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**Lawn Avenue Sewer Replacement Project
Public Meetings for Lawn Avenue
Residents and Businesses
August 18, 2025, at 10 am & August 26, 2025, at 6 pm
CAI 01077.36**

Richard S. Cowan, PE (1910-1997)
James R. Leister, PE/PLS (1936-2006)
William D. Kee, PE (*Retired*)
Johann F. Szautner, PE/PLS (*Retired*)
Todd R. Myers, PLS (*Semiretired*)
Scott P. McMackin, PE
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Wayne V. Doyle, PE

1. Introduction

- a. Project Oversight
 - Brenda Detweiler, Manager, Borough of Sellersville
 - Crystal Hessler, P.E., Cowan Associates, Project Engineer
 - Omolara Amoo, Cowan Associates, Construction Inspector
 - Fernando Veloso, Project Manager, Pact One, LLC
- b. Pact One, LLC was the successful low bidder and Borough Council awarded the construction contract in April 2025.
- c. Sellersville's sanitary sewer main on Lawn Avenue extends from Maple Ave to the Grand View Outpatient center and serves properties in the Borough and West Rockhill Township.
- d. The current project will replace approximately 5,500 LF of gravity sewer pipe, 29 manholes and reconnect more than 100 existing sewer service laterals.

2. Project Objectives

- a. Borough's project goals are to reduce inflow and infiltration (I&I), replace damaged and leaking laterals, and complete prior to the start of the PennDOT Lawn Avenue roadway reconstruction project anticipated to begin in 2027.
- b. CAI and the Borough performed the following work to assess sewer main conditions and determine if I&I are a concern:
 - Sewage flow monitoring was conducted in the Lawn Avenue sewer main over a period of wet and dry weather which documented flow increases following rain events that were 2-4 times average flow rates, confirming (I&I) is occurring.
 - A video inspection of the sewer main identified leaking joints, pipe sags and lateral breakage which contribute to I&I and reduce pipe capacity. Lateral connection breaks were prevalent in the portion of the sewer between Maple Avenue and Noble Street.
 - I&I is likely occurring in private sewer laterals. The impact can be significant, as private laterals can make up about half the total length of pipe in the sewer system.

3. Project Schedule and Impacts

a. Preliminary Construction Schedule:

- September through October: Work will start at Maple Avenue to the sharp bend north of Noble Street. Road closures will be in place during work hours, which are weekdays between 9 am and 3 pm. Detours will be posted to safely route traffic around the closures, and to help drivers navigate to the hospital.
- November and December: Work will continue north of the curve to Lifemark Drive, the Hospital's private road. There will be a single lane closure at the work zone with traffic flaggers to safely direct traffic around the active work zone, and maintain access to the Hospital, side roads and private properties.
- Mid-December through the New Year: No construction activities.
- January 2026: Construction resumes from Lifemark Drive to Almont Road. There will be full road closure during overnight hours between 6 pm to 6 am. The Hospital's main entrance will not be impacted. PennDOT approved detours will be posted to safely direct traffic around the closure.
- March through May 2026: Final restoration, including final paving, sidewalk repairs and seeding of grass areas, is anticipated to take place.

Note: Construction may be delayed by weather, and slowed by unforeseen underground conditions including rock excavation, groundwater in the trenches, and encountering unmarked or abandoned utilities. Additionally, the start of work could be delayed by the detour currently in place on Ridge Road, related to the North Penn Water Authority project. North Penn currently anticipates Ridge Road will be open before the end of August.

b. Traffic Impacts of the Work:

- The work will involve some full road closures and some lane restrictions.
- All traffic detours have been approved by PennDOT.
- Traffic detours will change during the work, so please follow posted detours to avoid unnecessary delays.
- Trenches will be backfilled and closed before the end of each day, Lawn Ave will be open when work is not actively in progress.
- Hospital access for emergency and non-emergency traffic will be maintained at all times during the work.

4. Sewer Laterals

- a. Each sewer lateral is divided into a public portion and private portion, with the homeowner's property line or road's right-of-way line serving as the divider.
- b. The Borough's Project includes replacing the public portion of each lateral, including installing a new cleanout at the property line and providing a pipe coupling to connect to

the private side. This work will be completed for all laterals, regardless of private side condition, at no direct expense to property owners.

- c. If the existing private lateral pipe is damaged or broken near the property line, replacement will be necessary to ensure a safe, water-tight connection can be made to the new public improvements.
- d. All property owners are encouraged to have a video inspection of the private lateral performed before construction begins. While video inspection is useful tool for assessing the condition of the lateral, damage could exist which is not identified by the video. Replacement may still be needed. Video inspections can be performed by a local plumber, at the property owner's expense.

5. Private Lateral Replacement

- a. Replacement of the private lateral is the property owner's responsibility.
- b. Any private lateral replacement work performed by Pact One during this project requires direct authorization from the Borough. Pact One will notify the Engineer when damaged private laterals are discovered, and the Engineer will notify the Borough.
- c. The contract between the Borough and Pact One includes a provision for private lateral replacement, on a case-by-case basis, at a cost of \$125 per linear foot of private lateral which is replaced. Damaged private lateral pipe will need to be removed and replaced to ensure a water-tight and secure connection of the lateral is achieved.
- d. The Borough has prepared a standard agreement for private lateral replacements between the Borough and property owners. The agreement outlines the scope of the work which will be completed, cost of the work and payment options for reimbursing the Borough.
- e. The Borough will attempt to contact property owners prior to authorizing any private replacement work by Pact One. The Borough may need to authorize the replacement work if a property owner cannot be reached prior to completing the work. If this occurs, the Borough will make additional efforts to contact the property owner after the work to execute a replacement agreement. If an agreement is not reached between the Borough and the property owner, the Borough will need to pursue legal action for reimbursement.
- f. All property owners are to provide daytime contact information to ensure they can be reached if the private lateral needs replacement.
- g. Prompt reconnection of private laterals to the new improvements is necessary to protect public safety and maintain active sewer service.

6. Permitting and Inspections for Private Lateral Replacements

- a. Owners who are aware of damage to their lateral may have it replaced by a plumber or contractor of their choice, before the sewer main project is constructed.
 - Obtain plumbing permit from Sellersville Borough (all properties)
 - West Rockhill Township – Separate permit for interior alterations only
 - Complete work before sewer project
 - Work inspected by Cowan Associates
- b. Private lateral replaced by Pact One, as part of the work of the Lawn Avenue project:

- Execute Lateral replacement agreement with Borough
- Fixed price \$125 per linear foot replaced (includes excavation of the lateral, replacing the lateral pipe, backfill with dirt and applying grass seed to the trench)
- Multiple repayment options
- Borough permit and fees waived
- Work inspected by Cowan Associates

7. Financing

- a. Payment options are offered through the agreement with the Borough include a lump sum repayment, payment plan or placement of a lien on the property.
- b. Financing is also available for homeowner who use their own contractor through the "PennVEST Homeowner Sewage Program". Additional information can be found online at www.PHFA.org under "Loan Programs".
- c. Estimated cost for private lateral replacements, based on the unit price of \$125 per linear foot range from approximately \$1800 to \$7500. Owners are responsible for additional costs associated with tree removal, replacement of landscaping, or restoration of walkways and driveways, if applicable on their property. These costs will vary depending on the location of the lateral and the type of improvements in your yard.

The Borough and Cowan Associates have committed several years to preparing for this project and Pact One brings years of experience and expertise to the field. A project of this magnitude requires a lot of coordination and communication among the parties involved and impacted by this work.

8. Questions and Answers

- Q1. What will be the status of utilities (gas, water, sewer) during construction?
- A1. *Water and gas services are not expected to be interrupted by the sewer work. Interruptions to sewer services will be experienced during the work. Sewage pumps will be used to keep flow through the main line moving around the work area. However, while work is underway in front of your property, your building will be physically disconnected from the sewer. While the home is disconnected from the sewer, it is important to avoid putting any waste down the drains, especially from devices such as the washing machine and dishwasher. Putting water in down the drain while service is disconnected could result in a sewage backup in your home.*
- Q2. How will residents access their homes, and what impact will road closures have?
- A2. *Road closures will be limited to the active work zone, approximately 200-300 feet long to minimize impacts to residents. When the work zone is in front of your home, the Contractor will try to fully accommodate access to your property. Please let the Contractor or CAI's representative during the work if you need assistance getting into or out of your property.*
- Q3. Who is coordinating with the school district regarding early dismissals, delayed openings, or other impacts? What plans are in place?
- A3. *The Borough has initiated coordination with the school bus company regarding the project and traffic impacts. CAI and the Borough will continue to coordinate with the school district and bus company to minimize disruptions.*

- Q4. A representative from Hidden Meadows on the Ridge asked how to communicate with their staff regarding sewer use during construction.
- A4. *CAI is aware that Hidden Meadows is served by a private pump station on their property. Special coordination with this facility will be needed. The Engineer requested to speak with the representative after the meeting to discuss.*
- Q5. Will there be any truck traffic limited on Lawn Ave. between the time of this project and PennDOT's road widening project? Won't the weight of the trucks on Lawn Ave damage the new sewer main being installed due to the fact that the road will have temporary paving over the new main while we wait for PennDOT's project to start?
- A5. *Temporary pavement placed immediately following the work will be to PennDOT specifications and will have sufficient strength to accommodate truck traffic.*
- Q6. If there is going to be a full road closure from 9 a.m. to 3 p.m. from Maple Ave. to Noble Street, where are we all supposed to park from 9 a.m. to 3 p.m.? I live on Lawn Ave. between Maple and Noble and am concerned that the whole stretch of road will be closed and will block all access to my house.
- A6. *Daily closure areas will be limited to approximately 200-300 feet where the contractor is actively working. The road will not be fully interrupted from Maple to Noble each day. However, while work is actively occurring in front of your home, your driveway access will be limited. Please communicate through Cowan's onsite inspector or with the Contractor if you will need to leave your driveway while they are working in the area, and the Contractor will make efforts to accommodate access through the work area.*
- Q7. How will residents know when they cannot use their sewer service? Will the contractor post a notice on the website?
- A7. *Scheduling information will not be posted on the Borough's website. The contractor will notify homeowners directly by knocking on doors before work begins on their sewer line.*
- Q8. How much will it cost for sewer lateral replacement?
- A8. *The cost of replacement will vary by property. However, residents should note that replacement costs for work performed by Pact One during this project is \$125 per linear foot. Additional costs for restoring property features, like pathways and landscaping will vary by property.*
- Q9. My Plumber's camera could not pass the exterior house trap to inspect the private lateral. The plumber was able identify the pipe material as cast iron.
- A9. *The Borough appreciates your efforts to have the inspection conducted. Please be advised that cast iron sewer lateral pipe may be damaged.*
- Q10. If I have my lateral replaced by Pact One, will they replace it up to my house, under my house, etc.? Basically, how far from the road to my house will they be replacing if I agree to let them do the work?

- A10. *The exact length of the replacement will be determined in the field, based on condition of the line. However, Pact One will only replace portions of the lateral located outside the building footprint. If work is necessary under your home, you will need to hire a plumber to address that work separately.*
- Q11. If you make an agreement with the Borough to have Pact One replace your lateral, will they replace the whole lateral or just the broken segments?
- A11. *The total length replaced will depend on the extent of the damaged private lateral and the agreement reached between the property owner and Borough. If 4 feet of a 20 foot lateral must be replaced to make a secure connection, you may agree to only replace the 4 feet or choose to replace the entire 20 feet.*
- Q12. I already had my lateral inspected with a camera, and the contractor who did the inspection informed me that my lateral is not damaged and shouldn't need to be replaced. Who should I contact on the Borough/engineer's behalf to confirm that my lateral is fine and won't need to be replaced? I do not want to find out last minute that my lateral IS damaged and that I won't have my choice of hiring an outside contractor to fix it.
- A12. *If the video inspection did not identify condition concerns from the interior of the pipe. If you would like to confirm there is no exterior pipe damage which would require the pipe to be replaced, it would be necessary to excavate to perform a visual inspection of the pipe exterior. Your contractor may have the necessary equipment to perform this excavation, if you choose. Unfortunately, an exterior pipe inspection would be the only way to determine with certainty that there is not additional damage which was not visible in the interior inspection.*
- Q13. I am a contractor, and I have been called out to camera several people's lines in preparation for this project. What exactly do I need to make them aware of? All the damage I see, if any? Anything else?
- A13. *When conducting an inspection of a private sewer line, we are relying on contractors and plumbers to make property owners aware of damage, root intrusion, sags and other defects which may be present in their lines. As a professional, your feed back and recommendations are important to homeowners in understanding the condition of their lateral and whether or not it is likely to have damage that would prevent the new work from being connected to their existing line.*
- Q14. How deep is the sewer line? Will the public lateral meet my newly installed private lateral if the depth is not the same?
- A14. *The sewer main depth varies throughout the project from approximately 4 ft -15 ft. New public side laterals will be constructed to connect to your existing private sewer lateral at the depth of your private lateral.*
- Q15. Please define the scope of public connection. Where does the public connection cut off?
- A15. *The public portion of the sewer lateral is located between the sewer main and the property boundary, as depicted on Slide 7 of the Presentation.*

- Q16. What portion of the sewer is our responsibility as residents, and where is the line that determines what is private and public? Please explain the right of way line again.
- A16. *The right-of-way delineates the extent of PennDOT ownership of the roadway. Typically, this is 33 feet, measured from the centerline of the road. **Upon further review of the plans following the meeting, it is noted that Lawn Avenue has a right-of-way width of 40 feet, measuring 20 feet in each direction from the centerline of the road.***
- Q17. Will every property be getting a cleanout installed? Even if you have an existing cleanout already?
- A17. *The Borough's project includes the installation of a new sewer cleanout at each property line. If a new cleanout was installed as part of your private sewer lateral replacement, we anticipate connecting to your new cleanout. Additional existing cleanouts and vents on the property, if they exist, will not be replaced.*
- Q18. Will a cleanout and a curb trap be installed for each lateral?
- A18. *A new cleanout will be installed at each lateral connection. Curb traps will not be installed. Exterior building traps are not consistent with the current building code.*
- Q19. Won't my new lateral cleanout be oddly placed after you take the PennDOT widening project into consideration? Are you taking this project into consideration?
- A19. *Cleanout will be placed just inside the property boundary to minimize potential conflict with PennDOT improvements. PennDOT has indicated they anticipate their roadway reconstruction project will be accomplished within their existing rights-of-way.*
- Q20. Will a cleanout be installed right on my property line?
- A20. *The cleanout will be installed approximately 6"-12" inside your property line.*
- Q21. Are there any lateral materials that would be deemed an "automatic fail" and need to be replaced, even if undamaged?
- A21. *No, the need for replacement will be driven by damage to the lateral, not specifically by pipe material. However, some materials are more likely to be damaged, such as vitreous clay pipe.*
- Q22. Who is responsible for replacing sidewalks?
- A22. *The contractor will replace sidewalks that are excavated during construction. The Engineer offered clarification that additional costs mentioned regarding replacement of private walkways, are separate from costs associated with sidewalks at the road.*
- Q23. Will brick sidewalks be restored after construction?
- A23. *If the Contractor needs to remove a section of brick sidewalk during the work, the bricks will be removed and replaced.*
- Q24. If my sidewalk needs to be dug up, how will sidewalk replacement work? It was said that the sidewalks won't be officially replaced until the spring, but we can't have dug up sidewalk for months. Please advise.

- A24. *If the sidewalk is dug up during lateral replacement, a temporary repair will be placed until permanent replacement work can be completed.*
- Q25. What is the timeline for work starting on the first section of Maple Ave. to Noble Street? You said late September to early October?
- A25. *The most recent update from Pact One indicates work is likely to commence toward the end of September or early October. As stated earlier, these are preliminary timelines and subject to adjustment in the coming weeks.*
- Q26. Is this project literally replacing the sewer main and then putting a new one in the exact same place? Or are you just running a new pipe next to the old one?
- A26. *The existing sewer main and manholes will be removed and new pipe and manholes will be installed. Much of the new main will be installed in the same physical location as the existing main.*
- Q27. Will the road be expanded as part of this project?
- A27. *No. Road expansion is not included in this project. That work falls under PennDOT and will occur after our project is completed.*
- Q28. Will you be doing any work related to the water supply?
- A28. *The Borough's project does not include work related to the water supply. Water service to Lawn Avenue is provided by North Penn Water Authority.*
- Q29. What about work related to stormwater? Will you be working on that? Because we have a lot of stormwater issues on Lawn Ave. that need to be addressed.
- A29. *The Borough's project does not include work related to stormwater on Lawn Avenue. The PennDOT reconstruction project is anticipated to address stormwater deficiencies.*
- Q30. Why can't this project target all areas? Like water, sewer, storm water, etc. all at once? Why can't the Borough dig everything up to fix/replace everything all at once?
- A30. *The Borough owns and maintains the sewer main on Lawn Avenue. Water service is provided by North Penn Water Authority, gas by UGI and stormwater utilities on the roadway are PennDOT's jurisdiction. It is unfortunately logistically prohibitive to coordinate a project with 4 utility agencies to be completed simultaneously.*
- Q31. What types of pipes are currently in the street? Clay? Cast iron? Etc.
- A31. *Existing sewer main materials vary but appear to be primarily PVC with some vitreous clay pipe in the older sections.*
- Q32. What is the capacity of the sewer at Maple Ave. and Lawn Ave.? Wasn't that section replaced recently?
- A32. *The engineer was not able to quantify the flow capacity in the Maple Avenue main at the meeting. A 10-inch sewer main was installed in Maple Avenue from Lawn Ave into the treatment plant in 2007.*
- Q33. What size pipes will be going in each portion of the road?

- A33. *The sewer main will consist of 8-inch pipe from Almont Road to Noble Street, it will increase to 10" pipe at Noble.*
- Q34. Has St. Luke's donated any money towards this project? They are a huge contributor to the sewer system; they use a lot of water.
- A34. *Grandview Hospital, now affiliated with St. Lukes, is a paying sewer customer. There have been no direct contributions to the project outside of Borough sewer revenues.*

Minutes Prepared By: Crystal Hessler, P.E.

The minutes of the meeting have been prepared by CAI. We feel they accurately reflect the discussions of the meetings. Any additions, deletions, or corrections to these minutes should be forwarded to CAI, in writing within 10 days. If no comments are received, the minutes presented above shall be considered acceptable to all parties.

Distribution: Borough Website