

**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY



TOWNSHIP ENGINEER

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