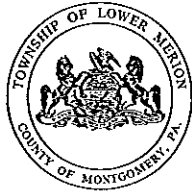


**TOWNSHIP  
OF  
LOWER MERION**

MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.  
Ardmore, Pa. 19003-2376  
Telephone: (610) 649-4000  
FAX: (610) 649-9598

LOWM 233.30

November 3, 2016

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

**Re: 600 Righters Ferry Road  
Escrow Release No. 20**

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:

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Site Preparation</b>				
1 Demolition	\$60,000.00	\$ 0.00	\$60,000.00	\$ 0.00
2 Clearing and Grubbing	15,000.00	0.00	15,000.00	0.00
<b>Subtotal A</b>	<b>\$75,000.00</b>	<b>\$ 0.00</b>	<b>\$75,000.00</b>	<b>\$ 0.00</b>
<b>B. Erosion &amp; Sediment Control</b>				
3 Tree Protection Fence	\$6,120.00	\$ 0.00	\$6,120.00	\$ 0.00
4 Silt Fence	31,500.00	0.00	31,500.00	0.00
5 Rock Construction Entrance	2,200.00	0.00	2,200.00	0.00
6 Inlet Protection	11,925.00	0.00	11,925.00	0.00
7 Temporary Stabilization	5,500.00	0.00	0.00	5,500.00
<b>Subtotal B</b>	<b>\$57,245.00</b>	<b>\$ 0.00</b>	<b>\$51,745.00</b>	<b>\$5,500.00</b>
<b>C. Stormwater Management</b>				
8 18" Storm Sewer Outfall	\$33,000.00	\$ 0.00	\$33,000.00	\$ 0.00
9 8" PVC Roof Drain	34,945.00	0.00	34,945.00	0.00
10 6" PVC Roof Drain	3,780.00	0.00	3,780.00	0.00
11 10" PVC Roof Drain	13,120.00	0.00	13,120.00	0.00
12 15" HDPE Storm Sewer	75,775.00	0.00	75,775.00	0.00
13 18" HDPE Storm Sewer	45,600.00	0.00	45,600.00	0.00
14 24" HDPE Storm Sewer	27,675.00	0.00	27,675.00	0.00
15 36" HDPE 06-08 FT	9,000.00	0.00	9,000.00	0.00
16 Trench Drain	7,500.00	0.00	7,500.00	0.00
17 Storm Inlets	114,000.00	0.00	114,000.00	0.00

		<u>Amount This</u>	<u>Total Released</u>	<u>Amount to</u>
<u>Item</u>	<u>Total Amount</u>	<u>Release</u>		<u>Remain</u>
18 Water Quality Inlets	90,000.00	0.00	90,000.00	0.00
19 Outlet Structure	9,000.00	0.00	9,000.00	0.00
20 Storm Sewer MH	6,000.00	0.00	6,000.00	0.00
21 Rip Rap	3,825.00	0.00	3,825.00	0.00
22 Detention Tanks	310,500.00	0.00	310,500.00	0.00
23 Rain Gardens	75,000.00	0.00	50,000.00	25,000.00
24 Aggregate Bedding	11,200.00	0.00	11,200.00	0.00
25 Aggregate Backfill	46,720.00	0.00	46,720.00	0.00
<b>Subtotal C</b>	<b>\$916,640.00</b>	<b>\$ 0.00</b>	<b>\$891,640.00</b>	<b>\$25,000.00</b>
<b>D. Paving Public Areas</b>				
26 6" Stone Subbase	\$20,800.00	\$ 0.00	\$20,800.00	\$ 0.00
27 Paving Righters Ferry Rd	46,875.00	0.00	26,875.00	20,000.00
28 Trail Parking	8,325.00	0.00	4,150.00	4,175.00
29 Asphalt Parking in Manayunk	18,125.00	18,125.00	18,125.00	0.00
30 Stamped Asphalt Paving	22,000.00	0.00	0.00	22,000.00
31 Pavement Markings and Signs	5,000.00	0.00	0.00	5,000.00
<b>Subtotal D</b>	<b>\$121,125.00</b>	<b>\$18,125.00</b>	<b>\$69,950.00</b>	<b>\$51,175.00</b>
<b>E. PENCOYD Bridge</b>				
32 Bridge Deck	\$350,000.00	\$ 0.00	\$350,000.00	\$ 0.00
33 Guide Rail	210,000.00	0.00	210,000.00	0.00
34 Parking Deck Modifications	30,000.00	0.00	30,000.00	0.00
35 Sidewalk	450,000.00	0.00	450,000.00	0.00
36 Excavation	22,500.00	0.00	22,500.00	0.00
37 Structural Repairs	650,000.00	0.00	650,000.00	0.00
38 Structural Backfill	28,500.00	0.00	28,500.00	0.00
39 Bridge Approach Work	140,000.00	0.00	140,000.00	0.00
<b>Subtotal E</b>	<b>\$1,881,000.00</b>	<b>\$ 0.00</b>	<b>\$1,881,000.00</b>	<b>\$ 0.00</b>
<b>F. River Trail</b>				
40 Stone Subbase	\$90,792.00	\$ 0.00	\$90,792.00	\$ 0.00
41 Asphalt Base Course	75,000.00	0.00	37,500.00	37,500.00
42 Asphalt Wearing Course	62,406.00	0.00	31,203.00	31,203.00
43 Shoulder	52,838.00	0.00	26,000.00	26,838.00
44 Site Furnishings	48,000.00	24,000.00	24,000.00	24,000.00
45 Boulders	2,500.00	0.00	0.00	2,500.00
<b>Subtotal F</b>	<b>\$331,536.00</b>	<b>\$24,000.00</b>	<b>\$209,495.00</b>	<b>\$122,041.00</b>
<b>G. Sanitary Sewer</b>				
46 6" Sanitary	\$8,550.00	\$ 0.00	\$4,275.00	\$4,275.00
47 8" Sanitary	86,625.00	0.00	78,625.00	8,000.00
48 Sanitary Manhole	54,000.00	0.00	40,500.00	13,500.00
49 8" Force Main	87,550.00	0.00	87,550.00	0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
50 Pump Station Mechanical	195,000.00	0.00	165,750.00	29,250.00
51 Instrumentation & Controls	30,000.00	0.00	25,500.00	4,500.00
52 Muffin Monster	53,000.00	0.00	45,050.00	7,950.00
53 Building	100,000.00	0.00	80,000.00	20,000.00
54 Generator	100,000.00	0.00	90,000.00	10,000.00
55 Utilities to Pump Station	83,500.00	0.00	83,500.00	0.00
56 Air Release Valve	4,000.00	0.00	4,000.00	0.00
57 Discharge Manhole	4,000.00	0.00	4,000.00	0.00
58 PWD Manhole Connection	3,000.00	0.00	3,000.00	0.00
59 Pump Station Site Finishing	25,000.00	0.00	0.00	25,000.00
<b>Subtotal G</b>	<b>\$834,225.00</b>	<b>\$ 0.00</b>	<b>\$711,750.00</b>	<b>\$122,475.00</b>
<b>H. Site Miscellaneous</b>				
60 Retaining Wall - Manayunk	\$30,000.00	\$ 0.00	\$30,000.00	\$ 0.00
61 Guide Rail	10,450.00	0.00	10,450.00	0.00
62 Public Gathering Space	60,036.00	0.00	0.00	60,036.00
63 Landscaping	77,700.00	0.00	0.00	77,700.00
64 Concrete Curb	33,000.00	0.00	33,000.00	0.00
65 Pavement Restore - Manayunk	3,500.00	3,500.00	3,500.00	0.00
66 Sidewalk	19,440.00	0.00	19,440.00	0.00
67 Porous Paving	63,000.00	0.00	63,000.00	0.00
68 Site Lighting	150,000.00	0.00	142,500.00	7,500.00
69 Post Dev. Traffic Study	10,000.00	0.00	0.00	10,000.00
<b>Subtotal H</b>	<b>\$457,126.00</b>	<b>\$3,500.00</b>	<b>\$301,890.00</b>	<b>\$155,236.00</b>
<b>Subtotal (A - H)</b>	<b>\$4,673,897.00</b>	<b>\$45,625.00</b>	<b>\$4,192,470.00</b>	<b>\$481,427.00</b>
Engineering & Contingencies	<u>\$467,303.00</u>	<u>4,563.00</u>	<u>419,162.00</u>	<u>48,141.00</u>
<b>TOTAL</b>	<b>\$5,141,200.00</b>	<b>\$50,188.00</b>	<b>\$4,611,632.00</b>	<b>\$529,568.00</b>
Plus 10%	<u>514,120.00</u>	<u>5,019.00</u>	<u>461,163.00</u>	<u>52,957.00</u>
<b>Total</b>	<b>\$5,655,320.00</b>	<b>\$55,207.00</b>	<b>\$5,072,795.00</b>	<b>\$582,525.00</b>
Retainage		<u>(5,521.00)</u>	<u>(396,007.00)</u>	<u>396,007.00</u>
<b>Total</b>		<b>\$49,686.00</b>	<b>\$4,676,788.00</b>	<b>\$978,532.00</b>

Release to Developer **\$49,686.00**

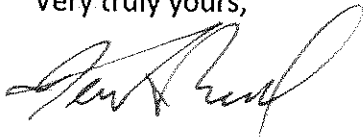
Amount to Remain in Escrow Account **\$978,532.00**

We recommend a release of escrow in the amount of \$49,686.00. As there is currently a balance of \$1,028,218.00, following this release of \$49,686.00, the balance remaining in the account will be \$978,532.00.

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,

A handwritten signature in black ink, appearing to read 'Kevin J. Bowers', is written over a horizontal line.

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

cc: Robert E. Duncan, Assistant Township Manager  
Righters Ferry Associates, LP, 2701 Renaissance Blvd., 4<sup>th</sup> Fl., King of Prussia, PA 19406

**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.  
Ardmore, Pa. 19003-2376  
Telephone: (610) 649-4000  
FAX: (610) 649-9598

LOWM 248.08

November 1, 2016

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

Re: Shipley School – Phase 2  
814 Yarrow Street  
Escrow Release No. 2

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:

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Site Preparation</b>				
1 Demolition	\$25,000.00	\$ 0.00	\$25,000.00	\$ 0.00
2 Clearing and Grubbing	5,000.00	0.00	5,000.00	0.00
3 Site Light Salvage	<u>25,500.00</u>	<u>0.00</u>	<u>25,500.00</u>	<u>0.00</u>
Subtotal A	<b>\$55,500.00</b>	<b>\$ 0.00</b>	<b>\$55,500.00</b>	<b>\$ 0.00</b>
<b>B. Erosion &amp; Sediment Control</b>				
4 Tree Protection Fence	\$1,200.00	\$ 0.00	\$1,200.00	\$ 0.00
5 Silt Fence	6,200.00	1,000.00	6,200.00	0.00
6 Rock Construction Entrance	4,400.00	0.00	4,400.00	0.00
7 Inlet Protection	<u>5,100.00</u>	<u>0.00</u>	<u>5,100.00</u>	<u>0.00</u>
Subtotal B	<b>\$16,900.00</b>	<b>\$1,000.00</b>	<b>\$16,900.00</b>	<b>\$ 0.00</b>
<b>C. Stormwater Management</b>				
8 8" PVC	\$660.00	\$ 0.00	\$660.00	\$ 0.00
9 12" PVC	1,980.00	0.00	1,980.00	0.00
10 15" HDPE	7,600.00	0.00	7,600.00	0.00
11 36" HDPE	23,800.00	0.00	23,800.00	0.00
12 8" Yard Drains	1,000.00	0.00	1,000.00	0.00
13 2' x 2' Inlets	<u>6,000.00</u>	<u>0.00</u>	<u>6,000.00</u>	<u>0.00</u>
14 Type 'M/C' Inlets	13,750.00	0.00	13,750.00	0.00
15 Manholes	12,000.00	0.00	12,000.00	0.00
16 Bio-retention Swales	4,000.00	0.00	4,000.00	0.00
17 Old Main Green Roof	73,450.00	73,450.00	73,450.00	0.00
18 Rainwater Harvesting System	<u>30,000.00</u>	<u>30,000.00</u>	<u>30,000.00</u>	<u>0.00</u>
Subtotal C	<b>\$174,240.00</b>	<b>\$103,450.00</b>	<b>\$174,240.00</b>	<b>\$ 0.00</b>

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>D. Sanitary Sewer Work</b>				
19 8" DIP in Roadway	\$6,650.00	\$ 0.00	\$6,650.00	\$ 0.00
20 8" DIP in Grass	24,375.00	0.00	24,375.00	0.00
21 Sanitary Sewer Manhole	<u>20,000.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$51,025.00</b>	<b>\$ 0.00</b>	<b>\$51,025.00</b>	<b>\$ 0.00</b>
<b>E. Miscellaneous</b>				
22 Traffic Signage/Striping	\$5,500.00	\$2,000.00	\$5,500.00	\$ 0.00
23 As Built Plan	2,000.00	0.00	0.00	2,000.00
24 Porous Paving	7,280.00	0.00	7,280.00	0.00
25 Fire Lane	19,200.00	0.00	19,200.00	0.00
26 Site Lighting	117,000.00	0.00	107,000.00	10,000.00
27 Site Bollards	16,000.00	0.00	15,000.00	1,000.00
28 Pavement Markings	<u>3,000.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>1,000.00</u>
<b>Subtotal E</b>	<b>\$169,980.00</b>	<b>\$2,000.00</b>	<b>\$155,980.00</b>	<b>\$14,000.00</b>
<b>F. Right of Way Restoration</b>				
29 Concrete Curb	\$400.00	\$ 0.00	\$400.00	\$ 0.00
30 Sidewalk	240.00	0.00	240.00	0.00
31 Paving	1,200.00	1,200.00	1,200.00	0.00
32 Road Restoration	<u>4,000.00</u>	<u>4,000.00</u>	<u>4,000.00</u>	<u>0.00</u>
<b>Subtotal F</b>	<b>\$5,840.00</b>	<b>\$5,200.00</b>	<b>\$5,840.00</b>	<b>\$ 0.00</b>
<b>G. Landscaping</b>				
33 Evergreen Shrubs	\$18,720.00	\$ 0.00	\$16,800.00	\$1,920.00
34 Deciduous Shrubs	13,390.00	0.00	12,050.00	1,340.00
35 Evergreen Trees	38,000.00	0.00	34,200.00	3,800.00
36 Deciduous Trees	<u>53,900.00</u>	<u>0.00</u>	<u>48,500.00</u>	<u>5,400.00</u>
<b>Subtotal G</b>	<b>\$124,010.00</b>	<b>\$ 0.00</b>	<b>\$111,550.00</b>	<b>\$12,460.00</b>
<b>SUBTOTAL A - G</b>	<b>\$597,495.00</b>	<b>\$111,650.00</b>	<b>\$571,035.00</b>	<b>\$26,460.00</b>
Engineering & Contingencies	<u>59,505.00</u>	<u>11,165.00</u>	<u>56,859.00</u>	<u>2,646.00</u>
<b>TOTAL</b>	<b>\$657,000.00</b>	<b>\$122,815.00</b>	<b>\$627,894.00</b>	<b>\$29,106.00</b>
Plus 10%	<u>65,700.00</u>	<u>12,282.00</u>	<u>62,790.00</u>	<u>2,910.00</u>
<b>Total</b>	<b>\$722,700.00</b>	<b>\$135,097.00</b>	<b>\$690,684.00</b>	<b>\$32,016.00</b>
Release of Retainage		<u>55,559.00</u>		
<b>Total</b>		<b>\$190,656.00</b>	<b>\$690,684.00</b>	<b>\$32,016.00</b>
<b>Release to Developer</b>		<b><u>\$190,656.00</u></b>		
<b>Balance to Remain in Escrow Account</b>				<b><u>\$32,016.00</u></b>

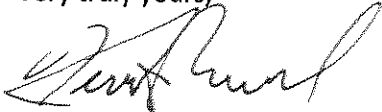
November 1, 2016

We recommend a release of escrow in the amount of \$190,656.00. As there is currently a balance of \$222,672.00, following this release of \$190,656.00; the balance remaining in the account will be \$32,016.00.

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 Manger  
The Shipley School, 814 Yarrow St., Bryn Mawr, PA 19010

**TOWNSHIP  
OF  
LOWER MERION**

MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.  
Ardmore, Pa. 19003-2376  
Telephone: (610) 649-4000  
FAX: (610) 649-9598

LOWM 0244.81

October 31, 2016

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

**Re: Beaumont at Bryn Mawr  
Escrow Release No. 4 (Final)**

Dear Mr. Leswing:

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

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Site Preparation</b>				
1 Clearing and Grubbing	\$3,000.00	\$ 0.00	\$3,000.00	\$ 0.00
2 Earthwork	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
Subtotal A	\$8,000.00	\$ 0.00	\$8,000.00	\$ 0.00
<b>B. Erosion &amp; Sediment Control</b>				
3 Tree Protection Fencing	\$500.00	\$ 0.00	\$500.00	\$ 0.00
4 Construction Fencing	7,500.00	0.00	7,500.00	0.00
5 Silt Fence - 18"	1,250.00	0.00	1,250.00	0.00
6 Rock Construction Entrance	1,100.00	0.00	1,100.00	0.00
7 6" HDPE Temp Pipe	1,800.00	0.00	1,800.00	0.00
8 Temporary Basin	3,600.00	0.00	3,600.00	0.00
9 Inlet Protection	600.00	0.00	600.00	0.00
10 Temporary Stabilization	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal B	\$18,850.00	\$ 0.00	\$18,850.00	\$ 0.00
<b>C. Stormwater Management</b>				
11 Connection to Existing System	\$1,000.00	\$ 0.00	\$1,000.00	\$ 0.00
12 8" HDPE Storm Drain	6,300.00	0.00	6,300.00	0.00
13 Concrete Encasement	625.00	0.00	625.00	0.00
14 M Type Inlet	2,600.00	0.00	2,600.00	0.00
15 Underground Basin	<u>58,000.00</u>	<u>0.00</u>	<u>58,000.00</u>	<u>0.00</u>
Subtotal C	\$68,525.00	\$ 0.00	\$68,525.00	\$ 0.00



<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>D. Utilities</b>				
16 Water Relocation	\$8,000.00	\$ 0.00	\$8,000.00	\$ 0.00
17 Electric Relocation	12,000.00	0.00	12,000.00	0.00
18 8" HDPE	1,800.00	0.00	1,800.00	0.00
19 Manhole	<u>6,000.00</u>	<u>0.00</u>	<u>6,000.00</u>	<u>0.00</u>
Subtotal D	<b>\$27,800.00</b>	<b>\$ 0.00</b>	<b>\$27,800.00</b>	<b>\$ 0.00</b>
<b>E. Site Construction</b>				
20 Paving/Driveway/Final Stabilization	<u>\$15,000.00</u>	<u>\$ 0.00</u>	<u>\$15,000.00</u>	<u>\$ 0.00</u>
Subtotal E	<b>\$15,000.00</b>	<b>\$ 0.00</b>	<b>\$15,000.00</b>	<b>\$ 0.00</b>
<b>F. Landscaping</b>				
21 Landscaping	<u>\$7,500.00</u>	<u>\$2,000.00</u>	<u>\$7,500.00</u>	<u>\$ 0.00</u>
Subtotal F	<b>\$7,500.00</b>	<b>\$2,000.00</b>	<b>\$7,500.00</b>	<b>\$ 0.00</b>
<b>SUBTOTAL (A - F)</b>	<b>\$145,675.00</b>	<b>\$2,000.00</b>	<b>\$145,675.00</b>	<b>\$ 0.00</b>
Engineering & Contingencies - 10%	<u>\$14,565.00</u>	<u>500.00</u>	<u>\$14,565.00</u>	<u>0.00</u>
<b>TOTAL</b>	<b>\$160,240.00</b>	<b>\$2,500.00</b>	<b>\$160,240.00</b>	<b>\$ 0.00</b>
Plus 10%	<u>\$16,024.00</u>	<u>500.00</u>	<u>\$16,024.00</u>	<u>0.00</u>
<b>110% per Section 509 of Municipal Code</b>	<b>\$176,264.00</b>	<b>\$3,000.00</b>	<b>\$176,264.00</b>	<b>\$ 0.00</b>
<b>Release to Developer</b>		<b><u>\$3,000.00</u></b>		
<b>Balance of Funds in Escrow Account</b>				<b><u>\$ 0.00</u></b>

We recommend a release of escrow in the amount of \$3,000.00. As there is currently a balance of \$3,000.00, following this release of \$3,000.00, 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,



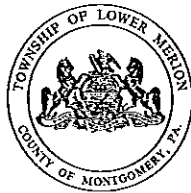
Kevin J. Bowers, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager  
Beaumont Retirement Services, Inc. 601 North Jthan Ave, Bryn Mawr, PA 19010

**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.  
Ardmore, Pa. 19003-2376  
Telephone: (610) 649-4000  
FAX: (610) 649-9598

LOWM 0248.16

November 2, 2016

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

Re: 907, 921, and 931 W. Lancaster Avenue  
Escrow Release No. 2

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
<b>A. Demolition &amp; Erosion Control</b>				
1 Super Silt Fencing	\$2,900.00	\$ 0.00	\$2,900.00	\$ 0.00
2 Silt Fencing (18")	4,800.00	0.00	4,800.00	0.00
3 Construction Entrance	1,100.00	0.00	1,100.00	0.00
4 12" Diameter Silt Sox	7,600.00	0.00	7,600.00	0.00
5 Inlet Protection	1,650.00	0.00	1,650.00	0.00
6 Tree Protection Fence	1,500.00	0.00	1,500.00	0.00
7 Earthwork	20,000.00	0.00	20,000.00	0.00
<b>Subtotal A</b>	<b>\$39,550.00</b>	<b>\$ 0.00</b>	<b>\$39,550.00</b>	<b>\$ 0.00</b>
<b>B. Sanitary Sewer</b>				
8 8" PVC	\$10,280.00	\$ 0.00	\$10,280.00	\$ 0.00
9 Manhole	7,500.00	0.00	7,500.00	0.00
10 4'x8' Grease Trap Interceptor	5,500.00	0.00	5,500.00	0.00
11 Sanitary Sewer Testing	2,500.00	0.00	2,500.00	0.00
12 Connection to Main	3,000.00	0.00	3,000.00	0.00
<b>Subtotal B</b>	<b>\$28,780.00</b>	<b>\$ 0.00</b>	<b>\$28,780.00</b>	<b>\$ 0.00</b>
<b>C. Storm Sewer</b>				
13 12" RCP	\$3,600.00	\$ 0.00	\$3,600.00	\$ 0.00
14 15" RCP	11,520.00	0.00	11,520.00	0.00
15 18" RCP	4,950.00	0.00	4,950.00	0.00
16 Storm Manholes	24,000.00	0.00	24,000.00	0.00
17 Inlets	24,000.00	0.00	24,000.00	0.00
18 Outlet Structure	4,500.00	0.00	4,500.00	0.00
19 Infiltration Basin	275,000.00	0.00	275,000.00	0.00

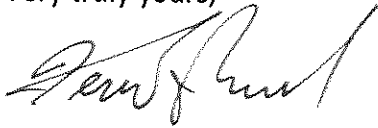
	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
20	Connection to Main	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
	<b>Subtotal C</b>	<b>\$348,570.00</b>	<b>\$ 0.00</b>	<b>\$348,570.00</b>	<b>\$ 0.00</b>
	<b>D. Curb &amp; Paving</b>				
21	Concrete Curb	\$76,000.00	\$ 0.00	\$76,000.00	\$ 0.00
22	Parking Lot Paving	137,500.00	0.00	137,500.00	0.00
23	Roadway Restoration	23,725.00	0.00	23,725.00	0.00
24	Traffic Protection	<u>25,000.00</u>	<u>0.00</u>	<u>25,000.00</u>	<u>0.00</u>
	<b>Subtotal D</b>	<b>\$262,225.00</b>	<b>\$ 0.00</b>	<b>\$262,225.00</b>	<b>\$ 0.00</b>
	<b>E. Landscaping</b>				
25	Deciduous Trees	\$20,800.00	\$17,680.00	\$17,680.00	\$3,120.00
26	Evergreen Trees	14,350.00	12,200.00	12,200.00	2,150.00
27	Shrubs	14,040.00	11,940.00	11,940.00	2,100.00
28	Perennials	<u>15,000.00</u>	<u>12,750.00</u>	<u>12,750.00</u>	<u>2,250.00</u>
	<b>Subtotal E</b>	<b>\$64,190.00</b>	<b>\$54,570.00</b>	<b>\$54,570.00</b>	<b>\$9,620.00</b>
	<b>F. Miscellaneous</b>				
29	Concrete Bollards	\$1,050.00	\$ 0.00	\$1,050.00	\$ 0.00
30	Modular Block Wall w/Railing	12,000.00	0.00	12,000.00	0.00
31	Handicap Ramps	25,000.00	0.00	25,000.00	0.00
32	4" Concrete Sidewalk	<u>74,328.00</u>	<u>0.00</u>	<u>74,328.00</u>	<u>0.00</u>
33	Concrete Apron	<u>5,600.00</u>	<u>0.00</u>	<u>5,600.00</u>	<u>0.00</u>
34	Brick Pavers Sidewalk	5,850.00	0.00	5,850.00	0.00
35	6' Buffer Fence	13,800.00	0.00	13,800.00	0.00
36	Striping and Signage	10,000.00	0.00	10,000.00	0.00
37	Flashing Warning Sign	12,000.00	0.00	12,000.00	0.00
38	Post Development Traffic Study	3,500.00	0.00	0.00	3,500.00
39	Handicap Signs	<u>1,350.00</u>	<u>0.00</u>	<u>1,350.00</u>	<u>0.00</u>
40	Traffic Control Signs	2,400.00	400.00	2,400.00	0.00
41	Crosswalks	10,000.00	0.00	10,000.00	0.00
42	Lighting	24,000.00	2,000.00	24,000.00	0.00
43	Concrete Monument	2,100.00	0.00	0.00	2,100.00
44	Amtrak Coordination	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
	<b>Subtotal F</b>	<b>\$207,978.00</b>	<b>\$2,400.00</b>	<b>\$202,378.00</b>	<b>\$5,600.00</b>
	<b>Subtotal A thru F</b>	<b>\$951,293.00</b>	<b>\$56,970.00</b>	<b>\$936,073.00</b>	<b>\$15,220.00</b>
	Engineering & Contingency	<u>95,107.00</u>	<u>5,697.00</u>	<u>93,585.00</u>	<u>1,522.00</u>
	<b>Total Cost of Improvements</b>	<b>\$1,046,400.00</b>	<b>\$62,667.00</b>	<b>\$1,029,658.00</b>	<b>\$16,742.00</b>
	Plus 10%	<u>104,640.00</u>	<u>6,267.00</u>	<u>102,966.00</u>	<u>1,674.00</u>
	<b>110% of the Cost of Improvements</b>	<b>\$1,151,040.00</b>	<b>\$68,934.00</b>	<b>\$1,132,624.00</b>	<b>\$18,416.00</b>
	Release of Retainage		<u>106,369.00</u>		
	<b>Total</b>		<b>\$175,303.00</b>	<b>\$1,132,624.00</b>	<b>\$18,416.00</b>
	<b>Release to Developer</b>		<b>\$175,303.00</b>		
	<b>Amount to Remain in Escrow Account</b>				<b>\$18,416.00</b>

We recommend a release of escrow in the amount of \$175,303.00. As there is currently a balance of \$193,719.00, following this release of \$175,303.00, the balance remaining in the account will be \$18,416.00.

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,

A handwritten signature in black ink, appearing to read "Kevin J. Bowers", is written over a horizontal line.

Kevin J. Bowers, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager

BAP Bryn Mawr Development, LP, 24 N. Merion Ave., Bryn Mawr, PA 19010

**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.  
Ardmore, Pa. 19003-2376  
Telephone: (610) 649-4000  
FAX: (610) 649-9598

LOWM 248.29

November 2, 2016

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

**Re: 533 Lancaster Avenue & 1024 Cedar Grove Road Subdivision  
Escrow Release No. 2**

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:

**Lot No. 1**

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Site Preparation</b>				
1. Clearing & Grubbing	\$2,000.00	\$2,000.00	\$2,000.00	\$ 0.00
2. Pavement Removal/Stabilization	<u>2,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$4,500.00</b>	<b>\$4,500.00</b>	<b>\$4,500.00</b>	<b>\$ 0.00</b>
<b>B. Roadway Construction</b>				
3. Granite Curb/Depressed Curb	\$1,350.00	\$1,350.00	\$1,350.00	\$ 0.00
4. Roadway Restoration	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$2,350.00</b>	<b>\$2,350.00</b>	<b>\$2,350.00</b>	<b>\$ 0.00</b>
<b>C. Miscellaneous</b>				
5. Road Control Monuments	\$1,200.00	\$ 0.00	\$ 0.00	\$1,200.00
6. Fence/Gate	<u>3,750.00</u>	<u>3,750.00</u>	<u>3,750.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$4,950.00</b>	<b>\$3,750.00</b>	<b>\$3,750.00</b>	<b>\$1,200.00</b>
<b>D. Landscaping</b>				
7. Landscaping	<u>\$25,000.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$25,000.00</u>
<b>Subtotal D</b>	<b>\$25,000.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$25,000.00</b>
<b>Lot No. 1 Subtotal A thru D</b>	<b>\$36,800.00</b>	<b>\$10,600.00</b>	<b>\$10,600.00</b>	<b>\$26,200.00</b>
Engineering & Contingencies	<u>3,680.00</u>	<u>1,060.00</u>	<u>1,060.00</u>	<u>2,620.00</u>
<b>Total Cost of Improvements</b>	<b>\$40,480.00</b>	<b>\$11,660.00</b>	<b>\$11,660.00</b>	<b>\$28,820.00</b>
Plus 10%	<u>4,048.00</u>	<u>1,166.00</u>	<u>1,166.00</u>	<u>2,882.00</u>
<b>110% of the Cost of Improvement per Section 509 of the Municipal Code</b>	<b>\$44,528.00</b>	<b>\$12,826.00</b>	<b>\$12,826.00</b>	<b>\$31,702.00</b>
<b>Release to Developer</b>		<b>\$12,826.00</b>		
<b>Amount to Remain in Escrow Account</b>				<b><u>\$31,702.00</u></b>

**Lot Nos. 2, 3, and 4**

<u>Item</u>	<u>Total/ Amount</u>	<u>Amount This Release</u>	<u>Total/ Released</u>	<u>Amount to Remain</u>
<b>A. Site Preparation</b>				
1. Tree Protection	\$200.00	\$ 0.00	\$200.00	\$ 0.00
2. Clearing & Grubbing	2,000.00	0.00	2,000.00	0.00
3. Demolition/Pavement Removal/Stabilization	<u>7,500.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$9,700.00</b>	<b>\$ 0.00</b>	<b>\$9,700.00</b>	<b>\$ 0.00</b>
<b>B. Erosion and Sediment Control</b>				
4. Construction Entrance	\$1,000.00	\$ 0.00	\$1,000.00	\$ 0.00
5. Super Silt Fence	1,500.00	0.00	1,500.00	0.00
6. Temporary Basin	3,000.00	0.00	3,000.00	0.00
7. Diversion Swale/Berm	1,000.00	0.00	1,000.00	0.00
8. Outlet Control/Pipe/Spreader	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$8,000.00</b>	<b>\$ 0.00</b>	<b>\$8,000.00</b>	<b>\$ 0.00</b>
<b>C. Roadway Construction</b>				
9. Concrete Curb	\$700.00	\$ 0.00	\$700.00	\$ 0.00
10. Granite Curb	1,350.00	0.00	1,350.00	0.00
11. Roadway Restoration	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$3,550.00</b>	<b>\$ 0.00</b>	<b>\$3,550.00</b>	<b>\$ 0.00</b>
<b>D. Miscellaneous</b>				
12. Road Control Monuments	\$1,600.00	\$ 0.00	\$ 0.00	\$1,600.00
13. No Parking Signs	500.00	0.00	500.00	0.00
14. Fence/Gates	<u>7,500.00</u>	<u>3,000.00</u>	<u>7,500.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$9,600.00</b>	<b>\$3,000.00</b>	<b>\$8,000.00</b>	<b>\$1,600.00</b>
<b>E. Landscaping</b>				
15. Landscaping	<u>\$44,600.00</u>	<u>\$37,900.00</u>	<u>\$37,900.00</u>	<u>\$6,700.00</u>
<b>Subtotal E</b>	<b>\$44,600.00</b>	<b>\$37,900.00</b>	<b>\$37,900.00</b>	<b>\$6,700.00</b>
<b>Lot Nos. 2, 3, and 4 Subtotal A thru E</b>	<b>\$75,450.00</b>	<b>\$40,900.00</b>	<b>\$67,150.00</b>	<b>\$8,300.00</b>
Engineering & Contingencies	<u>7,545.00</u>	<u>3,920.00</u>	<u>6,545.00</u>	<u>1,000.00</u>
<b>Total Cost of Improvements</b>	<b>\$82,995.00</b>	<b>\$44,820.00</b>	<b>\$73,695.00</b>	<b>\$9,300.00</b>
Plus 10%	<u>8,300.00</u>	<u>4,482.00</u>	<u>7,370.00</u>	<u>930.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$91,295.00</b>	<b>\$49,302.00</b>	<b>\$81,065.00</b>	<b>\$10,230.00</b>
Release of Retainage		<u>3,176.00</u>		
<b>Total</b>		<b>\$52,478.00</b>	<b>\$81,065.00</b>	<b>\$10,230.00</b>
Release to Developer		<b>\$52,478.00</b>		
Amount to Remain in Escrow Account				<b><u>\$10,230.00</u></b>
 <b>Total Lot No. 1</b>	 <b>\$44,528.00</b>	 <b>\$12,826.00</b>	 <b>\$12,826.00</b>	 <b>\$31,702.00</b>
<b>Total Lot Nos. 2, 3, and 4</b>	<b><u>\$91,295.00</u></b>	<b><u>\$52,478.00</u></b>	<b><u>\$81,065.00</u></b>	<b><u>\$10,230.00</u></b>
<b>Total</b>	<b><u>\$135,823.00</u></b>	<b><u>\$65,304.00</u></b>	<b><u>\$93,891.00</u></b>	<b><u>\$41,932.00</u></b>

**Regarding Lot No. 1,** we recommend a release of escrow in the amount of \$12,826.00. As there is currently a balance of \$44,528.00, following this release of \$12,826.00, the balance remaining in the account will be \$31,702.00.

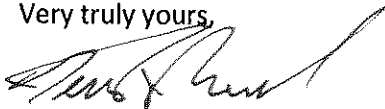
**Regarding Lot No. 2, 3, & 4,** we recommend a release of escrow in the amount of \$52,478.00. As there is currently a balance of \$62,708.00, following this release of \$52,478.00, the balance remaining in the account will be \$10,230.00.

**Regarding All Lots,** we recommend a release of escrow in the amount of \$65,304.00. As there is currently a balance of \$107,236.00, following this release of \$65,304.00, the balance remaining in the account will be \$41,932.00.

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  
Rayer Builders, 12 Church Road, Media, PA 19063

**TOWNSHIP  
OF  
LOWER MERION**

MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.  
Ardmore, Pa. 19003-2376  
Telephone: (610) 649-4000  
FAX: (610) 649-9598

LOWM 244.52

November 1, 2016

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

**Re: Whole Foods  
Escrow Release #2**

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:

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Site Preparation</b>				
1 Building Demolition	\$50,000.00	\$ 0.00	\$50,000.00	\$ 0.00
2 Paving Clearing & Earthwork	55,000.00	0.00	55,000.00	0.00
3 Utilities Disconnect	25,000.00	0.00	25,000.00	0.00
4 Tree Removal	4,200.00	0.00	4,200.00	0.00
<b>Subtotal A</b>	<b>\$134,200.00</b>	<b>\$ 0.00</b>	<b>\$134,200.00</b>	<b>\$ 0.00</b>
<b>B. Erosion &amp; Sediment Control</b>				
5 Tree Protection Fence	\$660.00	\$330.00	\$660.00	\$ 0.00
6 Silt Fence	6,000.00	3,000.00	6,000.00	0.00
7 Rock Construction Entrance	2,500.00	1,250.00	2,500.00	0.00
8 Inlet Protection	8,700.00	4,350.00	8,700.00	0.00
9 Temporary Stabilization	10,000.00	5,000.00	10,000.00	0.00
10 Erosion Control Matting	8,000.00	4,000.00	8,000.00	0.00
11 Final Grading & Stabilization	10,000.00	10,000.00	10,000.00	0.00
<b>Subtotal B</b>	<b>\$45,860.00</b>	<b>\$27,930.00</b>	<b>\$45,860.00</b>	<b>\$ 0.00</b>
<b>C. Sanitary Sewer</b>				
12 4" PVC	\$3,200.00	\$3,200.00	\$3,200.00	\$ 0.00
13 Sanitary Bypass	1,536.00	1,536.00	1,536.00	0.00
14 Connection to Main	1,500.00	1,500.00	1,500.00	0.00
15 Grease Traps	5,500.00	5,500.00	5,500.00	0.00
16 Fresh Air & Vent	750.00	750.00	750.00	0.00
<b>Subtotal C</b>	<b>\$12,486.00</b>	<b>\$12,486.00</b>	<b>\$12,486.00</b>	<b>\$ 0.00</b>



		<u>Amount This</u>	<u>Total</u>	<u>Amount to</u>
		<u>Release</u>	<u>Released</u>	<u>Remain</u>
<u>Item</u>	<u>Total Amount</u>			
<b>D. Stormwater Management</b>				
17 15" HDPE (0-6' deep)	\$5,379.00	\$ 0.00	\$5,379.00	\$ 0.00
18 15" RCP	1,920.00	0.00	1,920.00	0.00
19 18" RCP	29,535.00	0.00	29,535.00	0.00
20 48" RCP	2,070.00	0.00	2,070.00	0.00
21 Storm Manhole	42,000.00	0.00	42,000.00	0.00
22 Storm Inlets	39,000.00	0.00	39,000.00	0.00
23 Yard Drains	3,000.00	0.00	3,000.00	0.00
24 Trench Drain	17,500.00	0.00	17,500.00	0.00
25 Underground Basin #1	275,000.00	0.00	275,000.00	0.00
26 Outlet Structure #1	7,500.00	0.00	7,500.00	0.00
27 Underground Basin #2	35,000.00	0.00	35,000.00	0.00
28 Outlet Structure #2	7,500.00	0.00	7,500.00	0.00
29 Bio-retention Area #1	19,500.00	16,500.00	16,500.00	3,000.00
30 Bio-retention Area #2	<u>2,000.00</u>	<u>2,000.00</u>	<u>2,000.00</u>	<u>0.00</u>
Subtotal D	\$486,904.00	\$18,500.00	\$483,904.00	\$3,000.00
<b>E. Paving</b>				
31 Parking Lot Wearing Course	\$44,672.00	\$44,672.00	\$44,672.00	\$ 0.00
32 Parking Lot Base Course	61,424.00	0.00	61,424.00	0.00
33 Parking Lot Stone Sub-base	44,672.00	0.00	44,672.00	0.00
34 Asphalt Seal	<u>3,500.00</u>	<u>3,500.00</u>	<u>3,500.00</u>	<u>0.00</u>
Subtotal E	\$154,268.00	\$48,172.00	\$154,268.00	\$ 0.00
<b>F. Miscellaneous</b>				
35 Post Construction Traffic Study	\$5,500.00	\$ 0.00	\$ 0.00	\$5,500.00
36 Fire Hydrant	1,500.00	1,500.00	1,500.00	0.00
37 Basin Final Certification	2,500.00	0.00	0.00	2,500.00
38 Traffic Line Striping	5,000.00	5,000.00	5,000.00	0.00
39 Concrete Pads	15,000.00	15,000.00	15,000.00	0.00
40 Retaining Wall	25,000.00	0.00	25,000.00	0.00
41 Concrete Curb	68,760.00	0.00	68,760.00	0.00
42 Sidewalk	32,746.00	32,746.00	32,746.00	0.00
43 Handicap Ramps	10,000.00	10,000.00	10,000.00	0.00
44 Traffic Signs	<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>
Subtotal F	\$171,006.00	\$69,246.00	\$163,006.00	\$8,000.00
<b>G. Landscaping</b>				
45 Deciduous Trees	\$75,400.00	\$61,090.00	\$61,090.00	\$14,310.00
46 Evergreen Trees	38,700.00	32,895.00	32,895.00	5,805.00
47 Deciduous Shrubs	18,200.00	15,470.00	15,470.00	2,730.00
48 Evergreen Shrubs	18,655.00	15,855.00	15,855.00	2,800.00
49 Landscaping Grasses	<u>2,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal G	\$153,455.00	\$127,810.00	\$127,810.00	\$25,645.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
Subtotal A thru G	\$1,158,179.00	\$304,144.00	\$1,121,534.00	\$36,645.00
Engineering & Contingencies	<u>115,818.00</u>	<u>30,414.00</u>	<u>112,153.00</u>	<u>3,665.00</u>
Total Cost of Improvements	\$1,273,997.00	\$334,558.00	\$1,233,687.00	\$40,310.00
Plus 10%	<u>127,400.00</u>	<u>33,456.00</u>	<u>123,369.00</u>	<u>4,031.00</u>
Total	\$1,401,397.00	\$368,014.00	\$1,357,056.00	\$44,341.00
Release of Retainage		<u>48,904.00</u>	<u>(50,000.00)</u>	<u>50,000.00</u>
Total		\$416,918.00	\$1,307,056.00	\$94,341.00
Release to Developer		\$416,918.00		
Balance of Funds in Escrow Account				<u>\$94,341.00</u>

We recommend a release of escrow in the amount of \$416,918.00. As there is currently a balance of \$511,259.00, following this release of \$416,918.00, the balance remaining in the account will be \$94,341.00.

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  
 Daniel Fuchs, WP Wynnewood Associates, LP, 940 Haverford Ave., Bryn Mawr, PA 19010

**TOWNSHIP  
OF  
LOWER MERION**

MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.  
Ardmore, Pa. 19003-2376  
Telephone: (610) 649-4000  
FAX: (610) 649-9598

LOWM 244.90

November 3, 2016

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

Re: 29-39 E. Wynnewood Rd.  
Escrow Release #2

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:

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Site Demolition</b>				
1 Building Removal	\$25,000.00	\$ 0.00	\$25,000.00	\$ 0.00
2 Curb Removal	2,175.00	0.00	2,175.00	0.00
3 Pavement Removal	12,225.00	0.00	12,225.00	0.00
4 Concrete Removal 4"-6" Depth	6,975.00	0.00	6,975.00	0.00
<b>Subtotal A</b>	<b>\$46,375.00</b>	<b>\$ 0.00</b>	<b>\$46,375.00</b>	<b>\$ 0.00</b>
<b>B. Erosion Control</b>				
5 Construction Entrance	\$3,500.00	\$ 0.00	\$3,500.00	\$ 0.00
6 18" Silt Fence	880.00	0.00	880.00	0.00
7 Super Silt Fence	1,280.00	0.00	1,280.00	0.00
8 8" Diameter Silt Sox	160.00	0.00	160.00	0.00
9 12" Diameter Silt Sox	2,250.00	0.00	2,250.00	0.00
10 Inlet Protection	2,100.00	600.00	2,100.00	0.00
11 Sand Bags	42.00	0.00	42.00	0.00
<b>Subtotal B</b>	<b>\$10,212.00</b>	<b>\$600.00</b>	<b>\$10,212.00</b>	<b>\$ 0.00</b>
<b>C. Site Clearing</b>				
12 Tree Removal	\$3,500.00	\$ 0.00	\$3,500.00	\$ 0.00
13 Street Cleaning	7,500.00	1,000.00	7,500.00	0.00
<b>Subtotal C</b>	<b>\$11,000.00</b>	<b>\$1,000.00</b>	<b>\$11,000.00</b>	<b>\$ 0.00</b>

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>D.</b>	<b>Earthwork</b>				
14	Total Earthwork	<u>\$10,000.00</u>	<u>\$ 0.00</u>	<u>\$10,000.00</u>	<u>\$ 0.00</u>
	Subtotal D	<u>\$10,000.00</u>	<u>\$ 0.00</u>	<u>\$10,000.00</u>	<u>\$ 0.00</u>
<b>E.</b>	<b>Sanitary Sewer</b>				
15	4" PVC	<u>\$4,350.00</u>	<u>\$ 0.00</u>	<u>\$4,350.00</u>	<u>\$ 0.00</u>
16	6" PVC	<u>11,375.00</u>	<u>0.00</u>	<u>11,375.00</u>	<u>0.00</u>
17	Connect to Existing Main	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
18	4' x 8' Grease Trap Interceptor	<u>5,500.00</u>	<u>0.00</u>	<u>5,500.00</u>	<u>0.00</u>
	Subtotal E	<u>\$22,225.00</u>	<u>\$ 0.00</u>	<u>\$22,225.00</u>	<u>\$ 0.00</u>
<b>F.</b>	<b>Subsurface Stormwater Basins</b>				
19	Basin 1	<u>\$110,000.00</u>	<u>\$ 0.00</u>	<u>\$110,000.00</u>	<u>\$ 0.00</u>
20	Basin 2	<u>80,000.00</u>	<u>0.00</u>	<u>80,000.00</u>	<u>0.00</u>
	Subtotal F	<u>\$190,000.00</u>	<u>\$ 0.00</u>	<u>\$190,000.00</u>	<u>\$ 0.00</u>
<b>G.</b>	<b>Storm</b>				
21	18" RCP	<u>\$14,178.00</u>	<u>\$ 0.00</u>	<u>\$14,178.00</u>	<u>\$ 0.00</u>
22	Storm Manholes	<u>18,150.00</u>	<u>0.00</u>	<u>18,150.00</u>	<u>0.00</u>
23	C Inlets	<u>8,250.00</u>	<u>0.00</u>	<u>8,250.00</u>	<u>0.00</u>
24	M Inlets	<u>8,400.00</u>	<u>0.00</u>	<u>8,400.00</u>	<u>0.00</u>
25	4' x 4' Outlet Structure	<u>9,000.00</u>	<u>0.00</u>	<u>9,000.00</u>	<u>0.00</u>
	Subtotal G	<u>\$57,978.00</u>	<u>\$ 0.00</u>	<u>\$57,978.00</u>	<u>\$ 0.00</u>
<b>I.</b>	<b>Curb</b>				
26	Concrete Curb	<u>\$32,250.00</u>	<u>\$ 0.00</u>	<u>\$32,250.00</u>	<u>\$ 0.00</u>
	Subtotal I	<u>\$32,250.00</u>	<u>\$ 0.00</u>	<u>\$32,250.00</u>	<u>\$ 0.00</u>
<b>J.</b>	<b>Paving</b>				
27	1-1/2" ID-2 Wearing	<u>\$26,800.00</u>	<u>\$ 0.00</u>	<u>\$26,800.00</u>	<u>\$ 0.00</u>
28	2" ID-2 Binder	<u>30,150.00</u>	<u>0.00</u>	<u>30,150.00</u>	<u>0.00</u>
29	6" Mod Stone	<u>26,800.00</u>	<u>0.00</u>	<u>26,800.00</u>	<u>0.00</u>
	Subtotal J	<u>\$83,750.00</u>	<u>\$ 0.00</u>	<u>\$83,750.00</u>	<u>\$ 0.00</u>
<b>K.</b>	<b>Miscellaneous</b>				
30	Retaining Wall	<u>\$8,400.00</u>	<u>\$ 0.00</u>	<u>\$8,400.00</u>	<u>\$ 0.00</u>
31	Handicap Ramps	<u>32,500.00</u>	<u>0.00</u>	<u>32,500.00</u>	<u>0.00</u>
32	4" Concrete Sidewalk	<u>26,976.00</u>	<u>0.00</u>	<u>26,976.00</u>	<u>0.00</u>
33	8" Concrete Pads	<u>15,650.00</u>	<u>0.00</u>	<u>15,650.00</u>	<u>0.00</u>
	Subtotal K	<u>\$83,526.00</u>	<u>\$ 0.00</u>	<u>\$83,526.00</u>	<u>\$ 0.00</u>

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>L. Striping and Signage</b>				
34 Line Striping	\$7,500.00	\$3,750.00	\$7,500.00	\$ 0.00
35 Traffic Control Signs	<u>9,300.00</u>	<u>3,000.00</u>	<u>9,300.00</u>	<u>0.00</u>
Subtotal L	\$16,800.00	\$6,750.00	\$16,800.00	\$ 0.00
<b>M. Landscaping</b>				
36 Shade Tree	\$18,200.00	\$9,100.00	\$9,100.00	\$9,100.00
37 Evergreen Tree	15,050.00	7,500.00	7,500.00	7,550.00
38 Ornamental Tree	<u>6,000.00</u>	<u>3,000.00</u>	<u>3,000.00</u>	<u>3,000.00</u>
39 Evergreen Shrubs	7,475.00	3,735.00	3,735.00	3,740.00
40 Deciduous Shrubs	6,160.00	3,080.00	3,080.00	3,080.00
41 Ground Cover and Grasses	<u>9,500.00</u>	<u>4,750.00</u>	<u>4,750.00</u>	<u>4,750.00</u>
Subtotal M	\$62,385.00	\$31,165.00	\$31,165.00	\$31,220.00
<b>N. Lighting</b>				
42 Site Lighting	<u>\$112,000.00</u>	<u>\$56,000.00</u>	<u>\$112,000.00</u>	<u>\$ 0.00</u>
Subtotal N	\$112,000.00	\$56,000.00	\$112,000.00	\$ 0.00
Subtotal	\$738,501.00	\$95,515.00	\$707,281.00	\$31,220.00
Engineering & Contingencies	<u>73,849.00</u>	<u>9,552.00</u>	<u>70,729.00</u>	<u>3,120.00</u>
Total	\$812,350.00	\$105,067.00	\$778,010.00	\$34,340.00
Plus 10%	<u>81,235.00</u>	<u>10,507.00</u>	<u>77,801.00</u>	<u>3,434.00</u>
Total	\$893,585.00	\$115,574.00	\$855,811.00	\$37,774.00
Retainage		<u>0.00</u>	<u>(74,024.00)</u>	<u>74,024.00</u>
Total		\$115,574.00	\$781,787.00	\$111,798.00
Release to Developer		\$115,574.00		
Balance of Funds in Escrow Account				<u>\$111,798.00</u>

We recommend a release of escrow in the amount of \$115,574.00. As there is currently a balance of \$227,372.00, following this release of \$115,574.00, the balance remaining in the account will be \$111,798.00.

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.

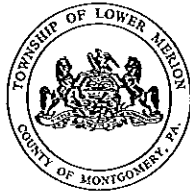
PENNONI ASSOCIATES

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager  
W P Wynnewood Associates, LP

**TOWNSHIP  
OF  
LOWER MERION**

MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.  
Ardmore, Pa. 19003-2376  
Telephone: (610) 649-4000  
FAX: (610) 649-9598

LOWM 231.66

November 3, 2016

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

Re: The Arbors at Athens  
120 E. Athens Ave.  
Escrow Release No. 5

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:

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Site Preparation</b>				
1 Clearing and Grubbing	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
Subtotal A	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
<b>B. Erosion &amp; Sediment Control</b>				
2 Tree Protection Fence	\$1,875.00	\$ 0.00	\$1,875.00	\$ 0.00
3 Silt Fence - 18"	3,680.00	1,840.00	3,680.00	0.00
4 Rock Construction Entrance	1,100.00	0.00	1,100.00	0.00
5 Inlet Protection	450.00	0.00	450.00	0.00
6 Final Grading & Stabilization	3,000.00	1,500.00	3,000.00	0.00
Subtotal B	\$10,105.00	\$3,340.00	\$10,105.00	\$ 0.00
<b>C. Stormwater Management</b>				
7 Seepage Bed 1	\$6,500.00	\$ 0.00	\$6,500.00	\$ 0.00
8 Seepage Bed 2	5,000.00	0.00	5,000.00	0.00
9 Seepage Bed 3	4,500.00	0.00	4,500.00	0.00
10 6" PVC	2,160.00	0.00	2,160.00	0.00
11 8" PVC	2,600.00	0.00	2,600.00	0.00
12 Trench/Drain	1,000.00	0.00	1,000.00	0.00
13 Sump Box	4,500.00	0.00	4,500.00	0.00
Subtotal C	\$26,260.00	\$ 0.00	\$26,260.00	\$ 0.00
<b>D. Sanitary Sewer</b>				
14 Sanitary Sewer Lateral	\$450.00	\$ 0.00	\$450.00	\$ 0.00
15 Connection to Sewer	1,500.00	0.00	1,500.00	0.00
Subtotal D	\$1,950.00	\$ 0.00	\$1,950.00	\$ 0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>E. Miscellaneous</b>				
16 Driveway Apron/Sidewalk	\$2,500.00	\$ 0.00	\$2,500.00	\$ 0.00
17 Monuments	900.00	0.00	0.00	900.00
18 Concrete Curb	600.00	0.00	600.00	0.00
19 Asphalt Paving	9,000.00	0.00	9,000.00	0.00
20 As Built Plan	1,500.00	0.00	1,500.00	0.00
21 Fencing	5,250.00	0.00	5,250.00	0.00
22 Tree Trimming	500.00	0.00	0.00	500.00
23 Sidewalk	240.00	0.00	240.00	0.00
<b>Subtotal E</b>	<b>\$20,490.00</b>	<b>\$ 0.00</b>	<b>\$19,090.00</b>	<b>\$1,400.00</b>
<b>F. Landscaping</b>				
24 Off Site Trees	\$2,500.00	\$ 0.00	\$ 0.00	\$2,500.00
25 Landscaping	19,500.00	16,500.00	16,500.00	3,000.00
<b>Subtotal F</b>	<b>\$22,000.00</b>	<b>\$16,500.00</b>	<b>\$16,500.00</b>	<b>\$5,500.00</b>
<b>SUBTOTAL (A - F)</b>	<b>\$85,805.00</b>	<b>\$19,840.00</b>	<b>\$78,905.00</b>	<b>\$6,900.00</b>
Engineering & Contingencies	8,595.00	1,674.00	7,595.00	1,000.00
<b>TOTAL</b>	<b>\$94,400.00</b>	<b>\$21,514.00</b>	<b>\$86,500.00</b>	<b>\$7,900.00</b>
Plus 10%	9,440.00	2,151.00	8,650.00	790.00
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$103,840.00</b>	<b>\$23,665.00</b>	<b>\$95,150.00</b>	<b>\$8,690.00</b>
Release of Retainage		7,149.00		
<b>Total</b>		<b>\$30,814.00</b>	<b>\$95,150.00</b>	<b>\$8,690.00</b>
<b>Release to Developer</b>		<b>\$30,814.00</b>		
<b>Balance of Funds in Escrow Account</b>				<b>\$8,690.00</b>

We recommend a release of escrow in the amount of \$30,814.00. As there is currently a balance of \$39,504.00, following this release of \$30,814.00, the balance remaining in the account will be \$8,690.00.

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  
120 E. Athens, LLC, 555 Lancaster Ave., Suite 200, Berwyn, PA 19312

**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY



TOWNSHIP ENGINEER

75 E. Lancaster Ave.  
Ardmore, Pa. 19003-2376  
Telephone: (610) 649-4000  
FAX: (610) 649-9598

LOWM 248.23

November 2, 2016

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

Re: 843, 847, & 859 Old Lancaster Rd  
Escrow Release No. 5

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:

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b><u>A. Site Preparation</u></b>				
1. Building Demolition	\$20,000.00	\$ 0.00	\$20,000.00	\$ 0.00
2. Dust Control	2,500.00	1,250.00	1,250.00	1,250.00
3. Clearing and Grubbing	2,500.00	0.00	2,500.00	0.00
4. Site Grading	<u>5,000.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>2,000.00</u>
<b>Subtotal A</b>	<b>\$30,000.00</b>	<b>\$1,250.00</b>	<b>\$26,750.00</b>	<b>\$3,250.00</b>
<b><u>B. Roadway Paving, Walks, Curbing</u></b>				
5. 1.5" Wearing Course	\$14,625.00	\$ 0.00	\$ 0.00	\$14,625.00
6. 5" Binder Course	24,375.00	0.00	24,375.00	0.00
7. 6" PADOT 2A Modified Stone	9,750.00	0.00	9,750.00	0.00
8. Concrete Apron	8,280.00	0.00	0.00	8,280.00
9. Granite Curbing	5,950.00	0.00	0.00	5,950.00
10. Reinforced Sidewalk	9,950.00	0.00	5,470.00	4,480.00
11. Sidewalk	14,600.00	0.00	4,400.00	10,200.00
12. Porous Paver Walk	<u>9,300.00</u>	<u>2,790.00</u>	<u>2,790.00</u>	<u>6,510.00</u>
<b>Subtotal B</b>	<b>\$96,830.00</b>	<b>\$2,790.00</b>	<b>\$46,785.00</b>	<b>\$50,045.00</b>
<b><u>C. Storm Water Management</u></b>				
13. SWM System #1	\$22,000.00	\$ 0.00	\$ 0.00	\$22,000.00
14. SWM System #1	75,000.00	0.00	0.00	75,000.00
15. SWM System #2	50,000.00	0.00	50,000.00	0.00
16. Seepage Bed #4	8,500.00	0.00	0.00	8,500.00
17. Seepage Bed #5	8,500.00	0.00	0.00	8,500.00



<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
18. Seepage Bed #6	8,500.00	0.00	8,500.00	0.00
19. Seepage Bed #7	8,500.00	0.00	8,500.00	0.00
20. 6" PVC	29,250.00	0.00	17,700.00	11,550.00
21. 8" PVC	2,860.00	1,430.00	1,430.00	1,430.00
22. 12" HDPE	5,750.00	0.00	2,875.00	2,875.00
23. 15" HDPE	3,220.00	0.00	820.00	2,400.00
24. 24" CMP	2,010.00	0.00	0.00	2,010.00
25. Anti-Seep Collar	2,030.00	1,015.00	1,015.00	1,015.00
26. Stormwater Manhole	2,500.00	0.00	0.00	2,500.00
27. 2'x2' Inlet	10,600.00	2,650.00	5,300.00	5,300.00
28. Type M Inlet	12,000.00	0.00	12,000.00	0.00
29. Sump Box	<u>17,500.00</u>	<u>5,000.00</u>	<u>10,000.00</u>	<u>7,500.00</u>
<b>Subtotal C</b>	<b>\$268,720.00</b>	<b>\$10,095.00</b>	<b>\$118,140.00</b>	<b>\$150,580.00</b>
<b><u>D. Erosion &amp; Sedimentation Controls</u></b>				
30. Super Silt Fence	\$2,750.00	\$ 0.00	\$1,975.00	\$775.00
31. 18' Standard Silt Fence	5,760.00	0.00	3,460.00	2,300.00
32. Erosion Control Netting	1,650.00	650.00	650.00	1,000.00
33. Filter Soxx Berm	4,000.00	0.00	2,000.00	2,000.00
34. Construction Entrance	2,200.00	1,100.00	2,200.00	0.00
35. Inlet Protection	900.00	0.00	450.00	450.00
36. Tree Protection Fencing	1,710.00	0.00	1,710.00	0.00
37. Temp Bed A	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$23,970.00</b>	<b>\$1,750.00</b>	<b>\$17,445.00</b>	<b>\$6,525.00</b>
<b><u>E. Miscellaneous</u></b>				
38. Traffic Signs/Pavement Markings	\$2,250.00	\$750.00	\$750.00	\$1,500.00
39. Concrete Monuments	1,200.00	0.00	0.00	1,200.00
40. Iron Pins	900.00	0.00	0.00	900.00
41. Crosswalk	1,000.00	0.00	0.00	1,000.00
42. ADA Ramps	15,000.00	0.00	4,500.00	10,500.00
43. Concrete Retaining Walls	<u>21,840.00</u>	<u>21,840.00</u>	<u>21,840.00</u>	<u>0.00</u>
<b>Subtotal E</b>	<b>\$42,190.00</b>	<b>\$22,590.00</b>	<b>\$27,090.00</b>	<b>\$15,100.00</b>
<b><u>F. Sanitary Sewer</u></b>				
44. 6" PVC Sanitary Lateral	\$28,875.00	\$4,620.00	\$14,495.00	\$14,380.00
45. 8" PVC Sanitary Main	22,100.00	0.00	22,100.00	0.00
46. Sanitary Sewer Manhole	9,000.00	0.00	9,000.00	0.00
47. Testing	<u>1,750.00</u>	<u>0.00</u>	<u>1,750.00</u>	<u>0.00</u>
<b>Subtotal F</b>	<b>\$61,725.00</b>	<b>\$4,620.00</b>	<b>\$47,345.00</b>	<b>\$14,380.00</b>

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>G. Landscaping &amp; Lighting</b>				
48. Deciduous Trees	\$38,350.00	\$ 0.00	\$ 0.00	\$38,350.00
49. Deciduous Shrubs	3,250.00	0.00	0.00	3,250.00
50. Evergreen Trees	20,250.00	0.00	0.00	20,250.00
51. Evergreen Shrubs	4,700.00	0.00	0.00	4,700.00
52. Lighting	<u>15,000.00</u>	<u>3,750.00</u>	<u>3,750.00</u>	<u>11,250.00</u>
<b>Subtotal G</b>	<b>\$81,550.00</b>	<b>\$3,750.00</b>	<b>\$3,750.00</b>	<b>\$77,800.00</b>
 <b>Subtotal A-G</b>	 <b>\$604,985.00</b>	 <b>\$46,845.00</b>	 <b>\$287,305.00</b>	 <b>\$317,680.00</b>
Engineering Fees & Contingencies	<u>27,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>27,500.00</u>
<b>Total</b>	<b>\$632,485.00</b>	<b>\$46,845.00</b>	<b>\$287,305.00</b>	<b>\$345,180.00</b>
Plus 10%	<u>63,248.50</u>	<u>4,685.00</u>	<u>28,732.50</u>	<u>34,516.00</u>
<b>Total</b>	<b>\$695,733.50</b>	<b>\$51,530.00</b>	<b>\$316,037.50</b>	<b>\$379,696.00</b>
Retainage		<u>(5,153.00)</u>	<u>(31,603.00)</u>	<u>31,603.00</u>
<b>Total</b>		<b>\$46,377.00</b>	<b>\$284,434.50</b>	<b>\$411,299.00</b>

~~Release to Developer~~**\$46,377.00****Balance of Funds in Escrow Account****\$411,299.00**

We recommend a release of escrow in the amount of \$46,377.00. As there is currently a balance of \$457,676.00, following this release of \$46,377.00, the balance remaining in the account will be \$411,299.00.

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  
 JLP Associates, LP, 5 Great Valley Parkway, Malvern, PA 19355