



**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY

**TOWNSHIP ENGINEER**

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

LOWM 248.73

February 2, 2020

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

**Re: 39-41 East Montgomery and 108 Glenn Road  
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 and Grubbing	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00
2. Building Demolition/Dust Control	<u>30,000.00</u>	<u>30,000.00</u>	<u>30,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$40,000.00</b>	<b>\$40,000.00</b>	<b>\$40,000.00</b>	<b>\$0.00</b>
<b>B. Erosion and Sediment Control</b>				
3. Construction Entrance	\$2,200.00	\$1,100.00	\$1,100.00	\$1,100.00
4. Tree Protection	350.00	350.00	350.00	0.00
5. Silt Fence	<u>1,200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,200.00</u>
6. Inlet Protection	1,750.00	0.00	0.00	1,750.00
7. Erosion Control Blanket	2,875.00	0.00	0.00	2,875.00
8. Temporary Construction Fencing	1,550.00	1,550.00	1,550.00	0.00
9. Diversion Berm	3,630.00	2,580.00	2,580.00	1,050.00
10. Temporary Compost Sock Diversion Berm	1,360.00	0.00	0.00	1,360.00
11. Temporary Paved Diversion Berm	75.00	0.00	0.00	75.00
12. Temporary SWM System Conversion	1,750.00	0.00	0.00	1,750.00
13. Temporary Sediment Trap 1.2	5,000.00	5,000.00	5,000.00	0.00
14. Temporary Sediment Trap 1.3	2,500.00	0.00	0.00	2,500.00
15. Final Grading and Stabilization	<u>7,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,500.00</u>
<b>Subtotal B</b>	<b>\$31,740.00</b>	<b>\$10,580.00</b>	<b>\$10,580.00</b>	<b>\$21,160.00</b>
<b>C. Stormwater Management</b>				
16. 4" Perforated PVC	\$2,850.00	\$0.00	\$350,000.00	\$2,850.00
17. 8" PVC RWC	7,830.00	0.00	60,000.00	7,830.00
18. 10" HDPE Pipe	1,120.00	0.00	50,000.00	1,120.00

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
19.	12" HDPE Pipe	4,750.00	0.00	0.00	4,750.00
20.	15" HDPE Pipe	28,000.00	24,000.00	24,000.00	4,000.00
21.	18" HDPE Pipe	2,820.00	2,820.00	2,820.00	0.00
22.	Anti-Seep Collars	2,000.00	1,000.00	1,000.00	1,000.00
23.	2'x2' Sump Boxes	5,000.00	0.00	0.00	5,000.00
24.	Type M Inlets	12,500.00	0.00	0.00	12,500.00
25.	Type C Inlets	20,000.00	15,000.00	15,000.00	5,000.00
26.	Manholes	9,000.00	9,000.00	9,000.00	0.00
27.	Trench Drains	4,500.00	0.00	0.00	4,500.00
28.	PCSWM System #1.1	72,000.00	0.00	0.00	72,000.00
29.	PCSWM System #1.2	30,000.00	0.00	0.00	30,000.00
30.	Connection to Existing Storm Sewer	1,000.00	1,000.00	1,000.00	0.00
	<b>Subtotal C</b>	<b>\$203,370.00</b>	<b>\$52,820.00</b>	<b>\$52,820.00</b>	<b>\$150,550.00</b>
<b>D. Miscellaneous</b>					
31.	Concrete Apron	\$1,560.00	0.00	0.00	\$1,560.00
32.	Stamped Concrete Apron	7,125.00	0.00	0.00	7,125.00
33.	Stamped Concrete Crosswalk	4,500.00	0.00	0.00	4,500.00
34.	1.5" ID-2 Wearing Course	3,240.00	0.00	0.00	3,240.00
35.	5" Binder Course	6,750.00	0.00	0.00	6,750.00
36.	6" PADOT Modified Stone	4,860.00	0.00	0.00	4,860.00
37.	Porous Concrete Walk	15,000.00	0.00	0.00	15,000.00
38.	Sidewalk	12,250.00	0.00	0.00	12,250.00
39.	Public Sidewalk	26,975.00	10,700.00	10,700.00	16,275.00
40.	Public Reinforced Sidewalks	3,300.00	0.00	0.00	3,300.00
41.	Concrete Curb	39,300.00	0.00	0.00	39,300.00
42.	Granite Curb	5,800.00	4,000.00	4,000.00	1,800.00
43.	Road Control Monuments	400.00	0.00	0.00	400.00
44.	Road Restoration	7,500.00	0.00	0.00	7,500.00
45.	Concrete Retaining Walls	52,710.00	37,800.00	37,800.00	14,910.00
46.	Traffic Signs and Pavement Marking	5,000.00	0.00	0.00	5,000.00
47.	Post-Development Traffic Study	3,000.00	0.00	0.00	3,000.00
48.	As-Built Plan	2,000.00	0.00	0.00	2,000.00
49.	Bicycle Racks	4,000.00	0.00	0.00	4,000.00
	<b>Subtotal D</b>	<b>\$205,270.00</b>	<b>\$52,500.00</b>	<b>\$52,500.00</b>	<b>\$152,770.00</b>
<b>E. Landscaping &amp; Lighting</b>					
50.	Street Trees	\$7,800.00	\$0.00	\$0.00	\$7,800.00
51.	Evergreen Shrubs	5,925.00	0.00	0.00	5,925.00
52.	Deciduous Shrubs	19,800.00	0.00	0.00	19,800.00
53.	Deciduous Trees	21,450.00	0.00	0.00	21,450.00
54.	Lighting	10,500.00	0.00	0.00	10,500.00
	<b>Subtotal E</b>	<b>\$65,475.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$65,475.00</b>

<b>SUBTOTAL (A - E)</b>	<b>\$545,855.00</b>	<b>\$155,900.00</b>	<b>\$155,900.00</b>	<b>\$389,955.00</b>
Engineering & Contingencies	<u>54,585.00</u>	<u>15,590.00</u>	<u>15,590.00</u>	<u>38,995.00</u>
<b>TOTAL</b>	<b>\$600,440.00</b>	<b>\$171,490.00</b>	<b>\$171,490.00</b>	<b>\$428,950.00</b>
Plus 10%	<u><del>60,045.00</del></u>	<u><del>17,149.00</del></u>	<u><del>17,149.00</del></u>	<u><del>42,896.00</del></u>
<b>110% Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$660,485.00</b>	<b>\$188,639.00</b>	<b>\$188,639.00</b>	<b>\$471,846.00</b>
Release of Retainage		<u>(18,864.00)</u>	<u>(18,864.00)</u>	<u>18,864.00</u>
<b>Total</b>		<b>\$169,775.00</b>	<b>\$169,775.00</b>	<b>\$490,710.00</b>
<b>Release to Developer</b>		<b>\$169,775.00</b>		
<b>Balance of Funds in Escrow Account</b>				<b><u>\$490,710.00</u></b>

We recommend a release of escrow in the amount of \$169,775.00. As there is currently a balance of \$660,485.00, following this release of \$169,775.00, the balance remaining in the account will be \$490,710.00.

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  
Glenn-Montgomery Holding, LP, 110 Gallagher Road, Wayne, PA 19087



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LOWM 244.23

February 2, 2020

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

**Re: 18 Lancaster Avenue –Palmer Phase 2  
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. Curb and Paving Removal	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00
2. Sidewalk Removal	<u>6,000.00</u>	<u>6,000.00</u>	<u>6,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$11,000.00</b>	<b>\$11,000.00</b>	<b>\$11,000.00</b>	<b>\$0.00</b>
<b>B. Erosion and Sediment Control</b>				
3. Construction Entrance	\$2,200.00	\$2,200.00	\$2,200.00	\$0.00
4. Tree Protection	8,750.00	8,750.00	8,750.00	0.00
5. <del>24" Silt Sock</del>	<del>14,000.00</del>	<del>14,000.00</del>	<del>14,000.00</del>	<del>0.00</del>
6. 32" Silt Sock	1,200.00	1,200.00	1,200.00	0.00
7. Inlet Protection	3,000.00	3,000.00	3,000.00	0.00
8. Erosion Control Netting	25,000.00	25,000.00	25,000.00	0.00
9. Temporary Basin & Outlet Structure	3,000.00	3,000.00	3,000.00	0.00
10. Diversion Berms	7,500.00	7,500.00	7,500.00	0.00
11. Final Grading & Stabilization	<u>10,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,000.00</u>
<b>Subtotal B</b>	<b>\$74,650.00</b>	<b>\$64,650.00</b>	<b>\$64,650.00</b>	<b>\$10,000.00</b>
<b>C. Site Construction</b>				
12. Paving (Stone, BCBC, Wearing)	\$49,500.00	\$34,500.00	\$34,500.00	\$15,000.00
13. Sidewalk – Lancaster	29,250.00	29,250.00	29,250.00	0.00
14. Sidewalk – Site	9,000.00	7,500.00	7,500.00	1,500.00
15. Concrete Curb	<del>45,000.00</del>	<del>40,000.00</del>	<del>40,000.00</del>	<del>5,000.00</del>
16. Roadway Restoration	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
<b>Subtotal C</b>	<b>\$135,250.00</b>	<b>\$111,250.00</b>	<b>\$111,250.00</b>	<b>\$24,000.00</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. 8" PVC Pipe	\$15,000.00	\$15,000.00	\$15,000.00	0.00
18. 12" HDPE Pipe	4,900.00	4,900.00	4,900.00	0.00
19. 15" HDPE Pipe	11,375.00	11,375.00	11,375.00	0.00
20. 24" HDPE Pipe	3,200.00	3,200.00	3,200.00	0.00
21. 2' x 2' Inlets	9,000.00	9,000.00	9,000.00	0.00
22. Type C Inlets	10,000.00	10,000.00	10,000.00	0.00
23. Type M Inlets	6,000.00	6,000.00	6,000.00	0.00
24. Connection to Existing Storm Pipe	1,000.00	1,000.00	1,000.00	0.00
25. Stormwater System & Outlet Structure	68,500.00	68,500.00	68,500.00	0.00
26. Level Spreader	2,000.00	2,000.00	2,000.00	0.00
27. Yard Drain	750.00	750.00	750.00	0.00
28. Raingarden	5,000.00	0.00	0.00	5,000.00
<b>Subtotal D</b>	<b>\$136,725.00</b>	<b>\$131,725.00</b>	<b>\$131,725.00</b>	<b>\$5,000.00</b>
<b>E. Sanitary Sewer</b>				
29. 8" PVC Pipe	\$7,200.00	\$7,200.00	\$7,200.00	\$0.00
30. Manholes	9,000.00	9,000.00	9,000.00	0.00
31. Video Existing Line/Certify for Reuse	1,500.00	1,500.00	1,500.00	0.00
32. Air Test	1,000.00	1,000.00	1,000.00	0.00
33. As-Built Plan	1,500.00	0.00	0.00	1,500.00
<b>Subtotal E</b>	<b>\$20,200.00</b>	<b>\$18,700.00</b>	<b>\$18,700.00</b>	<b>\$1,500.00</b>
<b>F. Miscellaneous</b>				
34. Lighting/Glare Control	\$17,500.00	\$0.00	\$0.00	\$17,500.00
35. Traffic Control Signs	1,000.00	0.00	0.00	1,000.00
36. Pavement Marking	1,500.00	0.00	0.00	1,500.00
37. Post Development Traffic Study	3,000.00	0.00	0.00	3,000.00
38. Maintenance/Protection of Traffic	1,000.00	0.00	0.00	1,000.00
39. Fencing	10,000.00	0.00	0.00	10,000.00
40. Bus Shelter	15,000.00	0.00	0.00	15,000.00
41. Bike Racks	2,500.00	0.00	0.00	2,500.00
<b>Subtotal F</b>	<b>\$51,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$51,500.00</b>
<b>G. Landscaping</b>				
42. Landscaping/Vine Removal/Replant	\$50,000.00	\$0.00	\$0.00	\$50,000.00
<b>Subtotal G</b>	<b>\$50,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50,000.00</b>
<b>SUBTOTAL (A - G)</b>	<b>\$479,325.00</b>	<b>\$337,325.00</b>	<b>\$337,325.00</b>	<b>\$142,000.00</b>
Engineering & Contingencies	47,930.00	33,733.00	33,733.00	14,197.00
<b>TOTAL</b>	<b>\$527,255.00</b>	<b>\$371,058.00</b>	<b>\$371,058.00</b>	<b>\$156,197.00</b>
Plus 10%	52,725.50	37,105.80	37,105.80	15,619.70
<b>110% Cost of Improvements per</b>				

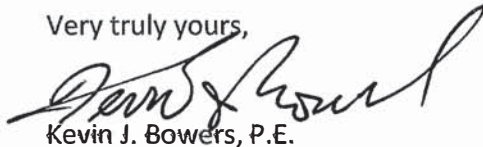
<b>Section 509 of the Municipal Code</b>	<b>\$579,980.00</b>	<b>\$408,164.00</b>	<b>\$408,164.00</b>	<b>\$171,816.00</b>
Release of Retainage		<u>(40,816.00)</u>	<u>(40,816.00)</u>	<u>40,816.00</u>
<b>Total</b>		<b>\$367,348.00</b>	<b>\$367,348.00</b>	<b>\$212,632.00</b>
 <b>Release to Developer</b>		 <b>\$367,348.00</b>		
 <b>Balance of Funds in Escrow Account</b>				 <b><u>\$212,632.00</u></b>

We recommend a release of escrow in the amount of \$367,348.00. As there is currently a balance of \$578,980.00, following this release of \$367,348.00, the balance remaining in the account will be \$212,632.00.

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  
CP Acquisitions 35, LLC, 18 East Lancaster Avenue, Wynnewood, PA 19096





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LOWM 244.48

February 2, 2020

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

**Re: 335 Righters Ferry Road  
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 and Grubbing	\$30,000.00	\$0.00	\$30,000.00	\$0.00
2. Dust Control	<u>5,000.00</u>	<u>4,000.00</u>	<u>5,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$35,000.00</b>	<b>\$4,000.00</b>	<b>\$35,000.00</b>	<b>\$0.00</b>
<b>B. Roadway Paving, Walks, Curbing</b>				
3. 1.5" Wearing Course	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00
4. 5" Binder Course	62,500.00	42,700.00	62,500.00	0.00
5. 6" 2A Modified Stone	<del>45,000.00</del>	<del>30,745.00</del>	<del>45,000.00</del>	<del>0.00</del>
6. Concrete Apron	9,480.00	9,480.00	9,480.00	0.00
7. Granite Curbing	27,600.00	27,600.00	27,600.00	0.00
8. Mountable Concrete Curbing	1,750.00	1,750.00	1,750.00	0.00
9. Reinforced Sidewalk	12,960.00	12,960.00	12,960.00	0.00
10. Sidewalk	37,500.00	35,000.00	35,000.00	2,500.00
11. Bituminous Walk	<u>18,960.00</u>	<u>16,960.00</u>	<u>16,960.00</u>	<u>2,000.00</u>
<b>Subtotal B</b>	<b>\$245,750.00</b>	<b>\$207,196.00</b>	<b>\$241,250.00</b>	<b>\$4,500.00</b>
<b>C. Storm Water Management</b>				
12. SWM System-No. 1.1	\$350,000.00	\$0.00	\$350,000.00	\$0.00
13. SWM System-No. 5.1	60,000.00	60,000.00	60,000.00	0.00
14. SWM System-No. 6	50,000.00	0.00	50,000.00	0.00
15. SWM System-No. 7.1	50,000.00	50,000.00	50,000.00	0.00
16. Bed A	16,000.00	16,000.00	16,000.00	0.00
17. Bed B	30,000.00	30,000.00	30,000.00	0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
18. Rain Garden	6,000.00	0.00	0.00	6,000.00
19. 4" PVC Pipe	3,600.00	3,600.00	3,600.00	0.00
20. 8" PVC Pipe	1,500.00	1,500.00	1,500.00	0.00
21. 12" HDPE Pipe	53,200.00	51,832.00	53,200.00	0.00
22. 15" HDPE Pipe	39,000.00	27,880.00	39,000.00	0.00
23. 15" CAP	4,800.00	4,800.00	4,800.00	0.00
24. 18" HDPE Pipe	2,500.00	1,765.00	2,500.00	0.00
25. 21" HDPE Pipe	825.00	825.00	825.00	0.00
26. Anti-Seep Collar	2,000.00	2,000.00	2,000.00	0.00
27. Trench Drain	1,250.00	1,250.00	1,250.00	0.00
28. Sump Box	17,500.00	17,500.00	17,500.00	0.00
29. Stormwater Manhole	18,000.00	0.00	18,000.00	0.00
30. Type M Inlet	18,000.00	0.00	18,000.00	0.00
31. Snout BMP	9,500.00	9,500.00	9,500.00	0.00
32. Connection to Existing Inlet	2,000.00	2,000.00	2,000.00	0.00
33. Rip Rap Protection	10,500.00	3,000.00	10,500.00	0.00
<b>Subtotal C</b>	<b>\$746,125.00</b>	<b>\$283,452.00</b>	<b>\$740,125.00</b>	<b>\$6,000.00</b>
<b>D. Erosion &amp; Sedimentation Controls</b>				
34. Super Silt Fence	\$12,500.00	\$6,250.00	\$12,500.00	0.00
35. Erosion Control Netting	25,000.00	12,500.00	25,000.00	0.00
36. Temp Gravel Surface	8,000.00	8,000.00	8,000.00	0.00
37. Temp Seed and Mulch	1,250.00	625.00	1,250.00	0.00
38. Filter Sock Berm	2,400.00	1,200.00	2,400.00	0.00
39. Construction Entrance	2,200.00	1,100.00	2,200.00	0.00
40. Inlet Protection	3,250.00	1,625.00	3,250.00	0.00
41. Tree Protection Fencing	10,000.00	1,000.00	10,000.00	0.00
42. Temporary Basin No. 1	7,500.00	0.00	7,500.00	0.00
43. Temporary Basin No. 2	7,500.00	0.00	7,500.00	0.00
44. Temporary SWM System Conversions	3,500.00	3,500.00	3,500.00	0.00
<b>Subtotal D</b>	<b>\$83,100.00</b>	<b>\$35,800.00</b>	<b>\$83,100.00</b>	<b>\$0.00</b>
<b>E. Miscellaneous</b>				
45. Traffic Signs & Line Striping	\$7,500.00	\$6,000.00	\$6,000.00	\$1,500.00
46. Concrete Monuments	900.00	0.00	0.00	900.00
47. Retaining Walls	320,000.00	160,000.00	320,000.00	0.00
48. ADA Building Entrance	25,000.00	25,000.00	25,000.00	0.00
49. ADA Ramps	16,000.00	14,000.00	14,000.00	2,000.00
<b>Subtotal E</b>	<b>\$369,400.00</b>	<b>\$205,000.00</b>	<b>\$365,000.00</b>	<b>\$4,400.00</b>
<b>F. Sanitary Sewer</b>				
50. 8" PVC Sanitary Main	\$20,150.00	\$0.00	\$20,150.00	\$0.00
51. Sanitary Sewer Manholes	18,000.00	0.00	18,000.00	0.00



<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
52. Connection to Existing Manhole	1,000.00	0.00	1,000.00	0.00
53. Testing	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
<b>Subtotal F</b>	<b>\$41,650.00</b>	<b>\$0.00</b>	<b>\$39,150.00</b>	<b>\$2,500.00</b>
<b>G. Landscaping &amp; Lighting</b>				
54. Deciduous Trees	\$73,450.00	\$51,420.00	\$51,420.00	\$22,030.00
55. Shrubs	66,600.00	46,620.00	46,620.00	19,980.00
56. Evergreen Trees	88,650.00	53,190.00	53,190.00	35,460.00
57. Lighting	<u>25,000.00</u>	<u>25,000.00</u>	<u>25,000.00</u>	<u>0.00</u>
58. Final Stabilization	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>0.00</u>
<b>Subtotal G</b>	<b>\$263,700.00</b>	<b>\$186,230.00</b>	<b>\$186,230.00</b>	<b>\$77,470.00</b>
<b>SUBTOTAL (A - G)</b>	<b>\$1,784,725.00</b>	<b>\$921,678.00</b>	<b>\$1,689,855.00</b>	<b>\$94,870.00</b>
Engineering & Contingencies	<u>\$178,473.00</u>	<u>92,163.00</u>	<u>168,986.00</u>	<u>9,487.00</u>
<b>TOTAL</b>	<b>\$1,963,198.00</b>	<b>\$1,013,841.00</b>	<b>\$1,858,841.00</b>	<b>\$104,357.00</b>
Plus 10%	<u>196,320.00</u>	<u>101,379.00</u>	<u>185,884.00</u>	<u>10,436.00</u>
<b>110% Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$2,159,518.00</b>	<b>\$1,115,220.00</b>	<b>\$2,044,725.00</b>	<b>\$114,793.00</b>
Release of Retainage		<u>52,905.00</u>	<u>(40,000.00)</u>	<u>40,000.00</u>
<b>Total</b>		<b>\$1,168,125.00</b>	<b>\$2,004,725.00</b>	<b>\$154,793.00</b>
<b>Release to Developer</b>		<b>\$1,168,125.00</b>		
<b>Balance of Funds in Escrow Account</b>				<b><u>\$154,793.00</u></b>

We recommend a release of escrow in the amount of \$1,168,125.00. As there is currently a balance of \$1,322,918.00, following this release of \$1,168,125.00, the balance remaining in the account will be \$154,793.00.

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  
Nolen Properties, LLC, 116 Fountain Street, Philadelphia, PA 19127



**TOWNSHIP  
OF  
LOWER MERION**  
MONTGOMERY COUNTY

**TOWNSHIP ENGINEER**

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Ardmore, PA 19003 2376  
Telephone: (610) 645-6200  
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LOWM 248.12

February 5, 2020

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

**Re: 234 Montgomery Avenue Development  
Escrow Release No. 9**

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. Demolition	\$8,500.00	\$ 0.00	\$8,500.00	\$ 0.00
<b>Subtotal A</b>	<b>\$8,500.00</b>	<b>\$ 0.00</b>	<b>\$8,500.00</b>	<b>\$ 0.00</b>
<b>B. Erosion and Sediment Control</b>				
2. Silt Fence	\$1,200.00	\$ 0.00	\$1,200.00	\$0.00
3. Grading & Stabilization	4,000.00	0.00	4,000.00	0.00
4. Construction Entrance	1,000.00	0.00	1,000.00	0.00
5. Inlet Protection	2,100.00	0.00	2,100.00	0.00
6. Diversion Swale/Berms	3,000.00	0.00	3,000.00	0.00
<b>Subtotal B</b>	<b>\$11,300.00</b>	<b>\$0.00</b>	<b>\$11,300.00</b>	<b>\$0.00</b>
<b>C. Site Construction</b>				
7. Roadway Restoration	\$1,000.00	\$0.00	\$1,000.00	\$0.00
8. Depressed/Full Reveal Curb	2,000.00	0.00	2,000.00	0.00
9. Sidewalk	2,500.00	0.00	2,500.00	0.00
10. Concrete Apron	1,500.00	0.00	1,500.00	0.00
11. Driveway	15,000.00	0.00	15,000.00	0.00
<b>Subtotal C</b>	<b>\$22,000.00</b>	<b>\$0.00</b>	<b>\$22,000.00</b>	<b>\$0.00</b>
<b>D. Temporary Basins</b>				
12. Grading/Stabilization	\$2,000.00	\$ 0.00	\$2,000.00	\$ 0.00
13. Temporary Risers/Control Device	1,000.00	0.00	1,000.00	0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
14. Temporary 12" HDPE Pipe	750.00	0.00	750.00	0.00
<b>Subtotal D</b>	<b>\$3,750.00</b>	<b>\$ 0.00</b>	<b>\$3,750.00</b>	<b>\$ 0.00</b>
<b>E. Sanitary Sewer</b>				
15. 8" Gravity Line	\$2,875.00	\$0.00	\$2,875.00	\$ 0.00
16. Manholes	5,000.00	0.00	5,000.00	0.00
17. Trench Restoration	2,500.00	0.00	2,500.00	0.00
<b>Subtotal E</b>	<b>\$10,375.00</b>	<b>\$0.00</b>	<b>\$10,375.00</b>	<b>\$ 0.00</b>
<b>F. Stormwater Management</b>				
18. 6" PVC Pipe	\$6,300.00	\$0.00	\$6,300.00	\$ 0.00
19. 12" HDPE Pipe	8,160.00	0.00	8,160.00	0.00
20. 15" HDPE Pipe	2,080.00	0.00	2,080.00	0.00
21. Connection to Existing System	500.00	0.00	500.00	0.00
22. 2 x 2 Inlets	7,500.00	0.00	7,500.00	0.00
23. Type M Inlets	2,000.00	0.00	2,000.00	0.00
24. Type C Inlets	2,000.00	0.00	2,000.00	0.00
25. Stormwater Management System And Control Structure	33,850.00	0.00	33,850.00	0.00
26. Roadway Restoration	2,500.00	0.00	2,500.00	0.00
<b>Subtotal F</b>	<b>\$64,890.00</b>	<b>\$0.00</b>	<b>\$64,890.00</b>	<b>\$0.00</b>
<b>G. Miscellaneous</b>				
27. Road Control Monuments	\$400.00	\$400.00	\$400.00	\$0.00
28. Lighting (Glare Control)	5,000.00	0.00	5,000.00	0.00
29. Pavement Markings	500.00	0.00	500.00	0.00
<b>Subtotal G</b>	<b>\$5,900.00</b>	<b>\$400.00</b>	<b>\$5,900.00</b>	<b>\$0.00</b>
<b>H. Landscaping</b>				
30. Landscaping/Street Trees	\$25,000.00	\$3,750.00	\$21,250.00	\$3,750.00
<b>Subtotal H</b>	<b>\$25,000.00</b>	<b>\$10,000.00</b>	<b>\$21,250.00</b>	<b>\$3,750.00</b>
<b>Subtotal A thru H</b>	<b>\$151,715.00</b>	<b>\$4,150.00</b>	<b>\$147,965.00</b>	<b>\$3,750.00</b>
Engineering & Contingencies	15,172.00	0.00	14,172.00	1,000.00
<b>Total Cost of Improvements</b>	<b>\$166,887.00</b>	<b>\$4,150.00</b>	<b>\$162,137.00</b>	<b>\$4,750.00</b>
Plus 10%	16,689.00	415.00	16,214.00	475.00
<b>Total</b>	<b>\$183,576.00</b>	<b>\$4,565.00</b>	<b>\$178,351.00</b>	<b>\$5,225.00</b>
Release of Retainage		1,500.00	(2,500.00)	2,500.00
<b>Total</b>		<b>\$6,065.00</b>	<b>\$175,851.00</b>	<b>\$7,725.00</b>
<b>Release to Developer</b>		<b>\$6,065.00</b>		
<b>Balance to Remain in Escrow Account</b>				<b><u>\$7,725.00</u></b>

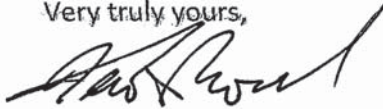
February 5, 2020

We recommend a release of escrow in the amount of \$6,065.00. As there is currently a balance of \$13,790.00, following this release of \$6,065.00, the balance remaining in the account will be \$7,725.00.

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

KJB/ace

cc: Robert E. Duncan, Assistant Township Manager

Equinox Management & Construction, 1535 North Sydenham Street, Philadelphia, PA 19121