TOWNSHIP
OF
LOWER MERION
MONTGOMERY COUNTY

TOWNSHIP OF LOWER MERION
COUNTY OF MONTGOMERY, PA.

TOWNSHIP ENGINEER

75 E. Lancaster Ave.
Ardmore, Pa. 19003-2376
Telephone: (610) 649-4000
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LOWM 233.10

October 5, 2016

Christopher Leswing, Assistant Director of Building and Planning
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

Re: Lankenau Hospital Expansion
100 Lancaster Avenue
Escrow Release No. 8 (Final)

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations, we recommend release as follows:

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
A.	**CONTRACTOR PARKING LOT**				
1.	Silt Fencing (30")	$4,200.00	$ 0.00	$4,200.00	$ 0.00
2.	Silt Fencing (18")	800.00	0.00	800.00	0.00
3.	Construction Entrance #1	2,200.00	0.00	2,200.00	0.00
4.	Inlet Protection	1,500.00	0.00	1,500.00	0.00
5.	Slope Stabilization	5,000.00	0.00	5,000.00	0.00
6.	Spillway Rip Rap	5,000.00	0.00	5,000.00	0.00
7.	Type M Inlets	7,500.00	0.00	7,500.00	0.00
8.	Type C Inlets	9,000.00	0.00	9,000.00	0.00
9.	12" CAP	11,600.00	0.00	11,600.00	0.00
10.	15" CAP	16,375.00	0.00	16,375.00	0.00
11.	18" CAP	27,600.00	0.00	27,600.00	0.00
12.	Initial Grading and Clearing	15,000.00	0.00	15,000.00	0.00
13.	Final Grading and Stabilization	35,000.00	0.00	35,000.00	0.00
14.	Rain Garden	25,000.00	0.00	25,000.00	0.00
15.	Basin & Control Stormwater Structure	125,000.00	0.00	125,000.00	0.00
	Subtotal A	**$290,775.00**	**$ 0.00**	**$290,775.00**	**$ 0.00**

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
B.	**FRONT ENTRANCE**				
16.	Rock Construction Entrance	$1,100.00	$ 0.00	$1,100.00	$ 0.00
17.	Inlet Protection	2,250.00	0.00	2,250.00	0.00
18.	Type C Inlet	6,000.00	0.00	6,000.00	0.00
19.	Doghouse 2' x 2' Inlet	1,500.00	0.00	1,500.00	0.00
20.	Convert Inlet to Manhole Top	1,500.00	0.00	1,500.00	0.00
21.	12" CAP	2,600.00	0.00	2,600.00	0.00
22.	Demolition	25,000.00	0.00	25,000.00	0.00
23.	Earthwork	40,000.00	0.00	40,000.00	0.00
24.	Pavement Restoration	2,500.00	0.00	2,500.00	0.00
25.	Final Grading and Stabilization	10,000.00	0.00	10,000.00	0.00
26.	Signage	5,000.00	0.00	5,000.00	0.00
27.	Striping/Pavement Marking	2,500.00	0.00	2,500.00	0.00
	Subtotal B	**$99,950.00**	**$ 0.00**	**$99,950.00**	**$ 0.00**
C.	**SITE ENTRANCE**				
28.	Inlet Protections	$1,500.00	$ 0.00	$1,500.00	$ 0.00
29.	Type C Inlet	12,000.00	0.00	12,000.00	0.00
30.	18" CAP	3,750.00	0.00	3,750.00	0.00
31.	Pavement Restoration	1,000.00	0.00	1,000.00	0.00
32.	Final Stabilization	1,000.00	0.00	1,000.00	0.00
	Subtotal C	**$19,250.00**	**$ 0.00**	**$19,250.00**	**$ 0.00**
D.	**UTILITY RELOCATION**				
33.	Tree Protection Fencing	$195.00	$ 0.00	$195.00	$ 0.00
34.	Silt Fencing (18")	1,300.00	0.00	1,300.00	0.00
35.	Rock Construction Entrance	1,100.00	0.00	1,100.00	0.00
36.	Final Stabilization	4,000.00	0.00	4,000.00	0.00
	Subtotal D	**$6,595.00**	**$ 0.00**	**$6,595.00**	**$ 0.00**
E.	**GARAGE C (MOBILIZATION #1)**				
37.	Silt Fencing (18")	$1,720.00	$ 0.00	$1,720.00	$ 0.00
38.	Temporary Bituminous Curbing	5,800.00	0.00	5,800.00	0.00
39.	Temporary Bituminous Berm	5,250.00	0.00	5,250.00	0.00
40.	Permanent Diversion Berms	60,000.00	0.00	60,000.00	0.00
41.	Tree Protection Fencing	4,600.00	0.00	4,600.00	0.00
42.	Rock Construction Entrance	1,100.00	0.00	1,100.00	0.00
43.	Slope Stabilization	1,000.00	0.00	1,000.00	0.00
44.	Inlet Protection	750.00	0.00	750.00	0.00
45.	Type M Inlet	20,000.00	0.00	20,000.00	0.00
46.	Type C Inlet	6,000.00	0.00	6,000.00	0.00
47.	2' x 2' Yard Inlet	1,500.00	0.00	1,500.00	0.00
48.	Type 1 Inlet	3,000.00	0.00	3,000.00	0.00
49.	12" CAP	32,500.00	0.00	32,500.00	0.00
50.	15" CAP	6,000.00	0.00	6,000.00	0.00

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
51.	18" CAP	14,250.00	0.00	14,250.00	0.00
52.	24" CAP	13,650.00	0.00	13,650.00	0.00
53.	30" CAP	31,000.00	0.00	31,000.00	0.00
54.	Modifications to Existing Storm Drains	8,000.00	0.00	8,000.00	0.00
55.	Clearing	20,000.00	0.00	20,000.00	0.00
56.	Grading & Stabilization	75,000.00	0.00	75,000.00	0.00
	Subtotal E	**$311,120.00**	**$ 0.00**	**$311,120.00**	**$ 0.00**
F.	**GARAGE C (MOBILIZATION #2)**				
57.	Temporary Bituminous Curbing	$5,600.00	$ 0.00	$5,600.00	$ 0.00
58.	Inlet Protection	2,500.00	0.00	2,500.00	0.00
59.	Type M Inlet	10,000.00	0.00	10,000.00	0.00
60.	Type C Inlet	21,000.00	0.00	21,000.00	0.00
61.	12" CAP	8,500.00	0.00	8,500.00	0.00
62.	15" CAP	2,125.00	0.00	2,125.00	0.00
63.	18" CAP	22,200.00	0.00	22,200.00	0.00
64.	24" CAP	30,100.00	0.00	30,100.00	0.00
65.	30" CAP	37,400.00	0.00	37,400.00	0.00
66.	Grading & Stabilization	200,000.00	0.00	200,000.00	0.00
	Subtotal F	**$339,425.00**	**$ 0.00**	**$339,425.00**	**$ 0.00**
G.	**GARAGE C (MOBILIZATION #3, #4, #5**				
67.	Type M Inlet	$5,000.00	$ 0.00	$5,000.00	$ 0.00
68.	Type C Inlet	6,000.00	0.00	6,000.00	0.00
69.	2' x 2' Yard Inlet	1,500.00	0.00	1,500.00	0.00
70.	SW 305-Special Box	6,000.00	0.00	6,000.00	0.00
71.	6" DIP	2,750.00	0.00	2,750.00	0.00
72.	8" DIP	3,000.00	0.00	3,000.00	0.00
73.	12" Storm Sewer CAP	3,300.00	0.00	3,300.00	0.00
74.	15" Storm Sewer CAP	1,125.00	0.00	1,125.00	0.00
75.	Temporary 18" CAP	15,000.00	0.00	15,000.00	0.00
76.	18" CAP	20,400.00	0.00	20,400.00	0.00
77.	24" CAP	4,550.00	0.00	4,550.00	0.00
78.	30" CAP	5,400.00	0.00	5,400.00	0.00
79.	Modifications to Existing Storm Drains	5,000.00	0.00	5,000.00	0.00
80.	Miscellaneous Demolition	10,000.00	0.00	10,000.00	0.00
81.	Final Grading & Stabilization	500,000.00	0.00	500,000.00	0.00
82.	Slope Stabilization	2,860.00	0.00	2,860.00	0.00
83.	Signage	5,000.00	0.00	5,000.00	0.00
84.	Striping/Pavement Marking	2,500.00	0.00	2,500.00	0.00
	Subtotal G	**$599,385.00**	**$ 0.00**	**$599,385.00**	**$ 0.00**

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
H.	**UPPER BOULEVARD (MOBILIZATION #1, #2)**				
85.	Tree Protection Fencing	$400.00	$ 0.00	$400.00	$ 0.00
86.	Inlet Protection	1,000.00	0.00	1,000.00	0.00
	Subtotal H	**$1,400.00**	**$ 0.00**	**$1,400.00**	**$ 0.00**
I.	**UPPER BOULEVARD (MOBILIZATION #3, #4, #5) Including SAN MH38-MH14)**				
87.	Inlet Protection	$3,500.00	$ 0.00	$3,500.00	$ 0.00
88.	Type M Inlet	5,000.00	0.00	5,000.00	0.00
89.	Storm Manholes	3,000.00	0.00	3,000.00	0.00
90.	Type C Inlet	15,000.00	0.00	15,000.00	0.00
91.	2' x 2' Yard Inlet	6,000.00	0.00	6,000.00	0.00
92.	12" CAP	45,900.00	0.00	45,900.00	0.00
93.	18" CAP	13,500.00	0.00	13,500.00	0.00
94.	Sanitary Sewer (8" DIP)	64,200.00	0.00	64,200.00	0.00
95.	Sanitary Sewer (8" PVC)	27,540.00	0.00	27,540.00	0.00
96.	Sanitary Manholes	30,000.00	0.00	30,000.00	0.00
	Subtotal I	**$213,640.00**	**$ 0.00**	**$213,640.00**	**$ 0.00**
J.	**UPPER BOULEVARD (MOBILIZTION #6, #7, #8)**				
97.	Rock Construction Entrance	$2,200.00	$ 0.00	$2,200.00	$ 0.00
98.	Inlet Protection	750.00	0.00	750.00	0.00
99.	Type M Inlet	10,000.00	0.00	10,000.00	0.00
100.	Type C Inlet	21,000.00	0.00	21,000.00	0.00
101.	Inlet Top Slab w/MH Access	6,000.00	0.00	6,000.00	0.00
102.	2' X 2' Yard Inlet	1,500.00	0.00	1,500.00	0.00
103.	6" DIP	9,500.00	0.00	9,500.00	0.00
104.	8" CAP	675.00	0.00	675.00	0.00
105.	10" CAP	425.00	0.00	425.00	0.00
106.	12" CAP	49,400.00	0.00	49,400.00	0.00
107.	18" CAP	11,400.00	0.00	11,400.00	0.00
108.	24" CAP	6,125.00	0.00	6,125.00	0.00
109.	Building Demolition	335,000.00	0.00	335,000.00	0.00
110.	Cooling Tower Demolition	40,000.00	0.00	40,000.00	0.00
111.	Miscellaneous Demolition	50,000.00	0.00	50,000.00	0.00
112.	Final Grading & Stabilization	150,000.00	0.00	150,000.00	0.00
113.	Slope Stabilization	1,250.00	0.00	1,250.00	0.00
114.	Signage	15,000.00	0.00	15,000.00	0.00
115.	Striping/Pavement Marking	12,500.00	0.00	12,500.00	0.00
	Subtotal J	**$722,725.00**	**$ 0.00**	**$722,725.00**	**$ 0.00**
K.	**LOWER BOULEVARD (MOBILIZTION #1, #2) (Including SAN MH #1-MH #8)**				
116.	Silt Fencing (30")	$750.00	$ 0.00	$750.00	$ 0.00
117.	Rock Construction Entrance	1,100.00	0.00	1,100.00	0.00
118.	Inlet Protection	2,000.00	0.00	2,000.00	0.00
119.	DW-Type Endwall	3,000.00	0.00	3,000.00	0.00

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
120.	Tree Protection Fencing	2,000.00	0.00	2,000.00	0.00
121.	Type M Inlet	12,500.00	0.00	12,500.00	0.00
122.	Type C Inlet	21,000.00	0.00	21,000.00	0.00
123.	10" DIP	8,225.00	0.00	8,225.00	0.00
124.	16" DIP	10,125.00	0.00	10,125.00	0.00
125.	12" CAP	9,200.00	0.00	9,200.00	0.00
126.	18" CAP	38,700.00	0.00	38,700.00	0.00
127.	24" CAP	79,275.00	0.00	79,275.00	0.00
128.	42"S X 29"R CAP	33,000.00	0.00	33,000.00	0.00
129.	Sanitary Sewer (8" DIP)	84,000.00	0.00	84,000.00	0.00
130.	Sanitary Sewer (8" PVC)	107,730.00	0.00	107,730.00	0.00
131.	Sanitary Manholes (SS MH #17)	7,000.00	0.00	7,000.00	0.00
132.	Sanitary Manholes	35,000.00	0.00	35,000.00	0.00
133.	San MH for Connection to Existing Sewer	6,000.00	0.00	6,000.00	0.00
134.	Clearing	5,000.00	0.00	5,000.00	0.00
135.	Miscellaneous Demolition	10,000.00	0.00	10,000.00	0.00
136.	Grading & Stabilization	136,000.00	0.00	136,000.00	0.00
137.	Signage	10,000.00	0.00	10,000.00	0.00
138.	Striping/Pavement Marking	7,500.00	0.00	7,500.00	0.00
	Subtotal K	**$629,105.00**	**$ 0.00**	**$629,105.00**	**$ 0.00**
L.	**LOWER BOULEVARD (MOBILIZATION #3, #4, #5) (Including SAN MH #7-H #16)**				
139.	Silt Fencing (30")	$996.00	$ 0.00	$996.00	$ 0.00
140.	Inlet Protection	250.00	0.00	250.00	0.00
141.	Flared End Sections	1,500.00	0.00	1,500.00	0.00
142.	Temporary Bituminous Curbing	7,200.00	0.00	7,200.00	0.00
143.	Temporary Bituminous Berm	1,125.00	0.00	1,125.00	0.00
144.	Rock Construction Entrance	1,100.00	0.00	1,100.00	0.00
145.	2' x 2' Yard Drain	3,000.00	0.00	3,000.00	0.00
146.	Riprap Apron	2,250.00	0.00	2,250.00	0.00
147.	Outlet Structure	5,000.00	0.00	5,000.00	0.00
148.	Temporary Basin	20,000.00	0.00	20,000.00	0.00
149.	Type M Inlet	7,500.00	0.00	7,500.00	0.00
150.	Type C Inlet	24,000.00	0.00	24,000.00	0.00
151.	6" HDPE	1,380.00	0.00	1,380.00	0.00
152.	12" CAP	4,500.00	0.00	4,500.00	0.00
153.	15" CAP	36,125.00	0.00	36,125.00	0.00
154.	18" CAP	7,950.00	0.00	7,950.00	0.00
155.	24" CAP	67,200.00	0.00	67,200.00	0.00
156.	30" CAP	21,600.00	0.00	21,600.00	0.00
157.	Sanitary Manholes	10,000.00	0.00	10,000.00	0.00
158.	Clearing	10,000.00	0.00	10,000.00	0.00

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
159.	Miscellaneous Demolition	50,000.00	0.00	50,000.00	0.00
160.	Final Grading & Stabilization	325,000.00	0.00	325,000.00	0.00
	Subtotal L	**$607,676.00**	**$ 0.00**	**$607,676.00**	**$ 0.00**
M.	**LOWER BOULEVARD (MOBILIZATION #6, #7, #8)**				
161.	12" CAP	$2,100.00	$ 0.00	$2,100.00	$ 0.00
162.	18" CAP	2,550.00	0.00	2,550.00	0.00
163.	24" CAP	2,450.00	0.00	2,450.00	0.00
164.	30" CAP	2,000.00	000	2,000.00	000
165.	Southwest Storm Basin & Outlet Structure	400,000.00	0.00	400,000.00	0.00
166.	South Storm Basin & Outlet Structure	100,000.00	0.00	100,000.00	0.00
167.	Final Grading & Stabilization	75,000.00	0.00	75,000.00	0.00
168.	Signage	20,000.00	0.00	20,000.00	0.00
169.	Striping/Pavement Marking	10,000.00	0.00	10,000.00	0.00
	Subtotal M	**$614,100.00**	**$ 0.00**	**$614,100.00**	**$ 0.00**
N.	**MISCELLANEOUS**				
170.	Permanent Inlet Filters	$37,600.00	$ 0.00	$37,600.00	$ 0.00
171.	Lighting Glare Control	10,000.00	0.00	10,000.00	0.00
172.	Landscaping/Vine Removal	303,300.00	150,000.00	303,300.00	0.00
173.	Lancaster Avenue Sidewalk/Handicap Ramps	130,000.00	0.00	130,000.00	0.00
174.	Traffic Signal Modifications Lankenau Drive	185,000.00	0.00	185,000.00	0.00
175.	Post Development Traffic Study And Signal Optimization	5,000.00	0.00	5,000.00	0.00
176.	Post Development Sound Study	5,000.00	5,000.00	5,000.00	0.00
177.	Bicycle Racks	7,500.00	7,500.00	7,500.00	0.00
	Subtotal N	**$683,400.00**	**$162,500.00**	**$683,400.00**	**$ 0.00**
	Subtotal A thru N	**$5,138,546.00**	**$162,500.00**	**$5,138,546.00**	**$ 0.00**
	Engineering & Contingencies	513,855.00	16,250.00	513,855.00	0.00
	Total Cost of Improvements	**$5,652,401.00**	**$178,750.00**	**$5,652,401.00**	**$ 0.00**
	Plus 10%	565,240.00	17,874.00	565,240.00	0.00
	110% of Cost of Improvements per Section 509 of the Municipal Code	**$6,217,641.00**	**$196,624.00**	**$6,217,641.00**	**$ 0.00**
	Release of Retainage		217,409.00		
	Total		**$414,033.00**		
	Release to Developer		**$414,033.00**		
	Balance of Funds in Escrow Account				**$ 0.00**

We recommend a release of escrow in the amount of $414,033.00. As there is currently a balance of $414,033.00, following this release of 414,033.00, the balance remaining in the account will be $0.00 and the account will be closed.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization of the Board of Commissioners.

Please advise if we may be of further assistance in this matter.

Very truly yours,

Kevin J. Bowers, P.E.
PENNONI ASSOCIATES
Township Engineer

cc: Robert E. Duncan, Assistant Township Manager
Main Line Health