



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 244.72

November 6, 2019

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

**Re: Merion Mercy Academy
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. Parking, Paving, Walkways, etc. | | | | |
| 1. Concrete Walkway | \$19,500.00 | \$19,500.00 | \$19,500.00 | \$0.00 |
| 2. Concrete Curb | 20,000.00 | 20,000.00 | 20,000.00 | 0.00 |
| 3. Driveway Paving | <u>57,000.00</u> | <u>57,000.00</u> | <u>57,000.00</u> | <u>0.00</u> |
| Subtotal A | \$96,500.00 | \$96,500.00 | \$96,500.00 | \$0.00 |
| B. Stormwater Management | | | | |
| 4. PCSM #1 - 4' Stone Bed | \$49,600.00 | \$49,600.00 | \$49,600.00 | \$0.00 |
| 5. PCSM #2 - Raingarden | 8,000.00 | 8,000.00 | 8,000.00 | 0.00 |
| 6. 8" PVC | 9,400.00 | 9,400.00 | 9,400.00 | 0.00 |
| 7. 10" HDPE | 2,000.00 | 2,000.00 | 2,000.00 | 0.00 |
| 8. 15" HDPE | 1,596.00 | 1,596.00 | 1,596.00 | 0.00 |
| 9. Cleanouts | 2,850.00 | 2,850.00 | 2,850.00 | 0.00 |
| 10. Type M Inlet | 2,500.00 | 2,500.00 | 2,500.00 | 0.00 |
| 11. Level Spreader | <u>2,000.00</u> | <u>2,000.00</u> | <u>2,000.00</u> | <u>0.00</u> |
| Subtotal B | \$77,946.00 | \$77,946.00 | \$77,946.00 | \$0.00 |
| C. Sanitary Sewer Extension | | | | |
| 12. 4" PVC | \$6,000.00 | \$6,000.00 | \$6,000.00 | \$0.00 |
| 13. Grease Trap | 1,000.00 | 1,000.00 | 1,000.00 | 0.00 |
| 14. Cleanouts | <u>450.00</u> | <u>450.00</u> | <u>450.00</u> | <u>0.00</u> |
| 15. Connections to Existing | <u>1,000.00</u> | <u>1,000.00</u> | <u>1,000.00</u> | <u>0.00</u> |
| Subtotal C | \$8,450.00 | \$8,450.00 | \$8,450.00 | \$0.00 |

| <u>Item</u> | <u>Total Amount</u> | <u>Amount This Release</u> | <u>Total Released</u> | <u>Amount to Remain</u> |
|---|---------------------|----------------------------|-----------------------|---------------------------|
| D. Erosion & Sediment Control | | | | |
| 16. Filter Sock | \$9,000.00 | \$9,000.00 | \$9,000.00 | \$0.00 |
| 17. Construction Entrance | 2,200.00 | 2,200.00 | 2,200.00 | 0.00 |
| 18. Tree Protection Fencing | 3,000.00 | 3,000.00 | 3,000.00 | 0.00 |
| 19. Inlet Protection | 750.00 | 750.00 | 750.00 | 0.00 |
| Subtotal D | \$14,950.00 | \$14,950.00 | \$14,950.00 | \$0.00 |
| E. Miscellaneous | | | | |
| 20. Concrete Retaining Wall | \$7,500.00 | \$7,500.00 | \$7,500.00 | \$0.00 |
| 21. Line Striping/Signage | 3,500.00 | 3,500.00 | 3,500.00 | 0.00 |
| 22. Final Stabilization | 3,500.00 | 3,500.00 | 3,500.00 | 0.00 |
| 23. Utility Disconnection | 5,000.00 | 5,000.00 | 5,000.00 | 0.00 |
| Subtotal E | \$19,500.00 | \$19,500.00 | \$19,500.00 | \$0.00 |
| F. Landscaping | | | | |
| 24. Deciduous Trees | \$15,600.00 | \$13,200.00 | \$13,200.00 | \$2,400.00 |
| 25. Evergreen Trees | 7,650.00 | 6,450.00 | 6,450.00 | 1,200.00 |
| 26. Shrubs | 10,725.00 | 3,725.00 | 3,725.00 | 7,000.00 |
| Subtotal F | \$33,975.00 | \$23,375.00 | \$23,375.00 | \$10,600.00 |
| SUBTOTAL (A - F) | \$251,321.00 | \$240,721.00 | \$240,721.00 | \$10,600.00 |
| Engineering & Contingencies | 24,032.00 | 22,972.00 | 22,972.00 | 1,060.00 |
| TOTAL | \$275,353.00 | \$263,693.00 | \$263,693.00 | \$11,660.00 |
| Plus 10% | 27,535.00 | 26,365.00 | 26,365.00 | 1,170.00 |
| 110% Cost of Improvements per | | | | |
| Section 509 of the Municipal Code | \$302,888.00 | \$290,058.00 | \$290,058.00 | \$12,830.00 |
| Retainage | | (\$12,170.00) | (\$12,170.00) | 12,170.00 |
| Total | | \$277,888.00 | \$277,888.00 | \$25,000.00 |
| Release to Developer | | \$277,888.00 | | |
| Balance of Funds in Escrow Account | | | | <u>\$25,000.00</u> |

We recommend a release of escrow in the amount of \$277,888.00. As there is currently a balance of \$302,888.00, following this release of \$277,888.00, the balance remaining in the account will be \$25,000.00.

Two Declarations of Completion are attached and must be signed and dated by the Township Manager following authorization of the Board of Commissioners.

November 6, 2019

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

Merion Mercy Academy, 511 Montgomery Avenue, Merion Station, PA 19066