



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 244.48

March 30, 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. 3**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field observations 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. Site Preparation				
1. Clearing and Grubbing	\$30,000.00	\$0.00	\$30,000.00	\$0.00
2. Dust Control	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
Subtotal A	\$35,000.00	\$0.00	\$35,000.00	\$0.00
B. Roadway Paving, Walks, Curbing				
3. 1.5" Wearing Course	\$30,000.00	\$0.00	\$30,000.00	\$0.00
4. 5" Binder Course	62,500.00	0.00	62,500.00	0.00
5. 6" 2A Modified Stone	45,000.00	0.00	45,000.00	0.00
6. Concrete Apron	9,480.00	0.00	9,480.00	0.00
7. Granite Curbing	27,600.00	0.00	27,600.00	0.00
8. Mountable Concrete Curbing	1,750.00	0.00	1,750.00	0.00
9. Reinforced Sidewalk	12,960.00	0.00	12,960.00	0.00
10. Sidewalk	37,500.00	2,500.00	37,500.00	0.00
11. Bituminous Walk	<u>18,960.00</u>	<u>0.00</u>	<u>16,960.00</u>	<u>2,000.00</u>
Subtotal B	\$245,750.00	\$2,500.00	\$243,750.00	\$2,000.00
C. Storm Water Management				
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	0.00	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	0.00	50,000.00	0.00
16. Bed A	16,000.00	0.00	16,000.00	0.00
17. Bed B	30,000.00	0.00	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	0.00	3,600.00	0.00
20. 8" PVC Pipe	1,500.00	0.00	1,500.00	0.00
21. 12" HDPE Pipe	53,200.00	0.00	53,200.00	0.00
22. 15" HDPE Pipe	39,000.00	0.00	39,000.00	0.00
23. 15" CAP	4,800.00	0.00	4,800.00	0.00
24. 18" HDPE Pipe	2,500.00	0.00	2,500.00	0.00
25. 21" HDPE Pipe	825.00	0.00	825.00	0.00
26. Anti-Seep Collar	2,000.00	0.00	2,000.00	0.00
27. Trench Drain	1,250.00	0.00	1,250.00	0.00
28. Sump Box	17,500.00	0.00	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	0.00	9,500.00	0.00
32. Connection to Existing Inlet	2,000.00	0.00	2,000.00	0.00
33. Rip Rap Protection	10,500.00	0.00	10,500.00	0.00
Subtotal C	\$746,125.00	\$0.00	\$740,125.00	\$6,000.00
D. Erosion & Sedimentation Controls				
34. Super Silt Fence	\$12,500.00	0.00	\$12,500.00	0.00
35. Erosion Control Netting	25,000.00	0.00	25,000.00	0.00
36. Temp Gravel Surface	8,000.00	0.00	8,000.00	0.00
37. Temp Seed and Mulch	1,250.00	0.00	1,250.00	0.00
38. Filter Sock Berm	2,400.00	0.00	2,400.00	0.00
39. Construction Entrance	2,200.00	0.00	2,200.00	0.00
40. Inlet Protection	3,250.00	0.00	3,250.00	0.00
41. Tree Protection Fencing	10,000.00	0.00	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	0.00	3,500.00	0.00
Subtotal D	\$83,100.00	\$0.00	\$83,100.00	\$0.00
E. Miscellaneous				
45. Traffic Signs & Line Striping	\$7,500.00	\$1,500.00	\$7,500.00	\$0.00
46. Concrete Monuments	900.00	900.00	900.00	0.00
47. Retaining Walls	320,000.00	0.00	320,000.00	0.00
48. ADA Building Entrance	25,000.00	0.00	25,000.00	0.00
49. ADA Ramps	16,000.00	0.00	14,000.00	2,000.00
Subtotal E	\$369,400.00	\$2,400.00	\$367,400.00	\$2,400.00
F. Sanitary Sewer				
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

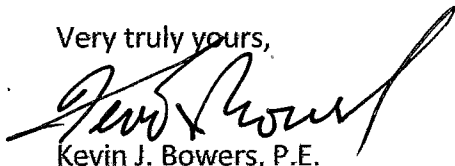
	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
52.	Connection to Existing Manhole	1,000.00	0.00	1,000.00	0.00
53.	Testing	2,500.00	2,500.00	2,500.00	0.00
	Subtotal F	\$41,650.00	\$2,500.00	\$41,650.00	\$0.00
	G. Landscaping & Lighting				
54.	Deciduous Trees	\$73,450.00	\$0.00	\$51,420.00	\$22,030.00
55.	Shrubs	66,600.00	0.00	46,620.00	19,980.00
56.	Evergreen Trees	88,650.00	0.00	53,190.00	35,460.00
57.	Lighting	25,000.00	0.00	25,000.00	0.00
58.	Final Stabilization	10,000.00	0.00	10,000.00	0.00
	Subtotal G	\$263,700.00	\$0.00	\$186,230.00	\$77,470.00
	SUBTOTAL (A - G)	\$1,784,725.00	\$7,400.00	\$1,697,255.00	\$87,470.00
	Engineering & Contingencies	\$178,473.00	740.00	169,726.00	8,747.00
	TOTAL	\$1,963,198.00	\$8,140.00	\$1,866,981.00	\$96,217.00
	Plus 10%	196,320.00	814.00	186,698.00	9,622.00
	110% Cost of Improvements per Section 509 of the Municipal Code	\$2,159,518.00	\$8,954.00	\$2,053,679.00	\$105,839.00
	Release of Retainage		20,000.00	(20,000.00)	20,000.00
	Total		\$28,954.00	\$2,033,679.00	\$125,839.00
	Release to Developer		\$28,954.00		
	Balance of Funds in Escrow Account				<u>\$125,839.00</u>

We recommend a release of escrow in the amount of \$28,954.00. As there is currently a balance of \$154,793.00, following this release of \$28,954.00, the balance remaining in the account will be \$125,839.00.

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



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LOWM 254.13

March 30, 2020

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

**Re: 11 Union Avenue
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 observations, 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. Site Preparation				
1. Demolition/Clearing	\$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 /Sidewalk Removal	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal A	\$30,000.00	\$0.00	\$30,000.00	\$0.00
B. Erosion and Sediment Control				
4. Construction Entrance	\$1,100.00	\$0.00	\$550.00	\$550.00
5. Tree Protection Fence	2,150.00	0.00	1,150.00	1,000.00
6. 12" Compost Filter Sock	8,150.00	1,600.00	5,650.00	2,500.00
7. Filtrexx Diversion Berms	3,800.00	0.00	1,900.00	1,900.00
8. Erosion Control Blanket	1,320.00	0.00	0.00	1,320.00
9. Inlet Protection	1,600.00	0.00	0.00	1,600.00
10. Concrete Washout	2,500.00	0.00	1,250.00	1,250.00
11. Paved Diversion Berm	1,000.00	0.00	0.00	1,000.00
12. Temp Basin, Diversion Berms & Outlet Pipe	4,000.00	0.00	4,000.00	0.00
13. Final Grading & Stabilization	<u>10,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,000.00</u>
Subtotal B	\$35,620.00	\$1,600.00	\$14,500.00	\$21,120.00
C. Stormwater Management				
14. 6" Perforated Flat Drain	\$7,800.00	\$0.00	\$0.00	\$7,800.00
15. 10" PVC	3,000.00	0.00	0.00	3,000.00
16. 12" HDPE	12,800.00	0.00	0.00	12,800.00
17. 15" HDPE	12,775.00	8,525.00	8,525.00	4,250.00
18. 2'x2' Sump Box	4,500.00	0.00	0.00	4,500.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
19. Type C Inlets	\$10,000.00	\$5,000.00	\$5,000.00	\$5,000.00
20. Type M Inlets	10,000.00	5,000.00	5,000.00	5,000.00
21. Cleanout/Junction	1,250.00	0.00	0.00	1,250.00
22. Stormwater System #1	75,000.00	0.00	0.00	75,000.00
23. Stormwater System #2	35,000.00	0.00	0.00	35,000.00
24. Raingarden D	2,500.00	0.00	0.00	2,500.00
25. Connect to Storm System/Repair/Replace	2,500.00	0.00	2,500.00	0.00
Subtotal C	\$177,125.00	\$18,525.00	\$21,025.00	\$156,100.00
D. Miscellaneous				
26. Concrete Curb	\$4,500.00	\$0.00	\$0.00	\$4,500.00
27. Crosswalks	7,500.00	0.00	0.00	7,500.00
28. Bike Rack	2,500.00	0.00	0.00	2,500.00
29. Sidewalk	9,540.00	0.00	0.00	9,540.00
30. Permeable Pavers	10,450.00	0.00	0.00	10,450.00
31. Concrete Road Control Monuments	2,000.00	0.00	0.00	2,000.00
32. Bench	40,000.00	0.00	0.00	40,000.00
33. Flashing Beacon	6,000.00	0.00	0.00	6,000.00
34. Roughing of Pavement	15,000.00	0.00	0.00	15,000.00
35. Bus Shelter	15,000.00	0.00	0.00	15,000.00
36. ADA Curb Ramp	20,000.00	0.00	0.00	20,000.00
37. Concrete Apron	2,500.00	0.00	0.00	2,500.00
38. Traffic Control Signs/Wayfinding Signs	2,500.00	0.00	0.00	2,500.00
39. Roadway Restoration	12,000.00	0.00	0.00	12,000.00
40. Pavement Marking	2,500.00	0.00	0.00	2,500.00
41. Maintenance/Protection of Traffic	5,000.00	0.00	0.00	5,000.00
42. Meter Posts	2,200.00	0.00	0.00	2,200.00
Subtotal D	\$160,190.00	\$0.00	\$0.00	\$160,190.00
E. Landscaping & Lighting				
43. Evergreen Shrubs	\$3,600.00	\$0.00	\$0.00	\$3,600.00
44. Deciduous Shrubs	2,700.00	0.00	0.00	2,700.00
45. Deciduous Trees	28,600.00	0.00	0.00	28,600.00
46. Lighting/Glare Control	24,000.00	0.00	0.00	24,000.00
Subtotal E	\$65,650.00	\$0.00	\$0.00	\$65,650.00
Subtotal A thru E	\$468,585.00	\$20,125.00	\$65,525.00	\$403,060.00
Engineering & Contingencies	46,860.00	2,012.00	6,552.00	40,308.00
Total Cost of Improvements	\$515,445.00	\$22,137.00	\$72,077.00	\$443,368.00
Plus 10%	51,545.00	2,213.00	7,203.00	44,342.00
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$566,990.00	\$24,350.00	\$79,280.00	\$487,710.00
Retainage		(2,435.00)	(7,925.00)	7,925.00
		\$21,915.00	\$71,355.00	\$495,635.00

Release to Developer

\$21,915.00

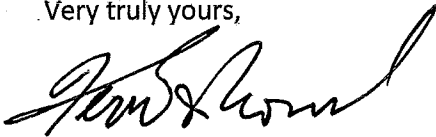
Balance remaining in Escrow Account**\$495,635.00**

We recommend a release of escrow in the amount of \$21,915.00. As there is currently a balance of \$517,550.00, following this release of \$21,915.00, the balance remaining in the account will be \$495,635.00.

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

CP Acquisitions 50, LLC, 18 East Lancaster Avenue, Wynnewood, PA 19096

First Commonwealth Bank, Philadelphia and Sixth Streets, PO Box 400, Indiana, PA 15701-0400