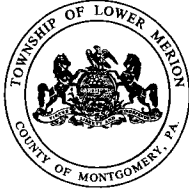


**TOWNSHIP
OF
LOWER MERION**

MONTGOMERY COUNTY



TOWNSHIP ENGINEER

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

LOWM 248.23

January 3, 2018

Christopher Leswing, 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. 11**

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	2,500.00	0.00
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	\$28,000.00	\$2,000.00
<u>B. Roadway Paving, Walks, Curbing</u>				
5. 1.5" Wearing Course	\$14,625.00	\$ 0.00	\$4,875.00	\$9,750.00
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	3,000.00	5,950.00	0.00
10. Reinforced Sidewalk	9,950.00	0.00	5,470.00	4,480.00
11. Sidewalk	14,600.00	0.00	11,100.00	3,500.00
12. Porous Paver Walk	<u>9,300.00</u>	<u>0.00</u>	<u>8,300.00</u>	<u>1,000.00</u>
Subtotal B	\$96,830.00	\$3,000.00	\$69,820.00	\$27,010.00
<u>C. Stormwater Management</u>				
13. SWM System #1	\$22,000.00	\$22,000.00	\$22,000.00	\$0.00
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	8,500.00	0.00
17. Seepage Bed #5	8,500.00	0.00	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	5,700.00	29,250.00	0.00
21. 8" PVC	2,860.00	0.00	2,860.00	0.00
22. 12" HDPE	5,750.00	2,875.00	5,750.00	0.00
23. 15" HDPE	3,220.00	560.00	3,220.00	0.00
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	10,600.00	0.00
28. Type M Inlet	12,000.00	0.00	12,000.00	0.00
29. Sump Box	<u>17,500.00</u>	<u>5,000.00</u>	<u>17,500.00</u>	<u>0.00</u>
Subtotal C	\$268,720.00	\$36,135.00	\$266,220.00	\$2,500.00
<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	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	<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	\$18,445.00	\$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	3,000.00	12,000.00	3,000.00
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	\$3,000.00	\$34,590.00	\$7,600.00
<u>F. Sanitary Sewer</u>				
44. 6" PVC Sanitary Lateral	\$28,875.00	\$ 0.00	\$27,379.00	\$1,496.00
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	\$60,229.00	\$1,496.00

<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	\$26,845.00	\$11,505.00
49. Deciduous Shrubs	3,250.00	810.00	2,435.00	815.00
50. Evergreen Trees	20,250.00	5,060.00	17,210.00	3,040.00
51. Evergreen Shrubs	4,700.00	1,650.00	4,000.00	700.00
52. Lighting	<u>15,000.00</u>	<u>0.00</u>	<u>11,250.00</u>	<u>3,750.00</u>
Subtotal G	\$81,550.00	\$19,025.00	\$61,740.00	\$19,810.00
 Subtotal A-G	 \$604,985.00	 \$61,160.00	 \$539,044.00	 \$65,941.00
Engineering Fees & Contingencies	<u>27,500.00</u>	<u>6,116.00</u>	<u>20,904.00</u>	<u>6,596.00</u>
Total	\$632,485.00	\$67,276.00	\$559,948.00	\$72,537.00
Plus 10%	<u>63,248.50</u>	<u>6,728.00</u>	<u>55,993.50</u>	<u>7,255.00</u>
Total	\$695,733.50	\$74,004.00	\$615,941.50	\$9,792.00
Retainage		<u>(.00)</u>	<u>(50,735.00)</u>	<u>50,735.00</u>
Total		\$74,004.00	\$565,206.50	\$130,527.00

Release to Developer

\$74,004.00

Balance of Funds in Escrow Account

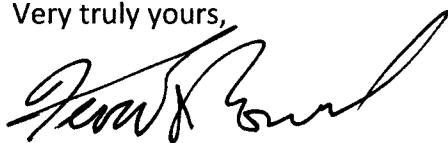
\$130,527.00

We recommend a release of escrow in the amount of \$74,004.00. As there is currently a balance of \$204,531.00, following this release of \$74,004.00, the balance remaining in the account will be \$130,527.00.

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