



**Consulting & Municipal
ENGINEERS**

August 27, 2024

Mr. Joseph Danielsen - Executive Director
Township of Franklin Sewerage Authority
70 Commerce Drive
Somerset, NJ 08873

Re: Engineering Status Report for August 2024
Our File No.: PFS00002.24

Dear Mr. Danielsen:

In accordance with your request, please find herein our engineering status report and summary of work activities performed for the Authority during the month of August, 2024.

I. **Weston Canal Pump Station (Phase 4)**

- A site meeting was held at the pump station to review the limits of the flood damage.
- A meeting was held with the FTSA to review alternatives for improvements to the pump station.
- Preparing alternatives and cost estimates for relocating, elevating and upgrading the Weston Canal Pump Station. A meeting will be scheduled for the week of October 25, 2021.
- A meeting was held between CME Associates and FTSA discussing alternatives and associated cost estimates.
- A decision was made to pursue relocating the Weston Canal Road Pumping Station to the corner of the PSE&G Central Division Headquarters property located at 472 Weston Canal Road.
- We contacted PSE&G to pursue easement acquisition and our request is currently under review by the PSE&G asset management team.
- CME Surveyors were on site at the Weston Canal Pump Station on December 20, 2021 to complete the survey required for procurement of a FEMA Elevation Certificate. The Certificate was prepared and distributed electronically to FTSA on December 23, 2021. Hard copies will be delivered to the Authority.
- A meeting was held on January 28, 2022 with CME, FTSA and PSE&G to discuss easement acquisition for the relocation of the Pumping Station.
- A follow up meeting took place on February 18, 2022 with the Vice President of Asset Management at PSE&G regarding same. PSE&G is receptive to the

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Authority's request and has requested further discussion regarding constructing a parking area in the vicinity of the proposed relocated Pump Station.

- We are scheduling a call with the DRCC on Thursday March 31, 2022 to discuss requirements for the proposed relocated Pump Station.
- The Delaware and Raritan Canal Commission recommended an Application for Jurisdictional Determination be submitted in order to provide the DRCC with information necessary to determine the extent of review and approval to be required.
- PSE&G has decided not to pursue a Parking Lot Extension in the area behind the site of the Proposed Relocated Pump Station.
- CME prepared an updated Conceptual Site Plan for FTSA Review and Approval and subsequent distribution to PSE&G. A meeting will then be scheduled with PSE&G to further discuss Easement Acquisition.
- A meeting between CME, FTSA, FTSA Attorney's Office and PSE&G was held on July 14, 2022 to discuss next steps for the Pumping Station Relocation Land Acquisition.
- Following the meeting CME re-issued the Preliminary Site Plan with property dimensions included as requested by PSE&G.
- Next step is awaiting an Escrow Request from PSE&G. The Escrow will fund their Review of the Proposed Project.
- PSE&G issued a Memorandum of Understanding to the Authority requesting submission of \$75,000.00. CME has reviewed the MOU and provided comments to the Authority.
- An Architectural Reconnaissance meeting took place on December 2, 2022 to review the architectural style of the Proposed Relocated Pump Station.
- We are coordinating with USA Architects for the preparation of a Concept Phase Proposal.
- We prepared a Conceptual Plan with approximate delineations of the proposed Easement Acquisition Area for use by the Appraiser.
- We are preparing a Request for Authorization for a Geotechnical Investigation.
- Revised Concept Plans were sent for Authority Review on January 17, 2023. The layout of the Proposed Pump Station and upstream piping were reconfigured to reduce the Proposed Easement Acquisition Area by over 40%.
- We met with the Authority, Authority's Attorney and Appraiser on January 24, 2023 to discuss the revised Pump Station Layout.



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- We contacted the County Planning and Engineering Departments and verified that there are no future road widening plans along Weston Canal Road in the vicinity of the Proposed Pumping Station.
- We met with the Authority, Authority's Attorney and Delaware Raritan Canal Commission on January 30, 2023. The DRCC is amenable to waive the 200-foot setback requirement if compelling public need is proven.
- We had further discussions with representatives from the New Jersey State Park Service regarding state owned Property in the vicinity of existing and proposed piping. Initial discussions have been positive, however there will be a required Permit Process.
- We met with the New Jersey Office of Transactions and Public Land Administration on March 7, 2023 to discuss the proposed relocated Pumping Station in the vicinity of State Owned Property along Weston Canal Road.
- The State indicated that they are amenable to working with the Authority and requested the submission of a Concept Plan to initiate their Review Process. Accordingly, a draft Concept Plan was sent to the Authority for review.
- We are finalizing a Permit Application to the New Jersey Office of Transactions and Public Land Administration to review use of NJDEP Property. We will circulate a Draft for Authority and Legal review prior to submission.
 - The Permit Application has been submitted to the New Jersey Office of Transactions and Public Land Administration to review use of NJDEP Property.
- We await response from the NJDEP Office of Transactions and Public Land Administration regarding the submitted Request for Use of NJDEP Property Form and associated attachments.
- The NJDEP contacted our Office on July 20 indicating that the Project is still undergoing internal review.
- A meeting was held on August 29, 2023 with PSE&G to discuss the status of their review of the proposed easement acquisition.
- We responded to comments from the NJDEP Office of Transactions and Public Land Administration regarding the request for use of State property.
- A follow-up meeting was held with PSE&G on September 19, 2023 to review the Project status and proposed easement acquisition.
- We are collaborating with the Director regarding a Land Appraisal.
- We met with the Authority on September 25, 2023 to discuss updated estimated Project costs.
- We are scheduling a preliminary meeting with the I-Bank to review the proposed Project.



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- A follow-up meeting was held with PSE&G on October 25, 2023 to review the Project status and proposed easement acquisition.
- A meeting with Authority Staff and the NJDEP / I-Bank was held on October 31, 2023 to discuss potential funding sources. The NJDEP / I-Bank Staff recommends initiating the application for funding of the Project through the I-Bank's application procedure.
- A Right of Entry Agreement has been established with PSE&G allowing property access in order to conduct a Limited Boundary and Topographic Survey as required for easement acquisition.
- A meeting was held with PSE&G on November 29, 2023 to review the Project status and proposed easement acquisition.
- The Limited Boundary and Topographic Survey of the proposed easement area has been completed. We are finalizing the survey basemap.
- A meeting was held with PSE&G on January 17, 2024 to review the Project status and proposed easement acquisition. A follow-up meeting is tentatively scheduled with PSE&G for February 28, 2024 to review Project status.
- A meeting was held with PSE&G on February 28, 2024 to review the Project status. A follow-up meeting is scheduled for April 4, 2024 to review and discuss the proposed easement acquisition.
- A meeting was held with PSE&G on April 4, 2024 to review the Project status. PSE&G indicated that they are coordinating with NJDEP to acquire a portion of the State owned property located between PSE&G's lot and Weston Canal Road. A follow-up meeting is scheduled for May 9, 2024 to review and discuss the proposed easement acquisition.
- The soil borings began on June 24, 2024 and are anticipated to be completed within approximately 5 days.
- A meeting was held with PSE&G on June 20, 2024 to review the Project status and proposed easement acquisition. A follow-up meeting is tentatively scheduled for August 7, 2024.
- We have incorporated PSE&G's comments into the survey basemap. The updated survey has been sent to FTSA for approval prior to distribution to PSE&G. **The survey has been sent to PSE&G.**
- We met with the Authority and Authority's Attorney to discuss the status of the Authority's Request for Use of State Property. We prepared a Draft Letter to the State requesting an expedited review of the FTSA Application.
- **On August 6, 2024 we had a call with the Director and New Jersey Office of Transactions and Public Land Administration to review the status of FTSA's request for use of State property. The State indicated that they are preparing a License Agreement relative to the Authority's request to**



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construct utility crossings and an access driveway across State property.

- **A meeting was held with PSE&G on August 7, 2024 to review the Project status and proposed easement acquisition.**

II. **Brookline Watershed Sewerage System Rehab – Bid & Construction**
(Expenditures: Budget 8%, Schedule 1 of 18 Months)

- Two (2) bids were received for the Project. The apparent low bidder is BLD Services, LLC.
- The bids are currently under Engineering and Legal review.
- The Bid Report was submitted to the Authority on December 20, 2023.
- We are coordinating with the NJDEP to receive approval for bid rejection. All requested documentation has been provided to the NJDEP. NJDEP Approval for bid rejection was received on February 6, 2024.
- SED 30 Day Notice was issued on February 7, 2024 and approved on February 22, 2024. We anticipate advertising the Project on March 12, 2024 pending NJDEP authorization.
- We coordinated with the Authority and Authority's Attorney to draft an Addendum to incorporate a Contractor Qualifications Form into the Contract Documents. The Addendum was submitted for NJDEP approval on February 22, 2024.
- The Project was re-advertised as anticipated on March 12, 2024. We anticipate the following Bid Schedule:
 - Advertisement: March 12, 2024
 - Bid Opening: April 16, 2024
 - Project Award: May 7, 2024
- The Bid Opening was held as anticipated on April 16, 2024. Two (2) bids were received for the Project. The apparent low bidder is National Water Main Cleaning Company. We reviewed the bids and issued a Bid Report to the Authority on April 26, 2024.
- The Bid Package was submitted for NJDEP review and approval on May 13, 2024. We await NJDEP Authorization to Award. NJDEP Authorization to Award was received on June 4, 2024.
- Contract Documents were provided to National Water Main Cleaning Company (NWMCC) on June 7, 2024. Executed copies were received on June 24, 2024 and will be provided to the Authority and Authority's Attorney for review.



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- The preconstruction meeting was held on July 30, 2024. Construction is scheduled to begin in early September, 2024.
- **Notice To Proceed issued on August 12, 2024. Contract Final Completion is 550 Calendar Days from Notice.**
- **A site meeting was held on August 13, 2024 with the Franklin Township Police Department, FTSA, CME and National Water Main Cleaning Company regarding Police Traffic Directors throughout construction.**
- **The Contractor's SED Utilization Plan was approved by the NJDEP on August 15, 2024.**
- **Contract work is anticipated to start on or about September 9, 2024.**

III. **Commerce Drive Pumping Station Upgrade Design
(Expenditures: Budget 99%, Schedule 31 of 18 Months)**

- CME staff began working on the specifications and construction plans for the Pumping Station upgrades.
- Site surveyed by CME on January 19, 2022.
- The Basemap has been completed.
- Our Environmental Team will be scheduling work on site in the next few weeks to delineate the Wetlands Boundary.
- A status meeting was held with FTSA to discuss the Proposed Pumping Station Design.
- Our Environmental Team was on site to delineate the Wetlands Boundary.
- The Soil Boring for the Geotechnical Investigation was drilled on March 25, 2022.
- The Treatment Works Application requires a Permit Fee in the amount of \$7,172.00.
- We are continuing to work on the Specifications, Construction Plans and NJDEP Permit Plans for the Pumping Station Upgrades.
- The Authority has indicated that they would like to pursue NJ I-Bank funding for this Project. Accordingly, we prepared a Request for Authorization for consideration by the Authority.
- A Preliminary Site Plan was shared with the FTSA Operations Department for Review and Comment.
- CME Staff met with FTSA Staff to discuss the location of the Grinder. A few Alternatives were discussed, and a decision was made to install a new valve chamber in order to re-orient the site and create room for the Grinder inside



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of the existing Wet Well. We are revising the Contract Documents accordingly.

- During the Environmental Review Phase of the I-Bank Application process the Project Site was determined to be within the Floodplain. The NJDEP requires all Critical Infrastructure be lifted above the 500-year flood elevation. The Treatment Works Approval Application has been held until the Plans are modified.
- CME investigated Alternatives to address the NJDEP Flood Elevation Requirements. A meeting will be scheduled with Authority Staff for the week of September 30, 2022 to discuss.
- NJ I-Bank Application Step 3 completed on H2Loans.
- A revised Preliminary Site Plan was shared with the Authority indicating an elevated Proposed Building per NJDEP Flood Elevation Requirements.
- We are finalizing the Treatment Works Approval Application and Land Use Permit Documents based on the revised Plan.
- The Treatment Works Approval Application has been submitted to the NJDEP.
- The Land Use Permit Documents were submitted on December 6, 2022.
- We received comments from the NJDEP regarding the Treatment Works Approval Application on December 2, 2022. We prepared a Response Letter, sent on December 19, 2022, addressing all comments.
- We received additional comments on December 30, 2023 from the NJDEP regarding the TWA Application and submitted a response on January 25, 2023.
- The NJDEP has rejected our method of estimating the Flood Hazard Area and is requiring we perform a Flood Hazard Area Verification.
- We continue to collaborate with the Director to obtain a waiver for the NJDEP Flood Hazard Area Verification.
- We received Treatment Works Approval for the Proposed Project.
- We had a reasonable meeting with the NJDEP on March 21, 2023. They approved an alternative less intensive method to satisfy the Flood Hazard Area Verification requirement.
 - The NJDEP indicated that a \$1,000.00 Fee will be required as part of this process.
- We received additional comments from the NJDEP regarding the Land Use Permit Application and anticipate submitting a response by May 5, 2023.
- We submitted a response to the NJDEP on May 5, 2023.



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- We await NJDEP review of the submitted Land Use Permit Application and Flood Hazard Area Verification.
- The next step will be Structural and Electrical Design.
- NJDEP approved the Freshwater Wetlands boundary as drawn on the Plans.
- The NJDEP has determined that our Land Use Permit Application is complete for review. The statutory decision deadline is August 25, 2023.
- We are coordinating with the Structural and Electrical Teams to begin portions of their design that are independent of NJDEP determination.
- Structural and Electrical design is underway.
- We await issuance of the Land Use Permits anticipated for the end of August.
- Land Use Permits received on August 22, 2023.
- Contract Documents have been uploaded to H2Loans for NJDEP review.
- We are completing H2Loans Application Step 4.
- Project plans were sent to Authority Staff for review on October 27, 2023. A meeting is scheduled with the Authority for November 2, 2023 to discuss any comments.
- In accordance with the issued NJDEP Land Use Permit, we are preparing a Riparian Zone Mitigation Proposal for submission to the NJDEP's Mitigation Council.
- We met with Authority Staff on November 2, 2023 to review the Project Plans. The Plans have been revised accordingly to incorporate comments received from the FTSA.
- NJDEP SED Comments were received and addressed on December 18, 2023. SED Approval was received on February 13, 2024.
- NJDEP Engineering Review Comments were received on March 4, 2024. The comments were addressed, and a response was submitted to the NJDEP on March 19, 2024. We await NJDEP Authorization to Advertise.
- Follow-up comments were received from the NJDEP on April 15, 2024 and were addressed on April 24, 2024.
- 30 Day SED Notice was issued on April 23, 2024. We anticipate advertising the Project on May 23, 2024 pending NJDEP Authorization and Board Approval.
- NJDEP Authorization to Advertise was received on May 7, 2024. The Project was advertised as anticipated on May 23, 2024. We anticipate the following Bid Schedule:
 - Advertisement: May 23, 2024
 - Bid Opening: July 9, 2024
 - Project Award: August 6, 2024



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- The Project was advertised as anticipated on May 23, 2024. The Bid Opening is scheduled as planned for July 9, 2024.
- Prospective Bidders were invited to visit the Project site on June 18, 2024.
- The Bid Opening was held as anticipated on July 9, 2024. Six (6) bids were received for the Project. The apparent low bidder is Sovereign Consulting Inc. We reviewed the bids and issued a Bid Report to the Authority on July 31, 2024.
- **We submitted the Bid Package to NJDEP on August 14, 2024 requesting Authorization to Award.**

IV. **Administration Building and Garage Office Window and Door Replacement Construction Phase (Expenditures: Budget 99%, Schedule 24 of 7 Months)**

- A Pre-Construction Meeting was held on August 12, 2022. Staff from FTSA, Murray Paving and Concrete, D+E Windows, USA Architects, and CME Associates was in attendance.
- Final Submittal provided on September 21, 2022 and is being actively reviewed. The Contractor is corresponding with Material Suppliers regarding an estimate for delivery dates.
- Windows are expected to be delivered in early December. The Contractor is awaiting lead times for the Doors. We anticipate continuous installation for the Windows and Doors once all materials are received.
- Exterior Masonry Repair work in preparation for Window and Door installation is complete.
- We attended a meeting on January 4, 2023 with the Contractor and Authority Staff to discuss Window Installation Logistics.
- The Windows are expected to be delivered in mid-January. The new Windows were received onsite on January 5, 2023 and installed as anticipated.
- A Site walkthrough took place on January 18, 2023. Subsequently, a list of Punchlist Items was sent to all Parties. The Contractor began addressing these Items on January 26, 2023.
- We anticipate delivery and subsequent installation of the Doors in March 2023. A meeting will be scheduled prior to Door delivery to discuss installation logistics and potential impacts on FTSA Staff and/or Customers.
- Select window panes exhibit scratched glass surfaces in natural sunlight.



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- A field meeting took place on February 22, 2023 to review conditions. Representatives from the Authority, Architect, Window Supplier, Installation Subcontractor and our Office were present.
- The Window Supplier will be furnishing new glass window panes at select locations.
- We met with the Window Manufacturer and Glass Supplier on March 21, 2023. The Manufacturer has agreed to replace all double-glass windowpane units that are exhibiting scratched surfaces. The anticipated lead time is 6-8 weeks.
- The Door units are anticipated for delivery within two (2) weeks. A Logistics Meeting will be scheduled prior to start of door replacement to assist in ease of operations of the Authority's Staff and Customers while the doors are removed and replaced.
- The Door Removal and Replacement Logistics Meeting was held on April 6, 2023.
- Door Removal and Replacement was initially scheduled to begin on April 26, 2023. The Contractor anticipates one (1) working day per door unit. We were advised on April 24, 2023 that there was a delivery issue with the door glass. We are awaiting confirmation on a revised scheduled start-date.
- The Main Door to the Administration Building is scheduled to be replaced on Saturday, May 13, 2023, in order to minimize disruption to FTSA Staff and Customers.
- The Supplier is scheduled to receive the replacement double-glass windowpane units on April 28, 2023. The replacement schedule will be coordinated upon Supplier's receipt.
- All three (3) door units replaced to date and locking devices have been connected to the Authority's Master Key.
- Select window panels within the door units are exhibiting manufacturing flaws. New replacement glass will be delivered by the manufacturer. A 1-2 week lead time is anticipated.
- Approximately 70 of 86 scratched double-glass windowpane units have been replaced to date. The manufacturer is awaiting delivery of additional glass units. Delivery is anticipated in approximately three (3) weeks.
- Eight (8) window panels within the door units exhibiting manufacturing flaws were replaced on June 15, 2023. The Contractor furnished and installed door sweeps at all door locations and a new panic bar locking device was installed on the Administration Building Main Door.
- The remaining sixteen (16) scratched double-glass windowpane units were replaced on June 23, 2023.



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- A post-construction site walk through was conducted on July 5, 2023. Representatives from FTSA, USA Architects and our Office were present. A punch list was generated and issued to the Contractor on July 7, 2023.
- The window unit supplier, Architectural Window, was onsite July 17, 2023, to perform window related punch list items and to address cloudiness observed on certain window frames. The supplier was requested to submit corrective procedures and perform an onsite trial on a selected window frame unit.
- A request was submitted to the Contractor on July 24, 2023 for a schedule for completion of remaining Punch List items.
- The Window Unit Supplier, Architectural Window, is onsite performing touch-up paint coating and buffing on certain exterior window frame units. Target completion date is Friday, September 1, 2023.
- Punchlist items, lintel coating work and touch-up painting have been completed. Select window frames require corrective work to address cloudiness. The window unit supplier, Architectural Window, anticipates delivery of corrective paint on or about September 27, 2023. The corrective work will be scheduled and completed upon the supplier's receipt of materials.
- The Window Unit Supplier, Architectural Window, is field coating all exterior window frame units to satisfy punch list items. Subcontractor, Elite, is currently onsite preparing exterior window frames for prime coat and surface coating application. The coating work is scheduled to begin on Thursday, November 2, 2023.
- Field preparation and coating work on all exterior window frames has been completed.
- The Window Unit Supplier, Architectural Window, awaits delivery of new glass windowpanes. Glass windowpane replacement is anticipated to begin on December 4, 2023.
- All windowpane glass units have been replaced to date.
- A site walk through is scheduled for December 27, 2023.
- We await a schedule for exterior window frame touch-up painting.
- The Window Manufacturer has completed back seal installation on all windows.
- Two (2) damaged glass windowpanes require replacement within the Garage Office. Glass has been ordered by the Window Manufacturer. Replacement of the two (2) damaged glass windowpanes has been scheduled for March 1, 2024 along with interior punch-list items. The Window Manufacturer received two (2) defective glass windowpanes. New panes of glass are scheduled for delivery by March 29, 2024. Installation will be scheduled after QA/QC is



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performed by the Window Manufacturer. Installation of the two (2) remaining windowpanes was completed on April 9, 2024.

- Remaining exterior window frame touch-up coating will be scheduled when weather permits.
- Interior punch-list items will be completed upon installation of two (2) remaining windowpanes.
- Interior punch-list items and exterior window frame touch-up coating were completed on April 19, 2024.
- All contract work has been completed to date.
- We are preparing Draft Project Closeout Documents for review by FTSA and the FTSA Attorney.
- The Contractor provided the Maintenance Bond Documentation for Authority record.
- Draft Closeout Documents have been sent to FTSA and the FTSA Attorney's Office for review.
- We await the Contractor's final O&M's and warranty documents.
- Executed Closeout Documents were received back from the Contractor on July 24, 2024 and have been distributed to the Authority for review and approval.

V. **Shirley Avenue Pump Station Evaluation**

- We conducted a Site Visit of the Shirley Avenue Pump Station with FTSA Staff on November 20, 2023.
- We are currently developing improvement alternatives and drafting Concept Plans. A meeting will be scheduled in January, 2024 to review potential alternatives with FTSA Staff.
- We are drafting Concept Plans for three (3) alternatives to upgrade the Shirley Avenue Pump Station. A meeting is scheduled with Authority Staff on February 7, 2024 to review alternatives.
- Flow meters were installed on January 26, 2024 to monitor sewage flow to the Shirley Avenue Pump Station. The flow meter is scheduled to be removed on March 27, 2024.
- A meeting was held with Authority Staff on February 7, 2024 to review Concept Plans. The Authority's feedback has been incorporated into the Drawings.
- An additional alternative was developed and was reviewed with Authority Staff on February 27, 2024. A meeting will be scheduled with the Director to review alternatives and estimated Project costs.



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- We met with the Director and Authority Staff on March 7, 2024 to review alternatives and estimated Project costs. We are finalizing our Letter Report. Our Draft Letter Report was issued to the Authority on April 3, 2024.
- We are collaborating with the Authority to assist in investigating a potential easement acquisition adjacent to the existing Pump Station site. At the direction of the Authority, we mailed a letter to the owner of the subject property regarding a potential easement acquisition.
- **We are collaborating with the Director regarding a potential property appraisal.**

VI. **Solar Energy Investigation**

- A meeting was held with the Authority on January 16, 2024 to review locations for a potential photovoltaic system.
- We are preparing a Request for Authorization to prepare Contract Documents for the Project.
- We coordinated with Authority Staff to collect and review electrical usage at the Authority's pump stations for net metering consideration.
- A meeting was held on February 13, 2024 with the Authority to review the alternatives of entering into a Power Purchase Agreement (PPA) vs. purchasing a Solar Energy System.
- We are reviewing budgetary cost estimates received on March 22, 2024. Upon completion of our review, we will schedule a meeting with the Authority to discuss alternatives.
- We are estimating the cost of a potential parking lot canopy structure and evaluating the feasibility of a Power Purchase Agreement (PPA). A call will be scheduled with the Authority to discuss. We met with the Authority on May 8, 2024 to discuss alternatives and estimated costs. We have since developed an additional alternative and will schedule a follow-up call to discuss.
- A call has been scheduled with the Authority on June 28, 2024 to review updated alternatives.
- A memo summarizing solar energy alternatives was issued to the Authority on July 1, 2024. **A follow-up meeting will be scheduled with the Authority to discuss.**



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Should you have any questions regarding these matters, please feel free to contact this Office.

Very truly yours,
CME ASSOCIATES

A handwritten signature in black ink, appearing to read 'Willi K', written over a light blue horizontal line.

William E. Korosec, P.E.
Consulting Engineer's Office

MJM/wek
cc: FTSA Chairman & Commissioners