

**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 212.53

July 3, 2018

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

**Re: Maybrook Development
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 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. Demolition	\$15,000.00	\$0.00	\$15,000.00	\$ 0.00
2. Clearing and Earthwork	<u>20,000.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>0.00</u>
Subtotal A	\$35,000.00	\$0.00	\$35,000.00	\$ 0.00
B. Erosion & Sediment Control				
3. Tree Protection Fence	\$31,500.00	\$0.00	\$31,500.00	\$0.00
4. Silt Fence	3,375.00	0.00	3,375.00	0.00
5. Super Silt Fence	8,400.00	0.00	8,400.00	0.00
6. Rock Construction Entrance	2,200.00	0.00	2,200.00	0.00
7. Inlet Protection	16,200.00	0.00	16,200.00	0.00
8. Filter Berm	6,390.00	0.00	6,390.00	0.00
9. Erosion Control Matting	630.00	0.00	630.00	0.00
10. Erosion Control Blanket	13,725.00	0.00	13,725.00	0.00
11. Temp. Gravel Surface	8,880.00	0.00	8,880.00	0.00
12. Temp Sed. Basin #1	22,500.00	0.00	22,500.00	0.00
13. Temp Sed. Trap #1	17,500.00	0.00	17,500.00	0.00
14. Temp Sed. Trap #2	17,500.00	0.00	17,500.00	0.00
15. Temp Sed. Trap #3	17,500.00	0.00	17,500.00	0.00
16. Temporary Stabilization	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal B	\$176,300.00	\$0.00	\$176,300.00	\$0.00

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C. Sanitary Sewer Extension					
17.	4" PVC	\$15,300.00	\$0.00	\$15,300.00	\$ 0.00
18.	8" DIP Main (Encased)	12,000.00	0.00	12,000.00	0.00
19.	8" PVC	139,750.00	0.00	139,750.00	0.00
20.	Sanitary Sewer Manholes	30,000.00	0.00	30,000.00	0.00
21.	Connections to Mains	3,000.00	0.00	3,000.00	0.00
22.	Testing	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
	Subtotal C	\$202,550.00	\$0.00	\$202,550.00	\$ 0.00
D. Stormwater Management					
23.	6" PVC	\$25,950.00	\$0.00	\$25,950.00	\$ 0.00
24.	8" PVC	69,825.00	0.00	69,825.00	0.00
25.	12" PVC	38,400.00	0.00	38,400.00	0.00
26.	15' PVC	3,375.00	0.00	3,375.00	0.00
27.	12" HDPE	43,700.00	0.00	43,700.00	0.00
28.	15" HDPE	33,200.00	0.00	31,200.00	0.00
29.	18" HDPE	37,440.00	0.00	37,440.00	0.00
30.	24" HDPE	9,625.00	0.00	6,875.00	0.00
31.	30" HDPE	18,525.00	0.00	10,725.00	0.00
32.	Sump Boxes	4,500.00	0.00	3,000.00	0.00
33.	Yard Drains	14,000.00	0.00	10,000.00	0.00
34.	2'x2' Inlets	4,500.00	0.00	4,500.00	0.00
35.	Type M Inlets	69,000.00	0.00	57,000.00	0.00
36.	Type C Inlets	42,000.00	0.00	36,000.00	0.00
37.	Storm Manholes	9,000.00	0.00	6,000.00	0.00
38.	Endwall	1,750.00	0.00	1,750.00	0.00
39.	Connection to System	1,000.00	0.00	1,000.00	0.00
40.	Level Spreaders	22,000.00	0.00	22,000.00	0.00
41.	SWM System #1	156,000.00	0.00	156,000.00	0.00
42.	SWM System #2	103,000.00	0.00	103,000.00	0.00
43.	SWM System #3	316,000.00	0.00	316,000.00	0.00
44.	SWM System #4	43,600.00	0.00	43,600.00	0.00
45.	SWM System #5	105,300.00	0.00	105,300.00	0.00
46.	Cleanouts	<u>29,400.00</u>	<u>0.00</u>	<u>24,000.00</u>	<u>0.00</u>
	Subtotal D	\$1,201,090.00	\$0.00	\$1,201,090.00	\$0.00
E. Paving & Access					
47.	Roadway Paving Wearing Course	\$67,680.00	\$0.00	\$67,680.00	\$0.00
48.	Paving Base Course	135,360.00	0.00	135,360.00	0.00
49.	Stone Subbase	60,160.00	0.00	60,160.00	0.00
50.	Asphalt Seal	3,500.00	0.00	3,500.00	0.00
51.	Porous Paver Walkway	77,000.00	0.00	77,000.00	0.00
52.	Public Walkway	2,760.00	0.00	2,760.00	0.00
53.	Stone Subbase	4,140.00	0.00	4,140.00	0.00
54.	Emergency Vehicle Access	<u>69,900.00</u>	<u>0.00</u>	<u>0.00</u>	<u>69,900.00</u>
	Subtotal E	\$420,500.00	\$0.00	\$350,600.00	\$69,900.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
F. Miscellaneous				
55. Wall Repairs	\$2,500.00	\$0.00	\$2,500.00	\$0.00
56. Concrete Monuments	2,000.00	0.00	0.00	2,000.00
57. Iron Pins	3,750.00	0.00	0.00	3,750.00
58. Granite Curb	4,200.00	0.00	4,200.00	0.00
59. Sidewalks/Concrete Aprons	68,400.00	0.00	68,400.00	0.00
60. Fire Hydrants	5,000.00	0.00	5,000.00	0.00
61. Open Space Monuments	5,000.00	0.00	0.00	5,000.00
62. Traffic Signs/Striping	10,000.00	3,500.00	8,500.00	1,500.00
63. New Traffic Signal	190,000.00	0.00	190,000.00	0.00
64. Signal Improvements	45,000.00	0.00	0.00	45,000.00
65. Crosswalks External	8,310.00	8,310.00	8,310.00	0.00
66. Crosswalks Internal	14,000.00	0.00	14,000.00	0.00
67. Handicap Ramps	9,000.00	3,000.00	9,000.00	0.00
68. Speed Humps	17,500.00	0.00	17,500.00	0.00
Subtotal F	\$384,660.00	\$14,810.00	\$327,410.00	\$57,250.00
G. Landscaping				
69. Deciduous Trees	\$165,100.00	\$123,825.00	\$123,825.00	\$41,275.00
70. Evergreen Trees	44,100.00	33,075.00	33,075.00	11,025.00
71. Shrubs	9,490.00	7,118.00	7,118.00	2,372.00
72. Grass Stabilization	15,000.00	0.00	14,000.00	1,000.00
73. Pole Mounted Lighting	185,000.00	0.00	185,000.00	0.00
74. Pedestrian Lighting	15,000.00	0.00	15,000.00	0.00
Subtotal G	\$433,690.00	\$164,018.00	\$378,018.00	\$55,672.00
SUBTOTAL (A - G)	\$2,853,790.00	\$178,828.00	\$2,670,968.00	\$182,822.00
Engineering & Contingencies	\$285,210.00	17,882.00	266,927.00	18,283.00
TOTAL	\$3,139,000.00	\$196,710.00	\$2,937,895.00	\$201,105.00
Plus 10%	313,900.00	19,671.00	293,789.00	20,111.00
110% Cost of Improvements per Section 509 of the Municipal Code	\$3,452,900.00	\$216,381.00	\$3,231,684.00	\$221,216.00
Release of Retainage		0.00	(100,000.00)	100,000.00
Total		\$216,381.00	\$3,131,684.00	\$321,216.00
Release to Developer		\$216,381.00		
Balance of Funds in Escrow Account				\$321,216.00

We recommend a release of escrow in the amount of \$216,381.00. As there is currently a balance of \$537,597.00, following this release of \$216,381.00, the balance remaining in the account will be \$321,216.00.

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
Jefferson Apartment Group

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TOWNSHIP ENGINEER

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Ardmore, Pa. 19003-2376
Telephone: (610) 649-4000
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LOWM 248.23

July 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. 12**

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>2,000.00</u>	<u>5,000.00</u>	<u>0.00</u>
Subtotal A	\$30,000.00	\$2,000.00	\$30,000.00	\$0.00
<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	0.00	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>1,000.00</u>	<u>9,300.00</u>	<u>0.00</u>
Subtotal B	\$96,830.00	\$1,000.00	\$70,820.00	\$26,010.00
<u>C. Stormwater Management</u>				
13. SWM System #1	\$22,000.00	\$0.00	\$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	0.00	29,250.00	0.00
21. 8" PVC	2,860.00	0.00	2,860.00	0.00
22. 12" HDPE	5,750.00	0.00	5,750.00	0.00
23. 15" HDPE	3,220.00	0.00	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	17,500.00	0.00	17,500.00	0.00
Subtotal C	\$268,720.00	\$0.00	\$266,220.00	\$2,500.00
<u>D. Erosion & Sedimentation Controls</u>				
30. Super Silt Fence	\$2,750.00	\$775.00	\$2,750.00	\$0.00
31. 18' Standard Silt Fence	5,760.00	1,300.00	5,760.00	0.00
32. Erosion Control Netting	1,650.00	1,000.00	1,650.00	0.00
33. Filter Soxx Berm	4,000.00	2,000.00	4,000.00	0.00
34. Construction Entrance	2,200.00	0.00	2,200.00	0.00
35. Inlet Protection	900.00	450.00	900.00	0.00
36. Tree Protection Fencing	1,710.00	0.00	1,710.00	0.00
37. Temp Bed A	5,000.00	0.00	5,000.00	0.00
Subtotal D	\$23,970.00	\$5,525.00	\$23,970.00	\$0.00
<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	0.00	12,000.00	3,000.00
43. Concrete Retaining Walls	21,840.00	0.00	21,840.00	0.00
Subtotal E	\$42,190.00	\$0.00	\$34,590.00	\$7,600.00
<u>F. Sanitary Sewer</u>				
44. 6" PVC Sanitary Lateral	\$28,875.00	\$1,496.00	\$28,875.00	\$0.00
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	1,750.00	0.00	1,750.00	0.00
Subtotal F	\$61,725.00	\$1,496.00	\$61,725.00	\$0.00

<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	\$5,753.00	\$32,598.00	\$5,752.00
49. Deciduous Shrubs	3,250.00	327.00	2,762.00	488.00
50. Evergreen Trees	20,250.00	0.00	17,210.00	3,040.00
51. Evergreen Shrubs	4,700.00	0.00	4,000.00	700.00
52. Lighting	<u>15,000.00</u>	<u>3,750.00</u>	<u>15,000.00</u>	<u>0.00</u>
Subtotal G	\$81,550.00	\$9,830.00	\$71,570.00	\$9,980.00
 Subtotal A-G	 \$604,985.00	 \$19,851.00	 \$558,895.00	 \$46,090.00
Engineering Fees & Contingencies	<u>27,500.00</u>	<u>1,985.00</u>	<u>22,889.00</u>	<u>4,611.00</u>
Total	\$632,485.00	\$21,836.00	\$581,784.00	\$50,701.00
Plus 10%	<u>63,248.50</u>	<u>2,183.00</u>	<u>58,176.50</u>	<u>5,072.00</u>
Total	\$695,733.50	\$24,019.00	\$639,960.50	\$55,773.00
Retainage		<u>15,735.00</u>	<u>(35,000.00)</u>	<u>35,000.00</u>
Total		\$39,754.00	\$604,960.50	\$90,773.00

Release to Developer **\$39,754.00**

Balance of Funds in Escrow Account **\$90,773.00**

We recommend a release of escrow in the amount of \$39,754.00. As there is currently a balance of \$130,527.00, following this release of \$39,754.00, the balance remaining in the account will be \$90,773.00.

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
 JLP Associates, LP, 5 Great Valley Parkway, Malvern, PA 19355

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TOWNSHIP ENGINEER

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LOWM 244.48

July 3, 2018

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

**Re: 335 Righters Ferry Road
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 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. Clearing and Grubbing	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00
2. Dust Control	5,000.00	1,000.00	1,000.00	4,000.00
Subtotal A	\$35,000.00	\$31,000.00	\$31,000.00	\$4,000.00
B. Roadway Paving, Walks, Curbing				
3. 1.5" Wearing Course	\$30,000.00	\$0.00	\$0.00	\$30,000.00
4. 5" Binder Course	62,500.00	19,800.00	19,800.00	42,700.00
5. 6" 2A Modified Stone	45,000.00	14,254.00	14,254.00	30,746.00
6. Concrete Apron	9,480.00	0.00	0.00	9,480.00
7. Granite Curbing	27,600.00	0.00	0.00	27,600.00
8. Mountable Concrete Curbing	1,750.00	0.00	0.00	1,750.00
9. Reinforced Sidewalk	12,960.00	0.00	0.00	12,960.00
10. Sidewalk	37,500.00	0.00	0.00	37,500.00
11. Bituminous Walk	18,960.00	0.00	0.00	18,960.00
Subtotal B	\$245,750.00	\$34,054.00	\$34,054.00	\$211,696.00
C. Storm Water Management				
12. SWM System-No. 1.1	\$350,000.00	\$350,000.00	\$350,000.00	\$0.00
13. SWM System-No. 5.1	60,000.00	0.00	0.00	60,000.00
14. SWM System-No. 6	50,000.00	50,000.00	50,000.00	0.00
15. SWM System-No. 7.1	50,000.00	0.00	0.00	50,000.00
16. Bed A	16,000.00	0.00	0.00	16,000.00
17. Bed B	30,000.00	0.00	0.00	30,000.00
18. Rain Garden	6,000.00	0.00	0.00	6,000.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
19. 4" PVC Pipe	3,600.00	0.00	0.00	3,600.00
20. 8" PVC Pipe	1,500.00	0.00	0.00	1,500.00
21. 12" HDPE Pipe	53,200.00	1,368.00	1,368.00	51,832.00
22. 15" HDPE Pipe	39,000.00	11,120.00	11,120.00	27,880.00
23. 15" CAP	4,800.00	0.00	0.00	4,800.00
24. 18" HDPE Pipe	2,500.00	735.00	735.00	1,765.00
25. 21" HDPE Pipe	825.00	0.00	0.00	825.00
26. Anti-Seep Collar	2,000.00	0.00	0.00	2,000.00
27. Trench Drain	1,250.00	0.00	0.00	1,250.00
28. Sump Box	17,500.00	0.00	0.00	17,500.00
29. Stormwater Manhole	18,000.00	18,000.00	18,000.00	0.00
30. Type M Inlet	18,000.00	18,000.00	18,000.00	0.00
31. Snout BMP	9,500.00	0.00	0.00	9,500.00
32. Connection to Existing Inlet	2,000.00	0.00	0.00	2,000.00
33. Rip Rap Protection	10,500.00	7,500.00	7,500.00	3,000.00
Subtotal C	\$746,125.00	\$456,723.00	\$456,723.00	\$289,402.00

D. Erosion & Sedimentation Controls

34. Super Silt Fence	\$12,500.00	\$6,250.00	\$6,250.00	\$6,250.00
35. Erosion Control Netting	25,000.00	12,500.00	12,500.00	12,500.00
36. Temp Gravel Surface	8,000.00	0.00	0.00	8,000.00
37. Temp Seed and Mulch	1,250.00	625.00	625.00	625.00
38. Filter Sock Berm	2,400.00	1,200.00	1,200.00	1,200.00
39. Construction Entrance	2,200.00	1,100.00	1,100.00	1,100.00
40. Inlet Protection	3,250.00	1,625.00	1,625.00	1,625.00
41. Tree Protection Fencing	10,000.00	9,000.00	9,000.00	1,000.00
42. Temporary Basin No. 1	7,500.00	7,500.00	7,500.00	0.00
43. Temporary Basin No. 2	7,500.00	7,500.00	7,500.00	0.00
44. Temporary SWM System Conversions	3,500.00	0.00	0.00	3,500.00
Subtotal D	\$83,100.00	\$47,300.00	\$47,300.00	\$35,800.00

E. Miscellaneous

45. Traffic Signs & Line Striping	\$7,500.00	\$0.00	\$0.00	\$7,500.00
46. Concrete Monuments	900.00	0.00	0.00	900.00
47. Retaining Walls	320,000.00	160,000.00	160,000.00	160,000.00
48. ADA Building Entrance	25,000.00	0.00	0.00	25,000.00
49. ADA Ramps	16,000.00	0.00	0.00	16,000.00
Subtotal E	\$369,400.00	\$160,000.00	\$160,000.00	\$209,400.00

F. Sanitary Sewer

50. 8" PVC Sanitary Main	\$20,150.00	\$20,150.00	\$20,150.00	\$0.00
51. Sanitary Sewer Manholes	18,000.00	18,000.00	18,000.00	0.00
52. Connection to Existing Manhole	1,000.00	1,000.00	1,000.00	0.00
53. Testing	2,500.00	0.00	0.00	2,500.00
Subtotal F	\$41,650.00	\$39,150.00	\$39,150.00	\$2,500.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
G. Landscaping & Lighting				
54. Deciduous Trees	\$73,450.00	\$0.00	\$0.00	\$73,450.00
55. Shrubs	66,600.00	0.00	0.00	66,600.00
56. Evergreen Trees	88,650.00	0.00	0.00	88,650.00
57. Lighting	25,000.00	0.00	0.00	25,000.00
58. Final Stabilization	<u>15,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>
Subtotal G	\$263,700.00	\$0.00	\$0.00	\$263,700.00
SUBTOTAL (A - G)	\$1,784,725.00	\$768,227.00	\$768,227.00	\$1,016,498.00
Engineering & Contingencies	<u>\$178,473.00</u>	<u>76,823.00</u>	<u>76,823.00</u>	<u>\$101,650.00</u>
TOTAL	\$1,963,198.00	\$845,050.00	\$845,050.00	\$1,118,148.00
Plus 10%	<u>196,320.00</u>	<u>84,505.00</u>	<u>84,505.00</u>	<u>111,815.00</u>
110% Cost of Improvements per Section 509 of the Municipal Code	\$2,159,518.00	\$929,555.00	\$929,555.00	\$1,229,963.00
Release of Retainage		<u>(92,955.00)</u>	<u>(92,955.00)</u>	<u>92,955.00</u>
Total		\$836,600.00	\$836,600.00	\$1,322,918.00
Release to Developer		\$836,600.00		
Balance of Funds in Escrow Account				<u>\$1,322,918.00</u>

We recommend a release of escrow in the amount of \$836,600.00. As there is currently a balance of \$2,159,518.00, following this release of \$836,600.00, the balance remaining in the account will be \$1,322,918.00.

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

**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

July 3, 2018

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. 6 (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	\$1,200.00	\$ 0.00	\$1,200.00	\$ 0.00
2. Clearing, Grubbing & Demolition	10,000.00	0.00	10,000.00	0.00
Subtotal A	\$11,200.00	\$ 0.00	\$11,200.00	\$ 0.00
B. Erosion and Sediment Control				
3. Silt Fence	\$1,440.00	\$0.00	\$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	750.00	0.00	750.00	0.00
Subtotal B	\$3,690.00	\$0.00	\$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)	1,000.00	0.00	1,000.00	0.00
Subtotal C	\$7,500.00	\$0.00	\$7,500.00	\$ 0.00
D. Temporary Basins				
12. Grading/Spreader & Outflow Pipe	\$3,000.00	\$0.00	\$3,000.00	\$ 0.00
Subtotal D	\$3,000.00	\$0.00	\$3,000.00	\$ 0.00
E. Site Construction				
13. Final Grading/Stabilization	\$4,000.00	\$0.00	\$4,000.00	\$0.00
14. Common Drive Paving (6" 2A Stone, 5" BCBC, 1 1/2" ID-2 Wearing Course)	10,000.00	0.00	10,000.00	0.00
Subtotal E	\$14,000.00	\$0.00	\$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)	40,000.00	0.00	40,000.00	0.00
Subtotal F	\$57,050.00	\$0.00	\$57,050.00	\$0.00
G. Miscellaneous				
21. Road Control Monuments	\$800.00	\$800.00	\$800.00	\$0.00
Subtotal G	\$800.00	\$800.00	\$800.00	\$0.00
H. Landscaping				
22. Landscaping/Fence	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00
Subtotal H	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00
Subtotal A thru H	\$117,240.00	\$20,800.00	\$117,240.00	\$0.00
Engineering & Contingencies	11,724.00	2,080.00	11,724.00	0.00
Total Cost of Improvements	\$128,964.00	\$22,880.00	\$128,964.00	\$0.00
Plus 10%	12,896.00	2,288.00	12,896.00	0.00
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$141,860.00	\$25,168.00	\$141,860.00	\$0.00
Release of Retainage		11,271.00	0.00	0.00
		\$36,439.00	\$141,860.00	\$0.00
Release to Developer		\$36,439.00		
Balance remaining in Escrow Account				\$0.00

We recommend a release of escrow in the amount of \$36,439.00. As there is currently a balance of \$36,439.00, following this release of \$36,439.00, the balance remaining is \$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
DeLuca Smith, LLC, 623 Argyle Road, Wynnewood, PA 19096

**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 248.64

July 3, 2018

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

**Re: 345-351 Montgomery Avenue—Jewish Family and Children Services
Escrow Release No. 2**

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>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Site Demolition				
1 Curb Removal	\$870.00	\$0.00	\$0.00	\$870.00
2 Pavement Removal	8,250.00	0.00	7,250.00	1,000.00
3 Sidewalk Removal	11,440.00	0.00	10,440.00	1,000.00
4 Fence Removal	2,500.00	0.00	2,500.00	0.00
5 Storm Structure Adjustment	1,000.00	0.00	1,000.00	0.00
6 Traffic Control	2,500.00	0.00	1,500.00	1,000.00
7 Earthwork	<u>8,500.00</u>	<u>0.00</u>	<u>8,500.00</u>	<u>0.00</u>
Subtotal A	\$35,060.00	\$0.00	\$31,190.00	\$3,870.00
B. Erosion & Sediment Control				
8 Construction Entrance	\$2,200.00	\$0.00	\$2,200.00	\$0.00
9 Tree Protection Fence	275.00	0.00	275.00	0.00
10 8" Filter Soxx	5,850.00	0.00	5,850.00	0.00
11 Silt Fence	1,480.00	0.00	1,480.00	0.00
12 Inlet Protection	<u>900.00</u>	<u>0.00</u>	<u>900.00</u>	<u>0.00</u>
Subtotal B	\$10,705.00	\$0.00	\$10,705.00	\$0.00

<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C. Storm Sewer				
13 8" HDPE	\$7,695.00	\$0.00	\$7,695.00	\$0.00
14 12" HDPE	268.00	0.00	268.00	0.00
15 18" HDPE	1,280.00	0.00	1,280.00	0.00
16 14"x23" RCP	3,780.00	0.00	3,780.00	0.00
17 Type C Inlet	7,860.00	0.00	7,860.00	0.00
18 Snout	900.00	0.00	900.00	0.00
19 Yard Inlet	750.00	0.00	750.00	0.00
20 Area Drain	1,000.00	0.00	1,000.00	0.00
21 Cleanout	1,850.00	0.00	1,850.00	0.00
22 Infiltration Basin	70,000.00	0.00	70,000.00	0.00
23 Connection to Existing	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
Subtotal C	\$96,883.00	\$0.00	\$96,883.00	\$0.00
D. Landscaping				
24 Deciduous Trees	\$13,650.00	\$11,602.00	\$11,602.00	\$2,048.00
25 Evergreen Trees	8,750.00	7,438.00	7,438.00	1,312.00
26 Lawn Stabilization	2,000.00	2,000.00	2,000.00	0.00
27 Shrubs	<u>10,080.00</u>	<u>8,568.00</u>	<u>8,568.00</u>	<u>1,512.00</u>
Subtotal D	\$34,480.00	\$29,608.00	\$29,608.00	\$4,872.00
E. Miscellaneous				
28 Concrete Curb	\$12,000.00	\$0.00	\$10,500.00	\$1,500.00
29 Crosswalk	1,000.00	0.00	0.00	1,000.00
30 4" Concrete Sidewalk	21,000.00	0.00	19,000.00	2,000.00
31 Concrete Apron	2,500.00	0.00	2,500.00	0.00
32 Seal Coat Upper Parking Lot	5,000.00	0.00	5,000.00	0.00
33 Pavement	55,000.00	0.00	55,000.00	0.00
34 Pavement Restoration	1,500.00	0.00	1,000.00	500.00
35 Det. Warning Surfaces	1,000.00	0.00	500.00	500.00
36 Pervious Pavers	12,000.00	0.00	12,000.00	0.00
37 Retaining Walls	9,075.00	0.00	9,075.00	0.00
38 Post Dev. Traffic Study	2,500.00	0.00	0.00	2,500.00
39 Lighting	31,000.00	0.00	31,000.00	0.00
40 Striping and Signage	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
Subtotal E	\$155,075.00	\$0.00	\$147,075.00	\$8,000.00

<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
Subtotal A thru E	\$332,203.00	\$29,608.00	\$315,461.00	\$16,742.00
Engineering & Contingencies	<u>33,197.00</u>	<u>2,960.00</u>	<u>31,545.00</u>	<u>1,652.00</u>
Total Cost of Improvements	\$365,400.00	\$32,568.00	\$347,006.00	\$18,394.00
Plus 10%	<u>36,540.00</u>	<u>3,256.00</u>	<u>34,700.00</u>	<u>1,840.00</u>
110 of the Cost of Improvements per				
Section 509 of the Municipal Code	\$401,940.00	\$35,824.00	\$381,706.00	\$20,234.00
Release of Retainage		<u>14,588.00</u>	<u>(20,000.00)</u>	<u>20,000.00</u>
Balance		\$50,412.00	\$361,706.00	\$40,234.00
Release to Developer		\$50,412.00		
Balance to Remain in Escrow Account				<u>\$40,234.00</u>

We recommend a release of escrow in the amount of \$50,412.00. As there is currently a balance of \$90,646.00, following this release of \$50,412.00, the balance remaining in the account will be \$40,234.00.

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
Jewish Family and Children Services, 2100 Arch Street, Philadelphia, PA 19103

**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 244.78

July 3, 2018

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

**Re: 100 St. Georges Road
Escrow Release No. 8**

Dear Mr. Leswing:

We have received a request for release of escrow. Based upon our review of the site and discussion with township staff, we recommend a release of funds as follows:

<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Site Preparation				
1. Clearing & Grubbing	\$1,500.00	\$0.00	\$1,500.00	\$ 0.00
2. Demolition	35,000.00	0.00	35,000.00	0.00
Subtotal A	\$36,500.00	\$0.00	\$36,500.00	\$ 0.00
B. Erosion and Sediment Control				
3. Construction Entrance	\$1,100.00	\$0.00	\$1,100.00	\$0.00
4. Silt Fence	750.00	0.00	750.00	0.00
5. Super Silt Fence	300.00	0.00	300.00	0.00
6. Inlet Protection	2,000.00	0.00	2,000.00	0.00
7. Temporary Basin/Clean & Certify	10,000.00	0.00	10,000.00	0.00
8. Temporary Outlet Controls	2,000.00	0.00	2,000.00	0.00
9. Temporary Stabilization/Matting	4,000.00	0.00	4,000.00	0.00
Subtotal B	\$20,150.00	\$0.00	\$20,150.00	\$0.00
C. Site Construction				
10. Roadway Restoration	\$2,500.00	\$0.00	\$ 0.00	\$2,500.00
11. Granite Curb	4,500.00	0.00	0.00	4,500.00
12. Sidewalk	7,500.00	0.00	0.00	7,500.00
13. Concrete Apron	5,000.00	0.00	5,000.00	0.00
Subtotal C	\$19,500.00	\$0.00	\$5,000.00	\$14,500.00
D. Stormwater Management				
14. 8" PVC	\$9,360.00	\$0.00	\$9,360.00	\$0.00
15. 12" HDPE	13,520.00	0.00	13,520.00	0.00
16. 24" HDPE	3,960.00	0.00	3,960.00	0.00
17. Connection to Existing Inlet	1,500.00	0.00	1,500.00	0.00
18. Storm Manholes	30,000.00	0.00	30,000.00	0.00
19. 2 x 2 Inlets/Sump Box	3,750.00	0.00	3,750.00	0.00

<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
20. Type M Inlets	15,000.00	0.00	15,000.00	0.00
21. Type C Inlets	2,500.00	0.00	2,500.00	0.00
22. System No. 1 & Outlet Structure	35,000.00	0.00	35,000.00	0.00
23. System No. 2 & Outlet Structure	<u>145,000.00</u>	<u>0.00</u>	<u>145,000.00</u>	<u>0.00</u>
Subtotal D	\$259,590.00	\$0.00	\$259,590.00	\$0.00
E. Miscellaneous				
24. Road Control Monuments	\$1,400.00	\$0.00	\$ 0.00	\$1,400.00
25. Lighting	5,000.00	0.00	5,000.00	0.00
26. Traffic Control Signs/Pavement Marking	2,500.00	0.00	2,500.00	0.00
27. Bicycle Racks	3,000.00	0.00	3,000.00	0.00
28. Post Development Traffic Study	2,000.00	0.00	0.00	2,000.00
29. Mechanical Equipment Screening	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal E	\$14,900.00	\$0.00	\$11,500.00	\$3,400.00
F. Landscaping				
30. Landscaping	<u>\$87,000.00</u>	<u>\$8,700.00</u>	<u>\$73,950.00</u>	<u>\$13,050.00</u>
Subtotal F	\$87,000.00	\$8,700.00	\$73,950.00	\$13,050.00
Subtotal A thru F	\$437,640.00	\$8,700.00	\$406,690.00	\$30,950.00
Engineering & Contingencies	<u>43,764.00</u>	<u>870.00</u>	<u>40,670.00</u>	<u>3,094.00</u>
Total Cost of Improvements	\$481,404.00	\$9,570.00	\$447,360.00	\$34,044.00
Plus 10%	<u>48,140.00</u>	<u>957.00</u>	<u>44,737.00</u>	<u>3,403.00</u>
Total	\$529,544.00	\$10,527.00	\$492,097.00	\$37,447.00
Retainage		<u>0.00</u>	<u>(20,000.00)</u>	<u>20,000.00</u>
Total		\$10,527.00	\$472,097.00	\$57,447.00
Release to Developer		\$10,527.00		
Balance of Funds in Escrow Account				<u>\$57,447.00</u>

We recommend a release of escrow in the amount of \$10,527.00. As there is currently a balance of \$67,974.00, following this release of \$10,527.00, the balance remaining in the account will be \$57,447.00.

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

Provco Cornerstone Ardmore, LP, 795 E. Lancaster Ave., Ste. 200, Villanova, PA 19085-1525

**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 248.53

July 3, 2018

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

Re: 225 E. Montgomery Avenue Development
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 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	EROSION AND SEDIMENT CONTROL				
1	Construction Entrance	\$1,100.00	\$ 0.00	\$1,100.00	\$ 0.00
2	Tree Protection Fence	1,500.00	0.00	1,500.00	0.00
3	Standard Silt Fencing	1,600.00	0.00	1,600.00	0.00
4	8" Filter Soxx	2,800.00	0.00	2,800.00	0.00
5	24" Diversion Beam	4,500.00	0.00	4,500.00	0.00
6	Paved Diversion Beam	1,000.00	0.00	1,000.00	0.00
7	Erosion Control Blanket	12,300.00	0.00	12,300.00	0.00
8	Inlet Protection	300.00	0.00	300.00	0.00
9	Earthwork	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
	Subtotal A	\$26,600.00	\$ 0.00	\$26,600.00	\$ 0.00
B	SANITARY SEWER				
10	8" PVC	\$9,750.00	\$ 0.00	\$9,750.00	\$ 0.00
11	4" PVC Laterals	2,850.00	0.00	2,850.00	0.00
12	Manhole	6,000.00	0.00	6,000.00	0.00
13	Sanitary Sewer Testing	2,500.00	0.00	2,500.00	0.00
14	Connection to Main	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
	Subtotal B	\$22,100.00	\$ 0.00	\$22,100.00	\$ 0.00

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C	STORM SEWER				
15	6" PVC	\$14,300.00	\$ 0.00	\$14,300.00	\$ 0.00
16	12" HDPE	3,850.00	0.00	3,850.00	0.00
17	Yard Drain	1,500.00	0.00	1,500.00	0.00
18	Trench Drain	3,000.00	0.00	3,000.00	0.00
19	Cleanout	2,100.00	0.00	2,100.00	0.00
20	12" Sump Box	2,000.00	0.00	2,000.00	0.00
21	Outlet Structure	9,000.00	0.00	9,000.00	0.00
22	Infiltration Basin	65,000.00	0.00	65,000.00	0.00
23	Connection to Main	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
	Subtotal C	\$102,250.00	\$ 0.00	\$102,250.00	\$ 0.00
D	Landscaping				
24	Deciduous Trees	\$18,850.00	\$6,598.00	\$16,023.00	\$2,827.00
25	Evergreen Trees	11,200.00	3,920.00	9,520.00	1,680.00
26	Shrubs	9,180.00	3,213.00	4,590.00	1,377.00
27	Perennials	<u>390.00</u>	<u>136.00</u>	<u>195.00</u>	<u>59.00</u>
	Subtotal D	\$39,620.00	\$13,867.00	\$33,677.00	\$5,943.00
E	Miscellaneous				
28	Concrete Curb	\$1,380.00	\$0.00	\$1,380.00	\$ 0.00
29	6" Concrete Sidewalk	13,500.00	0.00	13,500.00	0.00
30	Concrete Apron	2,500.00	0.00	2,500.00	0.00
31	Traffic Protection	5,000.00	0.00	5,000.00	0.00
32	Roadway Restoration	5,400.00	0.00	0.00	5,400.00
33	Post Development Traffic Study	3,500.00	0.00	0.00	3,500.00
34	Lighting	5,000.00	0.00	5,000.00	0.00
35	Striping and Signage	1,000.00	0.00	1,000.00	0.00
36	Concrete Monument	600.00	0.00	0.00	600.00
37	As Built	2,000.00	0.00	0.00	2,000.00
38	Fence	<u>20,000.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>0.00</u>
	Subtotal E	\$59,880.00	\$0.00	\$48,380.00	\$11,500.00
	Subtotal A thru E	\$250,450.00	\$13,867.00	\$233,007.00	\$17,443.00
	Engineering & Contingencies	<u>25,050.00</u>	<u>1,386.00</u>	<u>23,300.00</u>	<u>1,750.00</u>
	Total Cost of Improvements	\$275,500.00	\$15,253.00	\$256,307.00	\$19,193.00
	Plus 10%	<u>27,550.00</u>	<u>1,523.00</u>	<u>25,628.00</u>	<u>1,922.00</u>
	110% of the Cost of Improvement per Section 509 of the Municipal Code	\$303,050.00	\$16,776.00	\$281,935.00	\$21,115.00
	Release of Retainage		<u>10,000.00</u>	<u>(16,516.00)</u>	<u>16,516.00</u>
	Total		\$26,776.00	\$265,419.00	\$37,631.00
	Release to Developer		\$26,776.00		
	Balance of Funds in Escrow Account				<u>\$37,631.00</u>

We recommend a release of escrow in the amount of \$26,776.00. As there is currently a balance of \$64,407.00, following this release of \$26,776.00, the balance remaining in the account will be \$37,631.00.

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
Rayer Builders, PO Box 542, Drexel Hill, PA 19026

**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

July 2, 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. 2**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations and discussion 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. Construction Entrance	\$1,100.00	\$0.00	\$1,100.00	\$ 0.00
2. Silt Fence	600.00	0.00	600.00	0.00
3. Tree Protection Fence	120.00	0.00	120.00	0.00
Subtotal A	\$1,820.00	\$0.00	\$1,820.00	\$ 0.00
B. Stormwater Management				
4. 12" HDPE Storm Pipe	\$216.00	\$0.00	\$216.00	\$ 0.00
5. Connection to Inlet	1,000.00	0.00	1,000.00	0.00
6. Small Inlet	750.00	0.00	750.00	0.00
7. Inlet Protection	150.00	0.00	150.00	0.00
Subtotal B	\$2,116.00	\$0.00	\$2,116.00	\$ 0.00
C. Sidewalk/Curb				
8. Driveway Apron	\$1,500.00	\$0.00	\$1,500.00	\$ 0.00
9. Concrete Sidewalk	1,180.00	0.00	1,180.00	0.00
10. Concrete Monument	600.00	0.00	0.00	600.00
11. Curb	2,520.00	0.00	2,520.00	0.00
Subtotal C	\$5,800.00	\$0.00	\$5,200.00	\$600.00
D. Landscaping				
12. Shrubs	\$1,690.00	\$1,437.00	\$1,437.00	\$253.00
13. Trees	7,800.00	6,630.00	6,630.00	1,170.00
14. Final Grading & Stabilization	1,500.00	0.00	1,500.00	0.00
Subtotal D	\$10,990.00	\$8,067.00	\$9,567.00	\$1,423.00

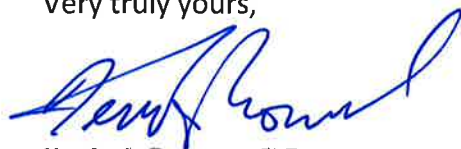
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
Subtotal	\$20,726.00	\$8,067.00	\$18,703.00	\$2,023.00
Engineering & Contingencies	<u>2,074.00</u>	<u>510.00</u>	<u>1524.00</u>	<u>500.00</u>
Total Cost of Improvements	\$22,800.00	\$8,577.00	\$20,277.00	\$2,523.00
Plus 10%	<u>2,280.00</u>	<u>860.00</u>	<u>2,030.00</u>	<u>250.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$25,080.00	\$9,437.00	\$22,307.00	\$2,773.00
Release to Developer		\$9,437.00		
Balance remaining in Escrow Account				<u>\$2,773.00</u>

We recommend a release of escrow in the amount of \$9,437.00. As there is currently a balance of \$12,210.00, following this release of \$9,437.00, the balance remaining in the account will be \$2,773.00.

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