

**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 231.60

January 5, 2017

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

**Re: 310-324 Righters Mill Road
Oddfellows
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 Release</u>	<u>Amount to Remain</u>
A.	<u>Site Preparation</u>				
1	Clearing and Grubbing	\$3,500.00	\$ 0.00	\$3,500.00	\$ 0.00
2	Miscellaneous Demolition	<u>3,500.00</u>	<u>0.00</u>	<u>3,500.00</u>	<u>0.00</u>
	Subtotal A	\$7,000.00	\$ 0.00	\$7,000.00	\$ 0.00
B.	<u>Erosion and Sedimentation Control</u>				
3	Tree Protection Fencing	\$1,125.00	\$ 0.00	\$1,125.00	\$ 0.00
4	Construction Entrance	1,100.00	0.00	1,100.00	0.00
5	Standard Filter Fabric Fence	3,560.00	0.00	3,560.00	0.00
6	Inlet Protection	1,800.00	0.00	1,800.00	0.00
7	Erosion Control Blanket	1,250.00	0.00	1,250.00	0.00
8	Diversion Berm	5,400.00	0.00	5,400.00	0.00
9	Temporary Basin	<u>8,500.00</u>	<u>0.00</u>	<u>8,500.00</u>	<u>0.00</u>
	Subtotal B	\$22,735.00	\$ 0.00	\$22,735.00	\$ 0.00
C.	<u>Stormwater Management</u>				
10	4" PVC	\$1,548.00	\$ 0.00	\$1,548.00	\$ 0.00
11	6" PVC	5,856.00	0.00	5,856.00	0.00
12	8" PVC	5,800.00	0.00	5,800.00	0.00
13	10" PVC	5,260.00	0.00	5,260.00	0.00
14	2' x 4' Type C Inlet	2,500.00	0.00	2,500.00	0.00
15	2' x 2' Inlet	7,500.00	0.00	7,500.00	0.00
16	2' x 2' Sump Box	3,000.00	0.00	3,000.00	0.00
17	Bubble Up Spreader	2,000.00	0.00	2,000.00	0.00

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Release</u>	<u>Amount to Remain</u>
18	Rain Garden	5,000.00	0.00	0.00	5,000.00
19	Seepage Bed 1	30,000.00	0.00	30,000.00	0.00
20	Seepage Bed Lot 5	6,000.00	0.00	6,000.00	0.00
	Subtotal C	\$74,464.00	\$ 0.00	\$69,464.00	\$5,000.00
D.	<u>Miscellaneous</u>				
21	Road Control Monuments	\$1,500.00	\$ 0.00	\$ 0.00	\$1,500.00
22	Historic Signs	1,000.00	0.00	0.00	1,000.00
23	Permanent Fencing	7,875.00	7,875.00	7,875.00	0.00
24	Granite Curb	1,080.00	0.00	1,080.00	0.00
25	Sidewalk & Aprons	3,000.00	0.00	3,000.00	0.00
26	Roadway Restoration	2,500.00	0.00	0.00	2,500.00
27	Common Drive Paving	27,000.00	13,500.00	13,500.00	13,500.00
28	Line Striping	500.00	0.00	0.00	500.00
29	Final Grading & Stabilization	2,500.00	0.00	2,500.00	0.00
30	Landscaping	40,000.00	0.00	0.00	40,000.00
31	As Built Plan	2,500.00	0.00	0.00	2,500.00
	Subtotal D	\$89,455.00	\$21,375.00	\$27,955.00	\$61,500.00
	SUBTOTAL (A - D)	\$193,654.00	\$21,375.00	\$127,154.00	\$66,500.00
	Engineering Fees & Contingencies	19,346.00	2,118.00	12,696.00	6,650.00
	TOTAL	\$213,000.00	\$23,493.00	\$139,850.00	\$73,150.00
	Plus 10%	21,300.00	2,349.00	13,985.00	7,315.00
	110% OF TOTAL COST	\$234,300.00	\$25,842.00	\$153,835.00	\$80,465.00
	Retainage		(2,584.00)	(15,383.00)	15,383.00
	Total		\$23,258.00	\$138,452.00	\$95,848.00
	Release to Developer		\$23,258.00		
	Amount to Remain in Escrow Account				<u>\$95,848.00</u>

We recommend a release of escrow in the amount of \$23,258.00. As there is currently a balance of \$119,106.00, following this release of \$23,258.00, the balance remaining in the account will be \$95,848.00.

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

318 Righters Mill LLC, 555 Lancaster Ave., Suite 200, Berwyn, PA 19312

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TOWNSHIP ENGINEER

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

LOWM 239.15

January 5, 2017

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

**Re: 11-15 East Athens Avenue
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>
A. Site Preparation				
1. Demolition	\$2,500.00	\$ 0.00	\$2,500.00	\$ 0.00
2. Clearing & Grubbing	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal A	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
B. Erosion and Sediment Control				
3. Tree Protection Fence	\$2,220.00	\$ 0.00	\$2,220.00	\$ 0.00
4. Silt Fence	2,984.00	0.00	2,984.00	0.00
5. Diversion Berm	2,550.00	0.00	2,550.00	0.00
6. Rock Construction Entrance	1,100.00	0.00	1,100.00	0.00
7. Inlet Protection	3,000.00	0.00	3,000.00	0.00
8. Temporary Stabilization	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
Subtotal B	\$13,354.00	\$ 0.00	\$13,354.00	\$ 0.00
C. Stormwater Management				
9. 8" PVC	\$2,628.00	\$ 0.00	\$2,628.00	\$ 0.00
10. 10" HDPE	550.00	0.00	550.00	0.00
11. 12" HDPE	3,250.00	0.00	3,250.00	0.00
12. 15" RCP	9,560.00	0.00	9,560.00	0.00
13. Cleanouts	150.00	0.00	150.00	0.00
14. Type 'C' Inlets	2,500.00	0.00	2,500.00	0.00

		<u>Total</u>	<u>Amount</u>	<u>Total</u>	<u>Amount to</u>
		<u>Amount</u>	<u>This Release</u>	<u>Released</u>	<u>Remain</u>
15.	2' x 2' Inlets	3,000.00	0.00	3,000.00	0.00
16.	Type 'M' Inlets	7,500.00	0.00	7,500.00	0.00
17.	Seepage Bed 1	16,500.00	0.00	16,500.00	0.00
18.	Connection to Existing System	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal C		\$48,138.00	\$ 0.00	\$48,138.00	\$ 0.00
D. Site Construction					
19.	Concrete Apron	\$6,000.00	\$ 0.00	\$6,000.00	\$ 0.00
20.	Granite Curb	4,995.00	0.00	4,995.00	0.00
21.	Concrete Curb	1,950.00	0.00	1,950.00	0.00
22.	Brick Paving	5,200.00	1,300.00	5,200.00	0.00
23.	Concrete Sidewalk	10,950.00	0.00	10,950.00	0.00
24.	Handicap Ramp	<u>3,000.00</u>	<u>1,500.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal D		\$32,095.00	\$2,800.00	\$32,095.00	\$ 0.00
E. Miscellaneous					
25.	Road Monuments	\$500.00	\$ 0.00	\$ 0.00	\$500.00
26.	Traffic Signs	1,500.00	0.00	0.00	1,500.00
27.	Pavement Markings	1,000.00	0.00	1,000.00	0.00
28.	Meter Posts	1,000.00	1,000.00	1,000.00	0.00
29.	Retaining Wall Improvements	2,000.00	0.00	2,000.00	0.00
30.	Tree Grates	8,000.00	0.00	0.00	8,000.00
31.	Surface Mounted Lighting	1,000.00	1,000.00	1,000.00	0.00
32.	Pole Mounted Lighting	2,500.00	2,500.00	2,500.00	0.00
33.	Permit Parking	1,000.00	0.00	1,000.00	0.00
34.	Crosswalks	2,500.00	2,500.00	2,500.00	0.00
35.	Fence Gate	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal E		\$22,000.00	\$7,000.00	\$12,000.00	\$10,000.00
F. Landscaping					
36.	Landscaping/Tree Guarantee	<u>\$20,000.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$20,000.00</u>
Subtotal F		\$20,000.00	\$ 0.00	\$ 0.00	\$20,000.00
Subtotal A thru F		\$140,587.00	\$9,800.00	\$110,587.00	\$30,000.00
Engineering & Contingencies		<u>14,000.00</u>	<u>980.00</u>	<u>11,000.00</u>	<u>3,000.00</u>
Total Cost of Improvements		\$154,587.00	\$10,780.00	\$121,587.00	\$33,000.00
Plus 10%		<u>15,459.00</u>	<u>1,078.00</u>	<u>12,159.00</u>	<u>3,300.00</u>
110% Cost of Improvements per					
Section 509 of the Municipal Code		\$170,046.00	\$11,858.00	\$133,746.00	\$36,300.00
Release of Retainage			<u>8,227.00</u>		
Total			\$20,085.00	\$133,746.00	\$36,300.00
Release to Developer			\$20,085.00		
Balance of Funds in Escrow Account					<u>\$36,300.00</u>

We recommend a release of escrow in the amount of \$20,085.00. As there is currently a balance of \$56,385.00, following this release of \$20,085.00, the balance remaining in the account will be \$36,300.00.

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
Ballyhaunis Partners, LP, PO Box 739, Ardmore, PA 19003

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LOWM 0239.53

January 5, 2017

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. 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
A. <u>Bryn Mawr Avenue Parking Lot-Final Restoration</u>				
1 Misc. Vegetation Removal	\$2,700.00	\$ 0.00	\$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	\$ 0.00	\$2,700.00	\$515,775.00

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
B.	<u>Old Lancaster Road Improvements-Additional Items</u>				
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
	Subtotal B	\$689,050.00	\$ 0.00	\$ 0.00	\$689,050.00
C	<u>Lindsey Avenue Improvements</u>				
44	Remove Trees	\$7,500.00	\$ 0.00	\$7,500.00	\$ 0.00
45	Remove Curb	3,750.00	0.00	3,750.00	0.00
46	Remove Sidewalk	12,500.00	0.00	12,500.00	0.00
47	Remove Bituminous Pavement	12,500.00	0.00	12,500.00	0.00
48	Remove and Abate Steam	5,000.00	0.00	5,000.00	0.00
49	Remove Telephone Vault	2,500.00	0.00	2,500.00	0.00
50	Utilities Demolition	35,000.00	0.00	35,000.00	0.00
51	Misc. Demo- Pads, Utils Bldg	50,000.00	0.00	50,000.00	0.00
52	Remove Sidewalk	12,500.00	0.00	12,500.00	0.00
53	Remove Bituminous Pavement	12,500.00	0.00	12,500.00	0.00
54	Strip Topsoil	12,000.00	0.00	12,000.00	0.00
55	Sheeting & Shoring	689,000.00	172,250.00	689,000.00	0.00
56	Basement Excavation	750,000.00	0.00	750,000.00	0.00
57	Establish Subgrade	125,000.00	18,750.00	125,000.00	0.00
58	Construction Entrance	2,200.00	0.00	1,100.00	1,100.00
59	Construction Fence	10,000.00	0.00	5,000.00	5,000.00
60	Compost Filter Sock	27,600.00	0.00	13,800.00	13,800.00

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
61	Inlet Protection	8,000.00	0.00	4,000.00	4,000.00
62	Driveway Diversion Berm	9,000.00	0.00	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	0.00	2,500.00	0.00
67	SW 2001	7,000.00	0.00	7,000.00	0.00
68	SW 2015	1,500.00	0.00	0.00	1,500.00
69	SW 2018	5,000.00	0.00	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	0.00	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	0.00	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	0.00	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
	Subtotal C	\$3,073,410.00	\$191,000.00	\$1,888,650.00	\$1,184,760.00
D Miscellaneous					
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

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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>
	Subtotal D	\$460,130.00	\$ 0.00	\$ 0.00	\$460,130.00

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>
	Subtotal E	\$43,000.00	\$ 0.00	\$ 0.00	\$43,000.00

Subtotal A thru E	\$4,784,065.00	\$191,000.00	\$1,891,350.00	\$2,892,715.00
Engineering & Contingency	<u>478,407.00</u>	<u>19,100.00</u>	<u>189,135.00</u>	<u>289,272.00</u>
Subtotal	\$5,262,472.00	\$210,100.00	\$2,080,485.00	\$3,181,987.00
Plus 10%	<u>526,247.00</u>	<u>21,010.00</u>	<u>208,049.00</u>	<u>318,198.00</u>
Total	\$5,788,719.00	\$231,110.00	\$2,288,534.00	\$3,500,185.00
Retainage			<u>(205,742.00)</u>	<u>205,742.00</u>
Total		\$231,110.00	\$2,082,792.00	\$3,705,927.00

Release to Developer**\$231,110.00****Amount to Remain in Escrow Account****\$3,705,927.00**

We recommend a release of escrow in the amount of \$231,110.00. As there is currently a balance of \$3,937,037.00, following this release of \$231,110.00, the balance remaining in the account will be \$3,705,927.00.

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 248.12

January 5, 2017

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

**Re: 234 Montgomery Avenue Development
Escrow Release #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>
A. Site Preparation				
1. Demolition	<u>\$8,500.00</u>	<u>\$ 0.00</u>	<u>\$8,500.00</u>	<u>\$ 0.00</u>
Subtotal A	\$8,500.00	\$ 0.00	\$8,500.00	\$ 0.00
B. Erosion and Sediment Control				
2. Silt Fence	\$1,200.00	\$ 0.00	\$600.00	\$600.00
3. Grading & Stabilization	4,000.00	1,000.00	1,000.00	3,000.00
4. Construction Entrance	1,000.00	0.00	500.00	500.00
5. Inlet Protection	2,100.00	0.00	1,200.00	900.00
6. Diversion Swale/Berms	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal B	\$11,300.00	\$1,000.00	\$6,300.00	\$5,000.00
C. Site Construction				
7. Roadway Restoration	\$1,000.00	\$ 0.00	\$ 0.00	\$1,000.00
8. Depressed/Full Reveal Curb	2,000.00	0.00	0.00	2,000.00
9. Sidewalk	2,500.00	0.00	0.00	2,500.00
10. Concrete Apron	1,500.00	0.00	0.00	1,500.00
11. Driveway	<u>15,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>
Subtotal C	\$22,000.00	\$ 0.00	\$ 0.00	\$22,000.00
D. Temporary Basins				
12. Grading/Stabilization	\$2,000.00	\$ 0.00	\$2,000.00	\$ 0.00
13. Temporary Risers/Control Device	1,000.00	0.00	1,000.00	0.00
14. Temporary 12" HDPE Pipe	<u>750.00</u>	<u>0.00</u>	<u>750.00</u>	<u>0.00</u>
Subtotal D	\$3,750.00	\$ 0.00	\$3,750.00	\$ 0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
E. Sanitary Sewer				
15. 8" Gravity Line	\$2,875.00	\$ 0.00	\$2,875.00	\$ 0.00
16. Manholes	5,000.00	0.00	5,000.00	0.00
17. Trench Restoration	<u>2,500.00</u>	<u>1,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal E	\$10,375.00	\$1,500.00	\$10,375.00	\$ 0.00
F. Stormwater Management				
18. 6" PVC Pipe	\$6,300.00	\$3,300.00	\$6,300.00	\$ 0.00
19. 12" HDPE Pipe	8,160.00	0.00	8,160.00	0.00
20. 15" HDPE Pipe	2,080.00	0.00	2,080.00	0.00
21. Connection to Exiting System	500.00	0.00	500.00	0.00
22. 2 x 2 Inlets	7,500.00	0.00	7,500.00	0.00
23. Type M Inlets	2,000.00	0.00	2,000.00	0.00
24. Type C Inlets	2,000.00	2,000.00	2,000.00	0.00
25. Stormwater Management System And Control Structure	33,850.00	0.00	33,850.00	0.00
26. Roadway Restoration	<u>2,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>1,000.00</u>
Subtotal F	\$64,890.00	\$5,300.00	\$63,890.00	\$1,000.00
G. Miscellaneous				
27. Road Control Monuments	\$400.00	\$ 0.00	\$ 0.00	\$400.00
28. Lighting (Glare Control)	5,000.00	0.00	0.00	5,000.00
29. Pavement Markings	<u>500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>
Subtotal G	\$5,900.00	\$ 0.00	\$ 0.00	\$5,900.00
H. Landscaping				
30. Landscaping/Street Trees	<u>\$25,000.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$25,000.00</u>
Subtotal H	\$25,000.00	\$ 0.00	\$ 0.00	\$25,000.00
Subtotal A thru H	\$151,715.00	\$7,800.00	\$92,815.00	\$58,900.00
Engineering & Contingencies	<u>15,172.00</u>	<u>780.00</u>	<u>9,282.00</u>	<u>5,890.00</u>
Total Cost of Improvements	\$166,887.00	\$8,580.00	\$102,097.00	\$64,790.00
Plus 10%	<u>16,689.00</u>	<u>858.00</u>	<u>10,211.00</u>	<u>6,478.00</u>
Total	\$183,576.00	\$9,438.00	\$112,308.00	\$71,268.00
Retainage		<u>(944.00)</u>	<u>(11,231.00)</u>	<u>11,231.00</u>
Total		\$8,494.00	\$101,077.00	\$82,499.00
Release to Developer		\$8,494.00		
Balance to Remain in Escrow Account				<u>\$82,499.00</u>

We recommend a release of escrow in the amount of \$8,494.00. As there is currently a balance of \$90,993.00, following this release of \$8,494.00, the balance remaining in the account will be \$82,499.00.

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