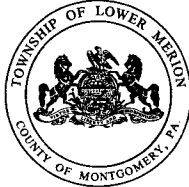


**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY



TOWNSHIP ENGINEER

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

LOWM 248.34

February 7, 2018

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

**Re: 111 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. Construction Entrance	\$1,100.00	\$1,100.00	\$1,100.00	\$ 0.00
2. Silt Fence	600.00	600.00	600.00	0.00
3. Tree Protection Fence	120.00	120.00	120.00	0.00
Subtotal A	\$1,820.00	\$1,820.00	\$1,820.00	\$ 0.00
B. Stormwater Management				
4. 12" HDPE Storm Pipe	\$216.00	\$216.00	\$216.00	\$ 0.00
5. Connection to Inlet	1,000.00	1,000.00	1,000.00	0.00
6. Small Inlet	750.00	750.00	750.00	0.00
7. Inlet Protection	150.00	150.00	150.00	0.00
Subtotal B	\$2,116.00	\$2,116.00	\$2,116.00	\$ 0.00
C. Sidewalk/Curb				
8. Driveway Apron	\$1,500.00	\$1,500.00	\$1,500.00	\$ 0.00
9. Concrete Sidewalk	1,180.00	1,180.00	1,180.00	0.00
10. Concrete Monument	600.00	0.00	0.00	600.00
11. Curb	2,520.00	2,520.00	2,520.00	0.00
Subtotal C	\$5,800.00	\$5,200.00	\$5,200.00	\$600.00
D. Landscaping				
12. Shrubs	\$1,690.00	\$0.00	\$0.00	\$1,690.00
13. Trees	7,800.00	0.00	0.00	7,800.00
14. Final Grading & Stabilization	1,500.00	1,500.00	1,500.00	0.00
Subtotal D	\$10,990.00	\$1,500.00	\$1,500.00	\$9,490.00

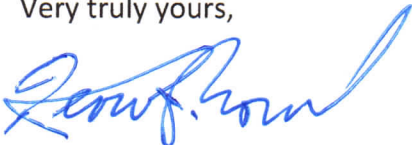
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
Subtotal	\$20,726.00	\$10,636.00	\$10,636.00	\$10,090.00
Engineering & Contingencies	<u>2,074.00</u>	<u>1,064.00</u>	<u>1,064.00</u>	<u>1,010.00</u>
Total Cost of Improvements	\$22,800.00	\$11,700.00	\$11,700.00	\$11,100.00
Plus 10%	<u>2,280.00</u>	<u>1,170.00</u>	<u>1,170.00</u>	<u>1,110.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$25,080.00	\$12,870.00	\$12,870.00	\$12,210.00
Release to Developer		\$12,870.00		
Balance remaining in Escrow Account				<u>\$12,210.00</u>

We recommend a release of escrow in the amount of \$12,870.00. As there is currently a balance of \$25,080.00, following this release of \$12,870.00, the balance remaining in the account will be \$12,210.00.

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,

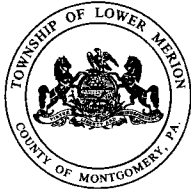


Kevin J. Bowers, P.E.
PENNONI ASSOCIATES
Township Engineer

cc: Robert E. Duncan, Assistant Township Manager

Stuart Rudoler, Lower Merion Synagogue, 123 Old Lancaster Road, Bala Cynwyd, PA 19004

**TOWNSHIP
OF
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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 233.30

February 7, 2018

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

**Re: 600 Righters Ferry Road
Escrow Release No. 26**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our discussions with the 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 Demolition	\$60,000.00	\$ 0.00	\$60,000.00	\$ 0.00
2 Clearing and Grubbing	<u>15,000.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
Subtotal A	\$75,000.00	\$ 0.00	\$75,000.00	\$ 0.00
B. Erosion & Sediment Control				
3 Tree Protection Fence	\$6,120.00	\$ 0.00	\$6,120.00	\$ 0.00
4 Silt Fence	31,500.00	0.00	31,500.00	0.00
5 Rock Construction Entrance	2,200.00	0.00	2,200.00	0.00
6 Inlet Protection	11,925.00	0.00	11,925.00	0.00
7 Temporary Stabilization	<u>5,500.00</u>	<u>0.00</u>	<u>5,500.00</u>	<u>0.00</u>
Subtotal B	\$57,245.00	\$ 0.00	\$57,245.00	\$ 0.00
C. Stormwater Management				
8 18" Storm Sewer Outfall	\$33,000.00	\$ 0.00	\$33,000.00	\$ 0.00
9 8" PVC Roof Drain	34,945.00	0.00	34,945.00	0.00
10 6" PVC Roof Drain	3,780.00	0.00	3,780.00	0.00
11 10" PVC Roof Drain	13,120.00	0.00	13,120.00	0.00
12 15" HDPE Storm Sewer	75,775.00	0.00	75,775.00	0.00
13 18" HDPE Storm Sewer	45,600.00	0.00	45,600.00	0.00
14 24" HDPE Storm Sewer	27,675.00	0.00	27,675.00	0.00
15 36" HDPE 06-08 FT	9,000.00	0.00	9,000.00	0.00
16 Trench Drain	7,500.00	0.00	7,500.00	0.00
17 Storm Inlets	114,000.00	0.00	114,000.00	0.00

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to</u>
18	Water Quality Inlets	90,000.00	0.00	90,000.00	0.00
19	Outlet Structure	9,000.00	0.00	9,000.00	0.00
20	Storm Sewer MH	6,000.00	0.00	6,000.00	0.00
21	Rip Rap	3,825.00	0.00	3,825.00	0.00
22	Detention Tanks	310,500.00	0.00	310,500.00	0.00
23	Rain Gardens	75,000.00	0.00	71,250.00	3,750.00
24	Aggregate Bedding	11,200.00	0.00	11,200.00	0.00
25	Aggregate Backfill	<u>46,720.00</u>	<u>0.00</u>	<u>46,720.00</u>	<u>0.00</u>
	Subtotal C	\$916,640.00	\$ 0.00	\$912,890.00	\$3,750.00
D. Paving Public Areas					
26	6" Stone Subbase	\$20,800.00	\$ 0.00	\$20,800.00	\$ 0.00
27	Paving Righters Ferry Rd	46,875.00	0.00	46,875.00	0.00
28	Trail Parking	8,325.00	0.00	8,325.00	0.00
29	Asphalt Parking in Manayunk	18,125.00	0.00	18,125.00	0.00
30	Stamped Asphalt Paving	22,000.00	0.00	22,000.00	0.00
31	Pavement Markings and Signs	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
	Subtotal D	\$121,125.00	\$ 0.00	\$121,125.00	\$ 0.00
E. PENCOYD Bridge					
32	Bridge Deck	\$350,000.00	\$ 0.00	\$350,000.00	\$ 0.00
33	Guide Rail	210,000.00	0.00	210,000.00	0.00
34	Parking Deck Modifications	30,000.00	0.00	30,000.00	0.00
35	Sidewalk	450,000.00	0.00	450,000.00	0.00
36	Excavation	22,500.00	0.00	22,500.00	0.00
37	Structural Repairs	650,000.00	0.00	650,000.00	0.00
38	Structural Backfill	28,500.00	0.00	28,500.00	0.00
39	Bridge Approach Work	<u>140,000.00</u>	<u>0.00</u>	<u>140,000.00</u>	<u>0.00</u>
	Subtotal E	\$1,881,000.00	\$ 0.00	\$1,881,000.00	\$ 0.00
F. River Trail					
40	Stone Subbase	\$90,792.00	\$ 0.00	\$90,792.00	\$ 0.00
41	Asphalt Base Course	75,000.00	0.00	75,000.00	0.00
42	Asphalt Wearing Course	62,406.00	0.00	62,406.00	0.00
43	Shoulder	52,838.00	0.00	52,838.00	0.00
44	Site Furnishings	48,000.00	0.00	48,000.00	0.00
45	Boulders	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
	Subtotal F	\$331,536.00	\$ 0.00	\$331,536.00	\$ 0.00
G. Sanitary Sewer					
46	6" Sanitary	\$8,550.00	\$ 0.00	\$4,275.00	\$4,275.00
47	8" Sanitary	86,625.00	0.00	78,625.00	8,000.00
48	Sanitary Manhole	54,000.00	0.00	40,500.00	13,500.00
49	8" Force Main	87,550.00	0.00	87,550.00	0.00

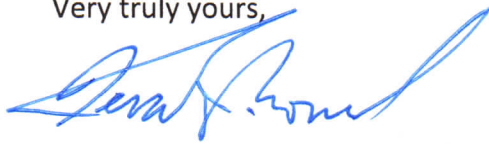
	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
50	Pump Station Mechanical	195,000.00	0.00	165,750.00	29,250.00
51	Instrumentation & Controls	30,000.00	0.00	25,500.00	4,500.00
52	Muffin Monster	53,000.00	0.00	45,050.00	7,950.00
53	Building	100,000.00	0.00	80,000.00	20,000.00
54	Generator	100,000.00	0.00	90,000.00	10,000.00
55	Utilities to Pump Station	83,500.00	0.00	83,500.00	0.00
56	Air Release Valve	4,000.00	0.00	4,000.00	0.00
57	Discharge Manhole	4,000.00	0.00	4,000.00	0.00
58	PWD Manhole Connection	3,000.00	0.00	3,000.00	0.00
59	Pump Station Site Finishing	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>
	Subtotal G	\$834,225.00	\$ 0.00	\$711,750.00	\$122,475.00
H. Site Miscellaneous					
60	Retaining Wall - Manayunk	\$30,000.00	\$ 0.00	\$30,000.00	\$ 0.00
61	Guide Rail	10,450.00	0.00	10,450.00	0.00
62	Public Gathering Space	60,036.00	55,000.00	55,000.00	5,036.00
63	Landscaping	77,700.00	0.00	66,045.00	11,655.00
64	Concrete Curb	33,000.00	0.00	33,000.00	0.00
65	Pavement Restore - Manayunk	3,500.00	0.00	3,500.00	0.00
66	Sidewalk	19,440.00	0.00	19,440.00	0.00
67	Porous Paving	63,000.00	0.00	63,000.00	0.00
68	Site Lighting	150,000.00	0.00	150,000.00	0.00
69	Post Dev. Traffic Study	10,000.00	0.00	0.00	10,000.00
70	Traffic Signal & Other Signal Improvements (from retainage)	<u>235,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>235,000.00</u>
	Subtotal H	\$692,126.00	\$55,000.00	\$430,435.00	\$261,691.00
	Subtotal (A - H)	\$4,908,897.00	\$55,000.00	\$4,520,981.00	\$387,916.00
	Engineering & Contingencies	<u>\$478,241.00</u>	<u>0.00</u>	<u>440,709.00</u>	<u>37,532.00</u>
	TOTAL	\$5,387,138.00	\$55,000.00	\$4,961,690.00	\$425,448.00
	Plus 10%	<u>525,058.00</u>	<u>0.00</u>	<u>487,549.00</u>	<u>37,509.00</u>
	Total	\$5,912,196.00	\$55,000.00	\$5,449,239.00	\$462,957.00
	Retainage		<u>(5,500.00)</u>	<u>(18,452.00)</u>	<u>18,452.00</u>
	Total		\$49,500.00	\$5,430,787.00	\$481,409.00
	Release to Developer		\$49,500.00		
	Amount to Remain in Escrow Account				<u>\$481,409.00</u>

We recommend a release of escrow in the amount of \$49,500.00. As there is currently a balance of \$530,909.00, following this release of \$49,500.00, the balance remaining in the account will be \$481,409.00.

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

Righters Ferry Associates, LP, 2701 Renaissance Blvd., 4th Fl., King of Prussia, PA 19406