

**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 244.78

October 5, 2017

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

**Re: 100 St. Georges Road
Escrow Release No. 5**

Dear Mr. Leswing:

We have received a request for release of escrow. Based upon our review of the site and discussion with township staff, we recommend a release of funds as follows:

<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Site Preparation				
1. Clearing & Grubbing	\$1,500.00	\$ 0.00	\$1,500.00	\$ 0.00
2. Demolition	<u>35,000.00</u>	<u>0.00</u>	<u>35,000.00</u>	<u>0.00</u>
Subtotal A	\$36,500.00	\$ 0.00	\$36,500.00	\$ 0.00
B. Erosion and Sediment Control				
3. Construction Entrance	\$1,100.00	\$550.00	\$1,100.00	\$0.00
4. Silt Fence	750.00	375.00	750.00	0.00
5. Super Silt Fence	300.00	150.00	300.00	0.00
6. Inlet Protection	2,000.00	2,000.00	2,000.00	0.00
7. Temporary Basin/Clean & Certify	10,000.00	0.00	0.00	10,000.00
8. Temporary Outlet Controls	2,000.00	0.00	2,000.00	0.00
9. Temporary Stabilization/Matting	<u>4,000.00</u>	<u>2,000.00</u>	<u>4,000.00</u>	<u>0.00</u>
Subtotal B	\$20,150.00	\$5,075.00	\$10,150.00	\$10,000.00
C. Site Construction				
10. Roadway Restoration	\$2,500.00	\$ 0.00	\$ 0.00	\$2,500.00
11. Granite Curb	4,500.00	0.00	0.00	4,500.00
12. Sidewalk	7,500.00	0.00	0.00	7,500.00
13. Concrete Apron	<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>
Subtotal C	\$19,500.00	\$5,000.00	\$5,000.00	\$14,500.00
D. Stormwater Management				
14. 8" PVC	\$9,360.00	\$4,000.00	\$9,360.00	\$0.00
15. 12" HDPE	13,520.00	0.00	13,520.00	0.00
16. 24" HDPE	3,960.00	0.00	3,960.00	0.00
17. Connection to Existing Inlet	1,500.00	0.00	1,500.00	0.00
18. Storm Manholes	30,000.00	0.00	30,000.00	0.00
19. 2 x 2 Inlets/Sump Box	3,750.00	0.00	3,750.00	0.00

19. 2 x 2 Inlets/Sump Box	3,750.00	0.00	3,750.00	0.00
<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
20. Type M Inlets	15,000.00	0.00	15,000.00	0.00
21. Type C Inlets	2,500.00	2,500.00	2,500.00	0.00
22. System No. 1 & Outlet Structure	35,000.00	0.00	35,000.00	0.00
23. System No. 2 & Outlet Structure	<u>145,000.00</u>	<u>0.00</u>	<u>145,000.00</u>	<u>0.00</u>
Subtotal D	\$259,590.00	\$6,500.00	\$259,590.00	\$0.00
E. Miscellaneous				
24. Road Control Monuments	\$1,400.00	\$ 0.00	\$ 0.00	\$1,400.00
25. Lighting	5,000.00	5,000.00	5,000.00	0.00
26. Traffic Control Signs/Pavement Marking	2,500.00	2,500.00	2,500.00	0.00
27. Bicycle Racks	3,000.00	3,000.00	3,000.00	0.00
28. Post Development Traffic Study	2,000.00	0.00	0.00	2,000.00
29. Mechanical Equipment Screening	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal E	\$14,900.00	\$11,500.00	\$11,500.00	\$3,400.00
F. Landscaping				
30. Landscaping	<u>\$87,000.00</u>	<u>\$56,550.00</u>	<u>\$65,250.00</u>	<u>\$21,750.00</u>
Subtotal F	\$87,000.00	\$56,550.00	\$65,250.00	\$21,750.00
Subtotal A thru F	\$437,640.00	\$84,625.00	\$387,990.00	\$49,650.00
Engineering & Contingencies	<u>43,764.00</u>	<u>8,462.00</u>	<u>38,800.00</u>	<u>4,964.00</u>
Total Cost of Improvements	\$481,404.00	\$93,087.00	\$426,790.00	\$54,614.00
Plus 10%	<u>48,140.00</u>	<u>9,309.00</u>	<u>42,680.00</u>	<u>5,460.00</u>
Total	\$529,544.00	\$102,396.00	\$469,470.00	\$60,074.00
Retainage		<u>0.00</u>	<u>(36,708.00)</u>	<u>36,708.00</u>
Total		\$102,396.00	\$432,762.00	\$96,782.00
Release to Developer		\$102,396.00		
Balance of Funds in Escrow Account				<u>\$96,782.00</u>

We recommend a release of escrow in the amount of \$102,396.00. As there is currently a balance of \$199,178.00, following this release of \$102,396.00, the balance remaining in the account will be \$96,782.00.

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

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TOWNSHIP ENGINEER

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

LOWM 248.83

October 4, 2017

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

**Re: 10 Union Avenue
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>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Site Preparation				
1. Clearing & Grubbing	\$500.00	\$500.00	\$500.00	\$ 0.00
2. Sidewalk/Pavement Removal	<u>2,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>
Subtotal A	\$2,500.00	\$1,500.00	\$1,500.00	\$1,000.00
B. Erosion and Sediment Control				
3. Tree Protection	\$400.00	\$200.00	\$200.00	\$200.00
4. Silt Sock	1,400.00	700.00	700.00	700.00
5. Construction Entrance	2,200.00	1,100.00	1,100.00	1,100.00
6. Paved Diversion Berm	1,000.00	0.00	0.00	1,000.00
7. Inlet Protection	1,800.00	0.00	0.00	1,800.00
8. Diversion Swale/Berms	15,000.00	7,500.00	7,500.00	7,500.00
9. Erosion Control Blanket	27,000.00	0.00	0.00	27,000.00
10. Final Grading & Stabilization	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
Subtotal B	\$53,800.00	\$9,500.00	\$9,500.00	\$44,300.00
C. Site Construction				
11. Roadway Restoration	\$4,000.00	\$0.00	\$0.00	\$4,000.00
12. Dep & Full Reveal Concrete Curb	7,500.00	0.00	0.00	7,500.00
13. Sidewalk	15,000.00	0.00	0.00	15,000.00
14. Concrete Apron	6,000.00	0.00	0.00	6,000.00
15. Patterned Concrete Crosswalk	5,000.00	0.00	0.00	5,000.00
16. Porous Pavers	<u>6,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,000.00</u>
Subtotal C	\$43,500.00	\$0.00	\$0.00	\$43,500.00
D. Sanitary Sewer				
17. 8" Gravity Line	\$1,500.00	\$0.00	\$0.00	\$1,500.00
18. Manholes	3,000.00	0.00	0.00	3,000.00
19. Video/Testing	<u>2,500.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,500.00</u>
Subtotal D	\$7,000.00	\$1,000.00	\$1,000.00	\$6,000.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
E. Stormwater Management				
20. 6" PVC	\$800.00	\$0.00	\$0.00	\$800.00
21. 8" HDPE	1,875.00	0.00	0.00	1,875.00
22. 12" HDPE	13,950.00	0.00	0.00	13,950.00
23. 15" HDPE	16,100.00	0.00	0.00	16,100.00
24. Stone Collection Trench	32,700.00	0.00	0.00	32,700.00
25. Storm Manholes	3,000.00	0.00	0.00	3,000.00
26. 2'x2' Inlets/Boxes	4,500.00	0.00	0.00	4,500.00
27. Yard Drains/Sump Boxes	6,000.00	0.00	0.00	6,000.00
28. 2'x4' Inlets/Outlet Structures	7,500.00	0.00	0.00	7,500.00
29. PCSM No. 1	5,000.00	0.00	0.00	5,000.00
30. PCSM No. 2	100,000.00	0.00	0.00	100,000.00
31. Flared End Section	500.00	0.00	0.00	500.00
32. Connection to Existing Structure	750.00	0.00	0.00	750.00
33. Adjust Inlets – Gym Property	800.00	0.00	0.00	800.00
34. Amended Soils – Gym Property	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>
Subtotal E	\$195,475.00	\$0.00	\$0.00	\$195,475.00
F. Miscellaneous				
35. Flashing Warning Sign	\$20,000.00	\$ 0.00	\$ 0.00	\$20,000.00
36. Road Control Monuments	1,200.00	0.00	0.00	1,200.00
37. Lighting (Glare Control)	7,500.00	0.00	0.00	7,500.00
38. Traffic Signs/Pavement Markings	3,000.00	0.00	0.00	3,000.00
39. Paving Removal/Stabilize – Gym	2,500.00	0.00	0.00	2,500.00
40. Cyclone Fence Removal	2,000.00	0.00	0.00	2,000.00
41. Fence Installation – Gym Property	800.00	0.00	0.00	800.00
42. Fine Grading/Adjustments - Gym	2,500.00	0.00	0.00	2,500.00
43. New Gym Steps	5,000.00	0.00	0.00	5,000.00
44. Paving Gym Property Access	37,250.00	0.00	0.00	37,250.00
45. Bollards – Gym Property	7,500.00	0.00	0.00	7,500.00
46. As-Built Plan	3,000.00	0.00	0.00	3,000.00
47. Post-Development Traffic Study	<u>3,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
Subtotal F	\$95,250.00	\$ 0.00	\$ 0.00	\$95,250.00
G. Landscaping				
48. Landscaping	\$27,500.00	\$ 0.00	\$ 0.00	\$27,500.00
49. Raingarden	<u>6,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,000.00</u>
Subtotal G	\$33,500.00	\$ 0.00	\$ 0.00	\$33,500.00
Subtotal A thru G	\$431,025.00	\$12,000.00	\$12,000.00	\$419,025.00
Engineering & Contingencies	<u>43,103.00</u>	<u>1,200.00</u>	<u>1,200.00</u>	<u>41,903.00</u>
Total Cost of Improvements	\$474,128.00	\$13,200.00	\$13,200.00	\$460,928.00
Plus 10%	<u>47,413.00</u>	<u>1,320.00</u>	<u>1,320.00</u>	<u>46,093.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$521,541.00	\$14,520.00	\$14,520.00	\$507,021.00
Retainage		<u>(1,452.00)</u>	<u>(1,452.00)</u>	<u>1,452.00</u>
		\$13,068.00	\$13,068.00	\$508,473.00

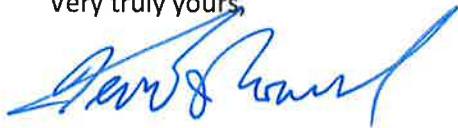
Release to Developer**\$13,068.00****Balance remaining in Escrow Account****\$508,473.00**

We recommend a release of escrow in the amount of \$13,068.00. As there is currently a balance of \$521,541.00, following this release of \$13,068.00, the balance remaining in the account will be \$508,473.00.

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 blue ink, appearing to read "Kevin J. Bowers", is written over a horizontal line.

Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager

10 Union Avenue Associates, LP, 18 East Lancaster Avenue, Wynnewood, PA 19096

Beneficial Bank, Attn: Paul Glanville, 1818 Market Street – 21st Floor, Philadelphia, PA 19103

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LOWM 239.15

October 4, 2017

Christopher Leswing, 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. 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	\$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	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>

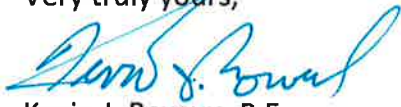
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
15. 2' x 2' Inlets	3,000.00	0.00	3,000.00	0.00
16. Type 'M' Inlets	7,500.00	0.00	7,500.00	0.00
17. Seepage Bed 1	16,500.00	0.00	16,500.00	0.00
18. Connection to Existing System	<u>2,500.00</u>	<u>0.00</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	0.00	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>0.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal D	\$32,095.00	\$ 0.00	\$32,095.00	\$ 0.00
E. Miscellaneous				
25. Road Monuments	\$500.00	\$ 0.00	\$ 0.00	\$500.00
26. Traffic Signs	1,500.00	1,000.00	1,000.00	500.00
27. Pavement Markings	1,000.00	0.00	1,000.00	0.00
28. Meter Posts	1,000.00	0.00	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	0.00	1,000.00	0.00
32. Pole Mounted Lighting	2,500.00	0.00	2,500.00	0.00
33. Permit Parking	1,000.00	0.00	1,000.00	0.00
34. Crosswalks	2,500.00	0.00	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	\$1,000.00	\$13,000.00	\$9,000.00
F. Landscaping				
36. Landscaping/Tree Guarantee	<u>\$20,000.00</u>	<u>\$20,000.00</u>	<u>\$20,000.00</u>	<u>\$ 0.00</u>
Subtotal F	\$20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 0.00
Subtotal A thru F	\$140,587.00	\$21,000.00	\$131,587.00	\$9,000.00
Engineering & Contingencies	<u>14,000.00</u>	<u>2,000.00</u>	<u>13,000.00</u>	<u>1,000.00</u>
Total Cost of Improvements	\$154,587.00	\$23,000.00	\$144,587.00	\$10,000.00
Plus 10%	<u>15,459.00</u>	<u>2,300.00</u>	<u>14,459.00</u>	<u>1,000.00</u>
110% Cost of Improvements per Section 509 of the Municipal Code	\$170,046.00	\$25,300.00	\$159,046.00	\$11,000.00
Total		\$25,300.00	\$159,046.00	\$11,000.00
Release to Developer		\$25,300.00		
Balance of Funds in Escrow Account				<u>\$11,000.00</u>

We recommend a release of escrow in the amount of \$25,300.00. As there is currently a balance of \$36,300.00, following this release of \$25,300.00, the balance remaining in the account will be \$11,000.00.

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 231.67

October 4, 2017

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

**Re: 475 Warick Road 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 and discussions with township staff, we recommend release as follows:

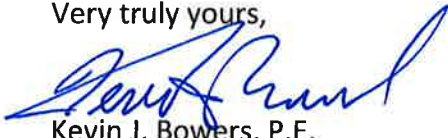
<u>ITEM</u>	<u>TOTAL AMOUNT</u>	<u>AMOUNT THIS RELEASE</u>	<u>TOTAL RELEASED</u>	<u>AMOUNT TO REMAIN</u>
1. Paving/Impervious Removal	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
2. Sidewalk	9,000.00	0.00	9,000.00	0.00
3. Crosswalk	1,000.00	750.00	1,000.00	0.00
4. Handicap Ramps	5,000.00	0.00	5,000.00	0.00
5. Concrete Road Control Monuments	2,400.00	0.00	2,400.00	0.00
6. Landscaping (Lot No. 1)	5,400.00	0.00	4,400.00	1,000.00
7. Street Trees (Lot Nos. 2, 3, & 4)	<u>4,800.00</u>	<u>0.00</u>	<u>3,800.00</u>	<u>1,000.00</u>
Subtotal	\$32,600.00	\$750.00	\$30,600.00	\$2,000.00
Engineering & Contingencies	<u>3,260.00</u>	<u>1,560.00</u>	<u>2,760.00</u>	<u>500.00</u>
Total Cost of Improvements	\$35,860.00	\$2,310.00	\$33,360.00	\$2,500.00
Plus 10%	<u>3,590.00</u>	<u>235.00</u>	<u>3,340.00</u>	<u>250.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$39,450.00	\$2,545.00	\$36,700.00	\$2,750.00
Release to Developer		\$2,150.24		
Release to Township		<u>\$394.76</u>		
Balance to Remain in Escrow Account				<u>\$2,750.00</u>

We recommend a release of escrow in the amount of \$2,545.00. With \$2,150.24 made payable to the developer and \$394.76 made payable to the Township for performance of the crosswalk painting. As there is currently a balance of \$5,295.00, following this release of \$2,545.00, the balance remaining in the account will be \$2,750.00.

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
475 Warick LLC, 711 Mt. Moro Road, Villanova, PA 19085

**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 231.66

October 3, 2017

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

Re: The Arbors at Athens
120 E. Athens Ave.
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 discussion 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>
A. Site Preparation				
1 Clearing and Grubbing	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
Subtotal A	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
B. Erosion & Sediment Control				
2 Tree Protection Fence	\$1,875.00	\$ 0.00	\$1,875.00	\$ 0.00
3 Silt Fence - 18"	3,680.00	0.00	3,680.00	0.00
4 Rock Construction Entrance	1,100.00	0.00	1,100.00	0.00
5 Inlet Protection	450.00	0.00	450.00	0.00
6 Final Grading & Stabilization	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal B	\$10,105.00	\$ 0.00	\$10,105.00	\$ 0.00
C. Stormwater Management				
7 Seepage Bed 1	\$6,500.00	\$ 0.00	\$6,500.00	\$ 0.00
8 Seepage Bed 2	5,000.00	0.00	5,000.00	0.00
9 Seepage Bed 3	4,500.00	0.00	4,500.00	0.00
10 6" PVC	2,160.00	0.00	2,160.00	0.00
11 8" PVC	2,600.00	0.00	2,600.00	0.00
12 Trench Drain	1,000.00	0.00	1,000.00	0.00
13 Sump Box	<u>4,500.00</u>	<u>0.00</u>	<u>4,500.00</u>	<u>0.00</u>
Subtotal C	\$26,260.00	\$ 0.00	\$26,260.00	\$ 0.00
D. Sanitary Sewer				
14 Sanitary Sewer Lateral	\$450.00	\$ 0.00	\$450.00	\$ 0.00
15 Connection to Sewer	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
Subtotal D	\$1,950.00	\$ 0.00	\$1,950.00	\$ 0.00

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
E.	Miscellaneous				
16	Driveway Apron/Sidewalk	\$2,500.00	\$ 0.00	\$2,500.00	\$ 0.00
17	Monuments	900.00	0.00	0.00	900.00
18	Concrete Curb	600.00	0.00	600.00	0.00
19	Asphalt Paving	9,000.00	0.00	9,000.00	0.00
20	As Built Plan	1,500.00	0.00	1,500.00	0.00
21	Fencing	5,250.00	0.00	5,250.00	0.00
22	Tree Trimming	500.00	0.00	0.00	500.00
23	Sidewalk	240.00	0.00	240.00	0.00
	Subtotal E	\$20,490.00	\$ 0.00	\$19,090.00	\$1,400.00
F.	Landscaping				
24	Off Site Trees	\$2,500.00	\$2,500.00	\$2,500.00	\$ 0.00
25	Landscaping	19,500.00	0.00	16,500.00	3,000.00
	Subtotal F	\$22,000.00	\$2,500.00	\$19,000.00	\$3,000.00
	SUBTOTAL (A - F)	\$85,805.00	\$2,500.00	\$81,405.00	\$4,400.00
	Engineering & Contingencies	8,595.00	0.00	7,595.00	1,000.00
	TOTAL	\$94,400.00	\$2,500.00	\$89,000.00	\$5,400.00
	Plus 10%	9,440.00	250.00	8,900.00	540.00
	110% of the Cost of Improvements per Section 509 of the Municipal Code	\$103,840.00	\$2,750.00	\$97,900.00	\$5,940.00
	Total		\$2,750.00	\$97,900.00	\$5,940.00
	Release to Developer		\$2,750.00		
	Balance of Funds in Escrow Account				\$5,940.00

We recommend a release of escrow in the amount of \$2,750.00. As there is currently a balance of \$8,690.00, following this release of \$2,750.00, the balance remaining in the account will be \$5,940.00.

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
120 E. Athens, LLC, 555 Lancaster Ave., Suite 200, Berwyn, PA 19312

**TOWNSHIP
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MONTGOMERY COUNTY



TOWNSHIP ENGINEER

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

LOWM 237.21

October 4, 2017

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

**Re: Shipley School—Phase 1
814 Yarrow Street
Escrow Release No. 6 (Final)**

Dear Mr. Leswing:

We have received a request for release of escrow for the above referenced permit. Based upon a field review and discussion with township staff, we recommend a release of funds 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	\$20,000.00	\$ 0.00	\$20,000.00	\$ 0.00
2. Clearing & Grubbing	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal A	\$30,000.00	\$ 0.00	\$30,000.00	\$ 0.00
B. Erosion and Sediment Control				
3. Tree Protection Fence	\$3,000.00	\$ 0.00	\$3,000.00	\$ 0.00
4. Silt Fence-Super	1,200.00	0.00	1,200.00	0.00
5. Silt Fence-18"	1,800.00	0.00	1,800.00	0.00
6. Rock Construction Entrance	2,200.00	0.00	2,200.00	0.00
7. Inlet Protection	5,400.00	0.00	5,400.00	0.00
8. Temporary Basin	17,400.00	0.00	17,400.00	0.00
9. Grading and Stabilization	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal B	\$41,000.00	\$ 0.00	\$41,000.00	\$ 0.00
C. Site Construction				
10. Granite Curb	\$11,200.00	\$ 0.00	\$11,200.00	\$ 0.00
11. Concrete Sidewalk/Speed Table	10,000.00	0.00	10,000.00	0.00
12. Stabilized Emergency Access	5,000.00	0.00	5,000.00	0.00
13. Mountable Curb Island	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal C	\$29,200.00	\$ 0.00	\$29,200.00	\$ 0.00
D. Sanitary Sewer				
14. Manhole	\$12,000.00	\$ 0.00	\$12,000.00	\$ 0.00
15. 8" PVC (4'-20')	8,000.00	0.00	8,000.00	0.00
16. 8" PVC (20'-25')	12,000.00	0.00	12,000.00	0.00
17. Roadway Restoration	<u>2,000.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>
Subtotal D	\$34,000.00	\$ 0.00	\$34,000.00	\$ 0.00

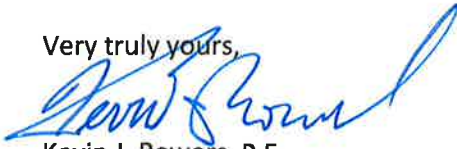
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
E. Stormwater Management				
18. 4" HDPE (Perf)	\$30,000.00	\$ 0.00	\$30,000.00	\$ 0.00
19. 6" HDPE (Perf)	4,800.00	0.00	4,800.00	0.00
20. 8" HDPE	7,200.00	0.00	7,200.00	0.00
21. 12" HDPE	3,960.00	0.00	3,960.00	0.00
22. 15" HDPE	900.00	0.00	900.00	0.00
23. 18" HDPE	3,250.00	0.00	3,250.00	0.00
24. 30" HDPE	6,400.00	0.00	6,400.00	0.00
25. 36" RCP	21,852.00	0.00	21,852.00	0.00
26. Linear Sport Drain	7,500.00	0.00	7,500.00	0.00
27. 12" Sump Box	1,500.00	0.00	1,500.00	0.00
28. 12" Yard Drain	5,250.00	0.00	5,250.00	0.00
29. 2' x 2' Inlets	12,000.00	0.00	12,000.00	0.00
30. Type M/C Inlet	7,500.00	0.00	7,500.00	0.00
31. Manholes	22,000.00	0.00	22,000.00	0.00
32. Cap and Fill Existing Pipe	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal E	\$136,612.00	\$ 0.00	\$136,612.00	\$ 0.00
F. Miscellaneous				
33. Post Development Traffic Study	\$5,000.00	\$5,000.00	\$5,000.00	\$ 0.00
34. Traffic Signs	3,000.00	0.00	3,000.00	0.00
35. Pavement Markings	4,500.00	0.00	4,500.00	0.00
36. Crosswalks	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal F	\$15,500.00	\$5,000.00	\$10,500.00	\$ 0.00
G. Landscaping				
37. Evergreen Shrubs	\$12,900.00	\$ 0.00	\$12,900.00	\$ 0.00
38. Deciduous Shrubs	13,800.00	0.00	13,800.00	0.00
39. Evergreen Trees	32,000.00	0.00	32,000.00	0.00
40. Deciduous Trees	<u>50,400.00</u>	<u>0.00</u>	<u>50,400.00</u>	<u>0.00</u>
Subtotal G	\$109,100.00	\$ 0.00	\$109,100.00	\$ 0.00
Subtotal A thru G	\$395,412.00	\$5,000.00	\$395,412.00	\$ 0.00
Engineering & Contingencies	<u>39,541.00</u>	<u>500.00</u>	<u>39,541.00</u>	<u>0.00</u>
Total Cost of Improvements	\$434,953.00	\$5,500.00	\$434,953.00	\$ 0.00
Plus 10%	<u>43,495.00</u>	<u>500.00</u>	<u>43,495.00</u>	<u>0.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$478,448.00	\$6,000.00	\$478,448.00	\$ 0.00
Total		\$6,000.00	\$478,448.00	\$ 0.00
Release to Developer		\$6,000.00		
Balance of Funds in Escrow Account				<u>\$ 0.00</u>

We recommend a release of escrow in the amount of \$6,000.00. As there is currently a balance of \$6,000.00, following this release of \$6,000.00, the balance remaining in the account will be \$0.00 and the account will be closed.

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