

**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

September 6, 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. 8**

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	625.00	1,875.00	625.00
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	\$625.00	\$27,375.00	\$2,625.00
<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	2,700.00	7,100.00	7,500.00
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	\$2,700.00	\$49,485.00	\$47,345.00
<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	8,500.00	8,500.00	0.00
17. Seepage Bed #5	8,500.00	8,500.00	8,500.00	0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
18. 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	5,850.00	23,550.00	5,700.00
21. 8" PVC	2,860.00	1,430.00	2,860.00	0.00
22. 12" HDPE	5,750.00	0.00	2,875.00	2,875.00
23. 15" HDPE	3,220.00	1,040.00	2,660.00	560.00
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	2,650.00	10,600.00	0.00
28. Type M Inlet	12,000.00	0.00	12,000.00	0.00
29. Sump Box	17,500.00	2,500.00	12,500.00	5,000.00
Subtotal C	\$268,720.00	\$30,470.00	\$230,085.00	\$38,635.00
<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	1,000.00	4,460.00	1,300.00
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	5,000.00	0.00	5,000.00	0.00
Subtotal D	\$23,970.00	\$1,000.00	\$17,445.00	\$5,525.00
<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	21,840.00	0.00	21,840.00	0.00
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	\$9,130.00	\$23,625.00	\$5,250.00
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	1,750.00	0.00	1,750.00	0.00
Subtotal F	\$61,725.00	\$9,130.00	\$56,475.00	\$5,250.00

<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	\$0.00	\$15,340.00	\$23,010.00
49. Deciduous Shrubs	3,250.00	0.00	1,625.00	1,625.00
50. Evergreen Trees	20,250.00	0.00	12,150.00	8,100.00
51. Evergreen Shrubs	4,700.00	0.00	2,350.00	2,350.00
52. Lighting	<u>15,000.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>7,500.00</u>
Subtotal G	\$81,550.00	\$0.00	\$38,965.00	\$42,585.00
 Subtotal A-G	 \$604,985.00	 \$43,925.00	 \$447,920.00	 \$157,065.00
Engineering Fees & Contingencies	<u>27,500.00</u>	<u>4,392.00</u>	<u>11,793.00</u>	<u>15,707.00</u>
Total	\$632,485.00	\$48,317.00	\$459,713.00	\$172,772.00
Plus 10%	<u>63,248.50</u>	<u>4,831.00</u>	<u>45,970.50</u>	<u>17,278.00</u>
Total	\$695,733.50	\$53,148.00	\$505,683.50	\$190,050.00
Retainage		<u>(5,314.00)</u>	<u>(47,111.00)</u>	<u>47,111.00</u>
Total		\$47,834.00	\$458,572.50	\$237,161.00

Release to Developer

\$47,834.00**Balance of Funds in Escrow Account****\$237,161.00**

We recommend a release of escrow in the amount of \$47,834.00. As there is currently a balance of \$284,995.00, following this release of \$47,834.00, the balance remaining in the account will be \$237,161.00.

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,



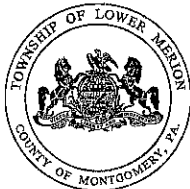
Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager
JLPH Associates, LP, 5 Great Valley Parkway, Malvern, PA 19355

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LOWM 248.12

September 6, 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 #6**

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	\$8,500.00	\$ 0.00	\$8,500.00	\$ 0.00
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	2,000.00	2,000.00
4. Construction Entrance	1,000.00	500.00	1,000.00	0.00
5. Inlet Protection	2,100.00	0.00	1,200.00	900.00
6. Diversion Swale/Berms	3,000.00	0.00	3,000.00	0.00
Subtotal B	\$11,300.00	\$1,500.00	\$8,800.00	\$3,500.00
C. Site Construction				
7. Roadway Restoration	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00
8. Depressed/Full Reveal Curb	2,000.00	2,000.00	2,000.00	0.00
9. Sidewalk	2,500.00	2,500.00	2,500.00	0.00
10. Concrete Apron	1,500.00	1,500.00	1,500.00	0.00
11. Driveway	15,000.00	7,500.00	7,500.00	7,500.00
Subtotal C	\$22,000.00	\$14,500.00	\$14,500.00	\$7,500.00
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	750.00	0.00	750.00	0.00
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>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal E	\$10,375.00	\$ 0.00	\$8,875.00	\$ 0.00
F. Stormwater Management				
18. 6" PVC Pipe	\$6,300.00	\$0.00	\$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	0.00	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>1,000.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal F	\$64,890.00	\$1,000.00	\$64,890.00	\$0.00
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	\$17,000.00	\$109,815.00	\$41,900.00
Engineering & Contingencies	<u>15,172.00</u>	<u>1,700.00</u>	<u>10,982.00</u>	<u>4,190.00</u>
Total Cost of Improvements	\$166,887.00	\$18,700.00	\$120,797.00	\$46,090.00
Plus 10%	<u>16,689.00</u>	<u>1,870.00</u>	<u>12,081.00</u>	<u>4,608.00</u>
Total	\$183,576.00	\$20,570.00	\$132,878.00	\$50,698.00
Retainage		<u>(2,057.00)</u>	<u>(13,288.00)</u>	<u>13,288.00</u>
Total		\$18,513.00	\$119,590.00	\$63,986.00
Release to Developer		\$18,513.00		
Balance to Remain in Escrow Account				<u>\$63,986.00</u>

We recommend a release of escrow in the amount of \$18,513.00. As there is currently a balance of \$82,499.00, following this release of \$18,513.00, the balance remaining in the account will be \$63,986.00.

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
Equinox Management & Construction, 1535 North Sydenham Street, Philadelphia, PA 19121

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LOWM 231.37

September 6, 2017

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

**Re: Inwood Farm
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:

	<u>Total</u> <u>Amount</u>	<u>Amount This</u> <u>Release</u>	<u>Total</u> <u>Released</u>	<u>Amount to</u> <u>Remain</u>
A. Site Preparation				
1 Demolition	\$18,500.00	\$18,500.00	\$18,500.00	\$ 0.00
2 Clearing and Grubbing	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal A	\$28,500.00	\$28,500.00	\$28,500.00	\$ 0.00
B. Erosion & Sediment Control				
3 Tree Protection Fence	\$7,000.00	\$3,500.00	\$3,500.00	\$3,500.00
4 Construction Fencing	3,000.00	2,000.00	2,000.00	1,000.00
5 Silt Fence - 18"	4,500.00	2,250.00	2,250.00	2,250.00
6 Super Silt Fence	1,840.00	840.00	840.00	1,000.00
7 Rock Construction Entrance	2,200.00	2,200.00	2,200.00	0.00
8 Diversion Berm	8,520.00	4,260.00	4,260.00	4,260.00
9 18" HDPE Temp Pipe	1,216.00	1,216.00	1,216.00	0.00
10 Temporary Basins	25,000.00	25,000.00	25,000.00	0.00
11 Inlet Protection	1,500.00	300.00	300.00	1,200.00
12 Temporary Stabilization	5,000.00	5,000.00	5,000.00	0.00
13 Erosion Control Matting	<u>8,050.00</u>	<u>8,050.00</u>	<u>8,050.00</u>	<u>0.00</u>
Subtotal B	\$67,826.00	\$54,616.00	\$54,616.00	\$13,210.00
C. Stormwater Management				
14 Level Spreader	\$5,000.00	\$ 0.00	\$ 0.00	\$5,000.00
15 8" PVC Storm Drain	1,560.00	0.00	0.00	1,560.00
16 12" HDPE Storm Drain	10,260.00	0.00	0.00	10,260.00
17 Type M Inlets	5,000.00	2,500.00	2,500.00	2,500.00
18 2'x2' Inlet Box with Grate	3,750.00	0.00	0.00	3,750.00
19 Graded Diversion Berm	3,300.00	0.00	0.00	3,300.00
20 Common Storm System	<u>125,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>125,000.00</u>
Subtotal C	\$153,870.00	\$2,500.00	\$2,500.00	\$151,370.00

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
	D. Utilities				
21	8" PVC Sanitary	\$4,800.00	\$3,200.00	\$3,200.00	\$1,600.00
22	Sanitary Manholes	6,000.00	6,000.00	6,000.00	0.00
23	Connection to Sanitary Main	500.00	500.00	500.00	0.00
24	Roadway Restoration	2,500.00	0.00	0.00	2,500.00
25	8" DIP Water Line	9,500.00	9,500.00	9,500.00	0.00
26	Blowoff Valve	1,000.00	1,000.00	1,000.00	0.00
27	Fire Hydrant	2,500.00	2,500.00	2,500.00	0.00
28	Connection to Water Main	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>0.00</u>
	Subtotal D	\$27,800.00	\$23,700.00	\$23,700.00	\$4,100.00
	E. Site Construction				
29	Paving	\$69,900.00	\$41,940.00	\$41,940.00	\$27,960.00
30	Bollards	4,400.00	4,400.00	4,400.00	0.00
31	Granite Curb	32,175.00	25,175.00	25,175.00	7,000.00
32	Road Monuments	6,000.00	0.00	0.00	6,000.00
33	Street Signs and Striping	<u>500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>
	Subtotal E	\$112,975.00	\$71,515.00	\$71,515.00	\$41,460.00
	F. Landscaping				
34	Landscaping/Tree Guarantee	<u>\$150,000.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$150,000.00</u>
	Subtotal F	\$150,000.00	\$ 0.00	\$ 0.00	\$150,000.00
	SUBTOTAL (A - F)	\$540,971.00	\$180,831.00	\$180,831.00	\$360,140.00
	Engineering & Contingencies	<u>54,099.00</u>	<u>18,083.00</u>	<u>18,083.00</u>	<u>36,016.00</u>
	TOTAL	\$595,070.00	\$198,914.00	\$198,914.00	\$396,156.00
	Plus 10%	<u>59,507.00</u>	<u>19,891.00</u>	<u>19,891.00</u>	<u>39,616.00</u>
	Total	\$654,577.00	\$218,805.00	\$218,805.00	\$435,772.00
	Retainage		<u>(21,880.00)</u>	<u>(21,880.00)</u>	<u>21,880.00</u>
	Total		\$196,925.00	\$196,925.00	\$457,652.00
	Release to Developer		\$196,925.00		
	Balance to Remain in Escrow Account				<u>\$457,652.00</u>

We recommend a release of escrow in the amount of \$196,925.00. As there is currently a balance of \$654,577.00, following this release of \$196,925.00, the balance remaining in the account will be \$457,652.00.

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
Cunningham Family Trust

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75 E. Lancaster Ave.
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LOWM 244.23

September 6, 2017

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

**Re: 6 Lancaster Avenue
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, 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	\$7,500.00	\$ 0.00	\$7,500.00	\$ 0.00
2 Clearing and Grubbing	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal A	\$8,500.00	\$ 0.00	\$8,500.00	\$ 0.00
B. Erosion & Sediment Control				
3 Tree Protection Fence	\$2,850.00	\$ 0.00	\$2,850.00	\$ 0.00
4 Silt Fence - 18"	2,850.00	0.00	2,850.00	0.00
5 Silt Fence - Super	2,600.00	0.00	2,600.00	0.00
6 Rock Construction Entrance	1,100.00	0.00	1,100.00	0.00
7 Inlet Protection	3,900.00	0.00	3,900.00	0.00
8 Temporary Stabilization	1,000.00	0.00	1,000.00	0.00
9 Erosion Control Matting	1,500.00	0.00	1,500.00	0.00
10 Final Grading & Stabilization	<u>7,500.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>0.00</u>
Subtotal B	\$23,300.00	\$ 0.00	\$23,300.00	\$ 0.00
C. Stormwater Management				
11 4" PVC	\$2,196.00	\$ 0.00	\$2,196.00	\$ 0.00
12 8" PVC	4,040.00	0.00	4,040.00	0.00
13 2' x 2' Inlets	9,000.00	0.00	9,000.00	0.00
14 Connection to Existing System	1,500.00	0.00	1,500.00	0.00
15 Rain Garden A	6,400.00	0.00	6,400.00	0.00
16 Rain Garden B	14,200.00	0.00	14,200.00	0.00
17 Rain Garden C	13,700.00	0.00	13,700.00	0.00
18 Level Spreader	1,500.00	0.00	1,500.00	0.00
19 Flared End Section	<u>300.00</u>	<u>0.00</u>	<u>300.00</u>	<u>0.00</u>
Subtotal C	\$52,836.00	\$ 0.00	\$52,836.00	\$ 0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
D. Miscellaneous				
20 Concrete Sidewalk	\$2,000.00	\$ 0.00	\$2,000.00	\$ 0.00
21 Upright Curb	1,000.00	0.00	1,000.00	0.00
22 Estate Fencing	28,500.00	0.00	28,500.00	0.00
23 Road Monuments	3,300.00	3,300.00	3,300.00	0.00
24 Traffic Signs	500.00	0.00	500.00	0.00
25 Pavement Markings	1,000.00	0.00	1,000.00	0.00
26 Post Developed Traffic Study	<u>3,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
Subtotal D	\$39,300.00	\$3,300.00	\$36,300.00	\$3,000.00
E. Landscaping				
27 Landscaping/Tree Guarantee	\$83,000.00	\$ 0.00	\$58,000.00	\$25,000.00
28 Tree Trimming in R.O.W.	<u>2,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal E	\$85,500.00	\$2,500.00	\$60,500.00	\$25,000.00
SUBTOTAL (A - E)	\$209,436.00	\$5,800.00	\$181,436.00	\$28,000.00
Engineering & Contingencies	<u>20,944.00</u>	<u>580.00</u>	<u>\$18,144.00</u>	<u>2,800.00</u>
TOTAL	\$230,380.00	\$6,380.00	\$199,580.00	\$30,800.00
Plus 10%	<u>23,038.00</u>	<u>638.00</u>	<u>\$19,958.00</u>	<u>3,080.00</u>
Total	\$253,418.00	\$7,018.00	\$219,538.00	\$33,880.00
Retainage		<u>(702.00)</u>	<u>(21,955.00)</u>	<u>21,955.00</u>
Total		\$6,316.00	\$197,583.00	\$55,835.00
Release to Developer		\$6,316.00		
Balance to Remain in Escrow Account				<u>\$55,835.00</u>

We recommend a release of escrow in the amount of \$6,316.00. As there is currently a balance of \$62,151.00, following this release of \$6,316.00, the balance remaining in the account will be \$55,835.00.

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,



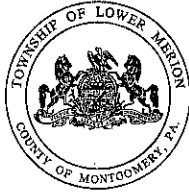
Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager
6E Lancaster Avenue, LLC, 1818 Market Street, Suite 2920, Philadelphia, PA 19103

**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 231.87

September 7, 2017

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

**Re: 708 Pennstone 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:

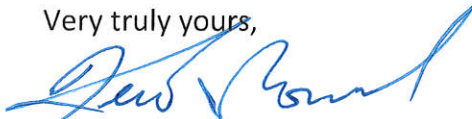
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
1. Concrete Monuments	\$1,200.00	\$ 0.00	\$1,200.00	\$ 0.00
2. Street Trees Lot No. 1	2,400.00	0.00	2,130.00	270.00
3. Riparian Buffer Lot No. 1	3,000.00	0.00	2,550.00	450.00
4. Demolition of Gazebo	<u>2,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal	\$9,100.00	\$2,500.00	\$8,380.00	\$720.00
Engineering & Contingencies	<u>1,000.00</u>	<u>0.00</u>	<u>250.00</u>	<u>750.00</u>
Total Cost of Improvements	\$10,100.00	\$2,500.00	\$8,630.00	\$1,470.00
Plus 10%	<u>1,010.00</u>	<u>250.00</u>	<u>860.00</u>	<u>150.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$11,110.00	\$2,750.00	\$9,490.00	\$1,620.00
Release to Developer		\$2,750.00		
Balance of Funds in Escrow Account				<u>\$1,620.00</u>

We recommend a release of escrow in the amount of \$2,750.00. As there is currently a balance of \$4,370.00, following this release of \$2,750.00, the balance remaining in the account will be \$1,620.00.

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

Kevin Steckel & Robin Riess, 326 Conshohocken State Road, Unit 116, Gladwyne, PA 19035

**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

September 7, 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. 25**

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>0.00</u>	<u>5,500.00</u>	<u>0.00</u>
Subtotal B	\$57,245.00	\$ 0.00	\$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	0.00	75,000.00	0.00
42	Asphalt Wearing Course	62,406.00	0.00	62,406.00	0.00
43	Shoulder	52,838.00	26,838.00	52,838.00	0.00
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	\$26,838.00	\$331,536.00	\$ 0.00
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 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	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</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	10,000.00	0.00	0.00	10,000.00
70 Traffic Signal & Other Signal Improvements (from retainage)	<u>235,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>235,000.00</u>
Subtotal H	\$692,126.00	\$ 0.00	\$375,435.00	\$316,691.00
Subtotal (A - H)	\$4,908,897.00	\$26,838.00	\$4,465,981.00	\$442,916.00
Engineering & Contingencies	<u>\$478,241.00</u>	<u>0.00</u>	<u>440,709.00</u>	<u>37,532.00</u>
TOTAL	\$5,387,138.00	\$26,838.00	\$4,906,690.00	\$480,448.00
Plus 10%	<u>525,058.00</u>	<u>2,684.00</u>	<u>487,549.00</u>	<u>37,509.00</u>
Total	\$5,912,196.00	\$29,522.00	\$5,394,239.00	\$517,957.00
Retainage		<u>(2,952.00)</u>	<u>(12,952.00)</u>	<u>12,952.00</u>
Total		\$26,570.00	\$5,381,287.00	\$530,909.00
Release to Developer		\$26,570.00		
Amount to Remain in Escrow Account				<u>\$530,909.00</u>

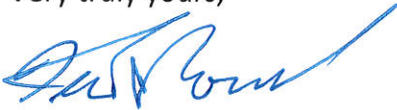
The adjusted total amount of escrow from the original \$5,655,320.00 to the current \$5,912,196.00 is due to transfer of the retainage (\$256,876.00) to cover a new traffic signal and other signal improvements.

We recommend a release of escrow in the amount of \$26,570.00. As there is currently a balance of \$557,479.00, following this release of \$26,570.00, the balance remaining in the account will be \$530,909.00.

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