

**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

July 3, 2017

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. 23**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our discussions with the Township Solicitor, 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	\$60,000.00	\$ 0.00	\$60,000.00	\$ 0.00
2 Clearing and Grubbing	<u>15,000.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
Subtotal A	\$75,000.00	\$ 0.00	\$75,000.00	\$ 0.00
B. Erosion & Sediment Control				
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	<u>5,500.00</u>	<u>5,500.00</u>	<u>5,500.00</u>	<u>0.00</u>
Subtotal B	\$57,245.00	\$ 5,500.00	\$57,245.00	\$ 0.00
C. Stormwater Management				
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	0.00	71,250.00	3,750.00
24	Aggregate Bedding	11,200.00	0.00	11,200.00	0.00
25	Aggregate Backfill	<u>46,720.00</u>	<u>0.00</u>	<u>46,720.00</u>	<u>0.00</u>
	Subtotal C	\$916,640.00	\$ 0.00	\$912,890.00	\$3,750.00
D. Paving Public Areas					
26	6" Stone Subbase	\$20,800.00	\$ 0.00	\$20,800.00	\$ 0.00
27	Paving Righters Ferry Rd	46,875.00	0.00	46,875.00	0.00
28	Trail Parking	8,325.00	0.00	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	0.00	22,000.00	0.00
31	Pavement Markings and Signs	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
	Subtotal D	\$121,125.00	\$ 0.00	\$121,125.00	\$ 0.00
E. PENCOYD Bridge					
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	<u>140,000.00</u>	<u>0.00</u>	<u>140,000.00</u>	<u>0.00</u>
	Subtotal E	\$1,881,000.00	\$ 0.00	\$1,881,000.00	\$ 0.00
F. River Trail					
40	Stone Subbase	\$90,792.00	\$ 0.00	\$90,792.00	\$ 0.00
41	Asphalt Base Course	75,000.00	37,500.00	75,000.00	0.00
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	0.00	48,000.00	0.00
45	Boulders	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
	Subtotal F	\$331,536.00	\$ 37,500.00	\$273,495.00	\$58,041.00
G. Sanitary Sewer					
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</u>	<u>Total Released</u>	<u>Amount to</u>

		<u>Release</u>		<u>Remain</u>
50	Pump Station Mechanical	195,000.00	0.00	165,750.00
51	Instrumentation & Controls	30,000.00	0.00	25,500.00
52	Muffin Monster	53,000.00	0.00	45,050.00
53	Building	100,000.00	0.00	80,000.00
54	Generator	100,000.00	0.00	90,000.00
55	Utilities to Pump Station	83,500.00	0.00	83,500.00
56	Air Release Valve	4,000.00	0.00	4,000.00
57	Discharge Manhole	4,000.00	0.00	4,000.00
58	PWD Manhole Connection	3,000.00	0.00	3,000.00
59	Pump Station Site Finishing	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>
	Subtotal G	\$834,225.00	\$ 0.00	\$711,750.00
				\$122,475.00

H. Site Miscellaneous

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	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	0.00	150,000.00	0.00
69	Post Dev. Traffic Study	<u>10,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,000.00</u>
	Subtotal H	\$457,126.00	\$ 0.00	\$375,435.00	\$81,691.00

Subtotal (A - H)	\$4,673,897.00	\$43,000.00	\$4,407,940.00	\$265,957.00
Engineering & Contingencies	<u>\$467,303.00</u>	<u>4,300.00</u>	<u>440,709.00</u>	<u>26,594.00</u>
TOTAL	\$5,141,200.00	\$47,300.00	\$4,848,649.00	\$292,551.00
Plus 10%	<u>514,120.00</u>	<u>4,730.00</u>	<u>484,865.00</u>	<u>29,255.00</u>
Total	\$5,655,320.00	\$52,030.00	\$5,333,514.00	\$321,806.00
Retainage		<u>0.00)</u>	<u>(266,876.00)</u>	<u>266,876.00</u>
Total		\$52,030.00	\$5,066,638.00	\$588,682.00

Release to Developer **\$52,030.00**

Amount to Remain in Escrow Account **\$588,682.00**

July 3, 2017

We recommend a release of escrow in the amount of \$52,030.00. As there is currently a balance of \$640,712.00, following this release of \$52,030.00, the balance remaining in the account will be \$588,682.00.

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

Righters Ferry Associates, LP, 2701 Renaissance Blvd., 4th Fl., King of Prussia, PA 19406

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LOWM 248.65

July 3, 2017

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

**Re: Shipley School – Phase III
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 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>
<u>A. Site Preparation</u>				
1. Tree Protection	\$450.00	\$450.00	\$450.00	\$ 0.00
2. Clearing and Grubbing	<u>3,000.00</u>	<u>3,000.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal A	\$3,450.00	\$3,450.00	\$3,450.00	\$ 0.00
<u>B. Erosion & Sediment Control</u>				
3. Silt Fence	\$800.00	\$800.00	\$800.00	\$ 0.00
4. Final Grading & Stabilization	7,500.00	7,500.00	7,500.00	0.00
5. Construction Entrance	1,500.00	1,500.00	1,500.00	0.00
6. Inlet Protection	<u>300.00</u>	<u>300.00</u>	<u>300.00</u>	<u>0.00</u>
Subtotal B	\$10,100.00	\$10,100.00	\$10,100.00	\$ 0.00
<u>C. Site Construction</u>				
7. Drive Paving Adjustment & Seal	\$3,000.00	\$3,000.00	\$3,000.00	\$ 0.00
8. Curb	2,500.00	2,500.00	2,500.00	0.00
9. Sidewalk/Walkways	<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>
Subtotal C	\$10,500.00	\$10,500.00	\$10,500.00	\$ 0.00
<u>D. Stormwater Management</u>				
10. 8" HDPE	\$5,250.00	\$5,250.00	\$5,250.00	\$ 0.00
11. Connection to Existing Sewer	500.00	500.00	500.00	0.00
12. 2'x2' Inlets	<u>3,000.00</u>	<u>3,000.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal D	\$8,750.00	\$8,750.00	\$8,750.00	\$ 0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<u>E. Landscaping</u>				
13. Landscaping	<u>\$16,200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>\$16,200.00</u>
Subtotal E	\$16,200.00	\$ 0.00	\$ 0.00	\$16,200.00
Subtotal A-E	\$49,000.00	\$32,800.00	\$32,800.00	\$16,200.00
Engineering Fees & Contingencies	<u>4,900.00</u>	<u>3,280.00</u>	<u>3,280.00</u>	<u>1,620.00</u>
Total	\$53,900.00	\$36,080.00	\$36,080.00	\$17,820.00
Plus 10%	<u>5,390.00</u>	<u>3,608.00</u>	<u>3,608.00</u>	<u>1,782.00</u>
Total	\$59,290.00	\$39,688.00	\$39,688.00	\$19,602.00
Retainage		<u>(3,969.00)</u>	<u>(3,969.00)</u>	<u>3,969.00</u>
Total		\$35,719.00	\$35,719.00	\$23,571.00

Release to Developer **\$35,719.00**

Balance of Funds in Escrow Account **\$23,571.00**

We recommend a release of escrow in the amount of \$35,719.00. As there is currently a balance of \$59,290.00, following this release of \$35,719.00, the balance remaining in the account will be \$23,571.00.

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
 Shipley School, 814 Yarrow Street, Bryn Mawr, PA 19010

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75 E. Lancaster Ave.
Ardmore, Pa. 19003-2376
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LOWM 248.23

July 3, 2017

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. 7**

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>
<u>A. Site Preparation</u>				
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>
Subtotal A	\$30,000.00	\$ 0.00	\$26,750.00	\$3,250.00
<u>B. Roadway Paving, Walks, Curbing</u>				
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>
Subtotal B	\$96,830.00	\$ 0.00	\$46,785.00	\$50,045.00
<u>C. Stormwater Management</u>				
13. SWM System #1	\$22,000.00	\$ 0.00	\$ 0.00	\$22,000.00
14. SWM System #1	75,000.00	0.00	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	0.00	1,620.00	1,600.00
24. 24" CMP	2,010.00	0.00	2,010.00	0.00
25. Anti-Seep Collar	2,030.00	0.00	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	0.00	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>
Subtotal C	\$268,720.00	\$ 0.00	\$199,615.00	\$69,105.00
<u>D. Erosion & Sedimentation Controls</u>				
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>
Subtotal D	\$23,970.00	\$ 0.00	\$17,445.00	\$6,525.00
<u>E. Miscellaneous</u>				
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>
Subtotal E	\$42,190.00	\$ 0.00	\$27,090.00	\$15,100.00
<u>F. Sanitary Sewer</u>				
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>
Subtotal F	\$61,725.00	\$ 0.00	\$47,345.00	\$14,380.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<u>G. Landscaping & Lighting</u>				
48. Deciduous Trees	\$38,350.00	\$11,505.00	\$15,340.00	\$23,010.00
49. Deciduous Shrubs	3,250.00	1,300.00	1,625.00	1,625.00
50. Evergreen Trees	20,250.00	10,125.00	12,150.00	8,100.00
51. Evergreen Shrubs	4,700.00	1,880.00	2,350.00	2,350.00
52. Lighting	<u>15,000.00</u>	<u>3,750.00</u>	<u>7,500.00</u>	<u>7,500.00</u>
Subtotal G	\$81,550.00	\$28,560.00	\$38,965.00	\$42,585.00
 Subtotal A-G	 \$604,985.00	 \$28,560.00	 \$403,995.00	 \$200,990.00
Engineering Fees & Contingencies	<u>27,500.00</u>	<u>2,856.00</u>	<u>7,401.00</u>	<u>20,099.00</u>
Total	\$632,485.00	\$31,416.00	\$411,396.00	\$221,089.00
Plus 10%	<u>63,248.50</u>	<u>3,142.00</u>	<u>41,139.50</u>	<u>22,109.00</u>
Total	\$695,733.50	\$34,558.00	\$452,535.50	\$243,198.00
Retainage		<u>0.00</u>	<u>(41,797.00)</u>	<u>41,797.00</u>
Total		\$34,558.00	\$410,738.50	\$284,995.00

Release to Developer **\$34,558.00**

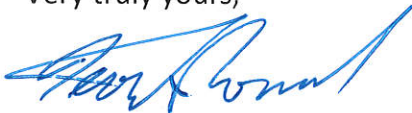
Balance of Funds in Escrow Account **\$284,995.00**

We recommend a release of escrow in the amount of \$34,558.00. As there is currently a balance of \$319,553.00, following this release of \$34,558.00, the balance remaining in the account will be \$284,995.00.

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

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LOWM 231.80

July 3, 2017

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

**Re: 717, 719 Conshohocken State Road
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>
A. Common Elements				
1. House Demolition	\$10,000.00	\$ 0.00	\$10,000.00	\$ 0.00
2. Clearing & Grubbing	5,000.00	0.00	5,000.00	0.00
3. Silt Fencing (18")	3,360.00	1,680.00	3,360.00	0.00
4. Tree Protection Fencing	2,210.00	1,105.00	2,210.00	0.00
5. Construction Entrance	2,200.00	1,100.00	2,200.00	0.00
6. Inlet Protection	2,000.00	1,000.00	2,000.00	0.00
7. Diversion Berm	5,500.00	2,750.00	5,500.00	0.00
8. Concrete Monument	1,500.00	0.00	0.00	1,500.00
9. Granite Curb	10,400.00	10,400.00	10,400.00	0.00
Subtotal A	\$42,170.00	\$18,035.00	\$40,670.00	\$1,500.00
B. Lot 1 Improvements				
10. Storm Sewer (8" PVC)	\$4,060.00	\$ 0.00	\$4,060.00	\$ 0.00
11. Storm Sewer (10" HDPE)	2,100.00	0.00	2,100.00	0.00
12. Storm Sewer (6" RWC)	4,125.00	0.00	4,125.00	0.00
13. Storm Sewer (4" RWC)	675.00	0.00	675.00	0.00
14. Storm Sewer Cleanout	450.00	0.00	450.00	0.00
15. Sanitary Lateral (4" PVC)	2,700.00	1,000.00	2,700.00	0.00
16. Sanitary Lateral Cleanout	150.00	0.00	150.00	0.00
17. 2' x 2' Yard Drain	4,500.00	0.00	4,500.00	0.00
18. Temporary Basin	5,000.00	0.00	5,000.00	0.00
19. Slope Stabilization	3,000.00	3,000.00	3,000.00	0.00
20. Underground Basin	30,000.00	0.00	30,000.00	0.00
21. Level Spreader	1,000.00	1,000.00	1,000.00	0.00
Subtotal B	\$57,760.00	\$5,000.00	\$57,760.00	\$ 0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C. Lot 2 Improvements				
22. Storm Sewer (8" PVC)	\$4,340.00	\$ 0.00	\$4,340.00	\$ 0.00
23. Storm Sewer (10" PVC)	330.00	0.00	330.00	0.00
24. Storm Sewer (10" HDPE)	2,040.00	0.00	2,040.00	0.00
25. Storm Sewer (6" RWC)	4,375.00	0.00	4,375.00	0.00
26. Storm Sewer Cleanout	450.00	0.00	450.00	0.00
27. Sanitary Lateral (4" PVC)	2,625.00	1,000.00	2,625.00	0.00
28. Sanitary Lateral Cleanout	150.00	0.00	150.00	0.00
29. 2' x 2' Yard Drain	4,500.00	0.00	4,500.00	0.00
30. 12" Nyloplast Drain	1,500.00	0.00	1,500.00	0.00
31. Temporary Basin	5,000.00	0.00	5,000.00	0.00
32. Slope Stabilization	3,625.00	3,625.00	3,625.00	0.00
33. Underground Basin	29,325.00	0.00	29,325.00	0.00
34. Level Spreader	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal C	\$59,260.00	\$5,625.00	\$59,260.00	\$0.00
D. Landscaping				
35. Landscaping	<u>\$28,000.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$28,000.00</u>
Subtotal D	\$28,000.00	\$ 0.00	\$ 0.00	\$28,000.00
Total A thru D	\$187,190.00	\$28,660.00	\$157,690.00	\$29,500.00
Engineering Fees & Contingencies	<u>18,710.00</u>	<u>2,866.00</u>	<u>15,760.00</u>	<u>2,950.00</u>
Total	\$205,900.00	\$31,526.00	\$173,450.00	\$32,450.00
Plus 10%	<u>20,590.00</u>	<u>3,153.00</u>	<u>17,345.00</u>	<u>3,245.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$226,490.00	\$34,679.00	\$190,795.00	\$35,695.00
Retainage		<u>0.00</u>	<u>(15,612.00)</u>	<u>15,612.00</u>
Total		\$34,679.00	\$175,183.00	\$51,307.00
Release to Developer		\$34,679.00		
Amount to Remain in Escrow Account				\$51,307.00

We recommend a release of escrow in the amount of \$34,679.00. As there is currently a balance of \$85,986.00, following this release of \$34,679.00, the balance remaining in the account will be \$51,307.00.

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
James Winters, 414 Pawlings Road, Phoenixville, PA 19460