



**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 239.53

June 2, 2020

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

**Re: Bryn Mawr Hospital  
Master Plan  
Escrow Release No. 8**

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>Total Amount</u>	<u>Amount This</u>	<u>Total</u>	<u>Amount to</u>
<u>Item</u>		<u>Release</u>	<u>Released</u>	<u>Remain</u>
<b>A. <u>Bryn Mawr Avenue Parking Lot-Final Restoration</u></b>				
1 Misc. Vegetation Removal	\$2,700.00	\$0.00	\$2,700.00	\$ 0.00
2 Misc. Demo: Railings/Signs, etc.	500.00	500.00	500.00	0.00
3 Remove Temp. Sidewalk, Steps	6,600.00	6,600.00	6,600.00	0.00
4 Remove Curb	13,275.00	13,275.00	13,275.00	0.00
5 Remove Sidewalk	15,600.00	15,600.00	15,600.00	0.00
6 Remove Parking Lot Pavement	70,000.00	70,000.00	70,000.00	0.00
7 Strip Topsoil	1,000.00	1,000.00	1,000.00	0.00
8 Compost Filter Sock	6,000.00	6,000.00	6,000.00	0.00
9 Fence	3,750.00	3,750.00	3,750.00	0.00
10 Perm. Concrete Steps	105,000.00	105,000.00	105,000.00	0.00
11 Concrete Sidewalk	42,000.00	42,000.00	42,000.00	0.00
12 Curb -Concrete	39,600.00	39,600.00	39,600.00	0.00
13 Bituminous Pavement	123,750.00	123,750.00	123,750.00	0.00
14 Re-Set Wheel Stops	1,500.00	1,500.00	1,500.00	0.00
15 New Wheel Stops	1,200.00	1,200.00	1,200.00	0.00
16 Railings	68,000.00	68,000.00	68,000.00	0.00
17 Lawn	6,000.00	6,000.00	6,000.00	0.00
18 Regulatory Signs	6,000.00	6,000.00	6,000.00	0.00
19 Striping	6,000.00	6,000.00	6,000.00	0.00
<b>Subtotal A</b>	<b>\$518,475.00</b>	<b>\$515,775.00</b>	<b>\$518,475.00</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>B.</b>	<b><u>Old Lancaster Road Improvements-Additional Items</u></b>				
20	Remove Signage	\$500.00	\$500.00	\$500.00	\$0.00
21	Remove Sidewalk	24,000.00	18,000.00	18,000.00	6,000.00
22	Strip Topsoil	3,750.00	1,750.00	3,000.00	750.00
23	Curb Removal	64,000.00	30,000.00	46,000.00	18,000.00
24	Sawcut Bituminous Pavement	16,000.00	9,000.00	11,000.00	5,000.00
25	Spread Topsoil	8,500.00	4,000.00	4,000.00	4,500.00
26	Compost Filter Sock	10,500.00	4,500.00	6,500.00	4,000.00
27	Fence	8,750.00	4,000.00	6,000.00	2,750.00
28	Inlet Protection	1,000.00	0.00	500.00	500.00
29	Erosion Control Matting	1,000.00	500.00	500.00	500.00
30	Area Drain	2,500.00	2,500.00	2,500.00	0.00
31	12" HDPE Pipe	16,500.00	16,500.00	16,500.00	0.00
32	Granite Curb	45,300.00	30,000.00	30,000.00	15,300.00
33	Curb	59,400.00	20,000.00	42,000.00	17,400.00
34	Concrete Sidewalk	68,250.00	40,000.00	46,500.00	21,750.00
35	Concrete Apron	42,500.00	0.00	0.00	42,500.00
36	Detectable Warning Surface	5,950.00	3,000.00	3,850.00	2,100.00
37	Bituminous Pavement	20,700.00	15,000.00	15,000.00	5,700.00
38	Driveway Pavers	140,700.00	70,350.00	70,350.00	70,350.00
39	Steps & HC Ramps	85,000.00	0.00	0.00	85,000.00
40	Signage	1,000.00	0.00	0.00	1,000.00
41	Bituminous Pavement	32,250.00	16,250.00	16,250.00	16,000.00
42	Lawn	25,000.00	0.00	12,500.00	12,500.00
43	Striping	6,000.00	3,000.00	3,000.00	3,000.00
	<b>Subtotal B</b>	<b>\$689,050.00</b>	<b>\$288,850.00</b>	<b>\$354,450.00</b>	<b>\$334,600.00</b>
<b>C</b>	<b><u>Lindsey Avenue Improvements</u></b>				
44	Remove Trees	\$7,500.00	\$ 0.00	\$7,500.00	\$ 0.00
45	Remove Curb	3,750.00	0.00	3,750.00	0.00
46	Remove Sidewalk	12,500.00	0.00	12,500.00	0.00
47	Remove Bituminous Pavement	12,500.00	0.00	12,500.00	0.00
48	Remove and Abate Steam	5,000.00	0.00	5,000.00	0.00
49	Remove Telephone Vault	2,500.00	0.00	2,500.00	0.00
50	Utilities Demolition	35,000.00	0.00	35,000.00	0.00
51	Misc. Demo- Pads, Utils Bldg	50,000.00	0.00	50,000.00	0.00
52	Remove Sidewalk	12,500.00	0.00	12,500.00	0.00
53	Remove Bituminous Pavement	12,500.00	0.00	12,500.00	0.00
54	Strip Topsoil	12,000.00	0.00	12,000.00	0.00
55	Sheeting & Shoring	689,000.00	0.00	689,000.00	0.00
56	Basement Excavation	750,000.00	0.00	750,000.00	0.00
57	Establish Subgrade	125,000.00	0.00	125,000.00	0.00

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
58	Construction Entrance	2,200.00	0.00	2,200.00	0.00
59	Construction Fence	10,000.00	0.00	10,000.00	0.00
60	Compost Filter Sock	27,600.00	0.00	27,600.00	0.00
61	Inlet Protection	8,000.00	0.00	8,000.00	0.00
62	Driveway Diversion Berm	9,000.00	0.00	9,000.00	0.00
63	Area Drain	2,500.00	0.00	2,500.00	0.00
64	Standard Inlet	90,000.00	0.00	90,000.00	0.00
65	Standard Manhole	45,000.00	0.00	45,000.00	0.00
66	SW 2000	2,500.00	0.00	2,500.00	0.00
67	SW 2001	7,000.00	0.00	7,000.00	0.00
68	SW 2015	1,500.00	0.00	1,500.00	0.00
69	SW 2018	5,000.00	0.00	5,000.00	0.00
70	Endwall w/ Rip Rap	7,500.00	0.00	7,500.00	0.00
71	40x15 Box Culvert	54,000.00	0.00	54,000.00	0.00
72	8" HDPE Pipe	11,500.00	0.00	11,500.00	0.00
73	10" HDPE Pipe	4,500.00	0.00	4,500.00	0.00
74	12" HDPE Pipe	14,000.00	0.00	14,000.00	0.00
75	15" HDPE Pipe	2,500.00	0.00	2,500.00	0.00
76	18" HDPE Pipe	5,000.00	0.00	5,000.00	0.00
77	Inlet Filter	5,500.00	0.00	5,500.00	0.00
78	Green Roof	370,000.00	0.00	370,000.00	0.00
79	Bio Infiltration Rain Garden	140,000.00	0.00	0.00	140,000.00
80	Demo Ex San Sewer	50,000.00	0.00	50,000.00	0.00
81	San Sewer MH	84,000.00	0.00	84,000.00	0.00
82	10" PVC San Sewer	9,600.00	0.00	9,600.00	0.00
83	Connection & Testing	8,500.00	1,000.00	8,500.00	0.00
84	Concrete Sidewalk	55,160.00	0.00	55,160.00	0.00
85	Curb -Concrete	28,750.00	0.00	28,750.00	0.00
86	Reinforced Concrete Sidewalk	2,400.00	0.00	2,400.00	0.00
87	Sidewalk Pavers	22,500.00	0.00	22,500.00	0.00
88	Bituminous Paving	199,500.00	0.00	199,500.00	0.00
89	Detectable Warning Surface	950.00	0.00	950.00	0.00
90	Bollards	30,000.00	0.00	30,000.00	0.00
91	Signs	2,500.00	0.00	2,500.00	0.00
92	Striping	10,000.00	0.00	10,000.00	0.00
93	Lawn	15,000.00	0.00	15,000.00	0.00
	<b>Subtotal C</b>	<b>\$3,073,410.00</b>	<b>\$1,000.00</b>	<b>\$2,933,410.00</b>	<b>\$140,000.00</b>
<b>D</b>	<b><u>Miscellaneous</u></b>				
94	Street Trees	\$31,850.00	\$ 0.00	\$ 0.00	\$31,850.00
95	Evergreen Trees	33,300.00	0.00	0.00	33,300.00
96	Shrubs & Perennials	38,000.00	0.00	0.00	38,000.00
97	Bicycle Racks	6,750.00	0.00	0.00	6,750.00

	<u>Total Amount</u>	<u>Amount This</u>	<u>Total</u>	<u>Amount to</u>
<u>Item</u>		<u>Release</u>	<u>Released</u>	<u>Remain</u>
98 Banner Poles, County Line Road	3,600.00	0.00	3,600.00	0.00
99 Fence - 6' Estate Fence	19,000.00	0.00	19,000.00	0.00
100 Fence - 4' Estate Fence	17,820.00	0.00	0.00	17,820.00
101 Fence - 3' Estate Fence	8,320.00	8,320.00	8,320.00	0.00
102 Fence – Wooden	3,040.00	0.00	0.00	3,040.00
103 Benches, Trash Receptacles	9,000.00	6,000.00	6,000.00	3,000.00
104 Pole-Mounted Street Lights	105,000.00	23,000.00	75,000.00	30,000.00
105 Pole-Mounted Roadway Lights	161,000.00	0.00	161,000.00	0.00
106 Wall-Mounted Lights	17,500.00	0.00	17,500.00	0.00
107 Concrete Monuments	<u>5,950.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,950.00</u>
<b>Subtotal D</b>	<b>\$460,130.00</b>	<b>\$37,320.00</b>	<b>\$290,420.00</b>	<b>\$169,710.00</b>
<b>E. <u>Traffic Improvements for Amended Plan</u></b>				
108 Traffic Controller Relocation (Half Cost, if required)	\$10,000.00	\$ 0.00	\$ 0.00	\$10,000.00
109 Refurbish Pavement Markings At Studied Intersections	7,500.00	0.00	0.00	7,500.00
110 Trim Hedge for Sight Line at Bryn Mawr and Old Lancaster	500.00	0.00	0.00	500.00
111 Adaptive Signal Upgrade to "Five Point" Intersection (half cost)	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>
<b>Subtotal E</b>	<b>\$43,000.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$43,000.00</b>
<b>Subtotal A thru E</b>	<b>\$4,784,065.00</b>	<b>\$842,945.00</b>	<b>\$4,096,755.00</b>	<b>\$687,310.00</b>
Engineering & Contingency	<u>478,407.00</u>	<u>84,294.00</u>	<u>409,673.00</u>	<u>68,734.00</u>
<b>Subtotal</b>	<b>\$5,262,472.00</b>	<b>\$927,239.00</b>	<b>\$4,506,428.00</b>	<b>\$756,044.00</b>
Plus 10%	<u>526,247.00</u>	<u>92,723.00</u>	<u>450,642.00</u>	<u>75,605.00</u>
<b>Total</b>	<b>\$5,788,719.00</b>	<b>\$1,019,962.00</b>	<b>\$4,957,070.00</b>	<b>\$831,649.00</b>
Retainage		<u>170,599.00</u>	<u>(200,000.00)</u>	<u>200,000.00</u>
<b>Total</b>		<b>\$1,190,561.00</b>	<b>\$4,757,070.00</b>	<b>\$1,031,649.00</b>
<b>Release to Developer</b>		<b>\$1,190,561.00</b>		
<b>Amount to Remain in Escrow Account</b>				<b><u>\$1,031,649.00</u></b>

We recommend a release of escrow in the amount of \$1,190,561.00. As there is currently a balance of \$2,222,210.00, following this release of \$1,190,561.00, the balance remaining in the account will be \$1,031,649.00.

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,



Edward P. Pluciennik, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager  
Main Line Health, 130 South Bryn Mawr Ave., Bryn Mawr, PA 19010  
P:\Projects\LOWM\23953 Bryn Mawr Hospital Partial Demolition\239.53 dtd 06-02-20 escrow release #8.docx



**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 244.23

June 1, 2020

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

**Re: 6, 18 Lancaster 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 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	\$0.00	\$5,000.00	\$0.00
2. Sidewalk Removal	<u>6,000.00</u>	<u>0.00</u>	<u>6,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$11,000.00</b>	<b>\$0.00</b>	<b>\$11,000.00</b>	<b>\$0.00</b>
<b>B. Erosion and Sediment Control</b>				
3. Construction Entrance	\$2,200.00	\$0.00	\$2,200.00	\$0.00
4. Tree Protection	8,750.00	0.00	8,750.00	0.00
5. 24" Silt Sock	14,000.00	0.00	14,000.00	0.00
6. 32" Silt Sock	1,200.00	0.00	1,200.00	0.00
7. Inlet Protection	3,000.00	0.00	3,000.00	0.00
8. Erosion Control Netting	25,000.00	0.00	25,000.00	0.00
9. Temporary Basin & Outlet Structure	3,000.00	0.00	3,000.00	0.00
10. Diversion Berms	7,500.00	0.00	7,500.00	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>\$74,650.00</b>	<b>\$10,000.00</b>	<b>\$74,650.00</b>	<b>\$0.00</b>
<b>C. Site Construction</b>				
12. Paving (Stone, BCBC, Wearing)	\$49,500.00	\$15,000.00	\$49,500.00	\$0.00
13. Sidewalk – Lancaster	29,250.00	0.00	29,250.00	0.00
14. Sidewalk – Site	9,000.00	1,500.00	9,000.00	0.00
15. Concrete Curb	45,000.00	5,000.00	45,000.00	0.00
16. Roadway Restoration	<u>2,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$135,250.00</b>	<b>\$24,000.00</b>	<b>\$135,250.00</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. Stormwater Management</b>				
17.	8" PVC Pipe	\$15,000.00	0.00	\$15,000.00	0.00
18.	12" HDPE Pipe	4,900.00	0.00	4,900.00	0.00
19.	15" HDPE Pipe	11,375.00	0.00	11,375.00	0.00
20.	24" HDPE Pipe	3,200.00	0.00	3,200.00	0.00
21.	2' x 2' Inlets	9,000.00	0.00	9,000.00	0.00
22.	Type C Inlets	10,000.00	0.00	10,000.00	0.00
23.	Type M Inlets	6,000.00	0.00	6,000.00	0.00
24.	Connection to Existing Storm Pipe	1,000.00	0.00	1,000.00	0.00
25.	Stormwater System & Outlet Structure	68,500.00	0.00	68,500.00	0.00
26.	Level Spreader	2,000.00	0.00	2,000.00	0.00
27.	Yard Drain	750.00	0.00	750.00	0.00
28.	Raingarden	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
	<b>Subtotal D</b>	<b>\$136,725.00</b>	<b>\$0.00</b>	<b>\$131,725.00</b>	<b>\$5,000.00</b>
	<b>E. Sanitary Sewer</b>				
29.	8" PVC Pipe	\$7,200.00	\$0.00	\$7,200.00	\$0.00
30.	Manholes	9,000.00	0.00	9,000.00	0.00
31.	Video Existing Line/Certify for Reuse	1,500.00	0.00	1,500.00	0.00
32.	Air Test	1,000.00	0.00	1,000.00	0.00
33.	As-Built Plan	<u>1,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,500.00</u>
	<b>Subtotal E</b>	<b>\$20,200.00</b>	<b>\$0.00</b>	<b>\$18,700.00</b>	<b>\$1,500.00</b>
	<b>F. Miscellaneous</b>				
34.	Lighting/Glare Control	\$17,500.00	\$17,500.00	\$17,500.00	\$0.00
35.	Traffic Control Signs	1,000.00	1,000.00	1,000.00	0.00
36.	Pavement Marking	1,500.00	1,500.00	1,500.00	0.00
37.	Post Development Traffic Study	3,000.00	0.00	0.00	3,000.00
38.	Maintenance/Protection of Traffic	1,000.00	1,000.00	1,000.00	0.00
39.	Fencing	10,000.00	10,000.00	10,000.00	0.00
40.	Bus Shelter	15,000.00	0.00	0.00	15,000.00
41.	Bike Racks	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
	<b>Subtotal F</b>	<b>\$51,500.00</b>	<b>\$31,000.00</b>	<b>\$31,000.00</b>	<b>\$20,500.00</b>
	<b>G. Landscaping</b>				
42.	Landscaping/Vine Removal/Replant	<u>\$50,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$50,000.00</u>
	<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>\$65,000.00</b>	<b>\$402,325.00</b>	<b>\$77,000.00</b>
	Engineering & Contingencies	<u>47,930.00</u>	<u>6,500.00</u>	<u>40,233.00</u>	<u>7,697.00</u>
	<b>TOTAL</b>	<b>\$527,255.00</b>	<b>\$71,500.00</b>	<b>\$442,558.00</b>	<b>\$84,697.00</b>
	Plus 10%	<u>52,725.00</u>	<u>7,150.00</u>	<u>44,256.00</u>	<u>8,469.00</u>
	<b>110% Cost of Improvements per</b>				

<b>Section 509 of the Municipal Code</b>	<b>\$579,980.00</b>	<b>\$78,650.00</b>	<b>\$488,814.00</b>	<b>\$93,166.00</b>
Release of Retainage		<u>22,816.00</u>	<u>(18,000.00)</u>	<u>18,000.00</u>
<b>Total</b>		<b>\$101,466.00</b>	<b>\$468,814.00</b>	<b>\$111,166.00</b>

**Release to Developer** **\$101,466.00**

**Balance of Funds in Escrow Account** **\$111,166.00**

We recommend a release of escrow in the amount of \$101,466.00. As there is currently a balance of \$212,632.00, following this release of \$101,466.00, the balance remaining in the account will be \$111,166.00.

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,



Edward P. Pluciennik, P.E.

**PENNONI ASSOCIATES**

Township Engineer

EPP/ace

cc: Robert E. Duncan, Assistant Township Manager  
CP Acquisitions 35, LLC, 18 East Lancaster Avenue, Wynnewood, PA 19096  
P:\Projects\LOWM\24423 6 East Lancaster Ave\18 East Lancaster Escrow Docs\244.23 dtd 06-01-20 escrow release #2.docx





**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 248.10

May 31, 2020

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

**Re: One Ardmore Place  
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 Demolition</b>				
1. Curb Removal	\$7,350.00	\$0.00	\$7,350.00	\$0.00
2. Pavement Removal	17,760.00	0.00	17,760.00	0.00
3. Concrete Removal	165.00	0.00	165.00	0.00
4. Utility Pole Relocation	10,000.00	0.00	10,000.00	0.00
5. Inlet Removal	1,000.00	0.00	1,000.00	0.00
6. Manhole Removal	500.00	0.00	500.00	0.00
7. Sawcutting	3,600.00	0.00	3,600.00	0.00
8. Parking Meter Removal	<u>7,500.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$47,875.00</b>	<b>\$0.00</b>	<b>\$47,875.00</b>	<b>\$0.00</b>
<b>B. Erosion Control</b>				
9. Construction Entrance	\$2,400.00	\$0.00	\$2,400.00	\$0.00
10. 12" Diameter Silt Sox	34,170.00	0.00	34,170.00	0.00
11. Safety/Tree Fence	540.00	0.00	540.00	0.00
12. Inlet Protection	<u>1,050.00</u>	<u>0.00</u>	<u>1,050.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$38,160.00</b>	<b>\$0.00</b>	<b>\$38,160.00</b>	<b>\$0.00</b>
<b>C. Site Clearing</b>				
13. Tree Removal – 12" Caliper	\$3,400.00	\$0.00	\$3,400.00	\$0.00
14. Tree Removal – 24" Caliper	900.00	0.00	900.00	0.00
15. Tree Removal – 36" Caliper	<u>700.00</u>	<u>0.00</u>	<u>700.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>
<b>D. Sanitary Sewer</b>				
16. 8" PVC In Road	\$29,610.00	\$0.00	\$29,610.00	\$0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
17. 8" PVC On Site	19,950.00	0.00	19,950.00	0.00
18. 4' Diameter Manholes	24,000.00	0.00	24,000.00	0.00
<b>Subtotal D</b>	<b>\$73,560.00</b>	<b>\$0.00</b>	<b>\$73,560.00</b>	<b>\$0.00</b>
<b>E. Storm Sewer</b>				
19. 8" HDPE	\$60.00	\$0.00	\$60.00	\$0.00
20. 12" HDPE	80.00	0.00	80.00	0.00
21. 15" RCP	1,680.00	0.00	1,680.00	0.00
22. Storm Manholes	3,000.00	0.00	3,000.00	0.00
23. C Inlets	3,000.00	0.00	3,000.00	0.00
24. M Inlets	2,500.00	0.00	2,500.00	0.00
25. Tie Into Existing	2,500.00	0.00	2,500.00	0.00
26. Water Quality Structure	10,000.00	0.00	10,000.00	0.00
<b>Subtotal E</b>	<b>\$22,820.00</b>	<b>\$0.00</b>	<b>\$22,820.00</b>	<b>\$0.00</b>
<b>F. Curbing and Paving</b>				
27. Concrete Curb	\$9,900.00	\$0.00	\$9,900.00	\$0.00
28. Granite Curb	7,700.00	0.00	7,700.00	0.00
29. 1-1/2" ID-2 Wearing	20,000.00	20,000.00	20,000.00	0.00
30. 4" BCBC	37,500.00	0.00	37,500.00	0.00
31. Stone Subbase	62,500.00	0.00	62,500.00	0.00
32. Concrete Aprons	4,700.00	4,700.00	4,700.00	0.00
33. Concrete Monuments	1,500.00	1,500.00	1,500.00	0.00
34. Concrete Sidewalk	23,400.00	11,700.00	23,400.00	0.00
35. Stamped Asphalt/Concrete	15,000.00	15,000.00	15,000.00	0.00
<b>Subtotal F</b>	<b>\$182,200.00</b>	<b>\$52,900.00</b>	<b>\$182,200.00</b>	<b>\$0.00</b>
<b>G. Miscellaneous</b>				
36. 4" Epoxy Striping	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00
37. Painted Directional Arrows	4,100.00	1,500.00	4,100.00	0.00
38. Painted Stop Bars	400.00	400.00	400.00	0.00
39. Traffic Control Signs	1,600.00	800.00	1,600.00	0.00
40. Handicap Spots	300.00	300.00	300.00	0.00
41. Bike Racks	1,000.00	1,000.00	1,000.00	0.00
42. Handicap Ramps	6,000.00	3,000.00	6,000.00	0.00
43. Crosswalk	500.00	500.00	500.00	0.00
<b>Subtotal G</b>	<b>\$15,400.00</b>	<b>\$9,000.00</b>	<b>\$15,400.00</b>	<b>\$0.00</b>
<b>H. Landscaping</b>				
44. Shade Tree	\$7,800.00	\$0.00	\$0.00	\$7,800.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
45. Evergreen Tree	4,050.00	0.00	0.00	4,050.00
46. Ornamental Tree	1,950.00	0.00	0.00	1,950.00
47. Evergreen Shrubs	4,680.00	0.00	0.00	4,680.00
48. Deciduous Shrubs	165.00	0.00	0.00	165.00
49. Stabilization	2,000.00	2,000.00	2,000.00	0.00
50. Green Roof	<u>156,600.00</u>	<u>76,600.00</u>	<u>156,600.00</u>	<u>0.00</u>
<b>Subtotal H</b>	<b>\$177,245.00</b>	<b>\$78,600.00</b>	<b>\$158,000.00</b>	<b>\$18,645.00</b>
<b>I. Lighting</b>				
51. Building Light	\$2,500.00	\$0.00	\$2,500.00	\$0.00
52. Bollard with Light	<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>
<b>Subtotal I</b>	<b>\$7,500.00</b>	<b>\$5,000.00</b>	<b>\$7,500.00</b>	<b>\$0.00</b>
<b>J. Excavation</b>				
53. Excavation Support	<u>15,000.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
<b>Subtotal J</b>	<b>\$15,000.00</b>	<b>\$0.00</b>	<b>\$15,000.00</b>	<b>\$0.00</b>
<b>K. Post Construction</b>				
54. Traffic Study	<u>\$5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
<b>Subtotal K</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>
<b>Subtotal A thru K</b>	<b>\$589,760.00</b>	<b>\$145,500.00</b>	<b>\$566,115.00</b>	<b>\$23,645.00</b>
Engineering & Contingencies	<u>58,940.00</u>	<u>14,550.00</u>	<u>56,575.00</u>	<u>2,365.00</u>
<b>Total Cost of Improvements</b>	<b>\$648,700.00</b>	<b>\$160,050.00</b>	<b>\$622,690.00</b>	<b>\$26,010.00</b>
Plus 10%	<u>64,870.00</u>	<u>16,005.00</u>	<u>62,269.00</u>	<u>2,601.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$713,570.00</b>	<b>\$176,055.00</b>	<b>\$684,959.00</b>	<b>\$28,611.00</b>
Retainage		<u>45,890.00</u>	<u>(5,000.00)</u>	<u>5,000.00</u>
		<b>\$221,945.00</b>	<b>\$679,959.00</b>	<b>\$33,611.00</b>
<b>Release to Developer</b>		<b>\$221,945.00</b>		
<b>Balance remaining in Escrow Account</b>				<b><u>\$33,611.00</u></b>

We recommend a release of escrow in the amount of \$221,945.00. As there is currently a balance of \$255,556.00, following this release of \$221,945.00, the balance remaining in the account will be \$33,611.00.

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,



Edward P. Pluciennik, P.E.

**PENNONI ASSOCIATES**

Township Engineer

EPP/ace

cc: Robert E. Duncan, Assistant Township Manager  
One Ardmore Associates, LP, c/o Dranoff Properties  
755 South Broad Street, Philadelphia, PA 19147  
P:\Projects\LOWM\24810 1 Ardmore Place\248.10 dtd 05-31-20 escrow release #3.docx



**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

May 31, 2020

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

**Re: Kohelet Yeshiva High School  
Escrow Release #4**

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	\$0.00	\$6,500.00	\$0.00
4. 12" Silt Fence	7,530.00	0.00	7,530.00	0.00
5. 18" Silt Fence	3,885.00	0.00	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	0.00	2,000.00	0.00
9. Inlet Protection	4,750.00	0.00	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>\$0.00</b>	<b>\$45,165.00</b>	<b>\$0.00</b>
<b>C. Parking, Paving and Walkway, etc.</b>				
11. Driveway Pavement	\$39,000.00	\$0.00	\$39,000.00	\$0.00
12. Concrete Curb	24,000.00	0.00	24,000.00	0.00
13. Concrete Walkway	10,000.00	0.00	10,000.00	0.00
14. Pervious Walkway	75,600.00	5,000.00	75,600.00	0.00
15. Pedestrian Crosswalk	5,000.00	1,500.00	5,000.00	0.00
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>\$6,500.00</b>	<b>\$154,600.00</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. 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	0.00	1,000.00	0.00
19. Granite Curb	1,800.00	0.00	1,800.00	0.00
20. Curb and Sidewalk Repair	5,000.00	0.00	5,000.00	0.00
21. Handicap Ramp	40,000.00	5,000.00	40,000.00	0.00
22. Pedestrian Signal Upgrades	20,000.00	0.00	20,000.00	0.00
23. Melrose Avenue Repair (if needed)	2,500.00	0.00	0.00	2,500.00
24. School Flasher	10,000.00	0.00	10,000.00	0.00
<b>Subtotal D</b>	<b>\$87,800.00</b>	<b>\$5,000.00</b>	<b>\$77,800.00</b>	<b>\$10,000.00</b>
<b>E. Sanitary Sewer</b>				
25. 4" PVC Lateral	\$3,875.00	\$0.00	\$3,875.00	\$0.00
26. Cleanouts	750.00	0.00	750.00	0.00
27. Connect to Existing Main	1,000.00	0.00	1,000.00	0.00
<b>Subtotal E</b>	<b>\$5,625.00</b>	<b>\$0.00</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	0.00	900.00	0.00
34. 2' x 2' Inlets	4,000.00	0.00	4,000.00	0.00
35. Type M Inlets	12,500.00	0.00	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	2,000.00	0.00	2,000.00	0.00
<b>Subtotal F</b>	<b>\$200,144.00</b>	<b>\$0.00</b>	<b>\$200,144.00</b>	<b>\$0.00</b>
<b>G. Miscellaneous</b>				
42. Pavement Markings And Signage	\$3,500.00	\$1,500.00	\$3,500.00	\$0.00
43. Final Stabilization	5,000.00	1,500.00	5,000.00	0.00
44. Utility Disconnects	15,000.00	0.00	15,000.00	0.00
45. Traffic Maintenance & Protection	5,000.00	0.00	5,000.00	0.00
46. Knee Walls	22,500.00	0.00	22,500.00	0.00
47. New Estate Fence	55,250.00	0.00	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	0.00	19,680.00	0.00
50. Lighting (Glare Control)	5,000.00	0.00	5,000.00	0.00
51. Lighting (Repair)	5,000.00	0.00	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	0.00	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>\$3,000.00</b>	<b>\$148,430.00</b>	<b>\$9,000.00</b>
<b>H. Landscaping</b>				
55. Deciduous Trees	30,550.00	25,970.00	25,970.00	4,580.00
56. Evergreen Trees (8'-10')	51,750.00	43,990.00	43,990.00	7,760.00
57. Evergreen Trees (10'-12')	29,400.00	25,000.00	25,000.00	4,400.00
58. Shrubs	27,975.00	23,775.00	23,775.00	4,200.00
59. Limb Up Existing Trees	4,000.00	4,000.00	4,000.00	0.00
60. Devine Existing Trees	6,000.00	6,000.00	6,000.00	0.00
<b>Subtotal H</b>	<b>\$149,675.00</b>	<b>\$128,735.00</b>	<b>\$128,735.00</b>	<b>\$20,940.00</b>
<b>Subtotal A thru H</b>	<b>\$806,439.00</b>	<b>\$143,235.00</b>	<b>\$766,499.00</b>	<b>\$39,940.00</b>
Engineering & Contingencies	80,644.00	14,323.00	76,649.00	3,995.00
<b>Total Cost of Improvements</b>	<b>\$887,083.00</b>	<b>\$157,558.00</b>	<b>\$843,148.00</b>	<b>\$43,935.00</b>
Plus 10%	88,708.00	15,756.00	84,315.00	4,393.00
<b>Total</b>	<b>\$975,791.00</b>	<b>\$173,314.00</b>	<b>\$927,463.00</b>	<b>\$48,328.00</b>
Retainage		30,112.00	(10,000.00)	10,000.00
<b>Total</b>		<b>\$203,426.00</b>	<b>\$917,463.00</b>	<b>\$58,328.00</b>
<b>Release to Developer</b>		<b>\$203,426.00</b>		
<b>Balance to Remain in Escrow Account</b>				<b><u>\$58,328.00</u></b>

We recommend a release of escrow in the amount of \$203,426.00. As there is currently a balance of \$261,754.00, following this release of \$203,426.00, the balance remaining in the account will be \$58,328.00.

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,



Edward P. Pluciennik, P.E.

**PENNONI ASSOCIATES**

Township Engineer

cc: Robert E. Duncan, Assistant Township Manager  
Kohelet Foundation, 822 Montgomery Avenue, Suite 201, Narberth, PA 19072

P:\Projects\LOWM\24846 Kohelet-Yeshiva School\248.46 dtd 05-31-20 escrow release #4.docx



**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 254.13

May 31, 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. 3**

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>
<b>A. Site Preparation</b>				
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>
<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 and Sediment Control</b>				
4. Construction Entrance	\$1,100.00	\$0.00	\$550.00	\$550.00
5. Tree Protection Fence	2,150.00	500.00	1,650.00	500.00
6. 12" Compost Filter Sock	8,150.00	1,250.00	6,900.00	1,250.00
7. Filtrexx Diversion Berms	3,800.00	1,900.00	3,800.00	0.00
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	1,000.00	1,000.00	0.00
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>
<b>Subtotal B</b>	<b>\$35,620.00</b>	<b>\$4,650.00</b>	<b>\$19,150.00</b>	<b>\$16,470.00</b>
<b>C. Stormwater Management</b>				
14. 6" Perforated Flat Drain	\$7,800.00	\$0.00	\$0.00	\$0.00
15. 10" PVC	3,000.00	1,000.00	1,000.00	2,000.00
16. 12" HDPE	12,800.00	7,300.00	7,300.00	5,500.00
17. 15" HDPE	12,775.00	1,250.00	9,775.00	3,000.00
18. 2'x2' Sump Box	4,500.00	1,500.00	1,500.00	3,000.00



<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	\$10,000.00	\$0.00
20. Type M Inlets	10,000.00	0.00	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	35,000.00	35,000.00	0.00
24. Raingarden D	2,500.00	0.00	0.00	2,500.00
25. Connect to Storm System/Repair/Replace	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
<b>Subtotal C</b>	<b>\$177,125.00</b>	<b>\$51,050.00</b>	<b>\$72,075.00</b>	<b>\$105,050.00</b>
<b>D. Miscellaneous</b>				
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	2,500.00	2,500.00	2,500.00
42. Meter Posts	<u>2,200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,200.00</u>
<b>Subtotal D</b>	<b>\$160,190.00</b>	<b>\$2,500.00</b>	<b>\$2,500.00</b>	<b>\$157,690.00</b>
<b>E. Landscaping &amp; Lighting</b>				
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	<u>24,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>24,000.00</u>
<b>Subtotal E</b>	<b>\$65,650.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$65,650.00</b>
<b>Subtotal A thru E</b>	<b>\$468,585.00</b>	<b>\$58,200.00</b>	<b>\$123,725.00</b>	<b>\$344,860.00</b>
Engineering & Contingencies	<u>46,860.00</u>	<u>5,820.00</u>	<u>12,372.00</u>	<u>34,488.00</u>
<b>Total Cost of Improvements</b>	<b>\$515,445.00</b>	<b>\$64,020.00</b>	<b>\$136,097.00</b>	<b>\$379,348.00</b>
Plus 10%	<u>51,545.00</u>	<u>6,402.00</u>	<u>13,605.00</u>	<u>37,940.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$566,990.00</b>	<b>\$70,422.00</b>	<b>\$149,702.00</b>	<b>\$417,288.00</b>
Retainage		<u>(7,042.00)</u>	<u>(14,967.00)</u>	<u>14,967.00</u>
		<b>\$63,380.00</b>	<b>\$134,735.00</b>	<b>\$432,255.00</b>

**Release to Developer****\$63,380.00****Balance remaining in Escrow Account****\$432,255.00**

We recommend a release of escrow in the amount of \$63,380.00. As there is currently a balance of \$495,635.00, following this release of \$63,380.00, the balance remaining in the account will be \$432,255.00.

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,



Edward P. Pluciennik, P.E.

**PENNONI ASSOCIATES**

Township Engineer

EPP/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  
P:\Projects\LOWM\25413 11 Union Avenue\254.13 dtd 05-31-20 escrow release #3.docx



**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 248.63

June 2, 2020

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

**Re: Gladwyne Montessori School  
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 observations, we recommend release as follows:

**PHASE I:**

<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	\$1,100.00	\$1,100.00	\$0.00
2. Tree Protection Fence	3,000.00	3,000.00	3,000.00	0.00
3. 18" Silt Fence	2,240.00	2,240.00	2,240.00	0.00
4. Inlet Protection	2,000.00	2,000.00	2,000.00	0.00
5. Erosion Control Blanket	200.00	200.00	200.00	0.00
6. 12" Filtrexx Sock	400.00	400.00	400.00	0.00
7. Super Silt Fence	2,500.00	2,500.00	2,500.00	0.00
8. Final Stabilization & Grading	<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>
<b>Subtotal A</b>	<b>\$16,440.00</b>	<b>\$16,440.00</b>	<b>\$16,440.00</b>	<b>\$0.00</b>
<b>B. Stormwater Management</b>				
9. 6" HDPE	\$2,700.00	\$2,700.00	\$2,700.00	\$0.00
10. 8" HDPE	1,960.00	1,960.00	1,960.00	0.00
11. 12" HDPE	2,300.00	2,300.00	2,300.00	0.00
12. 2'x2' Yard Drains	6,000.00	6,000.00	6,000.00	0.00
13. Level Spreader	2,000.00	2,000.00	2,000.00	0.00
14. Diversion Berm/Swale Upgrade	2,500.00	2,500.00	2,500.00	0.00
15. Infiltration Bed A	40,000.00	40,000.00	40,000.00	0.00
16. Infiltration Bed B	<u>15,000.00</u>	<u>15,000.00</u>	<u>15,000.00</u>	<u>0.00</u>
<b>Subtotal B</b>	<b>\$72,460.00</b>	<b>\$72,460.00</b>	<b>\$72,460.00</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>C. Landscaping</b>				
17. Evergreen Shrubs	\$10,530.00	\$0.00	\$0.00	\$10,530.00
18. Deciduous Shrubs	9,295.00	0.00	0.00	9,295.00
19. Evergreen Trees	21,600.00	0.00	0.00	21,600.00
20. Deciduous Trees	<u>23,400.00</u>	<u>0.00</u>	<u>0.00</u>	<u>23,400.00</u>
<b>Subtotal C</b>	<b>\$64,825.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$64,825.00</b>
<b>Subtotal A thru C</b>	<b>\$153,725.00</b>	<b>\$88,900.00</b>	<b>\$88,900.00</b>	<b>\$64,825.00</b>
Engineering & Contingencies	<u>15,343.00</u>	<u>8,890.00</u>	<u>8,890.00</u>	<u>6,453.00</u>
<b>Total Cost of Improvements</b>	<b>\$169,068.00</b>	<b>\$97,790.00</b>	<b>\$97,790.00</b>	<b>\$71,278.00</b>
Plus 10%	<u>16,907.00</u>	<u>9,779.00</u>	<u>9,779.00</u>	<u>7,128.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$185,975.00</b>	<b>\$107,569.00</b>	<b>\$107,569.00</b>	<b>\$78,406.00</b>
Retainage		<u>(10,756.00)</u>	<u>(10,756.00)</u>	<u>10,756.00</u>
		<b>\$96,813.00</b>	<b>\$96,813.00</b>	<b>\$89,162.00</b>
<b>Release to Developer</b>		<b>\$96,813.00</b>		
<b>Phase I Balance Remaining</b>				<b><u>\$89,162.00</u></b>

**PHASE II:**

<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	\$0.00	\$0.00	\$1,100.00
2. Tree Protection Fence	3,250.00	0.00	0.00	3,250.00
3. 18" Silt Fence	1,600.00	0.00	0.00	1,600.00
4. 18" Filtrexx Sock	1,500.00	0.00	0.00	1,500.00
5. Super Silt Fence	3,000.00	0.00	0.00	3,000.00
6. Inlet Protection	3,500.00	0.00	0.00	3,500.00
7. Sediment Trap	25,000.00	0.00	0.00	25,000.00
8. Final Stabilization & Grading	<u>8,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>8,000.00</u>
<b>Subtotal A</b>	<b>\$49,150.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$49,150.00</b>
<b>B. Stormwater Management</b>				
9. Infiltration Bed 1	\$75,000.00	\$0.00	\$0.00	\$75,000.00
10. Infiltration Bed 2	75,000.00	0.00	0.00	75,000.00
11. Infiltration Bed 3	75,000.00	0.00	0.00	75,000.00
12. Level Spreader	2,000.00	0.00	0.00	2,000.00
13. 12" HDPE	500.00	0.00	0.00	500.00
14. 15" HDPE	5,125.00	0.00	0.00	5,125.00
15. 18" HDPE	4,050.00	0.00	0.00	4,050.00
16. Concrete Junction Box	9,000.00	0.00	0.00	9,000.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
17. Type C Inlet	9,000.00	0.00	0.00	9,000.00
18. Type M Inlet	27,000.00	0.00	0.00	27,000.00
<b>Subtotal B</b>	<b>\$281,675.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$281,675.00</b>
<b>C. Miscellaneous</b>				
19. Concrete Apron and Sidewalk	\$4,000.00	\$0.00	\$0.00	\$4,000.00
20. Curb Ramps at Crosswalks	2,000.00	0.00	0.00	2,000.00
21. Traffic Control Signs/Pavement Marking	5,000.00	0.00	0.00	5,000.00
22. Pedestrian Crossing Flashing Beacon	85,000.00	0.00	0.00	85,000.00
<b>Subtotal C</b>	<b>\$96,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$96,000.00</b>
<b>Subtotal A thru C</b>	<b>\$426,825.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$426,825.00</b>
Engineering & Contingencies	42,683.00	0.00	0.00	42,683.00
<b>Total Cost of Improvements</b>	<b>\$469,508.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$469,508.00</b>
Plus 10%	46,951.00	0.00	0.00	46,951.00
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$516,459.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$516,459.00</b>
Retainage		0.00	0.00	0.00
		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$516,459.00</b>
<b>Release to Developer</b>		<b>\$0.00</b>		
<b>Phase II Balance Remaining</b>				<b><u>\$516,459.00</u></b>
<b>Total Phase I &amp; Phase II Escrow Balance Remaining</b>				<b><u>\$605,621.00</u></b>

We recommend a release of escrow in the amount of \$96,813.00. As there is currently a balance of \$702,434.00, following this release of \$96,813.00, the balance remaining in the escrow account will be \$605,621.00.

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,



Edward P. Pluciennik, P.E.

**PENNONI ASSOCIATES**

Township Engineer

EPP/ace

cc: Robert E. Duncan, Assistant Township Manager  
Bryn Mawr Trust Company, 801 Lancaster Avenue, Bryn Mawr, PA 19010  
The Gladwyne Montessori School, 920 Youngs Ford Road, Gladwyne, PA 19035  
P:\Projects\LOWM\24863 Gladwyne Montessori School\Escrow Release Docs\248.63 dtd 06-02-20 escrow release #1.docx