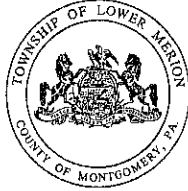


**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY



TOWNSHIP ENGINEER

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

LOWM 244.28

October 4, 2017

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

**Re: 110 Montgomery Avenue Subdivision
Escrow Release No. 5**

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. Tree Protection	\$1,200.00	\$ 0.00	\$1,200.00	\$ 0.00
2. Clearing, Grubbing & Demolition	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal A	\$11,200.00	\$ 0.00	\$11,200.00	\$ 0.00
B. Erosion and Sediment Control				
3. Silt Fence	\$1,440.00	\$480.00	\$1,440.00	\$0.00
4. Construction Entrance	1,000.00	0.00	1,000.00	0.00
5. Inlet Protection	500.00	0.00	500.00	0.00
6. Temporary Stabilization	<u>750.00</u>	<u>0.00</u>	<u>750.00</u>	<u>0.00</u>
Subtotal B	\$3,690.00	\$480.00	\$3,690.00	\$0.00
C. ROW Construction				
7. Roadway Restoration	\$1,000.00	\$0.00	\$1,000.00	\$ 0.00
8. Concrete Curb	1,000.00	0.00	1,000.00	0.00
9. Sidewalk	3,000.00	0.00	3,000.00	0.00
10. Concrete Apron (New)	1,500.00	0.00	1,500.00	0.00
11. Concrete Apron (Demo)	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal C	\$7,500.00	\$0.00	\$7,500.00	\$ 0.00
D. Temporary Basins				
12. Grading/Spreader & Outflow Pipe	<u>\$3,000.00</u>	<u>\$ 0.00</u>	<u>\$3,000.00</u>	<u>\$ 0.00</u>
Subtotal D	\$3,000.00	\$ 0.00	\$3,000.00	\$ 0.00
E. Site Construction				
13. Final Grading/Stabilization	\$4,000.00	\$2,000.00	\$4,000.00	\$0.00
14. Common Drive Paving (6" 2A Stone, 5" BCBC, 1 1/2" ID-2 Wearing Course)	<u>10,000.00</u>	<u>2,500.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal E	\$14,000.00	\$4,500.00	\$14,000.00	\$0.00

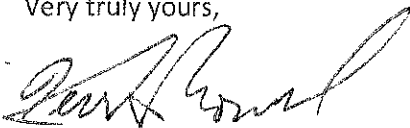
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
F. Stormwater Management				
15. 12" HDPE	\$2,300.00	\$ 0.00	\$2,300.00	\$ 0.00
16. Bubble-Up Spreader	750.00	0.00	750.00	0.00
17. Storm Manholes	1,500.00	0.00	1,500.00	0.00
18. Yard Inlets	5,000.00	0.00	5,000.00	0.00
19. Seepage Bed B (Pipe, Stone & Geotextile Material)	7,500.00	0.00	7,500.00	0.00
20. Seepage Bed A (Pipe, Stone & Geotextile Material)	<u>40,000.00</u>	<u>0.00</u>	<u>40,000.00</u>	<u>0.00</u>
Subtotal F	\$57,050.00	\$ 0.00	\$57,050.00	\$ 0.00
G. Miscellaneous				
21. Road Control Monuments	<u>\$800.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$800.00</u>
Subtotal G	\$800.00	\$ 0.00	\$ 0.00	\$800.00
H. Landscaping				
22. Landscaping/Fence	<u>\$20,000.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$20,000.00</u>
Subtotal H	\$20,000.00	\$ 0.00	\$ 0.00	\$20,000.00
Subtotal A thru H	\$117,240.00	\$4,980.00	\$96,440.00	\$20,800.00
Engineering & Contingencies	<u>11,724.00</u>	<u>498.00</u>	<u>9,644.00</u>	<u>2,080.00</u>
Total Cost of Improvements	\$128,964.00	\$5,478.00	\$106,084.00	\$22,880.00
Plus 10%	<u>12,896.00</u>	<u>547.00</u>	<u>10,608.00</u>	<u>2,288.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$141,860.00	\$6,025.00	\$116,692.00	\$25,168.00
Retainage		<u>(602.00)</u>	<u>(11,271.00)</u>	<u>11,271.00</u>
		\$5,423.00	\$105,421.00	\$36,439.00
Release to Developer		\$5,423.00		
Balance remaining in Escrow Account				<u>\$36,439.00</u>

We recommend a release of escrow in the amount of \$5,423.00. As there is currently a balance of \$41,862.00, following this release of \$5,423.00, the balance remaining in the account will be \$36,439.00.

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
DeLuca Smith, LLC, 623 Argyle Road, Wynnewood, PA 19096

**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 244.70

January 5, 2018

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

**Re: BMW Development
Escrow Release No. 4 (Final)**

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>
A. Site Preparation				
1. Tree Protection/Tree Treatment	\$500.00	\$ 0.00	\$500.00	\$ 0.00
2. Curb, Sidewalk, Pavement Removal	2,500.00	0.00	2,500.00	0.00
3. Demolition	<u>25,000.00</u>	<u>0.00</u>	<u>25,000.00</u>	<u>0.00</u>
Subtotal A	\$28,000.00	\$ 0.00	\$28,000.00	\$ 0.00
B. Erosion and Sediment Control				
4. Silt Soxx	\$8,000.00	\$ 0.00	\$8,000.00	\$ 0.00
5. Grading & Stabilization	25,000.00	0.00	25,000.00	0.00
6. Construction Entrance	1,250.00	0.00	1,250.00	0.00
7. Inlet Protection	4,500.00	0.00	4,500.00	0.00
8. Temporary Stabilization	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal B	\$41,250.00	\$ 0.00	\$41,250.00	\$ 0.00
C. Site Construction				
9. Roadway Restoration	\$2,500.00	\$ 0.00	\$2,500.00	\$ 0.00
10. Concrete Curb	50,000.00	0.00	50,000.00	0.00
11. Sidewalk	25,000.00	0.00	25,000.00	0.00
12. Concrete Apron	500.00	0.00	500.00	0.00
13. Porous Paving Walk	10,000.00	0.00	10,000.00	0.00
14. Patterned Concrete for Pocket Park	50,000.00	0.00	50,000.00	0.00
15. Paving/Meter Installation	<u>70,000.00</u>	<u>0.00</u>	<u>70,000.00</u>	<u>0.00</u>
Subtotal C	\$208,000.00	\$ 0.00	\$208,000.00	\$ 0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
D. Sanitary Sewer				
16. 8" DIP with DIP Sleeve	\$25,000.00	\$ 0.00	\$25,000.00	\$ 0.00
17. Manholes	<u>15,000.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
Subtotal D	\$40,000.00	\$ 0.00	\$40,000.00	\$ 0.00
E. Stormwater Management				
18. 15" HDPE	\$10,400.00	\$ 0.00	\$10,400.00	\$ 0.00
19. 18" HDPE	5,250.00	0.00	5,250.00	0.00
20. 24" HDPE	1,300.00	0.00	1,300.00	0.00
21. 30" HDPE	13,530.00	0.00	13,530.00	0.00
22. 36" HDPE	14,400.00	0.00	14,400.00	0.00
23. City No. 1 Inlets	7,500.00	0.00	7,500.00	0.00
24. Manholes	16,000.00	0.00	16,000.00	0.00
25. Type M Inlets	2,500.00	0.00	2,500.00	0.00
26. Type C Inlets	12,500.00	0.00	12,500.00	0.00
27. Mechanical BMP Unit	50,000.00	0.00	50,000.00	0.00
28. Amended Soil/Stone	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal E	\$143,380.00	\$ 0.00	\$143,380.00	\$ 0.00
F. Miscellaneous				
29. Benches/Trash Receptacles	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
30. Bicycle Racks	5,000.00	0.00	5,000.00	0.00
31. Road Control/Monuments	1,000.00	0.00	1,000.00	0.00
32. Crosswalk/HC Ramps	15,000.00	0.00	15,000.00	0.00
33. Lighting	12,000.00	0.00	12,000.00	0.00
34. Pavement Markings	7,500.00	0.00	7,500.00	0.00
35. Traffic Control/Directional Signs	2,500.00	0.00	2,500.00	0.00
36. As-Built Plan	4,500.00	0.00	4,500.00	0.00
37. Post Development Traffic Study	<u>3,000.00</u>	<u>3,000.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal F	\$55,500.00	\$ 0.00	\$55,500.00	\$ 0.00
G. Landscaping				
38. Landscaping/Guarantee	\$23,600.00	\$ 0.00	\$23,600.00	\$ 0.00
39. Off-Site Landscaping & Delivery Cost	<u>37,910.00</u>	<u>0.00</u>	<u>37,910.00</u>	<u>0.00</u>
Subtotal G	\$61,510.00	\$ 0.00	\$61,510.00	\$ 0.00
Subtotal A thru G	\$577,640.00	\$ 0.00	\$577,640.00	\$ 0.00
Engineering & Contingencies	<u>57,764.00</u>	<u>1,580.00</u>	<u>578,764.00</u>	<u>0.00</u>
Total Cost of Improvements	\$635,404.00	\$1,580.00	\$635,404.00	\$ 0.00
Plus 10%	<u>63,540.00</u>	<u>0.00</u>	<u>63,540.00</u>	<u>0.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$698,944.00	\$1,580.00	\$698,944.00	\$ 0.00
Release of Retainage		<u>10,220.00</u>		
Total		\$11,800.00	\$698,944.00	\$ 0.00
Release to Developer		\$11,800.00		
Amount to Remain in Escrow Account				<u>\$ 0.00</u>

We recommend a release of escrow in the amount of \$11,800.00. As there is currently a balance of \$11,800.00, following this release of \$11,800.00, 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
BMW of the Main Line