

**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

75 E. Lancaster Avenue  
Ardmore, PA 19003 2376  
Telephone: (610) 645-6200  
www.lowermerion.org

LOWM 248.10

March 6, 2019

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

**Re: One Ardmore Place  
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>
<b>A. Site Demolition</b>				
1. Curb Removal	\$7,350.00	\$7,350.00	\$7,350.00	\$0.00
2. Pavement Removal	17,760.00	17,760.00	17,760.00	0.00
3. Concrete Removal	165.00	165.00	165.00	0.00
4. Utility Pole Relocation	10,000.00	10,000.00	10,000.00	0.00
5. Inlet Removal	1,000.00	1,000.00	1,000.00	0.00
6. Manhole Removal	500.00	500.00	500.00	0.00
7. Saw-cutting	3,600.00	3,600.00	3,600.00	0.00
8. Parking Meter Removal	7,500.00	7,500.00	7,500.00	0.00
<b>Subtotal A</b>	<b>\$47,875.00</b>	<b>\$47,875.00</b>	<b>\$47,875.00</b>	<b>\$0.00</b>
<b>B. Erosion Control</b>				
9. Construction Entrance	\$2,400.00	\$2,400.00	\$2,400.00	\$0.00
10. 12" Diameter Silt Sox	34,170.00	34,170.00	34,170.00	0.00
11. Safety/Tree Fence	540.00	540.00	540.00	0.00
12. Inlet Protection	1,050.00	1,050.00	1,050.00	0.00
<b>Subtotal B</b>	<b>\$38,160.00</b>	<b>\$38,160.00</b>	<b>\$38,160.00</b>	<b>\$0.00</b>
<b>C. Site Clearing</b>				
13. Tree Removal – 12" Caliper	\$3,400.00	\$3,400.00	\$3,400.00	\$0.00
14. Tree Removal – 24" Caliper	900.00	900.00	900.00	0.00
15. Tree Removal – 36" Caliper	700.00	700.00	700.00	0.00
<b>Subtotal C</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>
<b>D. Sanitary Sewer</b>				
16. 8" PVC In Road	\$29,610.00	\$29,610.00	\$29,610.00	\$0.00
17. 8" PVC On Site	19,950.00	19,950.00	19,950.00	0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
18. 4' Diameter Manholes	24,000.00	24,000.00	24,000.00	0.00
<b>Subtotal D</b>	<b>\$73,560.00</b>	<b>\$73,560.00</b>	<b>\$73,560.00</b>	<b>\$0.00</b>
<b>E. Storm Sewer</b>				
19. 8" HDPE	\$60.00	\$60.00	\$60.00	\$0.00
20. 12" HDPE	80.00	80.00	80.00	0.00
21. 15" RCP	1,680.00	1,680.00	1,680.00	0.00
22. Storm Manholes	3,000.00	3,000.00	3,000.00	0.00
23. C Inlets	3,000.00	3,000.00	3,000.00	0.00
24. M Inlets	2,500.00	0.00	0.00	2,500.00
25. Tie to Existing	2,500.00	2,500.00	2,500.00	0.00
26. Water Quality Structure	10,000.00	10,000.00	10,000.00	0.00
<b>Subtotal E</b>	<b>\$22,820.00</b>	<b>\$20,320.00</b>	<b>\$20,320.00</b>	<b>\$2,500.00</b>
<b>F. Curbing and Paving</b>				
27. Concrete Curb	\$9,900.00	\$9,900.00	\$9,900.00	\$0.00
28. Granite Curb	7,700.00	7,700.00	7,700.00	0.00
29. 1-1/2" ID-2 Wearing	20,000.00	0.00	0.00	20,000.00
30. 4" BCBC	37,500.00	37,500.00	37,500.00	0.00
31. Stone Subbase	62,500.00	62,500.00	62,500.00	0.00
32. Concrete Aprons	4,700.00	0.00	0.00	4,700.00
33. Concrete Monuments	1,500.00	0.00	0.00	1,500.00
34. Concrete Sidewalk	23,400.00	11,700.00	11,700.00	11,700.00
35. Stamped Asphalt/Concrete	15,000.00	0.00	0.00	15,000.00
<b>Subtotal F</b>	<b>\$182,200.00</b>	<b>\$129,300.00</b>	<b>\$129,300.00</b>	<b>\$52,900.00</b>
<b>G. Miscellaneous</b>				
36. 4" Epoxy Striping	\$1,500.00	\$0.00	\$0.00	\$1,500.00
37. Painted Directional Arrows	4,100.00	2,600.00	2,600.00	1,500.00
38. Painted Stop Bars	400.00	0.00	0.00	400.00
39. Traffic Control Signs	1,600.00	800.00	800.00	800.00
40. Handicap Spots	300.00	0.00	0.00	300.00
41. Bike Racks	1,000.00	0.00	0.00	1,000.00
42. Handicap Ramps	6,000.00	3,000.00	3,000.00	3,000.00
43. Crosswalk	500.00	0.00	0.00	500.00
<b>Subtotal G</b>	<b>\$15,400.00</b>	<b>\$6,400.00</b>	<b>\$6,400.00</b>	<b>\$9,000.00</b>
<b>H. Landscaping</b>				
44. Shade Tree	\$7,800.00	\$0.00	\$0.00	\$7,800.00
45. Evergreen Tree	4,050.00	0.00	0.00	4,050.00
46. Ornamental Tree	1,950.00	0.00	0.00	1,950.00
47. Evergreen Shrubs	4,680.00	0.00	0.00	4,680.00
48. Deciduous Shrubs	165.00	0.00	0.00	165.00
49. Stabilization	2,000.00	0.00	0.00	2,000.00
50. Green Roof	156,000.00	0.00	0.00	156,000.00
<b>Subtotal H</b>	<b>\$177,245.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$177,245.00</b>

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>I. Lighting</b>				
51. Building Light	\$2,500.00	\$2,500.00	\$2,500.00	\$0.00
52. Bollard with Light	5,000.00	0.00	0.00	5,000.00
<b>Subtotal I</b>	<b>\$7,500.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>	<b>\$5,000.00</b>
<b>J. Excavation</b>				
53. Excavation Support	15,000.00	15,000.00	15,000.00	0.00
<b>Subtotal J</b>	<b>\$15,000.00</b>	<b>\$15,000.00</b>	<b>\$15,000.00</b>	<b>\$0.00</b>
<b>K. Post Construction</b>				
54. Traffic Study	\$5,000.00	0.00	0.00	5,000.00
<b>Subtotal K</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>
<b>Subtotal A thru K</b>	<b>\$589,760.00</b>	<b>\$338,115.00</b>	<b>\$338,115.00</b>	<b>\$251,645.00</b>
Engineering & Contingencies	58,940.00	33,811.00	33,811.00	25,129.00
<b>Total Cost of Improvements</b>	<b>\$648,700.00</b>	<b>\$371,926.00</b>	<b>\$371,926.00</b>	<b>\$276,774.00</b>
Plus 10%	64,870.00	37,192.00	37,192.00	27,678.00
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$713,570.00</b>	<b>\$409,118.00</b>	<b>\$409,118.00</b>	<b>\$304,452.00</b>
Retainage		(40,911.00)	(40,911.00)	40,911.00
		<b>\$368,207.00</b>	<b>\$368,207.00</b>	<b>\$345,363.00</b>
<b>Release to Developer</b>		<b>\$368,207.00</b>		
<b>Balance remaining in Escrow Account</b>				<b><u>\$345,363.00</u></b>

We recommend a release of escrow in the amount of \$368,207.00. As there is currently a balance of \$713,570.00, following this release of \$368,207.00, the balance remaining in the account will be \$345,363.00. 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,

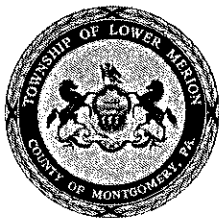
Kevin J. Bowers, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager

One Ardmore Associates, LP, c/o Dranoff Properties, 755 South Broad Street, Philadelphia, PA 19147



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LOWM 248.83

February 26, 2019

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

**Re: 10 Union Avenue  
Escrow Release No. 3**

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. Clearing & Grubbing	\$500.00	\$0.00	\$500.00	\$ 0.00
2. Sidewalk/Pavement Removal	<u>2,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>1,000.00</u>
<b>Subtotal A</b>	<b>\$2,500.00</b>	<b>\$0.00</b>	<b>\$1,500.00</b>	<b>\$1,000.00</b>
<b>B. Erosion and Sediment Control</b>				
3. Tree Protection	\$400.00	\$200.00	\$400.00	\$0.00
4. Silt Sock	1,400.00	0.00	700.00	700.00
5. Construction Entrance	2,200.00	1,100.00	2,200.00	0.00
6. Paved Diversion Berm	1,000.00	1,000.00	1,000.00	0.00
7. Inlet Protection	1,800.00	1,200.00	1,200.00	600.00
8. Diversion Swale/Berms	15,000.00	7,500.00	15,000.00	0.00
9. Erosion Control Blanket	27,000.00	0.00	0.00	27,000.00
10. Final Grading & Stabilization	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
<b>Subtotal B</b>	<b>\$53,800.00</b>	<b>\$11,000.00</b>	<b>\$20,500.00</b>	<b>\$33,300.00</b>
<b>C. Site Construction</b>				
11. Roadway Restoration	\$4,000.00	\$0.00	\$0.00	\$4,000.00
12. Dep & Full Reveal Concrete Curb	7,500.00	0.00	0.00	7,500.00
13. Sidewalk	15,000.00	0.00	0.00	15,000.00
14. Concrete Apron	6,000.00	0.00	0.00	6,000.00
15. Patterned Concrete Crosswalk	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
16. Porous Pavers	<u>6,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,000.00</u>
<b>Subtotal C</b>	<b>\$43,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$43,500.00</b>
<b>D. Sanitary Sewer</b>				
17. 8" Gravity Line	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00
18. Manholes	3,000.00	3,000.00	3,000.00	0.00
19. Video/Testing	<u>2,500.00</u>	<u>1,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$7,000.00</b>	<b>\$6,000.00</b>	<b>\$7,000.00</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>E. Stormwater Management</b>				
20. 6" PVC	\$800.00	\$800.00	\$800.00	\$0.00
21. 8" HDPE	1,875.00	1,875.00	1,875.00	0.00
22. 12" HDPE	13,950.00	13,950.00	13,950.00	0.00
23. 15" HDPE	16,100.00	14,300.00	14,300.00	1,800.00
24. Stone Collection Trench	32,700.00	0.00	0.00	32,700.00
25. Storm Manholes	3,000.00	3,000.00	3,000.00	0.00
26. 2'x2' Inlets/Boxes	4,500.00	3,000.00	3,000.00	1,500.00
27. Yard Drains/Sump Boxes	6,000.00	4,500.00	4,500.00	1,500.00
28. 2'x4' Inlets/Outlet Structures	7,500.00	7,500.00	7,500.00	0.00
29. PCSM No. 1	5,000.00	0.00	0.00	5,000.00
30. PCSM No. 2	100,000.00	0.00	100,000.00	0.00
31. Flared End Section	500.00	0.00	0.00	500.00
32. Connection to Existing Structure	750.00	0.00	0.00	750.00
33. Adjust Inlets – Gym Property	800.00	0.00	0.00	800.00
34. Amended Soils – Gym Property	2,000.00	0.00	0.00	2,000.00
<b>Subtotal E</b>	<b>\$195,475.00</b>	<b>\$48,925.00</b>	<b>\$148,925.00</b>	<b>\$46,550.00</b>
<b>F. Miscellaneous</b>				
35. Flashing Warning Sign	\$20,000.00	\$ 0.00	\$ 0.00	\$20,000.00
36. Road Control Monuments	1,200.00	0.00	0.00	1,200.00
37. Lighting (Glare Control)	7,500.00	0.00	0.00	7,500.00
38. Traffic Signs/Pavement Markings	3,000.00	0.00	0.00	3,000.00
39. Paving Removal/Stabilize – Gym	2,500.00	0.00	0.00	2,500.00
40. Cyclone Fence Removal	2,000.00	0.00	0.00	2,000.00
41. Fence Installation – Gym Property	800.00	0.00	0.00	800.00
42. Fine Grading/Adjustments - Gym	2,500.00	0.00	0.00	2,500.00
43. New Gym Steps	5,000.00	0.00	0.00	5,000.00
44. Paving Gym Property Access	37,250.00	0.00	0.00	37,250.00
45. Bollards – Gym Property	7,500.00	0.00	0.00	7,500.00
46. As-Built Plan	3,000.00	0.00	0.00	3,000.00
47. Post-Development Traffic Study	3,000.00	0.00	0.00	3,000.00
<b>Subtotal F</b>	<b>\$95,250.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$95,250.00</b>
<b>G. Landscaping</b>				
48. Landscaping	\$27,500.00	\$ 0.00	\$ 0.00	\$27,500.00
49. Raingarden	6,000.00	0.00	0.00	6,000.00
<b>Subtotal G</b>	<b>\$33,500.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$33,500.00</b>
<b>Subtotal A thru G</b>	<b>\$431,025.00</b>	<b>\$65,925.00</b>	<b>\$177,925.00</b>	<b>\$253,100.00</b>
Engineering & Contingencies	43,103.00	6,592.00	17,792.00	25,311.00
<b>Total Cost of Improvements</b>	<b>\$474,128.00</b>	<b>\$72,517.00</b>	<b>\$195,717.00</b>	<b>\$278,411.00</b>
Plus 10%	47,413.00	7,251.00	19,571.00	27,842.00
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$521,541.00</b>	<b>\$79,768.00</b>	<b>\$215,288.00</b>	<b>\$306,253.00</b>
Retainage		(7,976.00)	(21,528.00)	21,528.00
		<b>\$71,792.00</b>	<b>\$193,760.00</b>	<b>\$327,781.00</b>

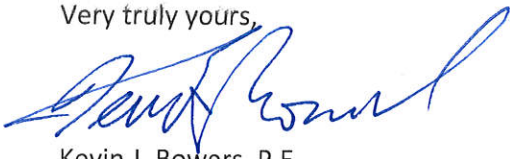
**Release to Developer****\$71,792.00****Balance remaining in Escrow Account****\$327,781.00**

We recommend a release of escrow in the amount of \$71,792. As there is currently a balance of \$399,573.00, following this release of \$71,792.00, the balance remaining in the account will be \$327,781.00.

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

10 Union Avenue Associates, LP, 18 East Lancaster Avenue, Wynnewood, PA 19096

Beneficial Bank, Attn: Paul Glanville, 1818 Market Street – 21<sup>st</sup> Floor, Philadelphia, PA 19103



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LOWM 225.14

February 26, 2019

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

**Re: Waverly Heights Amended Plan  
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>
<b>A. Erosion &amp; Sediment Control</b>				
1. Construction Entrance	\$2,200.00	\$2,200.00	\$2,200.00	\$0.00
2. Site Demolition	5,000.00	5,000.00	5,000.00	0.00
3. Tree Protection Fence	3,525.00	3,525.00	3,525.00	0.00
4. 12" Filter Soxx	5,200.00	5,200.00	5,200.00	0.00
5. Erosion Control Blanket	3,045.00	3,045.00	3,045.00	0.00
6. Inlet Protection	900.00	900.00	900.00	0.00
7. Infiltration Trench Protection	500.00	500.00	500.00	0.00
8. Earthwork	5,000.00	5,000.00	5,000.00	0.00
<b>Subtotal A</b>	<b>\$25,370.00</b>	<b>\$25,370.00</b>	<b>\$25,370.00</b>	<b>\$0.00</b>
<b>B. Sanitary Sewer</b>				
9. 8" PVC	\$6,525.00	\$6,525.00	\$6,525.00	\$0.00
10. Sanitary Sewer Testing	1,500.00	1,500.00	1,500.00	0.00
11. Connection to Main	1,000.00	1,000.00	1,000.00	0.00
12. Adjust Existing	1,000.00	1,000.00	1,000.00	0.00
<b>Subtotal B</b>	<b>\$10,025.00</b>	<b>\$10,025.00</b>	<b>\$10,025.00</b>	<b>\$0.00</b>
<b>C. Storm Sewer</b>				
13. 6" PVC	\$6,838.00	\$6,838.00	\$6,838.00	\$0.00
14. 8" PVC	9,660.00	9,660.00	9,660.00	0.00
15. 15" PVC	7,875.00	7,875.00	7,875.00	0.00
16. Roof Drains	12,000.00	12,000.00	12,000.00	0.00
17. Type M Inlet	2,500.00	2,500.00	2,500.00	0.00
18. Trench Drain	2,000.00	0.00	0.00	2,000.00
19. Cleanouts	3,600.00	3,600.00	3,600.00	0.00
20. Connection to Existing	4,500.00	4,500.00	4,500.00	0.00
<b>Subtotal C</b>	<b>\$48,973.00</b>	<b>\$46,973.00</b>	<b>\$46,973.00</b>	<b>\$2,000.00</b>
<b>D. Landscaping for Balance of Project</b>				
21. Deciduous Trees	\$20,150.00	\$0.00	\$0.00	\$20,150.00



<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
22. Evergreen Trees	5,250.00	0.00	0.00	5,250.00
23. Shrubs	7,200.00	0.00	0.00	7,200.00
24. Perennials	1,890.00	0.00	0.00	1,890.00
25. <del>Mulch</del>	<del>25,000.00</del>	<del>0.00</del>	<del>0.00</del>	<del>25,000.00</del>
<b>Subtotal D</b>	<b>\$59,490.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$59,490.00</b>
<b>E. Miscellaneous</b>				
26. Concrete Curb	\$10,500.00	\$10,500.00	\$10,500.00	\$0.00
27. 4' Concrete Sidewalk	6,250.00	6,250.00	6,250.00	0.00
28. Concrete Apron	2,500.00	2,500.00	2,500.00	0.00
29. <del>Pavement</del>	<del>25,300.00</del>	<del>25,300.00</del>	<del>25,300.00</del>	<del>0.00</del>
30. Traffic Protection	5,000.00	5,000.00	5,000.00	0.00
31. Post Dev. Traffic Study	2,500.00	0.00	0.00	2,500.00
32. Retaining Walls	12,600.00	12,600.00	12,600.00	0.00
33. Lighting	15,000.00	15,000.00	15,000.00	0.00
34. Signage & Striping	<u>1,600.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,600.00</u>
<b>Subtotal E</b>	<b>\$81,250.00</b>	<b>\$77,150.00</b>	<b>\$77,150.00</b>	<b>\$4,100.00</b>
<b>Subtotal A thru E</b>	<b>\$225,108.00</b>	<b>\$159,518.00</b>	<b>\$159,518.00</b>	<b>\$65,590.00</b>
Engineering & Contingencies	<u>22,592.00</u>	<u>16,033.00</u>	<u>16,033.00</u>	<u>6,559.00</u>
<b>Total Cost of Improvements</b>	<b>\$247,700.00</b>	<b>\$175,551.00</b>	<b>\$175,551.00</b>	<b>\$72,149.00</b>
Plus 10%	<u>24,770.00</u>	<u>17,556.00</u>	<u>17,556.00</u>	<u>7,214.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$272,470.00</b>	<b>\$193,107.00</b>	<b>\$193,107.00</b>	<b>\$79,363.00</b>
Retainage		<u>(19,310.00)</u>	<u>(19,310.00)</u>	<u>19,310.00</u>
		<b>\$173,797.00</b>	<b>\$173,797.00</b>	<b>\$98,673.00</b>
<b>Release to Developer</b>		<b>\$173,797.00</b>		
<b>Balance remaining in Escrow Account</b>				<b><u>\$98,673.00</u></b>

We recommend a release of escrow in the amount of \$173,797.00. As there is currently a balance of \$272,400.00, following this release of \$173,797.00, the balance remaining in the account will be \$98,673.00.

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  
Waverly Heights, 1400 Waverly Road, Gladwyne, PA 19035





**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

75 E. Lancaster Avenue  
Ardmore, PA 19003 2376  
Telephone: (610) 645-6200  
www.lowermerion.org

LOWM 231.84

February 26, 2019

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

**Re: 47-65 Cricket Development  
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>
<b>A. Site Preparation</b>				
1. Demolition/Dust Control	\$2,500.00	\$2,500.00	\$2,500.00	\$0.00
2. Construction Fence	<u>4,000.00</u>	<u>4,000.00</u>	<u>4,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$6,500.00</b>	<b>\$6,500.00</b>	<b>\$6,500.00</b>	<b>\$0.00</b>
<b>B. Erosion and Sediment Control</b>				
3. Construction Entrance	\$1,100.00	\$0.00	\$0.00	\$1,100.00
4. Tree Protection	150.00	0.00	0.00	150.00
5. Silt Fence	800.00	0.00	0.00	800.00
6. Inlet Protection	500.00	0.00	0.00	500.00
7. 18" Filter Sock	7,500.00	0.00	0.00	7,500.00
8. Final Grading & Stabilization	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
<b>Subtotal B</b>	<b>\$15,050.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$15,050.00</b>
<b>C. Site Construction</b>				
9. Granite Curb (Full & Depressed)	\$6,750.00	\$0.00	\$0.00	\$6,750.00
10. Sidewalk	5,000.00	0.00	0.00	5,000.00
11. Roadway Restoration (Trolley Way)	17,500.00	0.00	0.00	17,500.00
12. Retaining Wall	4,000.00	0.00	0.00	4,000.00
13. Street Furniture/Metal Bench	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
<b>Subtotal C</b>	<b>\$38,250.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$38,250.00</b>
<b>D. Stormwater Management</b>				
14. 8" HDPE	\$500.00	\$500.00	\$500.00	\$0.00
15. 15" HDPE	4,680.00	4,680.00	4,680.00	0.00
16. Storm Manhole For System #1	10,000.00	10,000.00	10,000.00	0.00
17. Repair/Reuse Existing Inlet	2,000.00	2,000.00	2,000.00	0.00
18. Type C Inlets	6,000.00	6,000.00	6,000.00	0.00
19. System No. 1 & Outlet Structure	60,000.00	60,000.00	60,000.00	0.00
20. System No. 2 & Outlet Structure	<u>60,000.00</u>	<u>60,000.00</u>	<u>60,000.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$143,180.00</b>	<b>\$143,180.00</b>	<b>\$143,180.00</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>E. Miscellaneous</b>				
21. Road Control Monuments	\$1,600.00	\$0.00	\$0.00	\$1,600.00
22. Lighting/Glare Control	5,000.00	0.00	0.00	5,000.00
23. <del>Traffic Control/Way-Finding Signage</del>	<del>2,500.00</del>	<del>0.00</del>	<del>0.00</del>	<del>2,500.00</del>
24. Pavement Marking	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
<b>Subtotal E</b>	<b>\$11,600.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,600.00</b>
<b>F. Landscaping</b>				
25. Shrubs, Street Trees & Planters	\$15,500.00	\$0.00	\$ 0.00	\$15,500.00
26. Green Roof Plantings	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
<b>Subtotal F</b>	<b>\$20,500.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$20,500.00</b>
<b>Subtotal A thru F</b>	<b>\$235,080.00</b>	<b>\$149,680.00</b>	<b>\$149,680.00</b>	<b>\$85,400.00</b>
Engineering & Contingencies	<u>23,508.00</u>	<u>14,968.00</u>	<u>14,968.00</u>	<u>8,540.00</u>
<b>Total Cost of Improvements</b>	<b>\$258,588.00</b>	<b>\$164,648.00</b>	<b>\$164,648.00</b>	<b>\$93,940.00</b>
Plus 10%	<u>25,859.00</u>	<u>16,464.00</u>	<u>16,464.00</u>	<u>9,395.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$284,447.00</b>	<b>\$181,112.00</b>	<b>\$181,112.00</b>	<b>\$103,335.00</b>
Retainage		<u>(18,111.00)</u>	<u>(18,111.00)</u>	<u>18,111.00</u>
		<b>\$163,001.00</b>	<b>\$163,001.00</b>	<b>\$121,446.00</b>

Release to Developer

\$163,001.00

Balance remaining in Escrow Account

\$121,446.00

We recommend a release of escrow in the amount of \$163,001.00. As there is currently a balance of \$284,447.00, following this release of \$163,001.00, the balance remaining in the account will be \$121,446.00.

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

Cricket Court Associates, 283 2<sup>nd</sup> Street Pike – Suite 110, Southampton, PA 18966