



**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 248.46

January 16, 2020

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

**Re: Kohelet Yeshiva High School  
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	\$5,000.00	\$0.00	\$5,000.00	\$0.00
2. Curb & Pavement Removal	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$6,000.00</b>	<b>\$0.00</b>	<b>\$6,000.00</b>	<b>\$0.00</b>
<b>B. Erosion and Sediment Control</b>				
3. Tree Protection	\$6,500.00	\$3,250.00	\$6,500.00	\$0.00
4. 12" Silt Fence	7,530.00	3,765.00	7,530.00	0.00
5. 18" Silt Fence	3,885.00	1,940.00	3,885.00	0.00
6. Construction Entrance	1,100.00	0.00	1,100.00	0.00
7. Temporary Stormwater Basins	15,000.00	0.00	15,000.00	0.00
8. Level Spreader	2,000.00	1,000.00	2,000.00	0.00
9. Inlet Protection	4,750.00	3,000.00	4,750.00	0.00
10. Diversion Berms	<u>4,400.00</u>	<u>0.00</u>	<u>4,400.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$45,165.00</b>	<b>\$12,955.00</b>	<b>\$45,165.00</b>	<b>\$0.00</b>
<b>C. Parking, Paving and Walkway, etc.</b>				
11. Driveway Pavement	\$39,000.00	\$39,000.00	\$39,000.00	\$0.00
12. Concrete Curb	24,000.00	0.00	24,000.00	0.00
13. Concrete Walkway	10,000.00	10,000.00	10,000.00	0.00
14. Pervious Walkway	75,600.00	15,000.00	70,600.00	5,000.00
15. Pedestrian Crosswalk	5,000.00	3,500.00	3,500.00	1,500.00
16. Concrete Apron	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$154,600.00</b>	<b>\$67,500.00</b>	<b>\$148,100.00</b>	<b>\$6,500.00</b>

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>D. Roadway Restoration/Improvements</b>				
17. Mill/Overlay N. Highland Avenue	\$7,500.00	\$0.00	\$0.00	\$7,500.00
18. Crosswalks	1,000.00	1,000.00	1,000.00	0.00
19. Granite Curb	1,800.00	1,800.00	1,800.00	0.00
20. Curb and Sidewalk Repair	5,000.00	5,000.00	5,000.00	0.00
21. Handicap Ramp	40,000.00	35,000.00	35,000.00	5,000.00
22. Pedestrian Signal Upgrades	20,000.00	20,000.00	20,000.00	0.00
23. Melrose Avenue Repair (if needed)	2,500.00	0.00	0.00	2,500.00
24. School Flasher	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$87,800.00</b>	<b>\$72,800.00</b>	<b>\$72,800.00</b>	<b>\$15,000.00</b>
<b>E. Sanitary Sewer</b>				
25. 4" PVC Lateral	\$3,875.00	\$3,875.00	\$3,875.00	\$0.00
26. Cleanouts	750.00	750.00	750.00	0.00
27. Connect to Existing Main	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>0.00</u>
<b>Subtotal E</b>	<b>\$5,625.00</b>	<b>\$5,625.00</b>	<b>\$5,625.00</b>	<b>\$0.00</b>
<b>F. Stormwater Management</b>				
28. 6" PVC Pipe	\$2,944.00	\$0.00	\$2,944.00	\$0.00
29. 8" PVC Pipe	7,400.00	0.00	7,400.00	0.00
30. 10" HDPE Pipe	5,500.00	0.00	5,500.00	0.00
31. 15" HDPE Pipe	4,900.00	0.00	4,900.00	0.00
32. 24" PVC	10,000.00	0.00	10,000.00	0.00
33. Park Grate Inlets	900.00	450.00	900.00	0.00
34. 2' x 2' Inlets	4,000.00	2,000.00	4,000.00	0.00
35. Type M Inlets	12,500.00	7,500.00	12,500.00	0.00
36. Type M Inlet 3.5 - Expanded Box	3,000.00	0.00	3,000.00	0.00
37. Open Mouth Inlet (Oversized)	4,000.00	0.00	4,000.00	0.00
38. PCSM #1	46,000.00	0.00	46,000.00	0.00
39. PCSM #2	32,000.00	0.00	32,000.00	0.00
40. PCSM #3	65,000.00	0.00	65,000.00	0.00
41. Connection to Existing Structures	<u>2,000.00</u>	<u>1,000.00</u>	<u>2,000.00</u>	<u>0.00</u>
<b>Subtotal F</b>	<b>\$200,144.00</b>	<b>\$10,950.00</b>	<b>\$200,144.00</b>	<b>\$0.00</b>
<b>G. Miscellaneous</b>				
42. Pavement Markings And Signage	\$3,500.00	\$2,000.00	\$2,000.00	\$1,500.00
43. Final Stabilization	5,000.00	3,500.00	3,500.00	1,500.00
44. Utility Disconnects	15,000.00	0.00	15,000.00	0.00
45. Traffic Maintenance & Protection	5,000.00	1,500.00	5,000.00	0.00
46. Knee Walls	22,500.00	22,500.00	22,500.00	0.00
47. New Estate Fence	55,250.00	55,250.00	55,250.00	0.00
48. Repair Estate Fence	5,000.00	0.00	5,000.00	0.00
49. Vinyl Fence	19,680.00	19,680.00	19,680.00	0.00
50. Lighting (Glare Control)	5,000.00	5,000.00	5,000.00	0.00
51. Lighting (Repair)	5,000.00	5,000.00	5,000.00	0.00

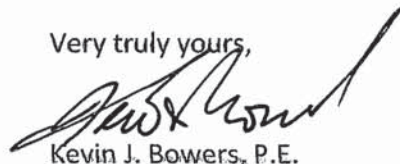
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
52. Screen Mechanical Units	7,500.00	7,500.00	7,500.00	0.00
53. As-Built Plan	5,000.00	0.00	0.00	5,000.00
54. Post-Development Traffic Study	4,000.00	0.00	0.00	4,000.00
<b>Subtotal G</b>	<b>\$157,430.00</b>	<b>\$121,930.00</b>	<b>\$145,430.00</b>	<b>\$12,000.00</b>
<b>H. Landscaping</b>				
55. Deciduous Trees	30,550.00	0.00	0.00	30,550.00
56. Evergreen Trees (8'-10')	51,750.00	0.00	0.00	51,750.00
57. Evergreen Trees (10'-12')	29,400.00	0.00	0.00	29,400.00
58. Shrubs	27,975.00	0.00	0.00	27,975.00
59. Limb Up Existing Trees	4,000.00	0.00	0.00	4,000.00
60. Devine Existing Trees	6,000.00	0.00	0.00	6,000.00
<b>Subtotal H</b>	<b>\$149,675.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$149,675.00</b>
<b>Subtotal A thru H</b>	<b>\$806,439.00</b>	<b>\$291,760.00</b>	<b>\$623,264.00</b>	<b>\$183,175.00</b>
Engineering & Contingencies	80,644.00	29,176.00	62,326.00	18,318.00
<b>Total Cost of Improvements</b>	<b>\$887,083.00</b>	<b>\$320,936.00</b>	<b>\$685,590.00</b>	<b>\$201,493.00</b>
Plus 10%	88,708.00	32,094.00	68,559.00	20,149.00
<b>Total</b>	<b>\$975,791.00</b>	<b>\$353,030.00</b>	<b>\$754,149.00</b>	<b>\$221,642.00</b>
Retainage		(0.00)	(40,112.00)	40,112.00
<b>Total</b>		<b>\$353,030.00</b>	<b>\$714,037.00</b>	<b>\$261,754.00</b>
<b>Release to Developer</b>		<b>\$353,030.00</b>		
<b>Balance to Remain in Escrow Account</b>				<b>\$261,754.00</b>

We recommend a release of escrow in the amount of \$353,030.00. As there is currently a balance of \$614,784.00, following this release of \$353,030.00, the balance remaining in the account will be \$261,754.00.

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  
Kohelet Foundation, 822 Montgomery Avenue, Suite 201, Narberth, PA 19072





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LOWM 248.83

January 16, 2020

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. 5**

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	\$0.00	\$400.00	\$0.00
4. Silt Sock	1,400.00	700.00	1,400.00	0.00
5. Construction Entrance	<del>2,200.00</del>	<del>0.00</del>	<del>2,200.00</del>	<del>0.00</del>
6. Paved Diversion Berm	1,000.00	0.00	1,000.00	0.00
7. Inlet Protection	1,800.00	600.00	1,800.00	0.00
8. Diversion Swale/Berms	15,000.00	0.00	15,000.00	0.00
9. Erosion Control Blanket	27,000.00	3,000.00	27,000.00	0.00
10. Final Grading & Stabilization	<u>5,000.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>2,500.00</u>
<b>Subtotal B</b>	<b>\$53,800.00</b>	<b>\$4,300.00</b>	<b>\$51,300.00</b>	<b>\$2,500.00</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	5,000.00	2,500.00
13. Sidewalk	15,000.00	0.00	10,000.00	5,000.00
14. Concrete Apron	6,000.00	0.00	4,000.00	2,000.00
15. Patterned Concrete Crosswalk	5,000.00	0.00	0.00	5,000.00
16. Porous Pavers	<u>6,000.00</u>	<u>0.00</u>	<u>6,000.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$43,500.00</b>	<b>\$0.00</b>	<b>\$25,000.00</b>	<b>\$18,500.00</b>

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>D. Sanitary Sewer</b>				
17. 8" Gravity Line	\$1,500.00	\$0.00	\$1,500.00	\$0.00
18. Manholes	3,000.00	0.00	3,000.00	0.00
19. Video/Testing	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$7,000.00</b>	<b>\$0.00</b>	<b>\$7,000.00</b>	<b>\$0.00</b>
<b>E. Stormwater Management</b>				
20. 6" PVC	\$800.00	\$0.00	\$800.00	\$0.00
21. 8" HDPE	<del>1,875.00</del>	<del>0.00</del>	<del>1,875.00</del>	<del>0.00</del>
22. 12" HDPE	13,950.00	0.00	13,950.00	0.00
23. 15" HDPE	16,100.00	0.00	16,100.00	0.00
24. Stone Collection Trench	32,700.00	32,700.00	32,700.00	0.00
25. Storm Manholes	3,000.00	0.00	3,000.00	0.00
26. 2'x2' Inlets/Boxes	4,500.00	0.00	4,500.00	0.00
27. Yard Drains/Sump Boxes	6,000.00	0.00	6,000.00	0.00
28. 2'x4' Inlets/Outlet Structures	<del>7,500.00</del>	<del>0.00</del>	<del>7,500.00</del>	<del>0.00</del>
29. PCSM No. 1	5,000.00	0.00	5,000.00	0.00
30. PCSM No. 2	100,000.00	0.00	100,000.00	0.00
31. Flared End Section	500.00	0.00	500.00	0.00
32. Connection to Existing Structure	750.00	0.00	750.00	0.00
33. Adjust Inlets – Gym Property	800.00	0.00	800.00	0.00
34. Amended Soils – Gym Property	<u>2,000.00</u>	<u>2,000.00</u>	<u>2,000.00</u>	<u>0.00</u>
<b>Subtotal E</b>	<b>\$195,475.00</b>	<b>\$34,700.00</b>	<b>\$195,475.00</b>	<b>\$0.00</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	7,500.00	7,500.00	0.00
38. Traffic Signs/Pavement Markings	3,000.00	0.00	0.00	3,000.00
39. Paving Removal/Stabilize – Gym	2,500.00	2,500.00	2,500.00	0.00
40. Cyclone Fence Removal	2,000.00	2,000.00	2,000.00	0.00
41. Fence Installation – Gym Property	800.00	800.00	800.00	0.00
42. Fine Grading/Adjustments - Gym	2,500.00	0.00	0.00	2,500.00
43. New Gym Steps	5,000.00	3,500.00	3,500.00	1,500.00
44. Paving Gym Property Access	37,250.00	5,000.00	37,250.00	0.00
45. Bollards – Gym Property	7,500.00	0.00	7,500.00	0.00
46. As-Built Plan	3,000.00	0.00	0.00	3,000.00
47. Post-Development Traffic Study	<u>3,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
<b>Subtotal F</b>	<b>\$95,250.00</b>	<b>\$21,300.00</b>	<b>\$ 61,050.00</b>	<b>\$34,200.00</b>
<b>G. Landscaping</b>				
48. Landscaping	\$27,500.00	\$ 0.00	\$ 0.00	\$27,500.00
49. Raingarden	<u>6,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,000.00</u>
<b>Subtotal G</b>	<b>\$33,500.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$33,500.00</b>



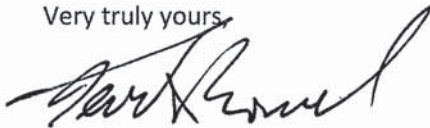
<b>Subtotal A thru G</b>	<b>\$431,025.00</b>	<b>\$60,300.00</b>	<b>\$341,325.00</b>	<b>\$89,700.00</b>
Engineering & Contingencies	<u>43,103.00</u>	<u>6,030.00</u>	<u>34,133.00</u>	<u>8,970.00</u>
<b>Total Cost of Improvements</b>	<b>\$474,128.00</b>	<b>\$66,330.00</b>	<b>\$375,458.00</b>	<b>\$98,670.00</b>
Plus 10%	<u>47,413.00</u>	<u>6,633.00</u>	<u>37,546.00</u>	<u>9,867.00</u>
<b>110% of the Cost of Improvements per</b>				
<b>Section 509 of the Municipal Code</b>	<b>\$521,541.00</b>	<b>\$72,963.00</b>	<b>\$413,004.00</b>	<b>\$108,537.00</b>
Retainage		<u>9,003.00</u>	<u>(25,000.00)</u>	<u>25,000.00</u>
		<b>\$81,966.00</b>	<b>\$388,004.00</b>	<b>\$133,537.00</b>
 <b>Release to Developer</b>		<b>\$81,966.00</b>		
 <b>Balance remaining in Escrow Account</b>				<b><u>\$133,537.00</u></b>

We recommend a release of escrow in the amount of \$81,966.00. As there is currently a balance of \$215,503.00, following this release of \$81,966.00, the balance remaining in the account will be \$133,537.00.

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 254.28

January 16, 2020

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. 3**

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

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
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>
<b>D. Miscellaneous</b>				
20. Concrete Curb	\$19,440.00	\$0.00	\$19,440.00	\$0.00
21. Granite Curb	4,500.00	3,000.00	3,000.00	1,500.00
22. Pavement	126,750.00	0.00	126,750.00	0.00
23. Crosswalks	5,000.00	5,000.00	5,000.00	0.00
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	0.00	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-Development 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>\$8,000.00</b>	<b>\$217,870.00</b>	<b>\$14,000.00</b>
<b>E. Landscaping</b>				
37. Evergreen Shrubs	\$7,440.00	\$0.00	\$5,000.00	\$2,440.00
38. Deciduous Shrubs	7,440.00	0.00	5,000.00	2,440.00
39. Evergreen Trees	17,550.00	0.00	12,000.00	5,550.00
40. Deciduous Trees	18,200.00	0.00	12,000.00	6,200.00
41. Ground Cover/Perennials	15,000.00	0.00	15,000.00	0.00
42. Lighting/Glare Control	<u>70,000.00</u>	<u>70,000.00</u>	<u>70,000.00</u>	<u>0.00</u>
<b>Subtotal E</b>	<b>\$135,630.00</b>	<b>\$70,000.00</b>	<b>\$119,000.00</b>	<b>\$16,630.00</b>
<b>SUBTOTAL (A - E)</b>	<b>\$483,470.00</b>	<b>\$78,000.00</b>	<b>\$452,840.00</b>	<b>\$30,630.00</b>
Engineering & Contingencies	<u>48,350.00</u>	<u>7,800.00</u>	<u>45,290.00</u>	<u>3,060.00</u>
<b>TOTAL</b>	<b>\$531,820.00</b>	<b>\$85,800.00</b>	<b>\$498,130.00</b>	<b>\$33,690.00</b>
Plus 10%	<u>53,180.00</u>	<u>8,580.00</u>	<u>49,810.00</u>	<u>3,370.00</u>
<b>110% Cost of Improvements per</b>				
<b>Section 509 of the Municipal Code</b>	<b>\$585,000.00</b>	<b>\$94,380.00</b>	<b>\$547,940.00</b>	<b>\$37,060.00</b>
Release of Retainage		<u>37,860.00</u>	<u>(7,500.00)</u>	<u>7,500.00</u>
<b>Total</b>		<b>\$132,240.00</b>	<b>\$540,440.00</b>	<b>\$44,560.00</b>



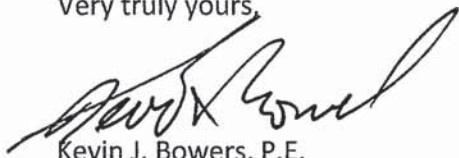
**Release to Developer****\$132,240.00****Balance of Funds in Escrow Account****\$44,560.00**

We recommend a release of escrow in the amount of \$132,240.00. As there is currently a balance of \$176,800.00, following this release of \$132,240.00, the balance remaining in the account will be \$44,560.00.

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



**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 225.14

January 16, 2020

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. 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. Erosion &amp; Sediment Control</b>				
1. Construction Entrance	\$2,200.00	\$0.00	\$2,200.00	\$0.00
2. Site Demolition	5,000.00	0.00	5,000.00	0.00
3. Tree Protection Fence	3,525.00	0.00	3,525.00	0.00
4. 12" Filter Soxx	5,200.00	0.00	5,200.00	0.00
5. Erosion Control Blanket	3,045.00	0.00	3,045.00	0.00
6. Inlet Protection	900.00	0.00	900.00	0.00
7. Infiltration Trench Protection	500.00	0.00	500.00	0.00
8. Earthwork	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$25,370.00</b>	<b>\$0.00</b>	<b>\$25,370.00</b>	<b>\$0.00</b>
<b>B. Sanitary Sewer</b>				
9. 8" PVC	\$6,525.00	\$0.00	\$6,525.00	\$0.00
10. Sanitary Sewer Testing	1,500.00	0.00	1,500.00	0.00
11. Connection to Main	1,000.00	0.00	1,000.00	0.00
12. Adjust Existing	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$10,025.00</b>	<b>\$0.00</b>	<b>\$10,025.00</b>	<b>\$0.00</b>
<b>C. Storm Sewer</b>				
13. 6' PVC	\$6,838.00	\$0.00	\$6,838.00	\$0.00
14. 8" PVC	9,660.00	0.00	9,660.00	0.00
15. 15" PVC	7,875.00	0.00	7,875.00	0.00
16. Roof Drains	12,000.00	0.00	12,000.00	0.00
17. Type M Inlet	2,500.00	0.00	2,500.00	0.00
18. Trench Drain	<u>2,000.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
19. Cleanouts	3,600.00	0.00	3,600.00	0.00
20. Connection to Existing	<u>4,500.00</u>	<u>0.00</u>	<u>4,500.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$48,973.00</b>	<b>\$0.00</b>	<b>\$46,973.00</b>	<b>\$0.00</b>
<b>D. Landscaping for Balance of Project</b>				
21. Deciduous Trees	\$20,150.00	\$0.00	\$0.00	\$20,150.00
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. Mulch	<u>25,000.00</u>	<u>0.00</u>	<u>25,000.00</u>	<u>0.00</u>
<b>Subtotal D</b>	<b>\$59,490.00</b>	<b>\$0.00</b>	<b>\$25,000.00</b>	<b>\$34,490.00</b>
<b>E. Miscellaneous</b>				
26. Concrete Curb	\$10,500.00	\$0.00	\$10,500.00	\$0.00
27. 4' Concrete Sidewalk	6,250.00	0.00	6,250.00	0.00
28. Concrete Apron	<del>2,500.00</del>	<del>0.00</del>	<del>2,500.00</del>	<del>0.00</del>
29. Pavement	25,300.00	0.00	25,300.00	0.00
30. Traffic Protection	5,000.00	0.00	5,000.00	0.00
31. Post Dev. Traffic Study	2,500.00	2,500.00	2,500.00	0.00
32. Retaining Walls	12,600.00	0.00	12,600.00	0.00
33. Lighting	15,000.00	0.00	15,000.00	0.00
34. Signage & Striping	<u>1,600.00</u>	<u>0.00</u>	<u>1,600.00</u>	<u>0.00</u>
<b>Subtotal E</b>	<b>\$81,250.00</b>	<b>\$2,500.00</b>	<b>\$81,250.00</b>	<b>\$0.00</b>
<b>Subtotal A thru E</b>	<b>\$225,108.00</b>	<b>\$2,500.00</b>	<b>\$190,618.00</b>	<b>\$34,490.00</b>
Engineering & Contingencies	<u>22,592.00</u>	<u>250.00</u>	<u>19,143.00</u>	<u>3,449.00</u>
<b>Total Cost of Improvements</b>	<b>\$247,700.00</b>	<b>\$2,750.00</b>	<b>\$209,761.00</b>	<b>\$37,939.00</b>
Plus 10%	<u>24,770.00</u>	<u>270.00</u>	<u>20,972.00</u>	<u>3,798.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$272,470.00</b>	<b>\$3,020.00</b>	<b>\$230,733.00</b>	<b>\$41,737.00</b>
Retainage		<u>0.00</u>	<u>(7,000.00)</u>	<u>7,000.00</u>
		<b>\$3,020.00</b>	<b>\$223,733.00</b>	<b>\$48,737.00</b>
<b>Release to Developer</b>		<b>\$3,020.00</b>		
<b>Balance remaining in Escrow Account</b>				<b><u>\$48,737.00</u></b>



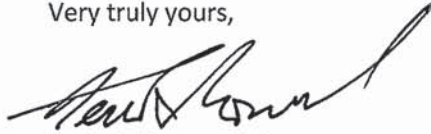
January 16, 2020

We recommend a release of escrow in the amount of \$3,020.00. As there is currently a balance of \$51,757.00, following this release of \$3,020.00, the balance remaining in the account will be \$48,737.00.

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", with a stylized flourish at the end.

Kevin J. Bowers, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager  
Waverly Heights, 1400 Waverly Road, Gladwyne, PA 19035



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LOWM 248.94

January 13, 2020

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

**Re: Rosemont College – Cardinal Hall 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. Clearing & Grubbing/Tree Removal	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00
2. Impervious Removal	33,360.00	33,360.00	33,360.00	0.00
3. Utility Removal/Seal	<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$53,360.00</b>	<b>\$53,360.00</b>	<b>\$53,360.00</b>	<b>\$0.00</b>
<b>B. Erosion and Sediment Control</b>				
4. Construction Entrance	1,500.00	1,500.00	1,500.00	\$0.00
5. Concrete Washout Area	2,500.00	2,500.00	2,500.00	0.00
6. 12" Filter Sock	8,500.00	8,500.00	8,500.00	0.00
7. Tree Protection Fencing	6,400.00	6,400.00	6,400.00	0.00
8. Inlet Protection	1,050.00	1,050.00	1,050.00	0.00
9. Stabilization Netting	780.00	780.00	780.00	0.00
10. Temporary Basin	6,400.00	6,400.00	6,400.00	0.00
11. Final Grading & Stabilization	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$37,130.00</b>	<b>\$37,130.00</b>	<b>\$37,130.00</b>	<b>\$0.00</b>
<b>C. Storm Sewer</b>				
12. 8" HDPE Pipe	1,120.00	1,120.00	1,120.00	0.00
13. 12" HDPE Pipe	9,300.00	9,300.00	9,300.00	0.00
14. 18" HDPE Pipe	1,140.00	1,140.00	1,140.00	0.00
15. Type D-W Endwall	1,750.00	1,750.00	1,750.00	0.00
16. Rip Rap Apron	2,000.00	2,000.00	2,000.00	0.00
17. Manholes	3,000.00	3,000.00	3,000.00	0.00
18. 24" Yard Inlets	9,000.00	9,000.00	9,000.00	0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
19. Trench Drain	\$3,000.00	\$3,000.00	\$3,000.00	0.00
20. Infiltration System	10,000.00	10,000.00	10,000.00	0.00
21. Stormwater Basin A	66,500.00	66,500.00	66,500.00	0.00
22. Stormwater Basin B	<u>104,000.00</u>	<u>104,000.00</u>	<u>104,000.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$210,810.00</b>	<b>\$210,810.00</b>	<b>\$210,810.00</b>	<b>\$0.00</b>
<b>D. Sanitary Sewer</b>				
23. 8" PVC Pipe	\$9,100.00	\$0.00	\$0.00	\$9,100.00
24. Sewer Manholes	6,000.00	0.00	0.00	6,000.00
25. Connection to Main	1,000.00	0.00	0.00	1,000.00
26. Sanitary Sewer Testing	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
<b>Subtotal D</b>	<b>\$18,600.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$18,600.00</b>
<b>E. Miscellaneous</b>				
27. Sidewalk	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00
28. Pavement Marking/Signage	<del>3,000.00</del>	<del>3,000.00</del>	<del>3,000.00</del>	<del>0.00</del>
29. Fire Hydrant	1,500.00	1,500.00	1,500.00	0.00
30. Screen/Retaining Wall	5,000.00	5,000.00	5,000.00	0.00
31. Bike Rack	2,500.00	0.00	0.00	2,500.00
32. Post Development Traffic Study	<u>3,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>
<b>Subtotal E</b>	<b>\$20,000.00</b>	<b>\$14,500.00</b>	<b>\$14,500.00</b>	<b>\$5,500.00</b>
<b>F. Landscaping &amp; Lighting</b>				
33. Evergreen Shrubs	\$12,540.00	\$10,660.00	\$10,660.00	\$1,880.00
34. Deciduous Shrubs	13,440.00	10,670.00	10,670.00	2,770.00
35. Deciduous Trees	38,350.00	24,860.00	24,860.00	13,490.00
36. Evergreen Trees	12,600.00	10,710.00	10,710.00	1,890.00
37. Lighting/Glare Control	<u>15,000.00</u>	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
<b>Subtotal F</b>	<b>\$91,930.00</b>	<b>\$71,900.00</b>	<b>\$71,900.00</b>	<b>\$20,030.00</b>
<b>Subtotal A thru G</b>	<b>\$431,830.00</b>	<b>\$387,700.00</b>	<b>\$387,700.00</b>	<b>\$44,130.00</b>
Engineering & Contingencies	<u>43,180.00</u>	<u>38,770.00</u>	<u>38,770.00</u>	<u>4,410.00</u>
<b>Total Cost of Improvements</b>	<b>\$475,010.00</b>	<b>\$426,470.00</b>	<b>\$426,470.00</b>	<b>\$48,540.00</b>
Plus 10%	<u>47,500.00</u>	<u>42,640.00</u>	<u>42,640.00</u>	<u>4,860.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$522,510.00</b>	<b>\$469,110.00</b>	<b>\$469,110.00</b>	<b>\$53,400.00</b>
Retainage		<u>(46,910.00)</u>	<u>(46,910.00)</u>	<u>46,910.00</u>
		<b>\$422,200.00</b>	<b>\$422,200.00</b>	<b>\$100,310.00</b>
<b>Release to Developer</b>		<b>\$422,200.00</b>		
<b>Balance remaining in Escrow Account</b>				<b><u>\$100,310.00</u></b>



January 13, 2020

We recommend a release of escrow in the amount of \$422,200.00. As there is currently a balance of \$522,510.00, following this release of \$422,200.00, the balance remaining in the account will be \$100,310.00.

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 over a horizontal line.

Kevin J. Bowers, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager  
Rosemont College, Attn: Randy Eldridge, 1400 Montgomery Avenue, Bryn Mawr, PA 19010