



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 231.97

December 5, 2018

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

**Re: 111 West Montgomery 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, we recommend release as follows:

<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Site Preparation				
1 Sidewalk and Paving Removal	\$2,500.00	\$0.00	\$2,500.00	\$0.00
2 Demolition/Dust Control	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal A	\$12,500.00	\$0.00	\$12,500.00	\$0.00
B. Erosion & Sediment Control				
3 Construction Entrance	\$1,100.00	\$0.00	\$1,100.00	\$0.00
4 Tree Protection	1,000.00	250.00	1,000.00	0.00
5 Silt Fence	1,080.00	540.00	1,080.00	0.00
6 Inlet Protection	150.00	150.00	150.00	0.00
7 Filtrexx Diversion Berm	1,875.00	900.00	1,875.00	0.00
8 Erosion Control Blanket	1,500.00	1,500.00	1,500.00	0.00
9 Temporary Basin & Outlet Structure	2,500.00	0.00	2,500.00	0.00
10 Final Stabilization & Grading	<u>4,000.00</u>	<u>4,000.00</u>	<u>4,000.00</u>	<u>0.00</u>
Subtotal B	\$13,205.00	\$7,340.00	\$13,205.00	\$0.00
C. Site Construction				
11 Sidewalk	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00
12 Concrete Apron	2,500.00	2,500.00	2,500.00	0.00
13 Porous Pavers	8,000.00	8,000.00	8,000.00	0.00

	<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
14	Concrete Curb	500.00	500.00	500.00	0.00
15	Roadway Restoration	<u>3,000.00</u>	<u>3,000.00</u>	<u>3,000.00</u>	<u>0.00</u>
	Subtotal C	\$16,000.00	\$14,000.00	\$16,000.00	\$0.00
D. Stormwater Management					
16	6" PVC	\$5,000.00	\$0.00	\$5,000.00	\$0.00
17	12" HDPE	750.00	0.00	750.00	0.00
18	Type M Inlets	2,500.00	0.00	2,500.00	0.00
19	Junction Boxes	2,000.00	0.00	2,000.00	0.00
20	Stormwater System, Outlet Structure, & Amended Soils	<u>21,500.00</u>	<u>0.00</u>	<u>21,500.00</u>	<u>0.00</u>
	Subtotal D	\$31,750.00	\$0.00	\$31,750.00	\$0.00
E. Miscellaneous					
21	Road Control Monuments	\$1,200.00	\$0.00	\$0.00	\$1,200.00
22	Lighting/Glare Control	2,500.00	2,500.00	2,500.00	0.00
23	Pavement Marking	500.00	0.00	0.00	500.00
24	Maintenance/Protection of Traffic	1,000.00	1,000.00	1,000.00	0.00
25	As-Built Plan	2,000.00	0.00	0.00	2,000.00
26	Milestone Protection Barrier	750.00	750.00	750.00	0.00
27	Fence and Trellis	<u>4,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,000.00</u>
	Subtotal E	\$11,950.00	\$4,250.00	\$4,250.00	\$7,700.00
F. Landscaping					
28	Landscaping/Replacement Trees	<u>19,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>19,000.00</u>
	Subtotal F	\$19,000.00	\$0.00	\$0.00	\$19,000.00
	Subtotal A thru E	\$104,405.00	\$25,590.00	\$77,705.00	\$26,700.00
	Engineering & Contingencies	<u>10,441.00</u>	<u>2,560.00</u>	<u>7,771.00</u>	<u>2,670.00</u>
	Total Cost of Improvements	\$114,846.00	\$28,150.00	\$85,476.00	\$29,370.00
	Plus 10%	<u>11,485.00</u>	<u>2,812.00</u>	<u>8,545.00</u>	<u>2,940.00</u>
	110 of the Cost of Improvements per Section 509 of the Municipal Code	\$126,331.00	\$30,962.00	\$94,021.00	\$32,310.00
	Retainage		<u>(1,194.00)</u>	<u>(7,500.00)</u>	<u>7,500.00</u>
	Balance		\$29,768.00	\$86,521.00	\$39,810.00
	Release to Developer		\$29,768.00		
	Balance to Remain in Escrow Account				<u>\$39,810.00</u>

We recommend a release of escrow in the amount of \$29,768.00. As there is currently a balance of \$69,578.00, following this release of \$29,768.00, the balance remaining in the account will be \$39,810.00.

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
Allegheny Distribution and Delivery, Inc., 4050 Main Street, Philadelphia, PA 19127



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LOWM 248.53
Christopher Leswing, Director of Building and Planning
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

December 5, 2018

**Re: 225 E. Montgomery Avenue Development
Escrow Release No. 6**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our field investigations and discussions with township staff, we recommend release as follows:

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A	EROSION AND SEDIMENT CONTROL				
1	Construction Entrance	\$1,100.00	\$ 0.00	\$1,100.00	\$ 0.00
2	Tree Protection Fence	1,500.00	0.00	1,500.00	0.00
3	Standard Silt Fencing	1,600.00	0.00	1,600.00	0.00
4	8" Filter Soxx	2,800.00	0.00	2,800.00	0.00
5	24" Diversion Beam	4,500.00	0.00	4,500.00	0.00
6	Paved Diversion Beam	1,000.00	0.00	1,000.00	0.00
7	Erosion Control Blanket	12,300.00	0.00	12,300.00	0.00
8	Inlet Protection	300.00	0.00	300.00	0.00
9	Earthwork	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
	Subtotal A	\$26,600.00	\$ 0.00	\$26,600.00	\$ 0.00
B	SANITARY SEWER				
10	8" PVC	\$9,750.00	\$ 0.00	\$9,750.00	\$ 0.00
11	4" PVC Laterals	2,850.00	0.00	2,850.00	0.00
12	Manhole	6,000.00	0.00	6,000.00	0.00
13	Sanitary Sewer Testing	2,500.00	0.00	2,500.00	0.00
14	Connection to Main	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
	Subtotal B	\$22,100.00	\$ 0.00	\$22,100.00	\$ 0.00

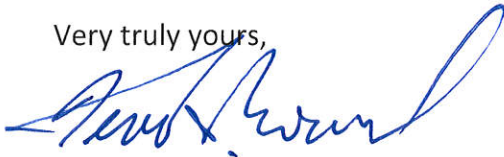
	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
C STORM SEWER				
15 6" PVC	\$14,300.00	\$ 0.00	\$14,300.00	\$ 0.00
16 12" HDPE	3,850.00	0.00	3,850.00	0.00
17 Yard Drain	1,500.00	0.00	1,500.00	0.00
18 Trench Drain	3,000.00	0.00	3,000.00	0.00
19 Cleanout	2,100.00	0.00	2,100.00	0.00
20 12" Sump Box	2,000.00	0.00	2,000.00	0.00
21 Outlet Structure	9,000.00	0.00	9,000.00	0.00
22 Infiltration Basin	65,000.00	0.00	65,000.00	0.00
23 Connection to Main	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
Subtotal C	\$102,250.00	\$ 0.00	\$102,250.00	\$ 0.00
D Landscaping				
24 Deciduous Trees	\$18,850.00	\$ 0.00	\$16,023.00	\$2,827.00
25 Evergreen Trees	11,200.00	0.00	9,520.00	1,680.00
26 Shrubs	9,180.00	0.00	4,590.00	1,377.00
27 Perennials	<u>390.00</u>	<u>0.00</u>	<u>195.00</u>	<u>59.00</u>
Subtotal D	\$39,620.00	\$ 0.00	\$33,677.00	\$5,943.00
E Miscellaneous				
28 Concrete Curb	\$1,380.00	\$0.00	\$1,380.00	\$ 0.00
29 6" Concrete Sidewalk	13,500.00	0.00	13,500.00	0.00
30 Concrete Apron	2,500.00	0.00	2,500.00	0.00
31 Traffic Protection	5,000.00	0.00	5,000.00	0.00
32 Roadway Restoration	5,400.00	5,400.00	5,400.00	0.00
33 Post Development Traffic Study	3,500.00	3,500.00	3,500.00	0.00
34 Lighting	5,000.00	0.00	5,000.00	0.00
35 Striping and Signage	1,000.00	0.00	1,000.00	0.00
36 Concrete Monument	600.00	0.00	600.00	0.00
37 As Built	2,000.00	0.00	2,000.00	0.00
38 Fence	<u>20,000.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>0.00</u>
Subtotal E	\$59,880.00	\$8,900.00	\$59,880.00	\$ 0.00
Subtotal A thru E	\$250,450.00	\$8,900.00	\$244,507.00	\$5,943.00
Engineering & Contingencies	<u>25,050.00</u>	<u>885.00</u>	<u>24,450.00</u>	<u>600.00</u>
Total Cost of Improvements	\$275,500.00	\$9,785.00	\$268,957.00	\$6,543.00
Plus 10%	<u>27,550.00</u>	<u>975.00</u>	<u>26,893.00</u>	<u>657.00</u>
110% of the Cost of Improvement per Section 509 of the Municipal Code	\$303,050.00	\$10,760.00	\$295,850.00	\$7,200.00
Release of Retainage		<u>9,316.00</u>	<u>(7,200.00)</u>	<u>7,200.00</u>
Total		\$20,076.00	\$288,650.00	\$14,400.00
Release to Developer		\$20,076.00		
Balance of Funds in Escrow Account				<u>\$14,400.00</u>

We recommend a release of escrow in the amount of \$20,076.00. As there is currently a balance of \$34,476.00, following this release of \$20,076.00, the balance remaining in the account will be \$14,400.00.

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 Manger
Rayer Builders, PO Box 542, Drexel Hill, PA 19026



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LOWM 248.74

December 3, 2018

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

**Re: 306 Bala Avenue Subdivision
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>
A. Site Demolition				
1. Building Demolition	\$5,000.00	\$0.00	\$5,000.00	\$0.00
2. Pavement Removal	3,600.00	0.00	3,600.00	0.00
3. Sidewalk Removal	5,000.00	4,000.00	5,000.00	0.00
4. Area Light/Base Removal	<u>500.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>
Subtotal A	\$14,100.00	\$4,000.00	\$14,100.00	\$0.00
B. Erosion and Sediment Control				
5. Construction Entrance	\$4,400.00	\$2,200.00	\$4,400.00	\$0.00
6. Tree Protection Fence	2,900.00	725.00	2,900.00	0.00
7. Silt Fencing	36,400.00	9,000.00	27,400.00	0.00
8. Diversion Berm	18,000.00	0.00	18,000.00	0.00
9. Paved Diversion Berm	4,000.00	0.00	4,000.00	0.00
10. Inlet Protection	2,400.00	1,600.00	2,400.00	0.00
11. Erosion Control Blanket	13,710.00	7,000.00	13,710.00	0.00
12. Sediment Basin #1	2,000.00	0.00	2,000.00	0.00
13. Sediment Basin #2	2,000.00	0.00	2,000.00	0.00
14. Sediment Basin #3	5,000.00	0.00	5,000.00	0.00
15. Grading & Stabilization	<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>
Subtotal B	\$95,810.00	\$25,525.00	\$95,810.00	\$0.00

	<u>Total</u> <u>Amount</u>	<u>Amount This</u> <u>Release</u>	<u>Total</u> <u>Released</u>	<u>Amount to</u> <u>Remain</u>
C. Storm Sewer				
16. 6" PVC	\$36,140.00	\$26,000.00	\$36,140.00	\$0.00
17. 8" HDPE	24,696.00	21,336.00	24,696.00	0.00
18. 12" HDPE	1,950.00	900.00	1,950.00	0.00
19. 12" Yard Drain/Sump Boxes	6,000.00	4,500.00	6,000.00	0.00
20. 24" Yard Drain/Sump Boxes	18,000.00	0.00	18,000.00	0.00
21. 2'x2' Inlets/Sump Boxes	6,000.00	1,500.00	6,000.00	0.00
22. Cleanouts	5,250.00	3,900.00	5,250.00	0.00
23. Stormwater System #1	22,000.00	22,000.00	22,000.00	0.00
24. Stormwater System #2	24,000.00	24,000.00	24,000.00	0.00
25. Stormwater System #3	33,000.00	33,000.00	33,000.00	0.00
26. Stormwater System #4	10,000.00	0.00	10,000.00	0.00
27. Stormwater System #5	6,500.00	0.00	6,500.00	0.00
28. Basin Overflow Inlet Connection	1,500.00	1,500.00	1,500.00	0.00
29. Level Spreaders	<u>3,000.00</u>	<u>2,000.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal C	\$198,036.00	\$140,636.00	\$198,036.00	\$0.00
D. Landscaping				
30. Deciduous Trees	\$16,900.00	\$14,635.00	\$14,635.00	\$2,265.00
31. Evergreen Trees	19,350.00	16,447.00	16,447.00	2,903.00
32. Shrubs	<u>8,040.00</u>	<u>6,477.00</u>	<u>6,477.00</u>	<u>1,563.00</u>
Subtotal D	\$44,290.00	\$37,559.00	\$37,559.00	\$6,731.00
E. Miscellaneous				
33. Granite Curb	\$4,500.00	\$0.00	\$4,500.00	\$0.00
34. 4" Concrete Sidewalk	560.00	560.00	560.00	0.00
35. Concrete Apron	7,500.00	7,500.00	7,500.00	0.00
36. Traffic Protection	10,000.00	5,000.00	10,000.00	0.00
37. Roadway Restoration	9,100.00	6,100.00	6,100.00	3,000.00
38. Concrete Monuments	2,400.00	0.00	0.00	2,400.00
39. Striping and Signage	9,000.00	9,000.00	9,000.00	0.00
40. Pervious Pavers	15,600.00	15,600.00	15,600.00	0.00
41. Sanitary Laterals @ Lot 3 & Lot 7	2,000.00	1,000.00	2,000.00	0.00
42. Sanitary Lateral @ Lot 5	1,500.00	0.00	1,500.00	0.00
43. Crosswalk at Concord Circle	1,500.00	1,500.00	1,500.00	0.00
44. Crosswalk at SR23	1,500.00	1,500.00	1,500.00	0.00
45. Mill and Overlay	13,500.00	13,500.00	13,500.00	0.00
46. Soil Amendments	4,000.00	0.00	4,000.00	0.00
47. As-Built Plan	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,500.00</u>
Subtotal E	\$85,160.00	\$61,260.00	\$77,260.00	\$7,900.00

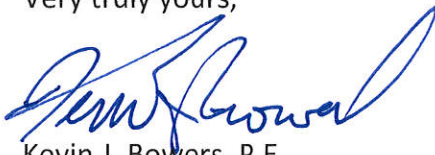
<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
Subtotal A thru E	\$437,396.00	\$268,980.00	\$422,765.00	\$14,631.00
Engineering & Contingencies	<u>42,604.00</u>	<u>26,898.00</u>	<u>41,140.00</u>	<u>1,464.00</u>
Total Cost of Improvements	\$480,000.00	\$295,878.00	\$463,905.00	\$16,095.00
Plus 10%	<u>48,000.00</u>	<u>29,587.00</u>	<u>46,390.00</u>	<u>1,610.00</u>
110% of the Cost of Improvement per Section 509 of the Municipal Code	\$528,000.00	\$325,465.00	\$510,295.00	\$17,705.00
Retainage		<u>1,483.00</u>	<u>(17,000.00)</u>	<u>17,000.00</u>
Total		\$326,948.00	\$493,295.00	\$34,705.00
Release to Developer		\$326,948.00		
Balance of Funds in Escrow Account				<u>\$34,705.00</u>

We recommend a release of escrow in the amount of \$326,948.00. As there is currently a balance of \$361,653.00, following this release of \$326,948.00, the balance remaining in the account will be \$34,705.00.

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 Manger
Rayer Builders, 12 Church Road, Media, PA 19063