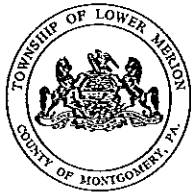


**TOWNSHIP  
OF  
LOWER MERION**

MONTGOMERY COUNTY



TOWNSHIP ENGINEER

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

LOWM 0239.53

December 6, 2016

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

Re: Bryn Mawr Hospital  
Master Plan  
Escrow Release No. 1

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. Bryn Mawr Avenue Parking Lot-Final Restoration</b>				
1 Misc. Vegetation Removal	\$2,700.00	\$2,700.00	\$2,700.00	\$ 0.00
2 Misc. Demo: Railings/Signs, etc.	500.00	0.00	0.00	500.00
3 Remove Temp. Sidewalk, Steps	6,600.00	0.00	0.00	6,600.00
4 Remove Curb	13,275.00	0.00	0.00	13,275.00
5 Remove Sidewalk	15,600.00	0.00	0.00	15,600.00
6 Remove Parking Lot Pavement	70,000.00	0.00	0.00	70,000.00
7 Strip Topsoil	1,000.00	0.00	0.00	1,000.00
8 Compost Filter Sock	6,000.00	0.00	0.00	6,000.00
9 Fence	3,750.00	0.00	0.00	3,750.00
10 Perm. Concrete Steps	105,000.00	0.00	0.00	105,000.00
11 Concrete Sidewalk	42,000.00	0.00	0.00	42,000.00
12 Curb-Concrete	39,600.00	0.00	0.00	39,600.00
13 Bituminous Pavement	123,750.00	0.00	0.00	123,750.00
14 Re-Set Wheel Stops	1,500.00	0.00	0.00	1,500.00
15 New Wheel Stops	1,200.00	0.00	0.00	1,200.00
16 Railings	68,000.00	0.00	0.00	68,000.00
17 Lawn	6,000.00	0.00	0.00	6,000.00
18 Regulatory Signs	6,000.00	0.00	0.00	6,000.00
19 Striping	6,000.00	0.00	0.00	6,000.00
Subtotal A	\$518,475.00	\$2,700.00	\$2,700.00	\$515,775.00

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
<b>B.</b>	<b><u>Old Lancaster Road Improvements-Additional Items</u></b>				
20	Remove Signage	\$500.00	\$ 0.00	\$ 0.00	\$500.00
21	Remove Sidewalk	24,000.00	0.00	0.00	24,000.00
22	Strip Topsoil	3,750.00	0.00	0.00	3,750.00
23	Curb Removal	64,000.00	0.00	0.00	64,000.00
24	Sawcut Bituminous Pavement	16,000.00	0.00	0.00	16,000.00
25	Spread Topsoil	8,500.00	0.00	0.00	8,500.00
26	Compost Filter Sock	10,500.00	0.00	0.00	10,500.00
27	Fence	8,750.00	0.00	0.00	8,750.00
28	Inlet Protection	1,000.00	0.00	0.00	1,000.00
29	Erosion Control Matting	1,000.00	0.00	0.00	1,000.00
30	Area Drain	2,500.00	0.00	0.00	2,500.00
31	12" HDPE Pipe	16,500.00	0.00	0.00	16,500.00
32	Granite Curb	45,300.00	0.00	0.00	45,300.00
33	Curb	59,400.00	0.00	0.00	59,400.00
34	Concrete Sidewalk	68,250.00	0.00	0.00	68,250.00
35	Concrete Apron	42,500.00	0.00	0.00	42,500.00
36	Detectable Warning Surface	5,950.00	0.00	0.00	5,950.00
37	Bituminous Pavement	20,700.00	0.00	0.00	20,700.00
38	Driveway Pavers	140,700.00	0.00	0.00	140,700.00
39	Steps & HC Ramps	85,000.00	0.00	0.00	85,000.00
40	Signage	1,000.00	0.00	0.00	1,000.00
41	Bituminous Pavement	32,250.00	0.00	0.00	32,250.00
42	Lawn	25,000.00	0.00	0.00	25,000.00
43	Striping	6,000.00	0.00	0.00	6,000.00
	<b>Subtotal B</b>	<b>\$689,050.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$689,050.00</b>
<b>C</b>	<b><u>Lindsey Avenue Improvements</u></b>				
44	Remove Trees	\$7,500.00	\$7,500.00	\$7,500.00	\$ 0.00
45	Remove Curb	3,750.00	3,750.00	3,750.00	0.00
46	Remove Sidewalk	12,500.00	12,500.00	12,500.00	0.00
47	Remove Bituminous Pavement	12,500.00	12,500.00	12,500.00	0.00
48	Remove and Abate Steam	5,000.00	5,000.00	5,000.00	0.00
49	Remove Telephone Vault	2,500.00	2,500.00	2,500.00	0.00
50	Utilities Demolition	35,000.00	35,000.00	35,000.00	0.00
51	Misc. Demo- Pads, Utils Bldg	50,000.00	50,000.00	50,000.00	0.00
52	Remove Sidewalk	12,500.00	12,500.00	12,500.00	0.00
53	Remove Bituminous Pavement	12,500.00	12,500.00	12,500.00	0.00
54	Strip Topsoil	12,000.00	12,000.00	12,000.00	0.00
55	Sheeting & Shoring	689,000.00	516,750.00	516,750.00	172,250.00
56	Basement Excavation	750,000.00	750,000.00	750,000.00	0.00
57	Establish Subgrade	125,000.00	106,250.00	106,250.00	18,750.00
58	Construction Entrance	2,200.00	1,100.00	1,100.00	1,100.00
59	Construction Fence	10,000.00	5,000.00	5,000.00	5,000.00
60	Compost Filter Sock	27,600.00	13,800.00	13,800.00	13,800.00

		Total Amount	Amount This Release	Total Released	Amount to Remain
Item					
61	Inlet Protection	8,000.00	4,000.00	4,000.00	4,000.00
62	Driveway Diversion Berm	9,000.00	9,000.00	9,000.00	0.00
63	Area Drain	2,500.00	0.00	0.00	2,500.00
64	Standard Inlet	90,000.00	0.00	0.00	90,000.00
65	Standard Manhole	45,000.00	0.00	0.00	45,000.00
66	SW 2000	2,500.00	2,500.00	2,500.00	0.00
67	SW 2001	7,000.00	7,000.00	7,000.00	0.00
68	SW 2015	1,500.00	0.00	0.00	1,500.00
69	SW 2018	5,000.00	5,000.00	5,000.00	0.00
70	Endwall w/ Rip Rap	7,500.00	0.00	0.00	7,500.00
71	40x15 Box Culvert	54,000.00	54,000.00	54,000.00	0.00
72	8" HDPE Pipe	11,500.00	0.00	0.00	11,500.00
73	10" HDPE Pipe	4,500.00	0.00	0.00	4,500.00
74	12" HDPE Pipe	14,000.00	0.00	0.00	14,000.00
75	15" HDPE Pipe	2,500.00	0.00	0.00	2,500.00
76	18" HDPE Pipe	5,000.00	0.00	0.00	5,000.00
77	Inlet Filter	5,500.00	0.00	0.00	5,500.00
78	Green Roof	370,000.00	0.00	0.00	370,000.00
79	Bio Infiltration Rain Garden	140,000.00	0.00	0.00	140,000.00
80	Demo Ex San Sewer	50,000.00	50,000.00	50,000.00	0.00
81	San Sewer MH	84,000.00	0.00	0.00	84,000.00
82	10" PVC San Sewer	9,600.00	0.00	0.00	9,600.00
83	Connection & Testing	8,500.00	7,500.00	7,500.00	1,000.00
84	Concrete Sidewalk	55,160.00	0.00	0.00	55,160.00
85	Curb -Concrete	28,750.00	0.00	0.00	28,750.00
86	Reinforced Concrete Sidewalk	2,400.00	0.00	0.00	2,400.00
87	Sidewalk Pavers	22,500.00	0.00	0.00	22,500.00
88	Bituminous Paving	199,500.00	0.00	0.00	199,500.00
89	Detectable Warning Surface	950.00	0.00	0.00	950.00
90	Bollards	30,000.00	0.00	0.00	30,000.00
91	Signs	2,500.00	0.00	0.00	2,500.00
92	Striping	10,000.00	0.00	0.00	10,000.00
93	Lawn	15,000.00	0.00	0.00	15,000.00
<b>Subtotal C</b>		<b>\$3,073,410.00</b>	<b>\$1,697,650.00</b>	<b>\$1,697,650.00</b>	<b>\$1,375,760.00</b>
<b>D <u>Miscellaneous</u></b>					
94	Street Trees	\$31,850.00	\$ 0.00	\$ 0.00	\$31,850.00
95	Evergreen Trees	33,300.00	0.00	0.00	33,300.00
96	Shrubs & Perennials	38,000.00	0.00	0.00	38,000.00
97	Bicycle Racks	6,750.00	0.00	0.00	6,750.00
98	Banner Poles, County Line Road	3,600.00	0.00	0.00	3,600.00
99	Fence - 6' Estate Fence	19,000.00	0.00	0.00	19,000.00
100	Fence - 4' Estate Fence	17,820.00	0.00	0.00	17,820.00
101	Fence - 3' Estate Fence	8,320.00	0.00	0.00	8,320.00
102	Fence - Wooden	3,040.00	0.00	0.00	3,040.00
103	Benches, Trash Receptacles	9,000.00	0.00	0.00	9,000.00

LOWM 239.53

December 6, 2016

104	Pole-Mounted Street Lights	105,000.00	0.00	0.00	105,000.00
105	Pole-Mounted Roadway Lights	161,000.00	0.00	0.00	161,000.00
106	Wall-Mounted Lights	17,500.00	0.00	0.00	17,500.00
107	Concrete Monuments	<u>5,950.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,950.00</u>
	<b>Subtotal D</b>	<b>\$460,130.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$460,130.00</b>

**E. Traffic Improvements for Amended Plan**

108	Traffic Controller Relocation (Half Cost, if required)	\$10,000.00	\$ 0.00	\$ 0.00	\$10,000.00
109	Refurbish Pavement Markings At Studied Intersections	7,500.00	0.00	0.00	7,500.00
110	Trim Hedge for Sight Line at Bryn Mawr and Old Lancaster	500.00	0.00	0.00	500.00
111	Adaptive Signal Upgrade to "Five Point" Intersection (half cost)	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>
	<b>Subtotal E</b>	<b>\$43,000.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$43,000.00</b>

<b>Subtotal A thru E</b>	<b>\$4,784,065.00</b>	<b>\$1,700,350.00</b>	<b>\$1,700,350.00</b>	<b>\$3,083,715.00</b>
Engineering & Contingency	<u>478,407.00</u>	<u>170,035.00</u>	<u>170,035.00</u>	<u>308,372.00</u>
<b>Subtotal</b>	<b>\$5,262,472.00</b>	<b>\$1,870,385.00</b>	<b>\$1,870,385.00</b>	<b>\$3,392,087.00</b>
Plus 10%	<u>526,247.00</u>	<u>187,039.00</u>	<u>187,039.00</u>	<u>339,208.00</u>
<b>Total</b>	<b>\$5,788,719.00</b>	<b>\$2,057,424.00</b>	<b>\$2,057,424.00</b>	<b>\$3,731,295.00</b>
Retainage		<u>(205,742.00)</u>	<u>(205,742.00)</u>	<u>205,742.00</u>
<b>Total</b>		<b>\$1,851,682.00</b>	<b>\$1,851,682.00</b>	<b>\$3,937,037.00</b>

**Release to Developer** **\$1,851,682.00**

**Amount to Remain in Escrow Account**

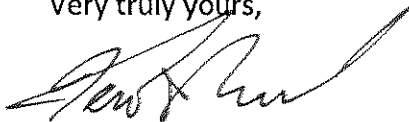
**\$3,937,037.00**

We recommend a release of escrow in the amount of \$1,851,682.00. As there is currently a balance of \$5,788,719.00, following this release of \$1,851,682.00, the balance remaining in the account will be \$3,937,037.00.

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  
Main Line Health, 130 S. Bryn Mawr 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 233.30

December 5, 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. 21

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
Subtotal A	\$75,000.00	\$ 0.00	\$75,000.00	\$ 0.00
<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
Subtotal B	\$57,245.00	\$ 0.00	\$51,745.00	\$5,500.00
<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>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to 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	21,250.00	71,250.00	3,750.00
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>\$21,250.00</b>	<b>\$912,890.00</b>	<b>\$3,750.00</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	20,000.00	46,875.00	0.00
28	Trail Parking	8,325.00	4,175.00	8,325.00	0.00
29	Asphalt Parking in Manayunk	18,125.00	0.00	18,125.00	0.00
30	Stamped Asphalt Paving	22,000.00	22,000.00	22,000.00	0.00
31	Pavement Markings and Signs	5,000.00	5,000.00	5,000.00	0.00
	<b>Subtotal D</b>	<b>\$121,125.00</b>	<b>\$51,175.00</b>	<b>\$121,125.00</b>	<b>\$ 0.00</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	48,000.00	0.00
45	Boulders	2,500.00	2,500.00	2,500.00	0.00
	<b>Subtotal F</b>	<b>\$331,536.00</b>	<b>\$26,500.00</b>	<b>\$235,995.00</b>	<b>\$95,541.00</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	66,045.00	66,045.00	11,655.00
64	Concrete Curb	33,000.00	0.00	33,000.00	0.00
65	Pavement Restore - Manayunk	3,500.00	0.00	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	7,500.00	150,000.00	0.00
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>\$73,545.00</b>	<b>\$375,435.00</b>	<b>\$81,691.00</b>
	<b>Subtotal (A - H)</b>	<b>\$4,673,897.00</b>	<b>\$172,470.00</b>	<b>\$4,364,940.00</b>	<b>\$308,957.00</b>
	Engineering & Contingencies	<u>\$467,303.00</u>	<u>17,247.00</u>	<u>436,409.00</u>	<u>30,894.00</u>
	<b>TOTAL</b>	<b>\$5,141,200.00</b>	<b>\$189,717.00</b>	<b>\$4,801,349.00</b>	<b>\$339,851.00</b>
	Plus 10%	<u>514,120.00</u>	<u>18,972.00</u>	<u>480,135.00</u>	<u>33,985.00</u>
	<b>Total</b>	<b>\$5,655,320.00</b>	<b>\$208,689.00</b>	<b>\$5,281,484.00</b>	<b>\$373,836.00</b>
	Retainage		<u>(20,869.00)</u>	<u>(416,876.00)</u>	<u>416,876.00</u>
	<b>Total</b>		<b>\$187,820.00</b>	<b>\$4,864,608.00</b>	<b>\$790,712.00</b>

Release to Developer **\$187,820.00**

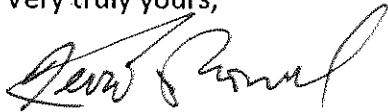
Amount to Remain in Escrow Account **\$790,712.00**

We recommend a release of escrow in the amount of \$187,820.00. As there is currently a balance of \$978,532.00, following this release of \$187,820.00, the balance remaining in the account will be \$790,712.00.

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", written in a cursive style.

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 244.75

December 5, 2016

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

**Re: Church of the Good Shepherd  
Escrow Release No. 3**

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.</b>	<b>Site Preparation</b>				
1	Demolition	\$10,000.00	\$ 0.00	\$10,000.00	\$ 0.00
2	Clearing & Grubbing	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
	<b>Subtotal A</b>	<b>\$11,000.00</b>	<b>\$ 0.00</b>	<b>\$11,000.00</b>	<b>\$ 0.00</b>
<b>B.</b>	<b>Erosion &amp; Sediment Control</b>				
3	Tree Protection Fence	\$125.00	\$ 0.00	\$125.00	\$ 0.00
4	Silt Fence - 18"	840.00	0.00	840.00	0.00
5	Diversion Berm-Asphalt	500.00	0.00	500.00	0.00
6	Rock Construction Entrance	2,200.00	0.00	2,200.00	0.00
7	Diversion Berm-Filtrexx	2,000.00	0.00	2,000.00	0.00
8	Temporary Basin	7,500.00	0.00	7,500.00	0.00
9	Inlet Protection	600.00	0.00	600.00	0.00
10	Temporary Stabilization	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
	<b>Subtotal B</b>	<b>\$14,765.00</b>	<b>\$ 0.00</b>	<b>\$14,765.00</b>	<b>\$ 0.00</b>
<b>C.</b>	<b>Stormwater Management</b>				
11	Connection to Existing Inlet	\$1,000.00	\$ 0.00	\$1,000.00	\$ 0.00
12	6" PVC RWC	2,310.00	0.00	2,310.00	0.00
13	12" HDPE Storm Drain	6,960.00	0.00	6,960.00	0.00
14	Type M Inlets	2,500.00	0.00	2,500.00	0.00
15	2' x 2' Inlet Box with Grate	2,500.00	0.00	2,500.00	0.00
16	Modified Box 4' x 4'	5,000.00	0.00	5,000.00	0.00
17	SWM #1	<u>50,000.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>
	<b>Subtotal C</b>	<b>\$70,270.00</b>	<b>\$ 0.00</b>	<b>\$70,270.00</b>	<b>\$ 0.00</b>

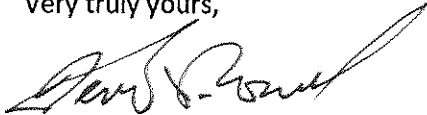
		<u>Total</u>	<u>Amount This</u>	<u>Total</u>	<u>Amount to</u>
		<u>Amount</u>	<u>Release</u>	<u>Released</u>	<u>Remain</u>
<b>D. Miscellaneous</b>					
18	Road Monuments	\$2,000.00	\$2,000.00	\$2,000.00	\$ 0.00
19	Street Signs and Striping	1,000.00	500.00	1,000.00	0.00
20	Concrete Apron	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
	<b>Subtotal D</b>	<b>\$5,500.00</b>	<b>\$2,500.00</b>	<b>\$5,500.00</b>	<b>\$ 0.00</b>
<b>E. Landscaping</b>					
21	Landscaping	\$28,000.00	\$ 0.00	\$23,000.00	\$5,000.00
22	Permanent Stabilization	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
	<b>Subtotal E</b>	<b>\$30,500.00</b>	<b>\$ 0.00</b>	<b>\$25,500.00</b>	<b>\$5,000.00</b>
	<b>Subtotal (A - E)</b>	<b>\$132,035.00</b>	<b>\$2,500.00</b>	<b>\$127,035.00</b>	<b>\$5,000.00</b>
	Engineering & Contingencies	<u>13,205.00</u>	<u>250.00</u>	<u>12,705.00</u>	<u>500.00</u>
	<b>Total</b>	<b>\$145,240.00</b>	<b>\$2,750.00</b>	<b>\$139,740.00</b>	<b>\$5,500.00</b>
	Plus 10%	<u>14,524.00</u>	<u>275.00</u>	<u>13,974.00</u>	<u>550.00</u>
	<b>110% as per Section 509 of the Municipal Code</b>	<b>\$159,764.00</b>	<b>\$3,025.00</b>	<b>\$153,714.00</b>	<b>\$6,050.00</b>
	<b>Release to Developer</b>		<b>\$3,025.00</b>		
	<b>Amount to Remain in Escrow Account</b>				<b><u>\$6,050.00</u></b>

We recommend a release of escrow in the amount of \$3,025.00. As there is currently a balance of \$9,075.00, following this release of \$3,025.00, the balance remaining in the account will be \$6,050.00.

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  
 Rudolph L. Celli, 130 W. Lancaster Avenue, Wayne, PA 19087

**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 244.93

December 5, 2016

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

**Re: Bryn Mawr College-Haffner Hall  
Escrow Release No. 3**

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. Tree Protection	\$2,100.00	\$ 0.00	\$2,100.00	\$ 0.00
2. Clearing & Grubbing	3,000.00	0.00	3,000.00	0.00
3. Pavement Removal	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$6,100.00</b>	<b>\$ 0.00</b>	<b>\$6,100.00</b>	<b>\$ 0.00</b>
<b>B. Erosion and Sediment Control</b>				
4. Silt Fence	\$1,600.00	\$ 0.00	\$1,600.00	\$ 0.00
5. Grading & Stabilization	5,000.00	0.00	5,000.00	0.00
6. Construction Entrance	1,500.00	0.00	1,500.00	0.00
7. Inlet Protection	600.00	0.00	600.00	0.00
8. Temporary Stabilization	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$9,700.00</b>	<b>\$ 0.00</b>	<b>\$9,700.00</b>	<b>\$ 0.00</b>
<b>C. Site Construction</b>				
9. Roadway Restoration	\$1,000.00	\$ 0.00	\$1,000.00	\$ 0.00
10. Granite Curb	1,000.00	0.00	1,000.00	0.00
11. Sidewalk	3,000.00	0.00	3,000.00	0.00
12. Handicap Ramp	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$6,500.00</b>	<b>\$ 0.00</b>	<b>\$6,500.00</b>	<b>\$ 0.00</b>
<b>D. Stormwater Management</b>				
13. 8" HDPE	\$9,375.00	\$ 0.00	\$9,375.00	\$ 0.00
14. 24" HDPE	3,135.00	0.00	3,135.00	0.00
15. Seal/Connection to Storm Sewers	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>

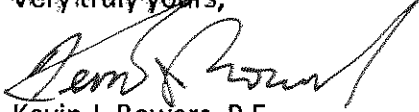
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
16. Storm Manholes	3,000.00	0.00	3,000.00	0.00
17. 2 x 2 Inlets	3,000.00	0.00	3,000.00	0.00
18. Type M Inlets	3,000.00	0.00	3,000.00	0.00
19. Seepage Bed (Stone & Geotextile)	<u>22,750.00</u>	<u>0.00</u>	<u>22,750.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$45,260.00</b>	<b>\$ 0.00</b>	<b>\$45,260.00</b>	<b>\$ 0.00</b>
<b>E. Miscellaneous</b>				
20. Road Control Monuments	\$400.00	\$ 0.00	\$ 0.00	\$400.00
21. Lighting Glare Control	1,800.00	0.00	1,800.00	0.00
22. Crosswalks/Step Bars	5,000.00	0.00	5,000.00	0.00
23. As-Built Plan	<u>2,000.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>
<b>Subtotal E</b>	<b>\$9,200.00</b>	<b>\$ 0.00</b>	<b>\$8,800.00</b>	<b>\$400.00</b>
<b>F. Landscaping</b>				
24. Landscaping/Tree Guarantee	<u>\$22,000.00</u>	<u>\$7,700.00</u>	<u>\$18,700.00</u>	<u>\$3,300.00</u>
<b>Subtotal F</b>	<b>\$22,000.00</b>	<b>\$7,700.00</b>	<b>\$18,700.00</b>	<b>\$3,300.00</b>
<b>Subtotal A thru F</b>	<b>\$98,760.00</b>	<b>\$7,700.00</b>	<b>\$95,060.00</b>	<b>\$3,700.00</b>
Engineering & Contingencies	<u>9,876.00</u>	<u>140.00</u>	<u>8,876.00</u>	<u>1,000.00</u>
<b>Total Cost of Improvements</b>	<b>\$108,636.00</b>	<b>\$7,840.00</b>	<b>\$103,936.00</b>	<b>\$4,700.00</b>
Plus 10%	<u>10,864.00</u>	<u>784.00</u>	<u>10,394.00</u>	<u>470.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$119,500.00</b>	<b>\$8,624.00</b>	<b>\$114,330.00</b>	<b>\$5,170.00</b>
<b>Release to Developer</b>		<b>\$8,624.00</b>		
<b>Balance Remaining in Escrow Account</b>				<b><u>\$5,170.00</u></b>

We recommend a release of escrow in the amount of \$8,624.00. As there is currently a balance of \$13,794.00, following this release of \$8,624.00, the balance remaining in the account will be \$5,170.00.

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,



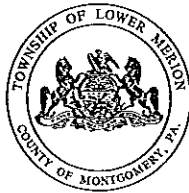
Kevin J. Bowers, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager  
Bryn Mawr College

**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 244.28

December 5, 2016

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

**Re: 110 Montgomery Avenue Subdivision  
Escrow Release No. 4**

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. Tree Protection	\$1,200.00	\$ 0.00	\$1,200.00	\$ 0.00
2. Clearing, Grubbing & Demolition	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal A	\$11,200.00	\$ 0.00	\$11,200.00	\$ 0.00
<b>B. Erosion and Sediment Control</b>				
3. Silt Fence	\$1,440.00	\$240.00	\$960.00	\$480.00
4. Construction Entrance	1,000.00	1,000.00	1,000.00	0.00
5. Inlet Protection	500.00	300.00	500.00	0.00
6. Temporary Stabilization	<u>750.00</u>	<u>750.00</u>	<u>750.00</u>	<u>0.00</u>
Subtotal B	\$3,690.00	\$2,290.00	\$3,210.00	\$480.00
<b>C. ROW Construction</b>				
7. Roadway Restoration	\$1,000.00	\$1,000.00	\$1,000.00	\$ 0.00
8. Concrete Curb	1,000.00	0.00	1,000.00	0.00
9. Sidewalk	3,000.00	0.00	3,000.00	0.00
10. Concrete Apron (New)	1,500.00	0.00	1,500.00	0.00
11. Concrete Apron (Demo)	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal C	\$7,500.00	\$1,000.00	\$7,500.00	\$ 0.00
<b>D. Temporary Basins</b>				
12. Grading/Spreader & Outflow Pipe	<u>\$3,000.00</u>	<u>\$ 0.00</u>	<u>\$3,000.00</u>	<u>\$ 0.00</u>
Subtotal D	\$3,000.00	\$ 0.00	\$3,000.00	\$ 0.00
<b>E. Site Construction</b>				
13. Final Grading/Stabilization	\$4,000.00	\$ 0.00	\$2,000.00	\$2,000.00
14. Common Drive Paving (6" 2A Stone, 5" BCBC, 1 1/2" ID-2 Wearing Course)	<u>10,000.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>2,500.00</u>
Subtotal E	\$14,000.00	\$ 0.00	\$9,500.00	\$4,500.00

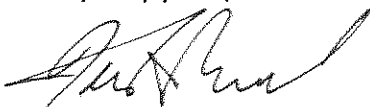
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>F. Stormwater Management</b>				
15. 12" HDPE	\$2,300.00	\$ 0.00	\$2,300.00	\$ 0.00
16. Bubble-Up Spreader	750.00	0.00	750.00	0.00
17. Storm Manholes	1,500.00	0.00	1,500.00	0.00
18. Yard Inlets	5,000.00	0.00	5,000.00	0.00
19. Seepage Bed B (Pipe, Stone & Geotextile Material)	7,500.00	0.00	7,500.00	0.00
20. Seepage Bed A (Pipe, Stone & Geotextile Material)	<u>40,000.00</u>	<u>0.00</u>	<u>40,000.00</u>	<u>0.00</u>
<b>Subtotal F</b>	<b>\$57,050.00</b>	<b>\$ 0.00</b>	<b>\$57,050.00</b>	<b>\$ 0.00</b>
<b>G. Miscellaneous</b>				
21. Road Control Monuments	<u>\$800.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$800.00</u>
<b>Subtotal G</b>	<b>\$800.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$800.00</b>
<b>H. Landscaping</b>				
22. Landscaping/Tree Guarantee	<u>\$20,000.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$20,000.00</u>
<b>Subtotal H</b>	<b>\$20,000.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$20,000.00</b>
<b>Subtotal A thru H</b>	<b>\$117,240.00</b>	<b>\$3,290.00</b>	<b>\$91,460.00</b>	<b>\$25,780.00</b>
Engineering & Contingencies	<u>11,724.00</u>	<u>329.00</u>	<u>9,146.00</u>	<u>2,578.00</u>
<b>Total Cost of Improvements</b>	<b>\$128,964.00</b>	<b>\$3,619.00</b>	<b>\$100,606.00</b>	<b>\$28,358.00</b>
Plus 10%	<u>12,896.00</u>	<u>362.00</u>	<u>10,061.00</u>	<u>2,835.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$141,860.00</b>	<b>\$3,981.00</b>	<b>\$110,667.00</b>	<b>\$31,193.00</b>
Retainage			<u>(10,669.00)</u>	<u>10,669.00</u>
		<b>\$3,981.00</b>	<b>\$99,998.00</b>	<b>\$41,862.00</b>
<b>Release to Developer</b>		<b>\$3,981.00</b>		
<b>Balance remaining in Escrow Account</b>				<b><u>\$41,862.00</u></b>

We recommend a release of escrow in the amount of \$3,981.00. As there is currently a balance of \$45,843.00, following this release of \$3,981.00, the balance remaining in the account will be \$41,862.00.

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  
DeLuca Smith, LLC, 623 Argyle Road, Wynnewood, PA 19096

# 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

December 5, 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. 6

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><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	0.00	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>\$ 0.00</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>0.00</u>	<u>2,790.00</u>	<u>6,510.00</u>
<b>Subtotal B</b>	<b>\$96,830.00</b>	<b>\$ 0.00</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	75,000.00	75,000.00	0.00
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	0.00	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	800.00	1,620.00	1,600.00
24. 24" CMP	2,010.00	2,010.00	2,010.00	0.00
25. Anti-Seep Collar	2,030.00	1,015.00	2,030.00	0.00
26. Stormwater Manhole	2,500.00	0.00	0.00	2,500.00
27. 2'x2' Inlet	10,600.00	2,650.00	7,950.00	2,650.00
28. Type M Inlet	12,000.00	0.00	12,000.00	0.00
29. Sump Box	<u>17,500.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>7,500.00</u>
<b>Subtotal C</b>	<b>\$268,720.00</b>	<b>\$81,475.00</b>	<b>\$199,615.00</b>	<b>\$69,105.00</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	0.00	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	0.00	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>\$ 0.00</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	\$ 0.00	\$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>0.00</u>	<u>21,840.00</u>	<u>0.00</u>
<b>Subtotal E</b>	<b>\$42,190.00</b>	<b>\$ 0.00</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	\$ 0.00	\$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>\$ 0.00</b>	<b>\$47,345.00</b>	<b>\$14,380.00</b>



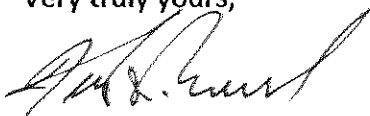
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b><u>G. Landscaping &amp; Lighting</u></b>				
48. Deciduous Trees	\$38,350.00	\$3,835.00	\$3,835.00	\$34,515.00
49. Deciduous Shrubs	3,250.00	325.00	325.00	2,925.00
50. Evergreen Trees	20,250.00	2,025.00	2,025.00	18,225.00
51. Evergreen Shrubs	4,700.00	470.00	470.00	4,230.00
52. Lighting	<u>15,000.00</u>	<u>0.00</u>	<u>3,750.00</u>	<u>11,250.00</u>
<b>Subtotal G</b>	<b>\$81,550.00</b>	<b>\$6,655.00</b>	<b>\$10,405.00</b>	<b>\$71,145.00</b>
 <b>Subtotal A-G</b>	 <b>\$604,985.00</b>	 <b>\$88,130.00</b>	 <b>\$375,435.00</b>	 <b>\$229,550.00</b>
Engineering Fees & Contingencies	<u>27,500.00</u>	<u>4,545.00</u>	<u>4,545.00</u>	<u>22,955.00</u>
<b>Total</b>	<b>\$632,485.00</b>	<b>\$92,675.00</b>	<b>\$379,980.00</b>	<b>\$252,505.00</b>
Plus 10%	<u>63,248.50</u>	<u>9,265.00</u>	<u>37,997.50</u>	<u>25,251.00</u>
<b>Total</b>	<b>\$695,733.50</b>	<b>\$101,940.00</b>	<b>\$417,977.50</b>	<b>\$277,756.00</b>
Retainage		<u>(10,194.00)</u>	<u>(41,797.00)</u>	<u>41,797.00</u>
<b>Total</b>		<b>\$91,746.00</b>	<b>\$376,180.50</b>	<b>\$319,553.00</b>
 <b>Release to Developer</b>		 <b>\$91,746.00</b>		
 <b>Balance of Funds in Escrow Account</b>				 <b><u>\$319,553.00</u></b>

We recommend a release of escrow in the amount of \$91,746.00. As there is currently a balance of \$411,299.00, following this release of \$91,746.00, the balance remaining in the account will be \$319,553.00.

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

**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 231.67

December 5, 2016

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

Re: 475 Warick Road Subdivision  
Escrow Release No. 3

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>
1. Paving/Impervious Removal	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
2. Sidewalk	9,000.00	2,000.00	9,000.00	0.00
3. Crosswalk	1,000.00	250.00	250.00	750.00
4. Handicap Ramps	5,000.00	5,000.00	5,000.00	0.00
5. Concrete Road Control Monuments	2,400.00	2,400.00	2,400.00	0.00
6. Landscaping (Lot No. 1)	5,400.00	4,400.00	4,400.00	1,000.00
7. Street Trees (Lot Nos. 2, 3, & 4)	<u>4,800.00</u>	<u>3,800.00</u>	<u>3,800.00</u>	<u>1,000.00</u>
Subtotal	\$32,600.00	\$17,850.00	\$29,850.00	\$2,750.00
Engineering & Contingencies	<u>3,260.00</u>	<u>0.00</u>	<u>1,200.00</u>	<u>2,060.00</u>
Total Cost of Improvements	\$35,860.00	\$17,850.00	\$31,050.00	\$4,810.00
Plus 10%	<u>3,590.00</u>	<u>1,785.00</u>	<u>3,105.00</u>	<u>485.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$39,450.00	\$19,635.00	\$34,155.00	\$5,295.00
Release to Developer		\$19,635.00		
Balance to Remain in Escrow Account				<u>\$5,295.00</u>

We recommend a release of escrow in the amount of \$19,635.00. As there is currently a balance of \$24,930.00, following this release of \$19,635.00, the balance remaining in the account will be \$5,295.00.

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 the closing 'yours,'.

Kevin J. Bowers, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager  
475 Warick LLC, 711 Mt. Moro Road, Villanova, PA 19085