



**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY

**TOWNSHIP ENGINEER**

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

LOWM 248.03

September 3, 2019

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

**Re: Audi Wynnewood  
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>
<b>A. Erosion Control</b>				
1. Tire Cleaner	\$1,100.00	\$1,100.00	\$1,100.00	\$0.00
2. Safety/Tree Fence	150.00	150.00	150.00	0.00
3. 18" Silt Fence	1,400.00	1,400.00	1,400.00	0.00
4. Inlet Protection	<u>2,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$5,150.00</b>	<b>\$5,150.00</b>	<b>\$5,150.00</b>	<b>\$0.00</b>
<b>B. Sanitary Sewer</b>				
5. Sanitary Lateral	\$12,000.00	\$12,000.00	\$12,000.00	\$0.00
6. Main Connection	<u>2,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$14,500.00</b>	<b>\$14,500.00</b>	<b>\$14,500.00</b>	<b>\$0.00</b>
<b>C. Storm Sewer</b>				
7. 6" HDPEP	\$1,100.00	\$1,100.00	\$1,100.00	\$0.00
8. 12" DIP	1,545.00	1,545.00	1,545.00	0.00
9. 15" HDPEP	9,975.00	9,975.00	9,975.00	0.00
10. 15" HDPEP Restoration	5,775.00	5,775.00	5,775.00	0.00
11. Yard Drains	1,500.00	1,500.00	1,500.00	0.00
12. C Inlets	21,000.00	21,000.00	21,000.00	0.00
13. Inlet Connection	2,500.00	2,500.00	2,500.00	0.00
14. Junction Box/Basin Drain	6,000.00	6,000.00	6,000.00	0.00
15. Infiltration Bed	<u>125,000.00</u>	<u>125,000.00</u>	<u>125,000.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$174,375.00</b>	<b>\$174,375.00</b>	<b>\$174,375.00</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. Curb and Paving</b>				
16.	Concrete Curb	\$2,400.00	\$2,400.00	\$2,400.00	\$0.00
17.	Concrete Monuments	600.00	0.00	0.00	600.00
18.	Driveway Apron	4,500.00	4,500.00	4,500.00	0.00
19.	Concrete Sidewalk	<u>7,000.00</u>	<u>7,000.00</u>	<u>7,000.00</u>	<u>0.00</u>
	<b>Subtotal D</b>	<b>\$14,500.00</b>	<b>\$13,900.00</b>	<b>\$13,900.00</b>	<b>\$600.00</b>
	<b>E. Miscellaneous</b>				
20.	Line Striping	\$1,500.00	\$1,500.00	\$1,500.00	\$ 0.00
21.	Traffic Control Signs	1,200.00	1,200.00	1,200.00	0.00
22.	Handicap Parking	200.00	200.00	200.00	0.00
23.	Retaining Wall Stabilization	1,500.00	1,500.00	1,500.00	0.00
24.	Fire Hydrant Relocation	<u>2,000.00</u>	<u>2,000.00</u>	<u>2,000.00</u>	<u>0.00</u>
	<b>Subtotal E</b>	<b>\$6,400.00</b>	<b>\$6,400.00</b>	<b>\$6,400.00</b>	<b>\$ 0.00</b>
	<b>F. Landscaping</b>				
25.	Deciduous Trees	\$6,500.00	\$0.00	\$0.00	\$6,500.00
26.	Evergreen Trees	6,300.00	0.00	0.00	6,300.00
27.	Off Site Trees	6,765.00	0.00	0.00	6,765.00
28.	Shrubs	12,060.00	0.00	0.00	12,060.00
29.	Stabilization	<u>2,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
	<b>Subtotal F</b>	<b>\$34,125.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>	<b>\$31,625.00</b>
	<b>G. Lighting</b>				
30.	Building Light	\$3,000.00	\$3,000.00	\$3,000.00	\$ 0.00
31.	Parking Lot Light	<u>15,000.00</u>	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
	<b>Subtotal G</b>	<b>\$18,000.00</b>	<b>\$18,000.00</b>	<b>\$18,000.00</b>	<b>\$ 0.00</b>
	<b>H. Post Construction</b>				
32.	Traffic Study	\$3,500.00	\$0.00	\$0.00	\$3,500.00
33.	As Built Plan	<u>1,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>
	<b>Subtotal H</b>	<b>\$4,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,500.00</b>
	<b>SUBTOTAL (A - H)</b>	<b>\$271,550.00</b>	<b>\$234,825.00</b>	<b>\$234,825.00</b>	<b>\$36,725.00</b>
	<b>Engineering &amp; Contingencies</b>	<u>27,150.00</u>	<u>23,475.00</u>	<u>23,475.00</u>	<u>3,675.00</u>
	<b>TOTAL</b>	<b>\$298,700.00</b>	<b>\$258,300.00</b>	<b>\$258,300.00</b>	<b>\$40,400.00</b>
	<b>Plus 10%</b>	<u>29,870.00</u>	<u>25,830.00</u>	<u>25,830.00</u>	<u>4,040.00</u>
	<b>110% Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$328,570.00</b>	<b>\$284,130.00</b>	<b>\$284,130.00</b>	<b>\$44,440.00</b>

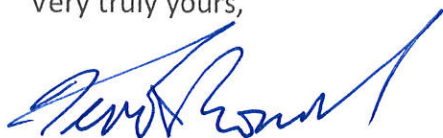
**Release to Developer****\$284,130.00****Balance of Funds in Escrow Account****\$44,440.00**

We recommend a release of escrow in the amount of \$284,130.00. As there is currently a balance of \$328,570.00, following this release of \$284,130.00, the balance remaining in the account will be \$44,440.00.

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  
Romill Associates, LP, 1312 Ridge Pike, Conshohocken, PA 19428



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LOWM 248.65

September 4, 2019

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

Re: ~~Shipley School~~ - Phase III  
Escrow Release No. 3 (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>
<b><u>A. Site Preparation</u></b>				
1. Tree Protection	\$450.00	\$ 0.00	\$450.00	\$ 0.00
2. Clearing and Grubbing	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$3,450.00</b>	<b>\$ 0.00</b>	<b>\$3,450.00</b>	<b>\$ 0.00</b>
<b><u>B. Erosion &amp; Sediment Control</u></b>				
3. Silt Fence	\$800.00	\$ 0.00	\$800.00	\$ 0.00
4. Final Grading & Stabilization	7,500.00	0.00	7,500.00	0.00
5. Construction Entrance	1,500.00	0.00	1,500.00	0.00
6. Inlet Protection	<u>300.00</u>	<u>0.00</u>	<u>300.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$10,100.00</b>	<b>\$ 0.00</b>	<b>\$10,100.00</b>	<b>\$ 0.00</b>
<b><u>C. Site Construction</u></b>				
7. Drive Paving Adjustment & Seal	\$3,000.00	\$ 0.00	\$3,000.00	\$ 0.00
8. Curb	2,500.00	0.00	2,500.00	0.00
9. Sidewalk/Walkways	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$10,500.00</b>	<b>\$ 0.00</b>	<b>\$10,500.00</b>	<b>\$ 0.00</b>
<b><u>D. Stormwater Management</u></b>				
10. 8" HDPE	\$5,250.00	\$ 0.00	\$5,250.00	\$ 0.00
11. Connection to Existing Sewer	500.00	0.00	500.00	0.00
12. 2'x2' Inlets	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$8,750.00</b>	<b>\$ 0.00</b>	<b>\$8,750.00</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. Landscaping</b>				
13. Landscaping	<u>\$16,200.00</u>	<u>\$2,500.00</u>	<u>\$16,200.00</u>	<u>\$ 0.00</u>
<b>Subtotal E</b>	<b>\$16,200.00</b>	<b>\$2,500.00</b>	<b>\$16,200.00</b>	<b>\$ 0.00</b>
 <b>Subtotal A-E</b>	 <b>\$49,000.00</b>	 <b>\$2,500.00</b>	 <b>\$49,000.00</b>	 <b>\$ 0.00</b>
Engineering Fees & Contingencies	<u>4,900.00</u>	<u>500.00</u>	<u>4,900.00</u>	<u>0.00</u>
<b>Total</b>	<b>\$53,900.00</b>	<b>\$3,000.00</b>	<b>\$53,900.00</b>	<b>\$ 0.00</b>
Plus 10%	<u>5,390.00</u>	<u>300.00</u>	<u>5,390.00</u>	<u>0.00</u>
<b>Total</b>	<b>\$59,290.00</b>	<b>\$3,300.00</b>	<b>\$59,290.00</b>	<b>\$ 0.00</b>
Retainage		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total</b>		<b>\$3,300.00</b>	<b>\$59,290.00</b>	<b>\$ 0.00</b>

**Release to Developer** **\$3,300.00**

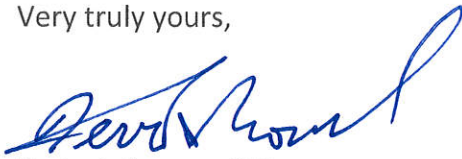
**Balance of Funds in Escrow Account** **\$ 0.00**

We recommend a release of escrow in the amount of \$3,300.00. As there is currently a balance of \$3,300.00, following this release of \$3,300.00, 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  
Shipley School, 814 Yarrow Street, Bryn Mawr, PA 19010





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LOWM 254.28

September 4, 2019

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

**Re: 15 Kings Grant Drive  
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>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Site Preparation</b>				
1. Clearing & Grubbing	\$15,000.00	\$0.00	\$15,000.00	\$0.00
2. Dust Control	5,000.00	0.00	5,000.00	0.00
3. Pavement/Curb Removal	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$30,000.00</b>	<b>\$0.00</b>
<b>B. Erosion &amp; Sediment Control</b>				
4. Construction Entrance	\$1,100.00	\$0.00	\$1,100.00	\$0.00
5. Tree Protection Fence	2,625.00	0.00	2,625.00	0.00
6. 12" Compost Filter Sock	5,300.00	0.00	5,300.00	0.00
7. 18" Compost Filter Sock	3,300.00	0.00	3,300.00	0.00
8. Inlet Protection	2,600.00	0.00	2,600.00	0.00
9. Final Stabilization & Grading	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$24,925.00</b>	<b>\$0.00</b>	<b>\$24,925.00</b>	<b>\$0.00</b>
<b>C. Stormwater Management</b>				
10. 8" HDPE	\$2,500.00	\$0.00	\$2,500.00	\$ 0.00
11. 12" HDPE	2,880.00	0.00	2,880.00	0.00
12. 15" HDPE	12,775.00	0.00	12,775.00	0.00
13. 18" HDPE	5,890.00	0.00	5,890.00	0.00
14. 15" Yard Drains	2,000.00	0.00	2,000.00	0.00
15. Type C Inlets	5,000.00	0.00	5,000.00	0.00

16. Type M Inlets	10,000.00	0.00	10,000.00	0.00
17. Manhole	3,000.00	0.00	3,000.00	0.00
18. Water Quality Unit	15,000.00	0.00	15,000.00	0.00
19. Connection to Existing Storm Inlet	<u>2,000.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$61,045.00</b>	<b>\$0.00</b>	<b>\$61,045.00</b>	<b>\$ 0.00</b>

**D. Miscellaneous**

20. Concrete Curb	\$19,440.00	\$0.00	\$19,440.00	\$0.00
21. Granite Curb	4,500.00	0.00	0.00	4,500.00
22. Pavement	<u>126,750.00</u>	<u>0.00</u>	<u>126,750.00</u>	<u>0.00</u>
23. Crosswalks	5,000.00	0.00	0.00	5,000.00
24. Bike Racks	5,000.00	0.00	0.00	5,000.00
25. Sidewalk	25,380.00	0.00	25,380.00	0.00
26. Porous Pavers	2,475.00	0.00	2,475.00	0.00
27. Road Control Monuments	2,000.00	0.00	0.00	2,000.00
28. Concrete Wheel Stops	825.00	0.00	825.00	0.00
29. Handicap Curb Ramps	20,000.00	0.00	20,000.00	0.00
30. Concrete Apron	2,500.00	0.00	2,500.00	0.00
31. Traffic Control/Wayfinding Signs	2,500.00	0.00	2,500.00	0.00
32. Pavement Marking	2,500.00	1,000.00	2,500.00	0.00
33. Maintenance/Protection of Traffic	5,000.00	0.00	5,000.00	0.00
34. Retaining Wall	2,500.00	0.00	2,500.00	0.00
35. Post-Devel Signal Optimization	3,000.00	0.00	0.00	3,000.00
36. As-Built Plan	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
<b>Subtotal D</b>	<b>\$231,870.00</b>	<b>\$1,000.00</b>	<b>\$209,870.00</b>	<b>\$22,000.00</b>

**E. Landscaping**

37. Evergreen Shrubs	\$7,440.00	\$5,000.00	\$5,000.00	\$2,440.00
38. Deciduous Shrubs	7,440.00	5,000.00	5,000.00	2,440.00
39. Evergreen Trees	17,550.00	12,000.00	12,000.00	5,550.00
40. Deciduous Trees	18,200.00	12,000.00	12,000.00	6,200.00
41. Ground Cover/Perennials	15,000.00	15,000.00	15,000.00	0.00
42. Lighting/Glare Control	<u>70,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>70,000.00</u>
<b>Subtotal E</b>	<b>\$135,630.00</b>	<b>\$49,000.00</b>	<b>\$49,000.00</b>	<b>\$86,630.00</b>

<b>SUBTOTAL (A - E)</b>	<b>\$483,470.00</b>	<b>\$50,000.00</b>	<b>\$374,840.00</b>	<b>\$108,630.00</b>
Engineering & Contingencies	48,350.00	5,000.00	37,484.00	10,866.00
<b>TOTAL</b>	<b>\$531,820.00</b>	<b>\$55,000.00</b>	<b>\$412,324.00</b>	<b>\$119,496.00</b>
Plus 10%	<u>53,180.00</u>	<u>5,500.00</u>	<u>41,232.00</u>	<u>11,948.00</u>
<b>110% Cost of Improvements per</b>				
<b>Section 509 of the Municipal Code</b>	<b>\$585,000.00</b>	<b>\$60,500.00</b>	<b>\$453,556.00</b>	<b>\$131,444.00</b>
Retainage		<u>(6,050.00)</u>	<u>(45,356.00)</u>	<u>45,356.00</u>
<b>Total</b>		<b>\$54,450.00</b>	<b>\$408,200.00</b>	<b>\$176,800.00</b>

Release to Developer	\$54,450.00	
Balance of Funds in Escrow Account		<u>\$176,800.00</u>

We recommend a release of escrow in the amount of \$54,450.00. As there is currently a balance of \$231,250.00, following this release of \$54,450.00, the balance remaining in the account will be \$176,800.00.

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  
15 Kings Grant Associates, LP, 125 East Elm Street, Suite 400, Conshohocken, PA 19428





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LOWM 231.86

September 3, 2019

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

**Re: 6 Old Gulph 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 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>
<b>A. Erosion and Sediment Control</b>				
1. Tire Cleaner	\$1,100.00	\$550.00	\$550.00	\$550.00
2. Tree Protection Fence	8,500.00	4,250.00	4,250.00	4,250.00
3. Silt Sock	3,400.00	1,700.00	1,700.00	1,700.00
4. Inlet Protection	300.00	0.00	0.00	300.00
5. Temporary Stabilization	2,000.00	2,000.00	2,000.00	0.00
6. Temporary Basin & Outlet Structure	3,000.00	3,000.00	3,000.00	0.00
7. Final Grading & Stabilization	<u>6,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,000.00</u>
<b>Subtotal A</b>	<b>\$24,300.00</b>	<b>\$11,500.00</b>	<b>\$11,500.00</b>	<b>\$12,800.00</b>
<b>B. Site Construction</b>				
8. Common Drive Paving	\$7,200.00	\$0.00	\$0.00	\$7,200.00
9. Handicap Ramps/Refuge Areas	2,000.00	0.00	0.00	2,000.00
10. Crosswalk	1,000.00	0.00	0.00	1,000.00
11. Roadway/Drive Edge Seal	<u>500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>
<b>Subtotal B</b>	<b>\$10,700.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,700.00</b>
<b>C. Storm Sewer</b>				
12. 6" HDPE Pipe	\$9,600.00	\$0.00	\$0.00	\$9,600.00
13. 12" HDPE Pipe	2,240.00	0.00	0.00	2,240.00
14. Inlets	2,000.00	0.00	0.00	2,000.00
15. Cleanout/Sediment Trap	3,000.00	0.00	0.00	3,000.00
16. Stormwater System	40,000.00	0.00	0.00	40,000.00
17. Level Spreader	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>

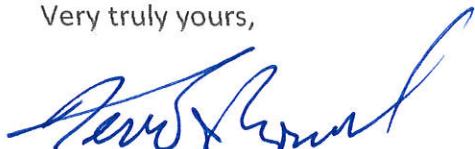
	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
	<b>Subtotal C</b>	<b>\$59,340.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$59,340.00</b>
	<b>D. Miscellaneous</b>				
18.	Road Control Monuments	\$3,200.00	\$0.00	\$0.00	\$3,200.00
19.	Preservation Area Markers	1,000.00	0.00	0.00	1,000.00
20.	Sanitary Sewer/Force Main Seal	<u>1,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>
	<b>Subtotal D</b>	<b>\$5,200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,200.00</b>
	<b>E. Landscaping</b>				
21.	Landscaping	\$37,500.00	\$0.00	\$0.00	\$37,500.00
22.	Raingarden	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>
	<b>Subtotal E</b>	<b>\$62,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$62,500.00</b>
	<b>SUBTOTAL (A - E)</b>	<b>\$162,040.00</b>	<b>\$11,500.00</b>	<b>\$11,500.00</b>	<b>\$150,540.00</b>
	Engineering & Contingencies	<u>16,200.00</u>	<u>1,150.00</u>	<u>1,150.00</u>	<u>15,050.00</u>
	<b>TOTAL</b>	<b>\$178,240.00</b>	<b>\$12,650.00</b>	<b>\$12,650.00</b>	<b>\$165,590.00</b>
	Plus 10%	<u>17,825.00</u>	<u>1,265.00</u>	<u>1,265.00</u>	<u>16,560.00</u>
	<b>110% Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$196,065.00</b>	<b>\$13,915.00</b>	<b>\$13,915.00</b>	<b>\$182,150.00</b>
	Retainage		<u>(1,390.00)</u>	<u>(1,390.00)</u>	<u>1,390.00</u>
	<b>Total</b>		<b>\$12,525.00</b>	<b>\$12,525.00</b>	<b>\$183,540.00</b>
	<b>Release to Developer</b>		<b>\$12,525.00</b>		
	<b>Balance of Funds in Escrow Account</b>				<b><u>\$183,540.00</u></b>

We recommend a release of escrow in the amount of \$12,525.00. As there is currently a balance of \$196,065.00, following this release of \$12,525.00, the balance remaining in the account will be \$183,540.00.

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 blue ink, appearing to read "Kevin J. Bowers", is written over a horizontal line.

Kevin J. Bowers, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager  
DeLuca-Smith, LLC, 854 ½ Montgomery Avenue, Narberth, PA 19072



**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY

**TOWNSHIP ENGINEER**

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

LOWM 248.45

September 3, 2019

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

**Re: 9 Presidential Boulevard – Luxor Bala Cynwyd  
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>
<b>A. Site Preparation</b>				
1. Clearing & Grubbing	\$1,760.00	\$1,760.00	\$1,760.00	\$0.00
2. Building 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>\$11,760.00</b>	<b>\$11,760.00</b>	<b>\$11,760.00</b>	<b>\$0.00</b>
<b>B. Sanitary Sewer</b>				
3. Sanitary Lateral	\$2,200.00	\$0.00	\$0.00	\$2,200.00
4. Stabilized Access Path	<u>1,800.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,800.00</u>
5. Tree Protection Fence	4,500.00	4,500.00	4,500.00	0.00
6. Inlet Protection	1,400.00	1,400.00	1,400.00	0.00
7. Erosion Control Blanket	12,300.00	0.00	0.00	12,300.00
8. 18" Filter Sock	1,800.00	900.00	900.00	900.00
9. 24" Filter Sock	3,280.00	1,640.00	1,640.00	1,640.00
10. 32" Filter Sock	1,170.00	670.00	670.00	500.00
11. Temporary Stormwater Basin	<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>
12. Temporary Stockpile Stabilization	500.00	0.00	0.00	500.00
13. Inlet Protection	1,400.00	0.00	0.00	1,400.00
14. Pump and Sump Pit	<u>500.00</u>	<u>500.00</u>	<u>500.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$35,850.00</b>	<b>\$14,610.00</b>	<b>\$14,610.00</b>	<b>\$21,240.00</b>
<b>C. Utilities</b>				
15. 8" PVC Sanitary Sewer	\$15,600.00	\$0.00	\$0.00	\$15,600.00
16. Sanitary Manholes	<u>3,400.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,400.00</u>
<b>Subtotal C</b>	<b>\$19,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$19,000.00</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>				
17. 12" PVC Pipe	\$1,400.00	\$0.00	\$0.00	\$1,400.00
18. 15" HDPE Pipe	4,375.00	0.00	0.00	4,375.00
19. 18" HDPE Pipe	3,375.00	0.00	0.00	3,375.00
20. Rip Rap Apron	2,000.00	0.00	0.00	2,000.00
21. 24" Nyoplast Inlets	3,750.00	0.00	0.00	3,750.00
22. Type M Inlets	2,500.00	0.00	0.00	2,500.00
23. Type C Inlets	7,500.00	0.00	0.00	7,500.00
24. 5'x5' Manhole	8,400.00	0.00	0.00	8,400.00
25. SWM #1 (Rain Tank)	75,000.00	0.00	0.00	75,000.00
26. SWM #2 (Pipe and Stone)	<u>80,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>80,000.00</u>
<b>Subtotal D</b>	<b>\$188,300.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$188,300.00</b>
<b>E. Site Improvements</b>				
27. Granite Curb	\$15,075.00	\$ 0.00	\$ 0.00	\$15,075.00
28. Standard Paving Course	13,875.00	0.00	0.00	13,875.00
29. Township Paving Course	2,250.00	0.00	0.00	2,250.00
30. Concrete Apron	5,000.00	0.00	0.00	5,000.00
31. Concrete Sidewalk	27,000.00	0.00	0.00	27,000.00
32. Colored Concrete Sidewalk	21,000.00	0.00	0.00	21,000.00
33. Exposed Aggregate Concrete Sidewalk	33,600.00	0.00	0.00	33,600.00
34. Pavers	<u>54,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>54,000.00</u>
35. Belgian Block Curb	40,000.00	0.00	0.00	40,000.00
36. Mechanical Equipment Screening	5,000.00	0.00	0.00	5,000.00
37. Concrete Walkway	5,025.00	0.00	0.00	5,025.00
38. Concrete Wheel Stop	500.00	0.00	0.00	500.00
39. Retaining Wall	11,500.00	0.00	0.00	11,500.00
40. Road Control Monument	400.00	0.00	0.00	400.00
41. Traffic Signs	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>
42. Pavement Marking	2,500.00	0.00	0.00	2,500.00
43. Final Grading & Stabilization	20,000.00	0.00	0.00	20,000.00
44. As-Built Plan	<u>2,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,000.00</u>
<b>Subtotal E</b>	<b>\$260,725.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$260,725.00</b>
<b>F. Lighting and Landscaping</b>				
45. Lighting	\$25,000.00	\$0.00	\$0.00	\$25,000.00
46. Deciduous Trees	<u>81,900.00</u>	<u>0.00</u>	<u>0.00</u>	<u>81,900.00</u>
47. Evergreen Trees	4,500.00	0.00	0.00	4,500.00
48. Bushes and Shrubs	21,385.00	0.00	0.00	21,385.00
49. Ground Coverings	25,000.00	0.00	0.00	25,000.00
50. Tree Trench System	<u>12,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,000.00</u>
<b>Subtotal F</b>	<b>\$169,785.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$169,785.00</b>



<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>G. Site Furnishings</b>				
51. Benches – Multiple Types	\$50,000.00	\$ 0.00	\$ 0.00	\$50,000.00
52. Waste/Recycling Receptacles	2,000.00	0.00	0.00	2,000.00
53. Bicycle Racks	6,000.00	0.00	0.00	6,000.00
54. Miscellaneous Furniture	25,000.00	0.00	0.00	25,000.00
55. Tree Grates	8,000.00	0.00	0.00	8,000.00
56. Metal Screen	<u>12,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,000.00</u>
<b>Subtotal G</b>	<b>\$103,000.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$103,000.00</b>
 <b>SUBTOTAL (A - H)</b>	 <b>\$788,420.00</b>	 <b>\$26,370.00</b>	 <b>\$26,370.00</b>	 <b>\$762,050.00</b>
Engineering & Contingencies	<u>74,990.00</u>	<u>2,640.00</u>	<u>2,640.00</u>	<u>72,350.00</u>
<b>TOTAL</b>	<b>\$863,410.00</b>	<b>\$29,010.00</b>	<b>\$29,010.00</b>	<b>\$834,400.00</b>
Plus 10%	<u>86,340.00</u>	<u>2,900.00</u>	<u>2,900.00</u>	<u>83,440.00</u>
<b>110% Cost of Improvements per</b>				
<b>Section 509 of the Municipal Code</b>	<b>\$949,750.00</b>	<b>\$31,910.00</b>	<b>\$31,910.00</b>	<b>\$917,840.00</b>
Release of Retainage		<u>(3,190.00)</u>	<u>(3,190.00)</u>	<u>3,190.00</u>
<b>Total</b>		<b>\$28,720.00</b>	<b>\$28,720.00</b>	<b>\$921,030.00</b>
 <b>Release to Developer</b>		 <b>\$28,720.00</b>		
 <b>Balance of Funds in Escrow Account</b>				 <b><u>\$921,030.00</u></b>

We recommend a release of escrow in the amount of \$28,720.00. As there is currently a balance of \$949,750.00, following this release of \$28,720.00, the balance remaining in the account will be \$921,030.00.

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

CSW Luxor II Bala Plaza, LP, 1300 Virginia Drive, Suite 215, Fort Washington, PA 19034