

**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 248.26

July 16, 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. 2**

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

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>D. Stormwater Management</b>				
13. Storm Manhole	\$2,500.00	\$ 0.00	\$2,500.00	\$ 0.00
14. Stormwater System	25,000.00	0.00	25,000.00	0.00
15. 6" PVC and Cleanout	4,600.00	0.00	4,600.00	0.00
16. Trench Drains	<u>20,000.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$52,100.00</b>	<b>\$ 0.00</b>	<b>\$52,100.00</b>	<b>\$ 0.00</b>
<b>E. Miscellaneous</b>				
17. Road Control Monuments	\$1,200.00	\$1,200.00	\$1,200.00	\$0.00
18. Lighting/Glare Control	1,500.00	1,500.00	1,500.00	0.00
19. Traffic Control Signs	500.00	0.00	500.00	0.00
20. Pavement Marking	2,500.00	0.00	2,500.00	0.00
21. Screening of Dumpster	1,000.00	0.00	1,000.00	0.00
22. Relocate Shed	1,500.00	0.00	1,500.00	0.00
23. Bike Racks	<u>2,000.00</u>	<u>2,000.00</u>	<u>2,000.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$10,200.00</b>	<b>\$4,700.00</b>	<b>\$10,200.00</b>	<b>\$0.00</b>
<b>E. Landscaping</b>				
38. Landscaping/Tree Remove /Replace	<u>\$61,000.00</u>	<u>\$42,700.00</u>	<u>\$42,700.00</u>	<u>\$18,300.00</u>
<b>Subtotal E</b>	<b>\$61,000.00</b>	<b>\$42,700.00</b>	<b>\$42,700.00</b>	<b>\$18,300.00</b>
<b>Subtotal A thru E</b>	<b>\$145,775.00</b>	<b>\$47,400.00</b>	<b>\$127,475.00</b>	<b>\$18,300.00</b>
Engineering & Contingencies	<u>14,578.00</u>	<u>4,740.00</u>	<u>12,748.00</u>	<u>1,830.00</u>
<b>Total Cost of Improvements</b>	<b>\$160,353.00</b>	<b>\$52,140.00</b>	<b>\$140,223.00</b>	<b>\$20,130.00</b>
Plus 10%	<u>16,035.00</u>	<u>5,214.00</u>	<u>14,022.00</u>	<u>2,013.00</u>
<b>110% of the Cost of Improvement per Section 509 of the Municipal Code</b>	<b>\$176,388.00</b>	<b>\$57,354.00</b>	<b>\$154,245.00</b>	<b>\$22,143.00</b>
Release of Retainage		<u>4,689.00</u>	<u>(5,000.00)</u>	<u>5,000.00</u>
<b>Total</b>		<b>\$62,043.00</b>	<b>\$149,245.00</b>	<b>\$27,143.00</b>
<b>Release to Developer</b>		<b>\$62,043.00</b>		
<b>Balance of Funds in Escrow Account</b>				<b><u>\$27,143.00</u></b>

We recommend a release of escrow in the amount of \$62,043.00. As there is currently a balance of \$89,186.00, following this release of \$62,043.00, the balance remaining in the account will be \$27,143.00.

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  
Cynwyd Club, 322 Trevor Lane, Bala Cynwyd, PA 19004

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LOWM 231.97

July 16, 2018

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

**Re: 111 West Montgomery 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>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Site Preparation</b>				
1 Sidewalk and Paving Removal	\$2,500.00	\$2,500.00	\$2,500.00	\$0.00
2 Demolition/Dust Control	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$12,500.00</b>	<b>\$12,500.00</b>	<b>\$12,500.00</b>	<b>\$0.00</b>
<b>B. Erosion &amp; Sediment Control</b>				
3 Construction Entrance	\$1,100.00	\$1,100.00	\$1,100.00	\$0.00
4 Tree Protection	1,000.00	750.00	750.00	250.00
5 Silt Fence	1,080.00	540.00	540.00	540.00
6 Inlet Protection	150.00	0.00	0.00	150.00
7 Filtrex Diversion Berm	1,875.00	975.00	975.00	900.00
8 Erosion Control Blanket	1,500.00	0.00	0.00	1,500.00
9 Temporary Basin & Outlet Structure	2,500.00	2,500.00	2,500.00	0.00
10 Final Stabilization & Grading	<u>4,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,000.00</u>
<b>Subtotal B</b>	<b>\$13,205.00</b>	<b>\$5,865.00</b>	<b>\$5,865.00</b>	<b>\$7,340.00</b>
<b>C. Site Construction</b>				
11 Sidewalk	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00
12 Concrete Apron	2,500.00	0.00	0.00	2,500.00
13 Porous Pavers	8,000.00	0.00	0.00	8,000.00

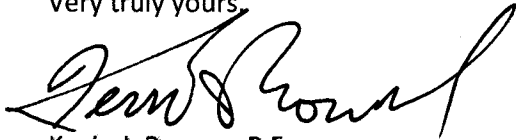
	<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
14	Concrete Curb	500.00	0.00	0.00	500.00
15	Roadway Restoration	3,000.00	0.00	0.00	3,000.00
	<b>Subtotal C</b>	<b>\$16,000.00</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>\$14,000.00</b>
	<b>D. Stormwater Management</b>				
16	6" PVC	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00
17	12" HDPE	750.00	750.00	750.00	0.00
18	Type M Inlets	2,500.00	2,500.00	2,500.00	0.00
19	Junction Boxes	2,000.00	2,000.00	2,000.00	0.00
20	Stormwater System, Outlet Structure, & Amended Soils	21,500.00	21,500.00	21,500.00	0.00
	<b>Subtotal D</b>	<b>\$31,750.00</b>	<b>\$31,750.00</b>	<b>\$31,750.00</b>	<b>\$0.00</b>
	<b>E. Miscellaneous</b>				
21	Road Control Monuments	\$1,200.00	\$0.00	\$0.00	\$1,200.00
22	Lighting/Glare Control	2,500.00	0.00	0.00	2,500.00
23	Pavement Marking	500.00	0.00	0.00	500.00
24	Maintenance/Protection of Traffic	1,000.00	0.00	0.00	1,000.00
25	As-Built Plan	2,000.00	0.00	0.00	2,000.00
26	Milestone Protection Barrier	750.00	0.00	0.00	750.00
27	Fence and Trellis	4,000.00	0.00	0.00	4,000.00
	<b>Subtotal D</b>	<b>\$11,950.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,950.00</b>
	<b>F. Landscaping</b>				
28	Landscaping/Replacement Trees	19,000.00	0.00	0.00	19,000.00
	<b>Subtotal E</b>	<b>\$19,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$19,000.00</b>
	<b>Subtotal A thru E</b>	<b>\$104,405.00</b>	<b>\$52,115.00</b>	<b>\$315,461.00</b>	<b>\$52,290.00</b>
	Engineering & Contingencies	10,441.00	5,211.00	31,545.00	5,230.00
	<b>Total Cost of Improvements</b>	<b>\$114,846.00</b>	<b>\$57,326.00</b>	<b>\$347,006.00</b>	<b>\$57,520.00</b>
	Plus 10%	11,485.00	5,733.00	34,700.00	5,752.00
	<b>110 of the Cost of Improvements per</b>				
	<b>Section 509 of the Municipal Code</b>	<b>\$126,331.00</b>	<b>\$63,059.00</b>	<b>\$381,706.00</b>	<b>\$63,272.00</b>
	Retainage		(6,306.00)	(20,000.00)	6,306.00
	<b>Balance</b>		<b>\$56,753.00</b>	<b>\$361,706.00</b>	<b>\$69,578.00</b>
	<b>Release to Developer</b>		<b>\$56,753.00</b>		
	<b>Balance to Remain in Escrow Account</b>				<b>\$69,578.00</b>

We recommend a release of escrow in the amount of \$56,753.00. As there is currently a balance of \$126,331.00, following this release of \$56,753.00, the balance remaining in the account will be \$69,578.00.

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 Manager  
Allegheny Distribution and Delivery, Inc., 4050 Main Street, Philadelphia, PA 19127