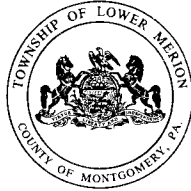


**TOWNSHIP
OF
LOWER MERION**

MONTGOMERY COUNTY



TOWNSHIP ENGINEER

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

LOWM 231.62

May 1, 2018

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

**Re: 710, 712 Schiller Avenue
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, 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	EROSION & SEDIMENT CONTROL				
1	Silt Fencing (30")	\$1,470.00	\$ 0.00	\$1,470.00	\$ 0.00
2	Silt Fencing (18")	280.00	0.00	280.00	0.00
3	Construction Entrance	1,100.00	0.00	1,100.00	0.00
4	Inlet Protection	1,200.00	0.00	1,200.00	0.00
5	Sediment Trap	7,000.00	0.00	7,000.00	0.00
6	Initial Grading and Clearing	<u>3,500.00</u>	<u>0.00</u>	<u>3,500.00</u>	<u>0.00</u>
	Subtotal A	\$14,550.00	\$ 0.00	\$14,550.00	\$ 0.00
B	STORMWATER MANAGEMENT				
7	Storm Inlets	\$9,000.00	\$ 0.00	\$9,000.00	\$ 0.00
8	Connection to Existing Inlet	1,500.00	0.00	1,500.00	0.00
9	18" Storm Sewer (HDPE)	540.00	0.00	540.00	0.00
10	15" Storm Sewer (HDPE)	5,040.00	0.00	5,040.00	0.00
11	8" Roof Drains	2,860.00	0.00	2,860.00	0.00
12	Trench Drain	5,000.00	0.00	5,000.00	0.00
13	Storm Basin	15,000.00	0.00	15,000.00	0.00
14	Outlet Structure	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
	Subtotal B	\$43,940.00	\$ 0.00	\$43,940.00	\$ 0.00
C	SITE WORK				
15	Sidewalk	\$2,520.00	\$ 0.00	\$2,520.00	\$ 0.00
16	Concrete Apron	2,000.00	0.00	2,000.00	0.00
17	Granite Curb	1,395.00	0.00	1,395.00	0.00
18	Sanitary Sewer Work	3,000.00	0.00	3,000.00	0.00

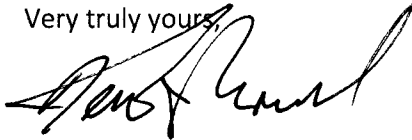
	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
19	Monumentation	1,500.00	0.00	1,500.00	0.00
20	Building Liner	2,500.00	0.00	2,500.00	0.00
21	Driveway Paving	7,125.00	0.00	7,125.00	0.00
22	Final Stabilization	<u>3,500.00</u>	<u>0.00</u>	<u>3,500.00</u>	<u>0.00</u>
	Subtotal C	\$23,540.00	\$ 0.00	\$23,540.00	\$ 0.00
D	LANDSCAPING				
23	Trees	\$11,700.00	\$1,700.00	\$11,700.00	\$ 0.00
24	Shrubs	<u>2,015.00</u>	<u>300.00</u>	<u>2,015.00</u>	<u>0.00</u>
	Subtotal D	\$13,715.00	\$2,000.00	\$13,715.00	\$ 0.00
	Subtotal A thru D	\$95,745.00	\$2,000.00	\$95,745.00	\$ 0.00
	Engineering and Contingency	<u>7,955.00</u>	<u>500.00</u>	<u>7,955.00</u>	<u>0.00</u>
	Total	\$103,700.00	\$2,500.00	\$103,700.00	\$ 0.00
	Plus 10%	<u>10,370.00</u>	<u>250.00</u>	<u>10,370.00</u>	<u>0.00</u>
	Total	\$114,070.00	\$2,750.00	\$114,070.00	\$ 0.00
	Release to Developer		\$2,750.00		
	Balance to Remain in Escrow Account				\$ 0.00

We recommend a release of escrow in the amount of \$2,750.00. As there is currently a balance of \$2,750.00, following this release of \$2,750.00, 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

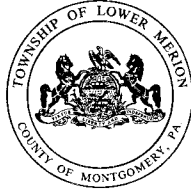
Township Engineer

cc: Robert E. Duncan, Assistant Township Manager

Property Acquisition Group, LLC, 422 S. Woodbine Ave., Narberth, PA 19072-1547

**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 248.74

May 1, 2018

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

**Re: 306 Bala Avenue Subdivision
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 Demolition				
1. Building Demolition	\$5,000.00	\$5,000.00	\$5,000.00	\$ 0.00
2. Pavement Removal	3,600.00	3,600.00	3,600.00	0.00
3. Sidewalk Removal	5,000.00	1,000.00	1,000.00	4,000.00
4. Area Light/Base Removal	500.00	500.00	500.00	0.00
Subtotal A	\$14,100.00	\$10,100.00	\$10,100.00	\$4,000.00
B. Erosion and Sediment Control				
5. Construction Entrance	\$4,400.00	\$2,200.00	\$2,200.00	\$2,200.00
6. Tree Protection Fence	2,900.00	1,450.00	1,450.00	1,450.00
7. Silt Fencing	36,400.00	18,200.00	18,200.00	18,200.00
8. Diversion Berm	18,000.00	18,000.00	18,000.00	0.00
9. Paved Diversion Berm	4,000.00	4,000.00	4,000.00	0.00
10. Inlet Protection	2,400.00	800.00	800.00	1,600.00
11. Erosion Control Blanket	13,710.00	2,710.00	2,710.00	11,000.00
12. Sediment Basin #1	2,000.00	2,000.00	2,000.00	0.00
13. Sediment Basin #2	2,000.00	2,000.00	2,000.00	0.00
14. Sediment Basin #3	5,000.00	5,000.00	5,000.00	0.00
15. Grading & Stabilization	5,000.00	0.00	0.00	5,000.00
Subtotal B	\$95,810.00	\$56,360.00	\$56,360.00	\$39,450.00

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C. Storm Sewer					
16.	6" PVC	\$36,140.00	\$10,140.00	\$10,140.00	\$26,000.00
17.	8" HDPE	24,696.00	3,360.00	3,360.00	21,336.00
18.	12" HDPE	1,950.00	1,050.00	1,050.00	900.00
19.	12" Yard Drain/Sump Boxes	6,000.00	1,500.00	1,500.00	4,500.00
20.	24" Yard Drain/Sump Boxes	18,000.00	0.00	0.00	0.00
21.	2'x2' Inlets/Sump Boxes	6,000.00	4,500.00	4,500.00	1,500.00
22.	Cleanouts	5,250.00	1,350.00	1,350.00	3,900.00
23.	Stormwater System #1	22,000.00	0.00	0.00	22,000.00
24.	Stormwater System #2	24,000.00	0.00	0.00	24,000.00
25.	Stormwater System #3	33,000.00	0.00	0.00	33,000.00
26.	Stormwater System #4	10,000.00	10,000.00	10,000.00	0.00
27.	Stormwater System #5	6,500.00	6,500.00	6,500.00	0.00
28.	Basin Overflow Inlet Connection	1,500.00	0.00	0.00	1,500.00
29.	Level Spreaders	<u>3,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>2,000.00</u>
	Subtotal C	\$198,036.00	\$57,400.00	\$57,400.00	\$140,636.00
D. Landscaping					
30.	Deciduous Trees	\$16,900.00	\$ 0.00	\$ 0.00	\$16,900.00
31.	Evergreen Trees	19,350.00	0.00	0.00	19,350.00
32.	Shrubs	<u>8,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>8,040.00</u>
	Subtotal D	\$44,290.00	\$ 0.00	\$ 0.00	\$44,290.00
E. Miscellaneous					
33.	Granite Curb	\$4,500.00	\$0.00	\$0.00	\$4,500.00
34.	4" Concrete Sidewalk	560.00	0.00	0.00	560.00
35.	Concrete Apron	7,500.00	0.00	0.00	7,500.00
36.	Traffic Protection	10,000.00	5,000.00	5,000.00	5,000.00
37.	Roadway Restoration	9,100.00	0.00	0.00	9,100.00
38.	Concrete Monuments	2,400.00	0.00	0.00	2,400.00
39.	Striping and Signage	9,000.00	0.00	0.00	9,000.00
40.	Pervious Pavers	15,600.00	0.00	0.00	15,600.00
41.	Sanitary Laterals @ Lot 3 & Lot 7	2,000.00	0.00	0.00	2,000.00
42.	Sanitary Lateral @ Lot 5	1,500.00	1,500.00	1,500.00	0.00
43.	Crosswalk at Concord Circle	1,500.00	0.00	0.00	1,500.00
44.	Crosswalk at SR23	1,500.00	0.00	0.00	1,500.00
45.	Mill and Overlay	13,500.00	0.00	0.00	13,500.00
46.	Soil Amendments	4,000.00	4,000.00	4,000.00	0.00
47.	As-Built Plan	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
	Subtotal E	\$85,160.00	\$10,500.00	\$10,500.00	\$74,660.00

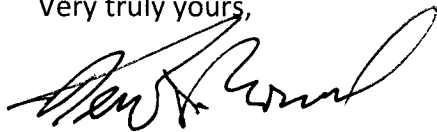
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
Subtotal A thru E	\$437,396.00	\$134,360.00	\$134,360.00	\$303,036.00
Engineering & Contingencies	<u>42,604.00</u>	<u>12,300.00</u>	<u>12,300.00</u>	<u>30,304.00</u>
Total Cost of Improvements	\$480,000.00	\$146,660.00	\$146,660.00	\$333,340.00
Plus 10%	<u>48,000.00</u>	<u>14,666.00</u>	<u>14,666.00</u>	<u>33,334.00</u>
110% of the Cost of Improvement per Section 509 of the Municipal Code	\$528,000.00	\$161,326.00	\$161,326.00	\$366,674.00
Retainage		<u>(16,133.00)</u>	<u>(16,133.00)</u>	<u>16,133.00</u>
Total		\$145,193.00	\$145,193.00	\$382,807.00
Release to Developer		\$145,193.00		
Balance of Funds in Escrow Account				<u>\$382,807.00</u>

We recommend a release of escrow in the amount of \$145,193.00. As there is currently a balance of \$528,000.00, following this release of \$145,193.00, the balance remaining in the account will be \$382,807.00.

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 Manger
Rayer Builders, 12 Church Road, Media, PA 19063

**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 248.26

May 1, 2018

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

**Re: The Cynwyd Club
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. Curb, Walks, & Paving Removal	\$1,500.00	\$1,500.00	\$1,500.00	\$ 0.00
2. Demolition/Seal Inlets	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal A	\$2,500.00	\$2,500.00	\$2,500.00	\$ 0.00
B. Erosion and Sediment Control				
3. Construction Entrance	\$1,100.00	\$1,100.00	\$1,100.00	\$ 0.00
4. Tree Protection	1,000.00	1,000.00	1,000.00	0.00
5. Silt Fence	1,600.00	1,600.00	1,600.00	0.00
6. Inlet Protection	450.00	450.00	450.00	0.00
7. Final Grading & Stabilization	<u>4,000.00</u>	<u>4,000.00</u>	<u>4,000.00</u>	<u>0.00</u>
Subtotal B	\$8,150.00	\$8,150.00	\$8,150.00	\$ 0.00
C. Site Construction				
8. Paving	\$1,000.00	\$1,000.00	\$1,000.00	\$ 0.00
9. Granite Curb	3,825.00	3,825.00	3,825.00	0.00
10. Sidewalk (Repair/Replace)	1,000.00	1,000.00	1,000.00	0.00
11. Concrete Apron	3,000.00	3,000.00	3,000.00	0.00
12. Concrete Curb	<u>3,000.00</u>	<u>3,000.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal C	\$11,825.00	\$11,825.00	\$11,825.00	\$ 0.00

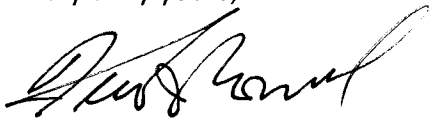
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
D. Stormwater Management				
13. Storm Manhole	\$2,500.00	\$2,500.00	\$2,500.00	\$ 0.00
14. Stormwater System	25,000.00	25,000.00	25,000.00	0.00
15. 6" PVC and Cleanout	4,600.00	4,600.00	4,600.00	0.00
16. Trench Drains	<u>20,000.00</u>	<u>20,000.00</u>	<u>20,000.00</u>	<u>0.00</u>
Subtotal D	\$52,100.00	\$52,100.00	\$52,100.00	\$ 0.00
E. Miscellaneous				
17. Road Control Monuments	\$1,200.00	\$ 0.00	\$ 0.00	\$1,200.00
18. Lighting/Glare Control	1,500.00	0.00	0.00	1,500.00
19. Traffic Control Signs	500.00	500.00	500.00	0.00
20. Pavement Marking	2,500.00	2,500.00	2,500.00	0.00
21. Screening of Dumpster	1,000.00	1,000.00	1,000.00	0.00
22. Relocate Shed	1,500.00	1,500.00	1,500.00	0.00
23. Bike Racks	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>
Subtotal D	\$10,200.00	\$5,500.00	\$5,500.00	\$4,700.00
E. Landscaping				
38. Landscaping/Tree Remove /Replace	<u>\$61,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$61,000.00</u>
Subtotal E	\$61,000.00	\$0.00	\$0.00	\$61,000.00
Subtotal A thru E	\$145,775.00	\$80,075.00	\$80,075.00	\$65,700.00
Engineering & Contingencies	<u>14,578.00</u>	<u>8,008.00</u>	<u>8,008.00</u>	<u>6,570.00</u>
Total Cost of Improvements	\$160,353.00	\$88,083.00	\$88,083.00	\$72,270.00
Plus 10%	<u>16,035.00</u>	<u>8,808.00</u>	<u>8,808.00</u>	<u>7,227.00</u>
110% of the Cost of Improvement per Section 509 of the Municipal Code	\$176,388.00	\$96,891.00	\$96,891.00	\$79,497.00
Retainage		<u>(9,689.00)</u>	<u>(9,689.00)</u>	<u>9,689.00</u>
Total		\$87,202.00	\$87,202.00	\$89,186.00
Release to Developer		\$87,202.00		
Balance of Funds in Escrow Account				<u>\$89,186.00</u>

We recommend a release of escrow in the amount of \$87,202.00. As there is currently a balance of \$176,388.00, following this release of \$87,202.00, the balance remaining in the account will be \$89,186.00.

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,

A handwritten signature in black ink, appearing to read 'Kevin J. Bowers', written in a cursive style.

Kevin J. Bowers, P.E.

PENNONI ASSOCIATES

Township Engineer

cc: Robert E. Duncan, Assistant Township Manger
Cynwyd Club, 322 Trevor Lane, Bala Cynwyd, PA 19004