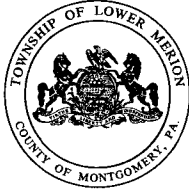


**TOWNSHIP
OF
LOWER MERION**

MONTGOMERY COUNTY



TOWNSHIP ENGINEER

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

LOWM 239.53

January 2, 2018

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

**Re: Bryn Mawr Hospital
Master Plan
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, we recommend release as follows:

Item	Total Amount	Amount This Release	Total Released	Amount to Remain
A. <u>Bryn Mawr Avenue Parking Lot-Final Restoration</u>				
1 Misc. Vegetation Removal	\$2,700.00	\$ 0.00	\$2,700.00	\$ 0.00
2 Misc. Demo: Railings/Signs, etc.	500.00	0.00	0.00	500.00
3 Remove Temp. Sidewalk, Steps	6,600.00	0.00	0.00	6,600.00
4 Remove Curb	13,275.00	0.00	0.00	13,275.00
5 Remove Sidewalk	15,600.00	0.00	0.00	15,600.00
6 Remove Parking Lot Pavement	70,000.00	0.00	0.00	70,000.00
7 Strip Topsoil	1,000.00	0.00	0.00	1,000.00
8 Compost Filter Sock	6,000.00	0.00	0.00	6,000.00
9 Fence	3,750.00	0.00	0.00	3,750.00
10 Perm. Concrete Steps	105,000.00	0.00	0.00	105,000.00
11 Concrete Sidewalk	42,000.00	0.00	0.00	42,000.00
12 Curb -Concrete	39,600.00	0.00	0.00	39,600.00
13 Bituminous Pavement	123,750.00	0.00	0.00	123,750.00
14 Re-Set Wheel Stops	1,500.00	0.00	0.00	1,500.00
15 New Wheel Stops	1,200.00	0.00	0.00	1,200.00
16 Railings	68,000.00	0.00	0.00	68,000.00
17 Lawn	6,000.00	0.00	0.00	6,000.00
18 Regulatory Signs	6,000.00	0.00	0.00	6,000.00
19 Striping	6,000.00	0.00	0.00	6,000.00
Subtotal A	\$518,475.00	\$ 0.00	\$2,700.00	\$515,775.00

	Item	Total Amount	Amount This Release	Total Released	Amount to Remain
B.	<u>Old Lancaster Road Improvements-Additional Items</u>				
20	Remove Signage	\$500.00	\$ 0.00	\$ 0.00	\$500.00
21	Remove Sidewalk	24,000.00	0.00	0.00	24,000.00
22	Strip Topsoil	3,750.00	0.00	1,250.00	2,500.00
23	Curb Removal	64,000.00	0.00	16,000.00	48,000.00
24	Sawcut Bituminous Pavement	16,000.00	0.00	2,000.00	14,000.00
25	Spread Topsoil	8,500.00	0.00	0.00	8,500.00
26	Compost Filter Sock	10,500.00	0.00	2,000.00	8,500.00
27	Fence	8,750.00	0.00	2,000.00	6,750.00
28	Inlet Protection	1,000.00	0.00	500.00	500.00
29	Erosion Control Matting	1,000.00	0.00	0.00	1,000.00
30	Area Drain	2,500.00	0.00	0.00	2,500.00
31	12" HDPE Pipe	16,500.00	0.00	0.00	16,500.00
32	Granite Curb	45,300.00	0.00	0.00	45,300.00
33	Curb	59,400.00	22,000.00	22,000.00	37,400.00
34	Concrete Sidewalk	68,250.00	6,500.00	6,500.00	61,750.00
35	Concrete Apron	42,500.00	0.00	0.00	42,500.00
36	Detectable Warning Surface	5,950.00	850.00	850.00	5,100.00
37	Bituminous Pavement	20,700.00	0.00	0.00	20,700.00
38	Driveway Pavers	140,700.00	0.00	0.00	140,700.00
39	Steps & HC Ramps	85,000.00	0.00	0.00	85,000.00
40	Signage	1,000.00	0.00	0.00	1,000.00
41	Bituminous Pavement	32,250.00	0.00	0.00	32,250.00
42	Lawn	25,000.00	12,500.00	12,500.00	12,500.00
43	Striping	<u>6,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,000.00</u>
	Subtotal B	\$689,050.00	\$41,850.00	\$65,600.00	\$623,450.00
C	<u>Lindsey Avenue Improvements</u>				
44	Remove Trees	\$7,500.00	\$ 0.00	\$7,500.00	\$ 0.00
45	Remove Curb	3,750.00	0.00	3,750.00	0.00
46	Remove Sidewalk	12,500.00	0.00	12,500.00	0.00
47	Remove Bituminous Pavement	12,500.00	0.00	12,500.00	0.00
48	Remove and Abate Steam	5,000.00	0.00	5,000.00	0.00
49	Remove Telephone Vault	2,500.00	0.00	2,500.00	0.00
50	Utilities Demolition	35,000.00	0.00	35,000.00	0.00
51	Misc. Demo- Pads, Utils Bldg	50,000.00	0.00	50,000.00	0.00
52	Remove Sidewalk	12,500.00	0.00	12,500.00	0.00
53	Remove Bituminous Pavement	12,500.00	0.00	12,500.00	0.00
54	Strip Topsoil	12,000.00	0.00	12,000.00	0.00
55	Sheeting & Shoring	689,000.00	0.00	689,000.00	0.00
56	Basement Excavation	750,000.00	0.00	750,000.00	0.00
57	Establish Subgrade	125,000.00	0.00	125,000.00	0.00
58	Construction Entrance	2,200.00	0.00	1,650.00	550.00
59	Construction Fence	10,000.00	0.00	10,000.00	0.00
60	Compost Filter Sock	27,600.00	0.00	16,600.00	11,000.00

		Total Amount	Amount This Release	Total Released	Amount to Remain
Item					
61	Inlet Protection	8,000.00	0.00	4,000.00	4,000.00
62	Driveway Diversion Berm	9,000.00	0.00	9,000.00	0.00
63	Area Drain	2,500.00	0.00	0.00	2,500.00
64	Standard Inlet	90,000.00	0.00	0.00	90,000.00
65	Standard Manhole	45,000.00	0.00	0.00	45,000.00
66	SW 2000	2,500.00	0.00	2,500.00	0.00
67	SW 2001	7,000.00	0.00	7,000.00	0.00
68	SW 2015	1,500.00	0.00	1,500.00	0.00
69	SW 2018	5,000.00	0.00	5,000.00	0.00
70	Endwall w/ Rip Rap	7,500.00	0.00	0.00	7,500.00
71	40x15 Box Culvert	54,000.00	0.00	54,000.00	0.00
72	8" HDPE Pipe	11,500.00	0.00	8,500.00	3,000.00
73	10" HDPE Pipe	4,500.00	0.00	0.00	4,500.00
74	12" HDPE Pipe	14,000.00	0.00	12,000.00	2,000.00
75	15" HDPE Pipe	2,500.00	0.00	2,500.00	0.00
76	18" HDPE Pipe	5,000.00	0.00	0.00	5,000.00
77	Inlet Filter	5,500.00	0.00	1,000.00	4,500.00
78	Green Roof	370,000.00	0.00	0.00	370,000.00
79	Bio Infiltration Rain Garden	140,000.00	0.00	0.00	140,000.00
80	Demo Ex San Sewer	50,000.00	0.00	50,000.00	0.00
81	San Sewer MH	84,000.00	0.00	0.00	84,000.00
82	10" PVC San Sewer	9,600.00	0.00	0.00	9,600.00
83	Connection & Testing	8,500.00	0.00	7,500.00	1,000.00
84	Concrete Sidewalk	55,160.00	0.00	0.00	55,160.00
85	Curb -Concrete	28,750.00	0.00	0.00	28,750.00
86	Reinforced Concrete Sidewalk	2,400.00	0.00	0.00	2,400.00
87	Sidewalk Pavers	22,500.00	0.00	0.00	22,500.00
88	Bituminous Paving	199,500.00	0.00	0.00	199,500.00
89	Detectable Warning Surface	950.00	0.00	0.00	950.00
90	Bollards	30,000.00	0.00	0.00	30,000.00
91	Signs	2,500.00	0.00	0.00	2,500.00
92	Striping	10,000.00	0.00	0.00	10,000.00
93	Lawn	15,000.00	0.00	0.00	15,000.00
	Subtotal C	\$3,073,410.00	\$ 0.00	\$1,922,500.00	\$1,150,910.00
<u>D Miscellaneous</u>					
94	Street Trees	\$31,850.00	\$ 0.00	\$ 0.00	\$31,850.00
95	Evergreen Trees	33,300.00	0.00	0.00	33,300.00
96	Shrubs & Perennials	38,000.00	0.00	0.00	38,000.00
97	Bicycle Racks	6,750.00	0.00	0.00	6,750.00
98	Banner Poles, County Line Road	3,600.00	0.00	0.00	3,600.00
99	Fence - 6' Estate Fence	19,000.00	19,000.00	19,000.00	0.00
100	Fence - 4' Estate Fence	17,820.00	0.00	0.00	17,820.00
101	Fence - 3' Estate Fence	8,320.00	0.00	0.00	8,320.00
102	Fence - Wooden	3,040.00	0.00	0.00	3,040.00
103	Benches, Trash Receptacles	9,000.00	0.00	0.00	9,000.00

104	Pole-Mounted Street Lights	105,000.00	52,000.00	52,000.00	53,000.00
105	Pole-Mounted Roadway Lights	161,000.00	0.00	0.00	161,000.00
106	Wall-Mounted Lights	17,500.00	0.00	0.00	17,500.00
107	Concrete Monuments	<u>5,950.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,950.00</u>
	Subtotal D	\$460,130.00	\$71,000.00	\$71,000.00	\$389,130.00

E. Traffic Improvements for Amended Plan

108	Traffic Controller Relocation (Half Cost, if required)	\$10,000.00	\$ 0.00	\$ 0.00	\$10,000.00
109	Refurbish Pavement Markings At Studied Intersections	7,500.00	0.00	0.00	7,500.00
110	Trim Hedge for Sight Line at Bryn Mawr and Old Lancaster	500.00	0.00	0.00	500.00
111	Adaptive Signal Upgrade to "Five Point" Intersection (half cost)	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>
	Subtotal E	\$43,000.00	\$ 0.00	\$ 0.00	\$43,000.00

Subtotal A thru E	\$4,784,065.00	\$112,850.00	\$2,061,800.00	\$2,722,265.00
Engineering & Contingency	<u>478,407.00</u>	<u>11,285.00</u>	<u>206,180.00</u>	<u>272,227.00</u>
Subtotal	\$5,262,472.00	\$124,135.00	\$2,267,980.00	\$2,994,492.00
Plus 10%	<u>526,247.00</u>	<u>12,414.00</u>	<u>226,799.00</u>	<u>299,448.00</u>
Total	\$5,788,719.00	\$136,549.00	\$2,494,779.00	\$3,293,940.00
Retainage		<u>(13,655.00)</u>	<u>(226,367.00)</u>	<u>226,367.00</u>
Total		\$122,894.00	\$2,268,412.00	\$3,520,307.00

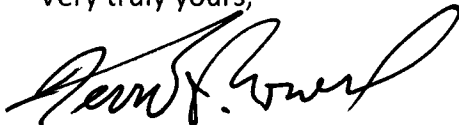
Release to Developer**\$122,894.00****Amount to Remain in Escrow Account****\$3,520,307.00**

We recommend a release of escrow in the amount of \$122,894.00. As there is currently a balance of \$3,643,201.00, following this release of \$122,894.00, the balance remaining in the account will be \$3,520,307.00.

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

Main Line Health, 130 S. Bryn Mawr Ave., Bryn Mawr, PA 19010