispose of excess fill material	CY	\$ 9.60	0.894	\$ 8.58
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Finish grading & seeding	SY	\$ 3.92	1.070	\$ 4.19
<b>2" PVC forcemain located out of roadways</b>				<b>\$ 63.00</b>
2" SDR 21	LF	\$ 30.00	1.000	\$ 30.00
Excavation, installation, and restoration	LS	\$ 33.00	1.000	\$ 33.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 4" diameter forcemain in roadways</b>				<b>\$ 95.00</b>
Excavate Trench (4.83' deep)	CY	\$ 6.38	0.894	\$ 5.70
Crushed stone bedding	CY	\$ 43.50	0.110	\$ 4.79
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.101	\$ 11.01
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	0.894	\$ 8.58
Temp paving (5' wide)	SY	\$ 10.25	0.556	\$ 5.70
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	LF	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.184	\$ 1.77
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	CY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	SY	\$ 9.60	0.184	\$ 1.77
<b>4" DIP forcemain located in roadways</b>				<b>\$ 135.00</b>
4" DIP	LF	\$ 40.00	1.000	\$ 40.00
Excavation, installation, and restoration	LS	\$ 95.00	1.000	\$ 95.00
<b>4" CIP forcemain located in roadways</b>				<b>\$ 175.00</b>
4" CIP	LF	\$ 80.00	1.000	\$ 80.00
Excavation, installation, and restoration	LS	\$ 95.00	1.000	\$ 95.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 4" diameter forcemain sewer out of roadways</b>				<b>\$ 33.00</b>
Excavate Trench (4.83' deep)	CY	\$ 6.48	0.894	\$ 5.79
Crushed stone bedding	CY	\$ 43.50	0.110	\$ 4.79
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/suitable materials	CY	\$ 3.03	1.101	\$ 3.34
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Dispose of excess fill material	CY	\$ 9.60	0.894	\$ 8.58
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Finish grading & seeding	SY	\$ 3.92	1.070	\$ 4.19
<b>4" DIP forcemain located out of roadways</b>				<b>\$ 73.00</b>
4" DIP	LF	\$ 40.00	1.000	\$ 40.00
Excavation, installation, and restoration	LS	\$ 33.00	1.000	\$ 33.00
<b>4" CIP forcemain located out of roadways</b>				<b>\$ 113.00</b>
4" CIP	LF	\$ 80.00	1.000	\$ 80.00
Excavation, installation, and restoration	LS	\$ 33.00	1.000	\$ 33.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 6" diameter forcemain in roadways</b>				<b>\$ 100.00</b>
Excavate Trench (6' deep)	CY	\$ 6.35	1.111	\$ 7.05
Crushed stone bedding	CY	\$ 43.50	0.129	\$ 5.61
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.317	\$ 13.17
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	1.111	\$ 10.67
Temp paving (5' wide)	SY	\$ 10.25	0.417	\$ 4.27
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	LF	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.184	\$ 1.77
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	CY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	SY	\$ 9.60	0.184	\$ 1.77
<b>6" DIP forcemain located in roadways</b>				<b>\$ 150.00</b>
6" DIP	LF	\$ 50.00	1.000	\$ 50.00
Excavation, installation, and restoration	LS	\$ 100.00	1.000	\$ 100.00
<b>6" CIP forcemain located in roadways</b>				<b>\$ 200.00</b>
6" CIP	LF	\$ 100.00	1.000	\$ 100.00
Excavation, installation, and restoration	LS	\$ 100.00	1.000	\$ 100.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 6" diameter forcemain sewer out of roadways</b>				<b>\$ 38.00</b>
Excavate Trench (6' deep)	CY	\$ 6.35	1.111	\$ 7.05
Crushed stone bedding	CY	\$ 43.50	0.129	\$ 5.61
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/suitable materials	CY	\$ 3.03	1.319	\$ 4.00
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Dispose of excess fill material	CY	\$ 9.60	1.111	\$ 10.67
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Finish grading & seeding	SY	\$ 3.92	1.111	\$ 4.36
<b>6" DIP forcemain located out of roadways</b>				<b>\$ 88.00</b>
6" DIP	LF	\$ 50.00	1.000	\$ 50.00
Excavation, installation, and restoration	LS	\$ 38.00	1.000	\$ 38.00
<b>6" CIP forcemain located out of roadways</b>				<b>\$ 138.00</b>
6" CIP	LF	\$ 100.00	1.000	\$ 100.00
Excavation, installation, and restoration	LS	\$ 38.00	1.000	\$ 38.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 8" diameter forcemain in roadways</b>				<b>\$ 113.00</b>
Excavate Trench (6' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	0.148	\$ 6.44
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.783	\$ 17.83
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	1.481	\$ 14.22
Temp paving (5' wide)	SY	\$ 10.25	0.556	\$ 5.70
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	LF	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.184	\$ 1.77
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	CY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	SY	\$ 9.60	0.184	\$ 1.77
<b>8" CIP forcemain located in roadways</b>				<b>\$ 233.00</b>
8" CIP	LF	\$ 120.00	1.000	\$ 120.00
Excavation, installation, and restoration	LS	\$ 113.00	1.000	\$ 113.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 8" diameter forcemain sewer out of roadways</b>				<b>\$ 46.00</b>
Excavate Trench (6' deep)	CY	\$ 6.35	1.481	\$ 9.40
Crushed stone bedding	CY	\$ 43.50	0.148	\$ 6.44
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/suitable materials	CY	\$ 3.03	1.783	\$ 5.40
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Dispose of excess fill material	CY	\$ 9.60	1.481	\$ 14.22
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Finish grading & seeding	SY	\$ 3.92	1.079	\$ 4.23
<b>8" CIP forcemain located out of roadways</b>				<b>\$ 166.00</b>
8" CIP	LF	\$ 120.00	1.000	\$ 120.00
Excavation, installation, and restoration	LS	\$ 46.00	1.000	\$ 46.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 10" diameter forcemain in roadways</b>				<b>\$ 113.00</b>
Excavate Trench (6' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	0.148	\$ 6.44
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.783	\$ 17.83
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	1.481	\$ 14.22
Temp paving (5' wide)	SY	\$ 10.25	0.556	\$ 5.70
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	LF	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.184	\$ 1.77
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	CY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	SY	\$ 9.60	0.184	\$ 1.77
<b>10" CIP forcemain located in roadways</b>				<b>\$ 253.00</b>
10" CIP	LF	\$ 140.00	1.000	\$ 140.00
Excavation, installation, and restoration	LS	\$ 113.00	1.000	\$ 113.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 10" diameter forcemain in roadways</b>				<b>\$ 46.00</b>
Excavate Trench (6' deep)	CY	\$ 6.35	1.481	\$ 9.40
Crushed stone bedding	CY	\$ 43.50	0.148	\$ 6.44
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/suitable materials	CY	\$ 3.03	1.783	\$ 5.40
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Dispose of excess fill material	CY	\$ 9.60	1.481	\$ 14.22
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Finish grading & seeding	SY	\$ 3.92	1.079	\$ 4.23
<b>10" CIP forcemain located out of roadways</b>				<b>\$ 186.00</b>
10" CIP	LF	\$ 140.00	1.000	\$ 140.00
Excavation, installation, and restoration	LS	\$ 46.00	1.000	\$ 46.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 12" diameter forcemain in roadways</b>				<b>\$ 113.00</b>
Excavate Trench (6' deep)	CY	\$ 6.48	1.481	\$ 9.60
Crushed stone bedding	CY	\$ 43.50	0.148	\$ 6.44
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.783	\$ 17.83
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	1.481	\$ 14.22
Temp paving (5' wide)	SY	\$ 10.25	0.556	\$ 5.70
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	LF	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.184	\$ 1.77
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	CY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	SY	\$ 9.60	0.184	\$ 1.77
<b>12" DIP forcemain located in roadways</b>				<b>\$ 183.00</b>
12" DIP	LF	\$ 70.00	1.000	\$ 70.00
Excavation, installation, and restoration	LS	\$ 113.00	1.000	\$ 113.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 12" diameter forcemain in roadways</b>				<b>\$ 46.00</b>
Excavate Trench (6' deep)	CY	\$ 6.35	1.481	\$ 9.40
Crushed stone bedding	CY	\$ 43.50	0.148	\$ 6.44
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/suitable materials	CY	\$ 3.03	1.783	\$ 5.40
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Dispose of excess fill material	CY	\$ 9.60	1.481	\$ 14.22
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Finish grading & seeding	SY	\$ 3.92	1.079	\$ 4.23
<b>12" DIP forcemain located out of roadways</b>				<b>\$ 116.00</b>
12" DIP	LF	\$ 70.00	1.000	\$ 70.00
Excavation, installation, and restoration	LS	\$ 46.00	1.000	\$ 46.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 1.5" diameter low pressure sewer in roadways</b>				<b>\$ 95.00</b>
Excavate Trench (4.83' deep)	CY	\$ 6.38	0.894	\$ 5.70
Crushed stone bedding	CY	\$ 43.50	0.110	\$ 4.79
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.101	\$ 11.01
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	0.894	\$ 8.58
Temp paving (5' wide)	SY	\$ 10.25	0.556	\$ 5.70
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	LF	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.184	\$ 1.77
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	CY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	SY	\$ 9.60	0.184	\$ 1.77
<b>1.5" PVC low pressure sewer located in roadways</b>				<b>\$ 120.00</b>
1.5" SDR-21	LF	\$ 30.00	1.000	\$ 25.00
Excavation, installation, and restoration	LS	\$ 95.00	1.000	\$ 95.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 1.5" diameter low pressure sewer out of roadways</b>				<b>\$ 33.00</b>
Excavate Trench (4.83' deep)	CY	\$ 6.48	0.894	\$ 5.79
Crushed stone bedding	CY	\$ 43.50	0.110	\$ 4.79
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/suitable materials	CY	\$ 3.03	1.101	\$ 3.34
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Dispose of excess fill material	CY	\$ 9.60	0.894	\$ 8.58
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Finish grading & seeding	SY	\$ 3.92	1.070	\$ 4.19
<b>1.5" PVC low pressure sewer located out of roadways</b>				<b>\$ 58.00</b>
1.5" SDR-21	LF	\$ 30.00	1.000	\$ 25.00
Excavation, installation, and restoration	LS	\$ 33.00	1.000	\$ 33.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 2" diameter low pressure sewer in roadways</b>				<b>\$ 95.00</b>
Excavate Trench (4.83' deep)	CY	\$ 6.38	0.894	\$ 5.70
Crushed stone bedding	CY	\$ 43.50	0.110	\$ 4.79
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/2A stone	TN	\$ 10.00	1.101	\$ 11.01
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Dispose of excess fill material	CY	\$ 9.60	0.894	\$ 8.58
Temp paving (5' wide)	SY	\$ 10.25	0.556	\$ 5.70
Temp paving hauling	CY	\$ 9.60	0.031	\$ 0.30
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Sawcut pavement	LF	\$ 4.66	2.000	\$ 9.32
Excavate (7' W x 8.5" D x 1' L)	LF	\$ 6.35	0.184	\$ 1.17
Dispose of excess material	CY	\$ 9.60	0.184	\$ 1.77
Compact trench surface	CY	\$ 3.72	0.129	\$ 0.48
1.5" Wearing course (7' wide)	CY	\$ 7.70	0.778	\$ 5.99
3" Binder course (7' wide)	SY	\$ 13.45	0.778	\$ 10.46
4" Base course (7' wide)	SY	\$ 18.00	0.778	\$ 14.00
Seal	SY	\$ 3.01	0.111	\$ 0.33
Hauling	SY	\$ 9.60	0.184	\$ 1.77
<b>2" PVC low pressure sewer located in roadways</b>				<b>\$ 125.00</b>
2" SDR-21	LF	\$ 30.00	1.000	\$ 30.00
Excavation, installation, and restoration	LS	\$ 95.00	1.000	\$ 95.00

**LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA  
SANITARY SEWER SYSTEM  
UNIT PRICES IN 2020 DOLLARS**

DESCRIPTION	UNIT	UNIT PRICE	QTY/SYSTEM UNIT	PRICE SYSTEM
<b>Excavation, installation, and restoration for 2" diameter low pressure sewer out of roadways</b>				<b>\$ 33.00</b>
Excavate Trench (4.83' deep)	CY	\$ 6.48	0.894	\$ 5.79
Crushed stone bedding	CY	\$ 43.50	0.110	\$ 4.79
Compact bedding	CY	\$ 3.72	0.058	\$ 0.22
Backfill trench w/suitable materials	CY	\$ 3.03	1.101	\$ 3.34
Compact fill material	CY	\$ 3.72	0.093	\$ 0.35
Dispose of excess fill material	CY	\$ 9.60	0.894	\$ 8.58
Pressure testing	LF	\$ 3.75	1.000	\$ 3.75
Televising	LF	\$ 2.00	1.000	\$ 2.00
Finish grading & seeding	SY	\$ 3.92	1.070	\$ 4.19
<b>2" PVC low pressure sewer located out of roadways</b>				<b>\$ 63.00</b>
2" SDR-21	LF	\$ 30.00	1.000	\$ 30.00
Excavation, installation, and restoration	LS	\$ 33.00	1.000	\$ 33.00

**APPENDIX III**  
**COST ESTIMATES FOR PUMP STATIONS AND METER PITS**

**BLACK ROCK PUMP STATION  
WET WELL DRY WELL POURED IN PLACE  
CONSTRUCTION COST ESTIMATE  
March 22, 2021**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COSTS
<b>BLACK ROCK PUMP STATION</b>					
<b>1.0</b>	<b>Site Work</b>				
1.01	Site Grading and Clearing	1	LS	\$25,000.00	\$ 25,000.00
1.02	Erosion and Sedimentation Control	1	LS	\$8,500.00	\$ 8,500.00
1.03	Driveway	1	LS	\$15,000.00	\$ 15,000.00
1.04	Final Grading and Seeding	1	LS	\$5,000.00	\$ 5,000.00
				<b>Subtotal =</b>	<b>\$ 53,500.00</b>
<b>2.0</b>	<b>Control Building Including Wet Well and Dry Well</b>				
2.01	Excavation and Backfill	1	LS	\$175,000.00	\$ 175,000.00
2.02	Wet Well and Dry Well Structure	1	LS	\$545,000.00	\$ 545,000.00
2.03	Control Building Above Wet Well and Dry Well	1	LS	\$137,500.00	\$ 137,500.00
2.04	Interior Stairs	1	LS	\$22,500.00	\$ 22,500.00
2.05	Plumbing and HVAC	1	LS	\$32,500.00	\$ 32,500.00
				<b>Subtotal =</b>	<b>\$ 912,500.00</b>
<b>3.0</b>	<b>Wet Well and Valve Vault</b>				
3.01	Pumps, 20 HP	1	LS	\$87,500.00	\$ 87,500.00
3.02	Controls	1	LS	\$68,500.00	\$ 68,500.00
3.03	Piping and Valves (Dry Well)	1	LS	\$78,500.00	\$ 78,500.00
3.04	Pump Hoist	1	LS	\$12,750.00	\$ 12,750.00
3.05	Bar Screen	1	LS	\$14,500.00	\$ 14,500.00
				<b>Subtotal =</b>	<b>\$ 261,750.00</b>
<b>4.0</b>	<b>Electrical</b>				
4.01	Electric Service	1	LS	\$12,500.00	\$ 12,500.00
4.02	Interior Wiring and Pump Power	1	LS	\$38,725.00	\$ 38,725.00
4.03	Interior Lighting	1	LS	\$18,500.00	\$ 18,500.00
4.04	Automatic Transfer Switch	1	LS	\$12,500.00	\$ 12,500.00
4.05	45 KW Generator and Pad	1	LS	\$75,000.00	\$ 75,000.00
4.06	Site Lighting	1	EA	\$4,500.00	\$ 4,500.00
4.07	Electrical Gear (Wire, Conduit, LP Panel, etc.)	1	EA	\$85,000.00	\$ 85,000.00
				<b>Subtotal =</b>	<b>\$ 246,725.00</b>
<b>Total Construction Cost Estimate</b>					<b>\$ 1,474,475.00</b>

**CHANITCLEER PUMP STATION  
SUBMERSIBLE STYLE PUMP STATION WITH TWO PUMPS  
CONSTRUCTION COST ESTIMATE  
March 22, 2021**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COSTS
<b>CHANITCLEER PUMP STATION</b>					
<b>1.0</b>	<b>Site Work</b>				
1.01	Site Grading and Clearing	1	LS	\$12,500.00	\$ 12,500.00
1.02	Erosion and Sedimentation Control	1	LS	\$5,000.00	\$ 5,000.00
1.03	Driveway	1	LS	\$30,000.00	\$ 30,000.00
1.05	Fencing and Gate	1	LS	\$12,500.00	\$ 12,500.00
1.06	1" K Copper Water Service with Yard Hydrant	1	LS	\$2,000.00	\$ 2,000.00
1.07	Final Grading and Seeding	1	LS	\$5,000.00	\$ 5,000.00
				<b>Subtotal =</b>	<b>\$ 67,000.00</b>
<b>2.0</b>	<b>Control Enclosure</b>				
2.01	Foundation	1	LS	\$4,500.00	\$ 4,500.00
2.02	Control Enclosure	1	LS	\$12,500.00	\$ 12,500.00
2.03	USEMCO Control Enclosure	1	LS	\$12,500.00	\$ 12,500.00
				<b>Subtotal =</b>	<b>\$ 29,500.00</b>
<b>3.0</b>	<b>Wet Well (Valves in Wet Well)</b>				
3.01	Excavation and Backfill	1	LS	\$24,500.00	\$ 24,500.00
3.02	Precast Concrete Wet Well	1	LS	\$22,500.00	\$ 22,500.00
3.03	Pumps, 3 HP and Controls	1	LS	\$27,500.00	\$ 27,500.00
3.04	Piping and Valves (Wetwell)	1	LS	\$4,500.00	\$ 4,500.00
3.05	Pump Hoist	1	LS	\$1,250.00	\$ 1,250.00
				<b>Subtotal =</b>	<b>\$ 80,250.00</b>
<b>4.0</b>	<b>Electrical</b>				
4.01	Power and Control Wiring	1	LS	\$18,500.00	\$ 18,500.00
4.02	Electric Service	1	LS	\$7,500.00	\$ 7,500.00
4.03	Manual Transfer Switch	1	LS	\$3,500.00	\$ 3,500.00
4.04	Portable Generator	1	LS	\$24,500.00	\$ 24,500.00
4.05	Site Lighting	1	EA	\$2,500.00	\$ 2,500.00
4.06	Electrical Gear (Wire, Conduit, LP Panel, etc.)	1	EA	\$12,500.00	\$ 12,500.00
				<b>Subtotal =</b>	<b>\$ 69,000.00</b>
<b>Total Construction Cost Estimate</b>					<b>\$ 245,750.00</b>

**CLEARVIEW PUMP STATION  
SUBMERSIBLE STYLE PUMP STATION WITH TWO PUMPS  
CONSTRUCTION COST ESTIMATE  
March 22, 2021**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COSTS
<b>CLEARVIEW PUMP STATION</b>					
<b>1.0</b>	<b>Site Work</b>				
1.01	Site Grading and Clearing	1	LS	\$12,500.00	\$ 12,500.00
1.02	Erosion and Sedimentation Control	1	LS	\$5,000.00	\$ 5,000.00
1.03	Driveway	1	LS	\$12,500.00	\$ 12,500.00
1.05	Fencing and Gate	1	LS	\$8,500.00	\$ 8,500.00
1.06	1" K Copper Water Service with Yard Hydrant	1	LS	\$2,000.00	\$ 2,000.00
1.07	Final Grading and Seeding	1	LS	\$5,000.00	\$ 5,000.00
				<b>Subtotal =</b>	<b>\$ 45,500.00</b>
<b>2.0</b>	<b>Control Building</b>				
2.01	Foundation	1	LS	\$12,500.00	\$ 12,500.00
2.02	Control Building	1	LS	\$45,000.00	\$ 45,000.00
2.03	Plumbing and HVAC	1	LS	\$8,500.00	\$ 8,500.00
				<b>Subtotal =</b>	<b>\$ 66,000.00</b>
<b>3.0</b>	<b>Wet Well and Valve Vault</b>				
3.01	Excavation and Backfill	1	LS	\$85,000.00	\$ 85,000.00
3.02	Precast Concrete Wet Well	1	LS	\$38,000.00	\$ 38,000.00
3.03	Pumps, 20 HP and Controls	1	LS	\$175,000.00	\$ 175,000.00
3.04	Piping (Wetwell)	1	LS	\$8,500.00	\$ 8,500.00
3.05	Pump Hoist	1	LS	\$3,500.00	\$ 3,500.00
3.06	Bar Screen	1	LS	\$3,500.00	\$ 3,500.00
3.07	Precast Concrete Valve Vault	1	LS	\$25,000.00	\$ 25,000.00
3.08	Vault Piping and Valves	1	LS	\$17,000.00	\$ 17,000.00
				<b>Subtotal =</b>	<b>\$ 355,500.00</b>
<b>4.0</b>	<b>Electrical</b>				
4.01	Control Building Electrical	1	LS	\$12,500.00	\$ 12,500.00
4.02	Electric Service	1	LS	\$7,500.00	\$ 7,500.00
4.03	Automatic Transfer Switch	1	LS	\$8,500.00	\$ 8,500.00
4.04	150 KW Generator	1	LS	\$125,000.00	\$ 125,000.00
4.05	Site Lighting	1	EA	\$2,500.00	\$ 2,500.00
4.06	Electrical Gear (Wire, Conduit, LP Panel, etc.)	1	EA	\$40,000.00	\$ 40,000.00
				<b>Subtotal =</b>	<b>\$ 196,000.00</b>
<b>Total Construction Cost Estimate</b>					<b>\$ 663,000.00</b>

**FARMVIEW PUMP STATION  
SUBMERSIBLE STYLE PUMP STATION WITH TWO PUMPS  
CONSTRUCTION COST ESTIMATE  
March 22, 2021**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COSTS
<b>FARMVIEW PUMP STATION</b>					
<b>1.0</b>	<b>Site Work</b>				
1.01	Site Grading and Clearing	1	LS	\$12,500.00	\$ 12,500.00
1.02	Erosion and Sedimentation Control	1	LS	\$5,000.00	\$ 5,000.00
1.03	Driveway	1	LS	\$12,500.00	\$ 12,500.00
1.05	Fencing and Gate	1	LS	\$8,500.00	\$ 8,500.00
1.06	1" K Copper Water Service with Yard Hydrant	1	LS	\$2,000.00	\$ 2,000.00
1.07	Final Grading and Seeding	1	LS	\$5,000.00	\$ 5,000.00
				<b>Subtotal =</b>	<b>\$ 45,500.00</b>
<b>2.0</b>	<b>Control Building</b>				
2.01	Foundation	1	LS	\$12,500.00	\$ 12,500.00
2.02	Control Building	1	LS	\$35,000.00	\$ 35,000.00
2.03	Plumbing and HVAC	1	LS	\$8,500.00	\$ 8,500.00
				<b>Subtotal =</b>	<b>\$ 56,000.00</b>
<b>3.0</b>	<b>Wet Well and Valve Vault</b>				
3.01	Excavation and Backfill	1	LS	\$85,000.00	\$ 85,000.00
3.02	Precast Concrete Wet Well	1	LS	\$38,000.00	\$ 38,000.00
3.03	Pumps, 15 HP and Controls	1	LS	\$155,000.00	\$ 155,000.00
3.04	Piping (Wetwell)	1	LS	\$8,500.00	\$ 8,500.00
3.05	Pump Hoist	1	LS	\$3,500.00	\$ 3,500.00
3.06	Bar Screen	1	LS	\$3,500.00	\$ 3,500.00
3.07	Precast Concrete Valve Vault	1	LS	\$25,000.00	\$ 25,000.00
3.08	Vault Piping and Valves	1	LS	\$17,000.00	\$ 17,000.00
				<b>Subtotal =</b>	<b>\$ 335,500.00</b>
<b>4.0</b>	<b>Electrical</b>				
4.01	Control Building Electrical	1	LS	\$12,500.00	\$ 12,500.00
4.02	Electric Service	1	LS	\$7,500.00	\$ 7,500.00
4.03	Automatic Transfer Switch	1	LS	\$8,500.00	\$ 8,500.00
4.04	60 KW Generator	1	LS	\$65,000.00	\$ 65,000.00
4.05	Site Lighting	1	EA	\$2,500.00	\$ 2,500.00
4.06	Electrical Gear (Wire, Conduit, LP Panel, etc.)	1	EA	\$40,000.00	\$ 40,000.00
				<b>Subtotal =</b>	<b>\$ 136,000.00</b>
<b>Total Construction Cost Estimate</b>					<b>\$ 573,000.00</b>

**FOX HILL PUMP STATION  
USEMCO STEEL DRY WELL AND CONCRETE WET WELL  
CONSTRUCTION COST ESTIMATE  
March 22, 2021**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COSTS
<b>FOX HILL PUMP STATION</b>					
<b>1.0</b>	<b>Site Work</b>				
1.01	Site Grading and Clearing	1	LS	\$12,500.00	\$ 12,500.00
1.02	Erosion and Sedimentation Control	1	LS	\$5,000.00	\$ 5,000.00
1.03	Driveway	1	LS	\$12,500.00	\$ 12,500.00
1.05	Fencing and Gate	1	LS	\$8,500.00	\$ 8,500.00
1.06	1" K Copper Water Service with Yard Hydrant	1	LS	\$2,000.00	\$ 2,000.00
1.07	Final Grading and Seeding	1	LS	\$5,000.00	\$ 5,000.00
				<b>Subtotal =</b>	<b>\$ 45,500.00</b>
<b>2.0</b>	<b>Control Building</b>				
2.01	Foundation	1	LS	\$12,500.00	\$ 12,500.00
2.02	Control Building	1	LS	\$35,000.00	\$ 35,000.00
2.03	Plumbing and HVAC	1	LS	\$8,500.00	\$ 8,500.00
				<b>Subtotal =</b>	<b>\$ 56,000.00</b>
<b>3.0</b>	<b>Wet Well and Valve Vault</b>				
3.01	Excavation and Backfill	1	LS	\$125,000.00	\$ 125,000.00
3.02	Precast Concrete Wet Well	1	LS	\$47,500.00	\$ 47,500.00
3.03	Pumps, 25 HP and Controls	1	LS	\$175,000.00	\$ 175,000.00
3.04	Dry Well Piping	1	LS	\$27,500.00	\$ 27,500.00
3.05	Prefabricated Steel Dry Well	1	LS	\$65,000.00	\$ 65,000.00
3.06	Bar Screen	1	LS	\$4,750.00	\$ 4,750.00
				<b>Subtotal =</b>	<b>\$ 444,750.00</b>
<b>4.0</b>	<b>Electrical</b>				
4.01	Control Building Electrical	1	LS	\$18,500.00	\$ 18,500.00
4.02	Electric Service	1	LS	\$7,500.00	\$ 7,500.00
4.03	Automatic Transfer Switch	1	LS	\$8,500.00	\$ 8,500.00
4.04	75 KW Generator	1	LS	\$85,000.00	\$ 85,000.00
4.05	Site Lighting	1	EA	\$2,500.00	\$ 2,500.00
4.06	Electrical Gear (Wire, Conduit, LP Panel, etc.)	1	EA	\$47,250.00	\$ 47,250.00
				<b>Subtotal =</b>	<b>\$ 169,250.00</b>
<b>Total Construction Cost Estimate</b>					<b>\$ 715,500.00</b>

**MAPLEVALE PUMP STATION  
SUBMERSIBLE STYLE PUMP STATION WITH TWO PUMPS  
CONSTRUCTION COST ESTIMATE  
March 22, 2021**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COSTS
<b>MAPLEVALE PUMP STATION</b>					
<b>1.0</b>	<b>Site Work</b>				
1.01	Site Grading and Clearing	1	LS	\$12,500.00	\$ 12,500.00
1.02	Erosion and Sedimentation Control	1	LS	\$5,000.00	\$ 5,000.00
1.03	Driveway	1	LS	\$6,500.00	\$ 6,500.00
1.05	Fencing and Gate	1	LS	\$8,500.00	\$ 8,500.00
1.06	1" K Copper Water Service with Yard Hydrant	1	LS	\$2,000.00	\$ 2,000.00
1.07	Final Grading and Seeding	1	LS	\$5,000.00	\$ 5,000.00
				<b>Subtotal =</b>	<b>\$ 39,500.00</b>
<b>2.0</b>	<b>Control Enclosure</b>				
2.01	Foundation	1	LS	\$4,500.00	\$ 4,500.00
2.02	Control Enclosure	1	LS	\$3,500.00	\$ 3,500.00
2.03	USEMCO Control Enclosure	1	LS	\$12,500.00	\$ 12,500.00
				<b>Subtotal =</b>	<b>\$ 20,500.00</b>
<b>3.0</b>	<b>Wet Well (Valves in Wet Well)</b>				
3.01	Excavation and Backfill	1	LS	\$24,500.00	\$ 24,500.00
3.02	Precast Concrete Wet Well	1	LS	\$22,500.00	\$ 22,500.00
3.03	Pumps, 3 HP and Controls	1	LS	\$27,500.00	\$ 27,500.00
3.04	Piping and Valves (Wetwell)	1	LS	\$4,500.00	\$ 4,500.00
3.05	Pump Hoist	1	LS	\$1,250.00	\$ 1,250.00
				<b>Subtotal =</b>	<b>\$ 80,250.00</b>
<b>4.0</b>	<b>Electrical</b>				
4.01	Power and Control Wiring	1	LS	\$18,500.00	\$ 18,500.00
4.02	Electric Service	1	LS	\$7,500.00	\$ 7,500.00
4.03	Manual Transfer Switch	1	LS	\$3,500.00	\$ 3,500.00
4.04	Portable Generator	1	LS	\$24,500.00	\$ 24,500.00
4.05	Site Lighting	1	EA	\$2,500.00	\$ 2,500.00
4.06	Electrical Gear (Wire, Conduit, LP Panel, etc.)	1	EA	\$12,500.00	\$ 12,500.00
				<b>Subtotal =</b>	<b>\$ 69,000.00</b>
<b>Total Construction Cost Estimate</b>					<b>\$ 209,250.00</b>

**YARDLEY OAKS PUMP STATION  
USEMCO STEEL DRY WELL AND CONCRETE WET WELL  
CONSTRUCTION COST ESTIMATE  
March 22, 2021**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COSTS
<b>YARDLEY OAKS PUMP STATION</b>					
<b>1.0</b>	<b>Site Work</b>				
1.01	Site Grading and Clearing	1	LS	\$22,500.00	\$ 22,500.00
1.02	Erosion and Sedimentation Control	1	LS	\$5,000.00	\$ 5,000.00
1.03	Driveway	1	LS	\$18,500.00	\$ 18,500.00
1.05	Fencing and Gate	1	LS	\$12,500.00	\$ 12,500.00
1.06	1" K Copper Water Service with Yard Hydrant	1	LS	\$2,000.00	\$ 2,000.00
1.07	Final Grading and Seeding	1	LS	\$8,500.00	\$ 8,500.00
				<b>Subtotal =</b>	<b>\$ 69,000.00</b>
<b>2.0</b>	<b>Control Building</b>				
2.01	Foundation	1	LS	\$12,500.00	\$ 12,500.00
2.02	Control Building	1	LS	\$45,000.00	\$ 45,000.00
2.03	Plumbing and HVAC	1	LS	\$8,500.00	\$ 8,500.00
				<b>Subtotal =</b>	<b>\$ 66,000.00</b>
<b>3.0</b>	<b>Wet Well and Valve Vault</b>				
3.01	Excavation and Backfill	1	LS	\$105,000.00	\$ 105,000.00
3.02	Precast Concrete Wet Well	1	LS	\$38,500.00	\$ 38,500.00
3.03	Pumps, 7.5 HP and Controls	1	LS	\$105,000.00	\$ 105,000.00
3.04	Dry Well Piping	1	LS	\$27,500.00	\$ 27,500.00
3.05	Prefabricated Steel Dry Well	1	LS	\$55,000.00	\$ 55,000.00
3.06	Bar Screen	1	LS	\$4,750.00	\$ 4,750.00
				<b>Subtotal =</b>	<b>\$ 335,750.00</b>
<b>4.0</b>	<b>Electrical</b>				
4.01	Control Building Electrical	1	LS	\$18,500.00	\$ 18,500.00
4.02	Electric Service	1	LS	\$7,500.00	\$ 7,500.00
4.03	Automatic Transfer Switch	1	LS	\$8,500.00	\$ 8,500.00
4.04	80 KW Generator	1	LS	\$92,500.00	\$ 92,500.00
4.05	Site Lighting	1	EA	\$2,500.00	\$ 2,500.00
4.06	Electrical Gear (Wire, Conduit, LP Panel, etc.)	1	EA	\$47,250.00	\$ 47,250.00
				<b>Subtotal =</b>	<b>\$ 176,750.00</b>
<b>Total Construction Cost Estimate</b>					<b>\$ 647,500.00</b>

**SHERWOOD PARK PUMP STATION  
WET WELL DRY WELL POURED IN PLACE  
CONSTRUCTION COST ESTIMATE  
March 22, 2021**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COSTS
<b>SHERWOOD PARK PUMP STATION</b>					
<b>1.0</b>	<b>Site Work</b>				
1.01	Site Grading and Clearing	1	LS	\$25,000.00	\$ 25,000.00
1.02	Erosion and Sedimentation Control	1	LS	\$8,500.00	\$ 8,500.00
1.03	Driveway	1	LS	\$15,000.00	\$ 15,000.00
1.04	Final Grading and Seeding	1	LS	\$5,000.00	\$ 5,000.00
				<b>Subtotal =</b>	<b>\$ 53,500.00</b>
<b>2.0</b>	<b>Control Building Including Wet Well and Dry Well</b>				
2.01	Excavation and Backfill	1	LS	\$145,000.00	\$ 145,000.00
2.02	Wet Well and Dry Well Structure	1	LS	\$475,000.00	\$ 475,000.00
2.03	Control Building Above Wet Well and Dry Well	1	LS	\$115,000.00	\$ 115,000.00
2.04	Interior Stairs	1	LS	\$18,500.00	\$ 18,500.00
2.05	Plumbing and HVAC	1	LS	\$26,000.00	\$ 26,000.00
				<b>Subtotal =</b>	<b>\$ 779,500.00</b>
<b>3.0</b>	<b>Wet Well and Valve Vault</b>				
3.01	Pumps, 15 HP	1	LS	\$77,500.00	\$ 77,500.00
3.02	Controls	1	LS	\$68,500.00	\$ 68,500.00
3.03	Piping and Valves (Dry Well)	1	LS	\$78,500.00	\$ 78,500.00
3.04	Pump Hoist	1	LS	\$12,750.00	\$ 12,750.00
3.05	Bar Screen	1	LS	\$14,500.00	\$ 14,500.00
				<b>Subtotal =</b>	<b>\$ 251,750.00</b>
<b>4.0</b>	<b>Electrical</b>				
4.01	Electric Service	1	LS	\$12,500.00	\$ 12,500.00
4.02	Interior Wiring and Pump Power	1	LS	\$36,250.00	\$ 36,250.00
4.03	Interior Lighting	1	LS	\$18,500.00	\$ 18,500.00
4.04	Automatic Transfer Switch	1	LS	\$12,500.00	\$ 12,500.00
4.05	45 KW Generator and Pad	1	LS	\$75,000.00	\$ 75,000.00
4.06	Site Lighting	1	EA	\$4,500.00	\$ 4,500.00
4.07	Electrical Gear (Wire, Conduit, LP Panel, etc.)	1	EA	\$74,000.00	\$ 74,000.00
				<b>Subtotal =</b>	<b>\$ 233,250.00</b>
<b>Total Construction Cost Estimate</b>					<b>\$ 1,318,000.00</b>

**SILVER LAKE PUMP STATION  
WET WELL DRY WELL POURED IN PLACE  
CONSTRUCTION COST ESTIMATE  
March 22, 2021**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COSTS
<b>SILVER LAKE PUMP STATION</b>					
<b>1.0</b>	<b>Site Work</b>				
1.01	Site Grading and Clearing	1	LS	\$25,000.00	\$ 25,000.00
1.02	Erosion and Sedimentation Control	1	LS	\$8,500.00	\$ 8,500.00
1.03	Driveway	1	LS	\$15,000.00	\$ 15,000.00
1.04	Final Grading and Seeding	1	LS	\$5,000.00	\$ 5,000.00
				<b>Subtotal =</b>	<b>\$ 53,500.00</b>
<b>2.0</b>	<b>Control Building Including Wet Well and Dry Well</b>				
2.01	Excavation and Backfill	1	LS	\$245,000.00	\$ 245,000.00
2.02	Wet Well and Dry Well Structure	1	LS	\$625,000.00	\$ 625,000.00
2.03	Control Building Above Wet Well and Dry Well	1	LS	\$165,750.00	\$ 165,750.00
2.04	Interior Stairs	1	LS	\$38,500.00	\$ 38,500.00
2.05	Plumbing and HVAC	1	LS	\$42,500.00	\$ 42,500.00
				<b>Subtotal =</b>	<b>\$ 1,116,750.00</b>
<b>3.0</b>	<b>Wet Well and Valve Vault</b>				
3.01	Pumps, 15 HP (Three Pumps)	1	LS	\$132,500.00	\$ 132,500.00
3.02	Controls	1	LS	\$78,500.00	\$ 78,500.00
3.03	Piping and Valves (Dry Well)	1	LS	\$112,500.00	\$ 112,500.00
3.04	Pump Hoist	1	LS	\$22,500.00	\$ 22,500.00
3.05	Bar Screen	1	LS	\$14,500.00	\$ 14,500.00
				<b>Subtotal =</b>	<b>\$ 360,500.00</b>
<b>4.0</b>	<b>Electrical</b>				
4.01	Electric Service	1	LS	\$12,500.00	\$ 12,500.00
4.02	Interior Wiring and Pump Power	1	LS	\$56,000.00	\$ 56,000.00
4.03	Interior Lighting	1	LS	\$22,500.00	\$ 22,500.00
4.04	Automatic Transfer Switch	1	LS	\$12,500.00	\$ 12,500.00
4.05	80 KW Generator and Pad	1	LS	\$92,500.00	\$ 92,500.00
4.06	Site Lighting	1	EA	\$4,500.00	\$ 4,500.00
4.07	Electrical Gear (Wire, Conduit, LP Panel, etc.)	1	EA	\$105,000.00	\$ 105,000.00
				<b>Subtotal =</b>	<b>\$ 305,500.00</b>
<b>Total Construction Cost Estimate</b>					<b>\$ 1,836,250.00</b>

**STACKHOUSE PUMP STATION  
SUBMERSIBLE STYLE PUMP STATION WITH TWO PUMPS  
CONSTRUCTION COST ESTIMATE  
March 22, 2021**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COSTS
<b>STACKHOUSE PUMP STATION</b>					
<b>1.0</b>	<b>Site Work</b>				
1.01	Site Grading and Clearing	1	LS	\$20,000.00	\$ 20,000.00
1.02	Erosion and Sedimentation Control	1	LS	\$5,000.00	\$ 5,000.00
1.03	Driveway	1	LS	\$20,000.00	\$ 20,000.00
1.05	Fencing and Gate	1	LS	\$15,000.00	\$ 15,000.00
1.06	1" K Copper Water Service with Yard Hydrant	1	LS	\$2,000.00	\$ 2,000.00
1.07	Final Grading and Seeding	1	LS	\$5,000.00	\$ 5,000.00
				<b>Subtotal =</b>	<b>\$ 67,000.00</b>
<b>2.0</b>	<b>Control Building</b>				
2.01	Foundation	1	LS	\$12,500.00	\$ 12,500.00
2.02	Control Building	1	LS	\$35,000.00	\$ 35,000.00
2.03	Plumbing and HVAC	1	LS	\$8,500.00	\$ 8,500.00
				<b>Subtotal =</b>	<b>\$ 56,000.00</b>
<b>3.0</b>	<b>Wet Well and Valve Vault</b>				
3.01	Excavation and Backfill	1	LS	\$35,000.00	\$ 35,000.00
3.02	Precast Concrete Wet Well	1	LS	\$38,000.00	\$ 38,000.00
3.03	Pumps, 11 HP and Controls	1	LS	\$156,200.00	\$ 156,200.00
3.04	Piping (Wetwell)	1	LS	\$7,500.00	\$ 7,500.00
3.05	Pump Hoist	1	LS	\$3,500.00	\$ 3,500.00
3.06	Sewage Grinder	1	LS	\$40,000.00	\$ 40,000.00
3.07	Precast Concrete Valve Vault	1	LS	\$25,000.00	\$ 25,000.00
3.08	Vault Piping and Valves	1	LS	\$17,000.00	\$ 17,000.00
3.09	Flow Meter and Recorder	1	LS	\$9,000.00	\$ 9,000.00
				<b>Subtotal =</b>	<b>\$ 331,200.00</b>
<b>4.0</b>	<b>Electrical</b>				
4.01	Control Building Electrical	1	LS	\$9,500.00	\$ 9,500.00
4.02	Electric Service	1	LS	\$7,500.00	\$ 7,500.00
3.03	Automatic Transfer Switch	1	LS	\$8,500.00	\$ 8,500.00
4.04	Generator and Pad	1	LS	\$50,000.00	\$ 50,000.00
4.05	Site Lighting	1	EA	\$2,500.00	\$ 2,500.00
4.06	Electrical Gear (Wire, Conduit, LP Panel, etc.)	1	EA	\$40,000.00	\$ 40,000.00
				<b>Subtotal =</b>	<b>\$ 118,000.00</b>
<b>Total Construction Cost Estimate</b>					<b>\$ 572,200.00</b>

**YARDLEY ESTATES PUMP STATION  
USEMCO STEEL DRY WELL AND CONCRETE WET WELL  
CONSTRUCTION COST ESTIMATE  
March 22, 2021**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COSTS
<b>YARDLEY ESTATES PUMP STATION</b>					
<b>1.0</b>	<b>Site Work</b>				
1.01	Site Grading and Clearing	1	LS	\$22,500.00	\$ 22,500.00
1.02	Erosion and Sedimentation Control	1	LS	\$5,000.00	\$ 5,000.00
1.03	Driveway	1	LS	\$18,500.00	\$ 18,500.00
1.05	Fencing and Gate	1	LS	\$12,500.00	\$ 12,500.00
1.06	1" K Copper Water Service with Yard Hydrant	1	LS	\$2,000.00	\$ 2,000.00
1.07	Final Grading and Seeding	1	LS	\$8,500.00	\$ 8,500.00
				<b>Subtotal =</b>	<b>\$ 69,000.00</b>
<b>2.0</b>	<b>Control Building</b>				
2.01	Foundation	1	LS	\$12,500.00	\$ 12,500.00
2.02	Control Building	1	LS	\$35,000.00	\$ 35,000.00
2.03	Plumbing and HVAC	1	LS	\$8,500.00	\$ 8,500.00
				<b>Subtotal =</b>	<b>\$ 56,000.00</b>
<b>3.0</b>	<b>Wet Well and Valve Vault</b>				
3.01	Excavation and Backfill	1	LS	\$85,000.00	\$ 85,000.00
3.02	Precast Concrete Wet Well	1	LS	\$27,500.00	\$ 27,500.00
3.03	Pumps, 10 HP and Controls	1	LS	\$115,000.00	\$ 115,000.00
3.04	Dry Well Piping	1	LS	\$22,500.00	\$ 22,500.00
3.05	Prefabricated Steel Dry Well	1	LS	\$47,500.00	\$ 47,500.00
3.06	Bar Screen	1	LS	\$4,750.00	\$ 4,750.00
				<b>Subtotal =</b>	<b>\$ 302,250.00</b>
<b>4.0</b>	<b>Electrical</b>				
4.01	Control Building Electrical	1	LS	\$18,500.00	\$ 18,500.00
4.02	Electric Service	1	LS	\$7,500.00	\$ 7,500.00
4.03	Automatic Transfer Switch	1	LS	\$8,500.00	\$ 8,500.00
4.04	30 KW Generator	1	LS	\$45,000.00	\$ 45,000.00
4.05	Site Lighting	1	EA	\$2,500.00	\$ 2,500.00
4.06	Electrical Gear (Wire, Conduit, LP Panel, etc.)	1	EA	\$47,250.00	\$ 47,250.00
				<b>Subtotal =</b>	<b>\$ 129,250.00</b>
<b>Total Construction Cost Estimate</b>					<b>\$ 556,500.00</b>

**MILL ROAD ESTATES PUMP STATION  
SUBMERSIBLE STYLE PUMP STATION WITH TWO PUMPS  
CONSTRUCTION COST ESTIMATE  
March 22, 2021**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COSTS
<b>MILL ROAD ESTATES PUMP STATION</b>					
<b>1.0</b>	<b>Site Work</b>				
1.01	Site Grading and Clearing	1	LS	\$12,500.00	\$ 12,500.00
1.02	Erosion and Sedimentation Control	1	LS	\$5,000.00	\$ 5,000.00
1.03	Driveway	1	LS	\$12,500.00	\$ 12,500.00
1.05	Fencing and Gate	1	LS	\$8,500.00	\$ 8,500.00
1.06	1" K Copper Water Service with Yard Hydrant	1	LS	\$2,000.00	\$ 2,000.00
1.07	Final Grading and Seeding	1	LS	\$5,000.00	\$ 5,000.00
				<b>Subtotal =</b>	<b>\$ 45,500.00</b>
<b>2.0</b>	<b>Control Building</b>				
2.01	Foundation	1	LS	\$12,500.00	\$ 12,500.00
2.02	Control Building	1	LS	\$45,000.00	\$ 45,000.00
2.03	Plumbing and HVAC	1	LS	\$8,500.00	\$ 8,500.00
				<b>Subtotal =</b>	<b>\$ 66,000.00</b>
<b>3.0</b>	<b>Wet Well and Valve Vault</b>				
3.01	Excavation and Backfill	1	LS	\$85,000.00	\$ 85,000.00
3.02	Precast Concrete Wet Well	1	LS	\$38,000.00	\$ 38,000.00
3.03	Pumps, 30 HP and Controls	1	LS	\$195,000.00	\$ 195,000.00
3.04	Piping (Wetwell)	1	LS	\$8,500.00	\$ 8,500.00
3.05	Pump Hoist	1	LS	\$3,500.00	\$ 3,500.00
3.06	Bar Screen	1	LS	\$3,500.00	\$ 3,500.00
3.07	Precast Concrete Valve Vault	1	LS	\$25,000.00	\$ 25,000.00
3.08	Vault Piping and Valves	1	LS	\$17,000.00	\$ 17,000.00
				<b>Subtotal =</b>	<b>\$ 375,500.00</b>
<b>4.0</b>	<b>Electrical</b>				
4.01	Control Building Electrical	1	LS	\$12,500.00	\$ 12,500.00
4.02	Electric Service	1	LS	\$7,500.00	\$ 7,500.00
4.03	Automatic Transfer Switch	1	LS	\$8,500.00	\$ 8,500.00
4.04	60 KW Generator	1	LS	\$72,500.00	\$ 72,500.00
4.05	Site Lighting	1	EA	\$2,500.00	\$ 2,500.00
4.06	Electrical Gear (Wire, Conduit, LP Panel, etc.)	1	EA	\$40,000.00	\$ 40,000.00
				<b>Subtotal =</b>	<b>\$ 143,500.00</b>
<b>Total Construction Cost Estimate</b>					<b>\$ 630,500.00</b>

**BROOKSTONE PUMP STATION  
USEMCO STEEL DRY WELL AND CONCRETE WET WELL  
CONSTRUCTION COST ESTIMATE  
March 22, 2021**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COSTS
<b>BROOKSTONE PUMP STATION</b>					
<b>1.0</b>	<b>Site Work</b>				
1.01	Site Grading and Clearing	1	LS	\$18,500.00	\$ 18,500.00
1.02	Erosion and Sedimentation Control	1	LS	\$5,000.00	\$ 5,000.00
1.03	Driveway	1	LS	\$18,500.00	\$ 18,500.00
1.05	Fencing and Gate	1	LS	\$12,500.00	\$ 12,500.00
1.06	1" K Copper Water Service with Yard Hydrant	1	LS	\$2,000.00	\$ 2,000.00
1.07	Final Grading and Seeding	1	LS	\$4,500.00	\$ 4,500.00
				<b>Subtotal =</b>	<b>\$ 61,000.00</b>
<b>2.0</b>	<b>Control Building</b>				
2.01	Foundation	1	LS	\$14,500.00	\$ 14,500.00
2.02	Control Building	1	LS	\$45,000.00	\$ 45,000.00
2.03	Plumbing and HVAC	1	LS	\$8,500.00	\$ 8,500.00
				<b>Subtotal =</b>	<b>\$ 68,000.00</b>
<b>3.0</b>	<b>Wet Well and Valve Vault</b>				
3.01	Excavation and Backfill	1	LS	\$105,000.00	\$ 105,000.00
3.02	Precast Concrete Wet Well	1	LS	\$38,500.00	\$ 38,500.00
3.03	Pumps, 15 HP and Controls	1	LS	\$125,000.00	\$ 125,000.00
3.04	Dry Well Piping	1	LS	\$27,500.00	\$ 27,500.00
3.05	Prefabricated Steel Dry Well	1	LS	\$55,000.00	\$ 55,000.00
3.06	Bar Screen	1	LS	\$4,750.00	\$ 4,750.00
				<b>Subtotal =</b>	<b>\$ 355,750.00</b>
<b>4.0</b>	<b>Electrical</b>				
4.01	Control Building Electrical	1	LS	\$18,500.00	\$ 18,500.00
4.02	Electric Service	1	LS	\$7,500.00	\$ 7,500.00
4.03	Automatic Transfer Switch	1	LS	\$8,500.00	\$ 8,500.00
4.04	50 KW Generator	1	LS	\$65,000.00	\$ 65,000.00
4.05	Site Lighting	1	EA	\$2,500.00	\$ 2,500.00
4.06	Electrical Gear (Wire, Conduit, LP Panel, etc.)	1	EA	\$52,500.00	\$ 52,500.00
				<b>Subtotal =</b>	<b>\$ 154,500.00</b>
<b>Total Construction Cost Estimate</b>					<b>\$ 639,250.00</b>

**METER PITS  
CONSTRUCTION COST ESTIMATE  
March 22, 2021**

ITEM NUMBER	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL COSTS
<b>Belmondo Meter Pit</b>					
	Three Inch Parshall Flume Meter Pit	1	LS	\$ 65,000.00	\$ 65,000.00
<b>Buck Creek Meter</b>					
	Six Inch Parshall Flume Meter Pit	1	LS	\$ 105,000.00	\$ 105,000.00
<b>Delmorr Avenue Meter Pit</b>					
	Twelve Inch Parshall Flume	1	LS	\$ 225,000.00	\$ 225,000.00
<b>Derbyshire Road Meter Pit</b>					
	Ten Inch Palmer Bowlus Flume	1	LS	\$ 165,000.00	\$ 165,000.00
<b>East Ferry Road Meter Pit</b>					
	Twelve Inch Parshall Flume	1	LS	\$ 225,000.00	\$ 225,000.00
<b>Main Stret Meter Pit</b>					
	Six Inch Parshall Flume Meter Pit	1	LS	\$ 105,000.00	\$ 105,000.00
<b>Sandy Run Meter Pit</b>					
	Six Inch Parshall Flume Meter Pit	1	LS	\$ 105,000.00	\$ 105,000.00
<b>Big Oak Road Meter Pit</b>					
	Isco Laser Meter in Eight Inch Pipe	1	LS	\$ 22,500.00	\$ 22,500.00

**APPENDIX IV  
DEVELOPMENT PROJECTS STATUS**



# Township of Lower Makefield

## Projects Under Consideration in the Review Process

Plan #	Project Name	Type	Description	Owner & Applicant	Lot Size (Acres)	Tax Parcel	Zoning	Status/Action	Time Expires	Escrow Balance as of MAY 15, 2019
496 N	<b>Fieldstone at Lower Makefield</b> <i>Edgewood Road</i>	Major Subdivision	30 single-family residential building lots	Quaker Group Bucks, L.P. / Same	39.2	20-16-73	R-2 Residential Medium Density	Preliminary Plan	12/31/2019	\$0.00
562	<b>Dogwood Drive</b> (aka Harmony Lane) <i>Dogwood Drive</i>	Major Subdivision	5 single-family residential building lots	Dogwood Drive, L.P. / Same	14.727	20-8-25	R-2 Residential Medium Density	Recommended for Final Plan Approval by PC 1/22/2018	11/1/2019	\$20.70
574	<b>Capstone Terrace</b> <i>Stony Hill Road at Township Line Road</i>	Land Development	3-story 180,000 sq. ft. office building	Shady Brook Investors, L.P. / Same	14.855	20-16-39 20-12-1 20-12-2	O/R Office Research	Final Plan  Preliminary Approval by BOS 11/5/2008	11/1/2019	\$0.00
590	<b>Aria Health</b> (fka Frankford Health System) <i>Route 332 &amp; Stony Hill Road</i>	Land Development	3-story 375,000 sq. ft. hospital, two (2)-40,000 sq. ft. medical buildings with 976 parking spaces & a heliport	Aria Health / Same	41.178	20-12-1-1	O/R Office Research	Preliminary Plan	12/31/2019	\$39,236.28
643	<b>Erin Development</b> 1685 Dobry Road <i>Dobry Road</i>	Major Subdivision	76 single-family attached dwelling Age-Qualified Community	Dobry Road, LLC. / ERIN Development	16.57	20-12-28	C-3 General Business Industrial	Preliminary Plan Variances approved at the 12/4/2018 ZHB meeting. <b>Revised plans submitted in July 2019.</b>	10/1/2019	(\$157.39)
655	<b>Marrazzo Garden Center Property</b> <i>Yardley-Morrisville Road &amp; Sutphen Road</i>	Major Subdivision	16 single-family attached townhouse dwellings w/ 10 parking spaces (non-conforming use)	Dan & Carmela Marrazzo / Same	2.6	20-50-1-1	R-2 Residential Medium Density	Sketch Plan  Discussed by PC on 3/26/2018.	N/A	\$502.04
658	<b>Snipes Tract Athletic Fields</b> <i>Dolington Road &amp; Quarry Road</i>	Land Development	3 large & 1 small multi-purpose athletic fields, concession/restroom building, skate park, 157 parking spaces	Lower Makefield Township / Same	36.26	20-16-2 20-16-1-1	R-2 Residential Medium Density	Preliminary/Final Approval by BOS 5/30/2017. Remanded by Court back to Board of Supervisors.	N/A	N/A Township Project
664	<b>Fieldstone</b> (Harris Tract) <i>Edgewood Rd</i>	Major Subdivision	32 lot or 36 lot single-family residential building lots	Quaker Group Bucks, L.P. / J P O Fieldstone	39.2	20-16-73	R-2 Residential Medium Density	Informal Sketch Plan Discussed by PC on 1/22/2018. Discussed by BOS on 2/7/2018.	N/A	\$0.00
665	<b>Weldon Homes LLC</b> 1273 Lindenhurst Road	Major Subdivision	Subdivide a 3.03-acre lot containing an existing stone dwelling and stone barn into 3 single-family residential lots (creating 2 new building lots)	Weldon Homes LLC / Same	3.03	20-3-20	R-1 Residential Low Density	Informal Sketch Plan  Discussed at PC meeting on 11/26/2018.	N/A	N/A
666	<b>Eric Renfors &amp; George Schott TLY 670 LLC</b> 670 Stony Hill Road	Special Exception	Proposed use of 2,040 sq. ft. of existing space within the Lower Makefield Shopping Center for a Learning Center for computer coding and game building	Eric Renfors & George Schott TLY 670 LLC / IRPF YARDLEY LOWER MAKEFIELD, LLC	11.476	20-016-062	C-1 Commercial Neighborhood Shopping	<b>Special Exception Approved by ZHB 4/2/2019</b>	N/A	\$0.00
667	<b>Shady Brook Investors (fka Capstone Terrace)</b> <i>Stony Hill Road at Township Line Road</i>	Land Development	Proposed use for a 125,775 square foot single story warehouse building with 252 parking spaces	Shady Brook Investors, L.P. / Same	14.855	20-16-39 20-12-1-3 20-12-2-2	O/R Office Research	<b>Special Exception ZHB Meeting held 4/16/2019. Continued to the 8/20/2019 ZHB meeting.</b>	N/A	\$0.00

# Township of Lower Makefield

3/5/2021

## Projects Recently Approved



Plan	Project Name	Type	Description	Owner & Applicant	Lot Size (Acres)	Tax Parcel	Zoning	Approval Status	Status of Documents	Next Step	Escrow Balances May 15, 2019
642	Kaplan Tract <i>Dolington Road</i>	Minor Subdivision	Subdivide 5 acres into 2 lots (1 nw building lot)	Ann Ryan Trust Lawrence Kaplan	4.82	20-3-26-1	R-1 Residential Low Density	Final Approval by BOS 6/21/2017	Court denied and dismissed the appeal of the approval on 8/23/2018. Revised plans ready for recording.	Waiting on signed copies of documents and mylars, payment of fees, schedule pre-construction meeting	(\$1,698.00)

# Township of Lower Makefield

3/5/2021



## Projects Under Construction

Plan #	Project Name	Type	Projects Under Consideration	Builder & Applicant	Lot Size (Acres)	Tax Parcel	Zone	Original Escrow/Bond	Escrow/Bond Balance Remaining	Project Status / Outstanding Items	Total # Building Lots	Building Permits Issued	Building C.O.'s Issued	Inspection Escrow Balance as of May 15, 2019
335	<b>Regency at Yardley</b> (fka Octagon Center) Big Oak Road & Oxford Valley Road	Major Subdivision	191 single family dwellings and 186 townhouse (carriage homes) units with a clubhouse, pool, tennis courts, plus 5 acres along Old Oxford Valley Road to be donated to LMT (including a 2,500 SF pavilion)	Toll Brothers	133.5	20-32-4-1 20-32-1-2	C-3	\$783,860.83 \$161,923.85 \$2,860,142.73 \$1,548,171.08 \$619,016.72 <u>\$500,000.00</u> <b>\$6,473,115.21</b> <i>North Total</i>  \$826,000.00 \$595,000.00 \$668,350.00 <u>\$1,223,035.25</u> <b>\$3,312,385.25</b> <i>South Total</i>	\$121,152.33 North Ph. 1 \$27,400.60 North Ph. 2 \$383,733.48 North Ph. 3 \$345,439.24 North Ph. 4 \$118,577.12 North Ph. 5 <u>\$49,710.98 North 6/7</u> \$1,046,013.75 Remaining for North (Singles)  \$209,085.50 South Ph. I \$205,742.25 South Ph. II \$418,981.60 South Ph. III <u>\$776,075.00 South IV/V</u> \$2,306,213.00 Remaining for South (Carriages)	<b>Regency North (Singles)</b> Houses are all complete, except for 6 units adjacent to model homes. Toll Brothers is working on punchlists in anticipation of paving next Spring. Videos of sanitary sewer & storm sewer lines showed deficiencies that will need to be addressed prior to paving.  <b>Regency South (Carriages).</b> Houses are 27% complete. Site improvements and roads are 80% complete (remaining area is the part of Phase 3 where sanitary sewer flows into Matrix Residential (62 unit) project across Big Oak Road).	North 197	North 191	North 191	9,169.04  Regency @ Yardley #D335T  \$7,219.48 Regency Carriage Homes #D338T
412	<b>Towering Oaks at Yardley</b> Dolington Road & Susan Circle	Major Subdivision	7 lot single family residential subdivision	Triumph Building Group / Towering Oaks LLC	12.087	20-3-48	R-1	\$447,077.04	\$241,650.23	6 of 7 houses are being constructed by Triumph Building Group. Outstanding items include final paving, landscaping, basin conversion, etc.	7	6	5	(\$ 41,641.12) Billed for Shortage-w/Attorney for collections
538	<b>Boxwood Farm</b> Oxford Valley Road & Collins Grant Court	Major Subdivision	Subdivide 8.0 acres into 5 single family residential lots	Boxwood Farm LLC	5.84	20-32-21	R-2	\$767,757.34	\$302,577.43 (Release 4)	Township passed a resolution to make a claim against the bond on 11/26/2018. Developer performed final paving of Collins Grant Court on 12/4/2017, and there are still a few open items to resolve prior to dedication. If these items are completed we may be in position to rescind the Resolution to take action against his performance bond.	8	8	8	(\$14,241.57)  Billed for Shortage and requested \$2,500 add'l deposit w/attorney for collections
543	<b>J.C. McGinn Construction (Minehart Tract)</b> Woodside Road & Lindenhurst Road	Major Subdivision	Subdivide property into 7 single-family residential building lots and 1 lot to be added to adjoining property	Thomas & Catherine Minehart/ John C. McGinn	30.86	20-3-28 20-3-28-2	R-1	\$32,525.00	\$32,525.00	Developer has requested release of Letter of Credit. Only outstanding items are on-lot stormwater management work for 2 unsold lots (Lot 2 & 7), payment of fee-in-lieu, and setting monuments.	7	5	5	\$690.98
560	<b>Reserve at Yardley</b> (aka Freeman's Farm or Ferri Tract) Big Oak Road	Major Subdivision	14 single-family residential building lots and 1 existing lot	Toll Brothers/Erin Development Co.	18.228	20-34-129	R-2	\$851,070.97	\$158,314.49 (Release 2)	RVE met with developer on 9/19/2018 to review last few items remain outstanding. Developer is compiling information in preparation for dedication.	14	14	14	(\$829.27) Erin Dev #D560A
569	<b>Scammel's Corner</b> University Drive, Yardley-Newtown Road, West Afton Avenue	Major Subdivision	15 single family residential lots, 1 existing lot with historic house reconstructed and 1 open space lot	J P O Scammels Corner L.P.	17.73	20-16-32	R-2	\$1,020,402.58	\$113,593.75 (Release 4)	Rain gardens & detention basins need additional work to drain properly. JP Orleans final paved on 12/14/2018. Developer is working with the Township Engineer to complete all items prior to dedication.	16	16	16	(\$19,761.61) Billed, but not paying nor replying to requests. #D569S

# Township of Lower Makefield

3/5/2021



## Projects Under Construction

Plan #	Project Name	Type	Projects Under Consideration	Builder & Applicant	Lot Size (Acres)	Tax Parcel	Zone	Original Escrow/Bond	Escrow/Bond Balance Remaining	Project Status / Outstanding Items	Total # Building Lots	Building Permits Issued	Building C.O.'s Issued	Inspection Escrow Balance as of May 15, 2019
596	Zubaida Foundation <i>Big Oak Road</i>	Land Development	Convert existing church into a 6,365 SF mosque with 73 parking spaces	Zubaida Foundation	5.09	20-41-2	R-2	\$322,282.68	\$45,018.43 (Release 6)	Building renovations are complete and an updated Certificate of Occupancy was issued. Remaining work includes parking lot striping, landscaping, etc.	n/a			\$0.00
597	Flowers Field @ Edgewood (Troilo) <i>Stony Hill Road &amp; Yardley- Langhorne Road</i>	Major Subdivision/ Land Development	48 single-family residential attached units, 12 apartments, and 273,238 S.F. of commercial space	DeLuca & Cameron Troilo Properties	15.622	20-12-4-1 20-12-5 20-13-4 20-14-7	TND	\$3,373,000.00	\$222,738.14 (Release 11)	Outstanding improvements include final paving, sidewalk, landscaping, etc. DeLuca has 26 residential units built or under construction. No commercial units have been started. 22 vacant residential lots are owned by Cam Troilo.	48	26	14	\$0.00 Troilo/#D597 (\$267.25) DeLuca/#D597B
612	Estates at Sandy Run <i>(St. Ignatius Subdivision) Sandy Run Road</i>	Major Subdivision	Subdivide 34.55 acres into 8 single family residential lots and an open space lot	St. Ignatius RC Parish / Erin Development Company	34.55	20-34-20-5 20-35-6 20-35-1-1 20-35-2-1	R-2	\$723,400.00	\$117,349.81 (Release 7)	Houses are under construction. Outstanding improvements include final paving, sidewalk, landscaping, etc.	8	7	6	(\$345.02)
629	Oakmont (Moon Nurseries) <i>Quarry Road</i>	Major Subdivision	15 lot single-family residential subdivision	Toll PA XIII L.P.	29.21	20-3-36-1	R-1	\$1,553,783.34	\$304,788.11 (Release 3)	Developer final paved the roads on 11/30/2018. Developer is working on addressing topsoil/grass issues. Developer will need to work with the Township Engineer to complete all items prior to dedication.	15	15	15	\$4,694.24
648	Pennsbury School District Pennwood Middle School <i>Makefield, Roelofs, &amp; Big Oak Roads</i>	Land Development	Building Renovations & reconfiguration of parking and traffic circulation	Pennsbury School District	67.5	20-34-86 20-34-87 20-34-88 20-34-90	R-2	\$4,752,000.00		Building renovations and site improvements are nearing completion. RVE was PSD project engineer.	n/a			\$156,394.27 <i>Development</i> \$ 21,646.87 <i>Planning</i>
651	Matrix Lower Makefield Residential <i>Big Oak Road</i>	Amended Major Subdivision	62 single-family attached Age-Qualified dwellings (originally approved for 165 multi-family condominium units)	Big Oak Partners, L.P. / Ryan Homes	19.439	20-32-6	C-3	\$1,927,338.82	\$1,851,416.82 (Release 1)	Pre-construction meeting held 12/19/2018. Construction commenced on 1/7/2019, tree clearing has been completed and erosion measures have been installed.	62			\$24,172.23 <i>Development</i> \$ 91.90 <i>Planning</i>
652	Artis Senior Living LLC <i>Stony Hill Road</i>	Land Development	72 bed memory care facility (33,552 SF) with 43 parking spaces	Artis Senior Living LLC / Same	5.34	20-12-3 20-12-3-1 20-13-2 20-13-2-1	R-1	\$992,600.00	\$992,600.00	Pre-construction meeting held on 10/10/2018. Parking area is under construction and work on the building is progressing.	n/a			\$32,930.83 <i>Development</i> \$ 0.00 <i>Planning</i>

# Township of Lower Makefield

3/5/2021



## Projects Recently Dedicated

Plan #	Project Name	Type	Projects Under Consideration	Builder & Applicant	Lot Size (Acres)	Tax Parcel	Zone	Original Escrow/Bond	Escrow/Bond Balance Remaining	Project Status / Outstanding Items	Total # Building Lots	Building Permits Issued	Building C.O.'s Issued	Inspection Escrow Balance as of <a href="#">May 15, 2019</a>
532	<b>Brookshire Estates</b> (Flowers Madany) <i>Graystone Lane/ Washington Crossing Road</i>	Major Subdivision	Subdivide 64.6 acre into 29 lots (including 1 lot in Newtown Twp.) and 3 open space lots (including 1 in Newtown Twp.)	Orleans Homes/ Brookshire Estates L.P.	64.6	20-3-4 20-3-11-2 29-16-8	R-1	Phase 1 \$2,296,558.68  Phase 2 \$791,664.04	\$0.00	Dedication approved at 12/5/2018 BOS meeting Maintenance Bond expires on May 26, 2020.	Phase 1 21  Phase 2 7	Phase 1 21  Phase 2 7	Phase 1 21  Phase 2 7	(\$4,913.13) <i>billed for shortages</i>
565	<b>Brookshire III</b> (Troilo Tract) <i>Washington Crossing Road</i>	Major Subdivision	Subdivide 8.0 acres into 5 single-family residential lots	Orleans Homes/ Brookshire Estates L.P.	8.02	20-3-10	R-1	\$632,074.98	\$0.00	Dedication approved at 12/5/2018 BOS meeting Maintenance Bond expires on May 18, 2020.	5	5	5	\$1,346.05

**APPENDIX V**  
**LOWER MAKEFIELD TOWNSHIP SEWER MAP**