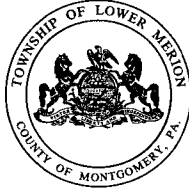


TOWNSHIP OF LOWER MERION

MONTGOMERY COUNTY



TOWNSHIP ENGINEER

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

LOWM 248.83

January 3, 2018

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. 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. Site Preparation				
1. Clearing & Grubbing	\$500.00	\$0.00	\$500.00	\$ 0.00
2. Sidewalk/Pavement Removal	<u>2,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>1,000.00</u>
Subtotal A	\$2,500.00	\$0.00	\$1,500.00	\$1,000.00
B. Erosion and Sediment Control				
3. Tree Protection	\$400.00	\$0.00	\$200.00	\$200.00
4. Silt Sock	1,400.00	0.00	700.00	700.00
5. Construction Entrance	2,200.00	0.00	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	0.00	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	\$0.00	\$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>0.00</u>	<u>1,000.00</u>	<u>1,500.00</u>
Subtotal D	\$7,000.00	\$0.00	\$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	100,000.00	100,000.00	0.00
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	\$100,000.00	\$100,000.00	\$95,475.00
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	\$100,000.00	\$112,000.00	\$319,025.00
Engineering & Contingencies	<u>43,103.00</u>	<u>10,000.00</u>	<u>11,200.00</u>	<u>31,903.00</u>
Total Cost of Improvements	\$474,128.00	\$110,000.00	\$123,200.00	\$350,928.00
Plus 10%	<u>47,413.00</u>	<u>11,000.00</u>	<u>12,320.00</u>	<u>35,093.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$521,541.00	\$121,000.00	\$135,520.00	\$386,021.00
Retainage		<u>(12,100.00)</u>	<u>(13,552.00)</u>	<u>13,552.00</u>
		\$108,900.00	\$121,968.00	\$399,573.00

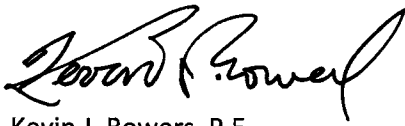
Release to Developer**\$108,900.00****Balance remaining in Escrow Account****\$399,573.00**

We recommend a release of escrow in the amount of \$108,900.00. As there is currently a balance of \$508,473.00, following this release of \$108,900.00, the balance remaining in the account will be \$399,573.00.

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

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