



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 248.23

April 4, 2019

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

**Re: 843, 847, & 859 Old Lancaster Rd
Escrow Release No. 15**

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>
<u>A. Site Preparation</u>				
1. Building Demolition	\$20,000.00	\$0.00	\$20,000.00	\$0.00
2. Dust Control	2,500.00	0.00	2,500.00	0.00
3. Clearing and Grubbing	2,500.00	0.00	2,500.00	0.00
4. Site Grading	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
Subtotal A	\$30,000.00	\$0.00	\$30,000.00	\$0.00
<u>B. Roadway Paving, Walks, Curbing</u>				
5. 1.5" Wearing Course	\$14,625.00	\$0.00	\$14,625.00	\$0.00
6. 5" Binder Course	24,375.00	0.00	24,375.00	0.00
7. 6" PADOT 2A Modified Stone	9,750.00	0.00	9,750.00	0.00
8. Concrete Apron	8,280.00	0.00	8,280.00	0.00
9. Granite Curbing	5,950.00	0.00	5,950.00	0.00
10. Reinforced Sidewalk	9,950.00	0.00	9,950.00	0.00
11. Sidewalk	14,600.00	0.00	14,600.00	0.00
12. Porous Paver Walk	<u>9,300.00</u>	<u>0.00</u>	<u>9,300.00</u>	<u>0.00</u>
Subtotal B	\$96,830.00	\$0.00	\$96,830.00	\$0.00
<u>C. Stormwater Management</u>				
13. SWM System #1	\$22,000.00	\$0.00	\$22,000.00	\$0.00
14. SWM System #1	75,000.00	0.00	75,000.00	0.00
15. SWM System #2	50,000.00	0.00	50,000.00	0.00
16. Seepage Bed #4	8,500.00	0.00	8,500.00	0.00
17. Seepage Bed #5	8,500.00	0.00	8,500.00	0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
18. Seepage Bed #6	8,500.00	0.00	8,500.00	0.00
19. Seepage Bed #7	8,500.00	0.00	8,500.00	0.00
20. 6" PVC	29,250.00	0.00	29,250.00	0.00
21. 8" PVC	2,860.00	0.00	2,860.00	0.00
22. 12" HDPE	5,750.00	0.00	5,750.00	0.00
23. 15" HDPE	3,220.00	0.00	3,220.00	0.00
24. 24" CMP	2,010.00	0.00	2,010.00	0.00
25. Anti-Seep Collar	2,030.00	0.00	2,030.00	0.00
26. Stormwater Manhole	2,500.00	0.00	2,500.00	0.00
27. 2'x2' Inlet	10,600.00	0.00	10,600.00	0.00
28. Type M Inlet	12,000.00	0.00	12,000.00	0.00
29. Sump Box	<u>17,500.00</u>	<u>0.00</u>	<u>17,500.00</u>	<u>0.00</u>
Subtotal C	\$268,720.00	\$0.00	\$268,720.00	\$0.00
<u>D. Erosion & Sedimentation Controls</u>				
30. Super Silt Fence	\$2,750.00	\$0.00	\$2,750.00	\$0.00
31. 18' Standard Silt Fence	5,760.00	0.00	5,760.00	0.00
32. Erosion Control Netting	1,650.00	0.00	1,650.00	0.00
33. Filter Soxx Berm	4,000.00	0.00	4,000.00	0.00
34. Construction Entrance	2,200.00	0.00	2,200.00	0.00
35. Inlet Protection	900.00	0.00	900.00	0.00
36. Tree Protection Fencing	1,710.00	0.00	1,710.00	0.00
37. Temp Bed A	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
Subtotal D	\$23,970.00	\$0.00	\$23,970.00	\$0.00
<u>E. Miscellaneous</u>				
38. Traffic Signs/Pavement Markings	\$2,250.00	\$0.00	\$2,250.00	\$0.00
39. Concrete Monuments	1,200.00	1,200.00	1,200.00	0.00
40. Iron Pins	900.00	900.00	900.00	0.00
41. Crosswalk	1,000.00	0.00	1,000.00	0.00
42. ADA Ramps	15,000.00	0.00	15,000.00	0.00
43. Concrete Retaining Walls	<u>21,840.00</u>	<u>0.00</u>	<u>21,840.00</u>	<u>0.00</u>
Subtotal E	\$42,190.00	\$2,100.00	\$42,190.00	\$0.00
<u>F. Sanitary Sewer</u>				
44. 6" PVC Sanitary Lateral	\$28,875.00	\$0.00	\$28,875.00	\$0.00
45. 8" PVC Sanitary Main	22,100.00	0.00	22,100.00	0.00
46. Sanitary Sewer Manhole	9,000.00	0.00	9,000.00	0.00
47. Testing	<u>1,750.00</u>	<u>0.00</u>	<u>1,750.00</u>	<u>0.00</u>
Subtotal F	\$61,725.00	\$0.00	\$61,725.00	\$0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<u>G. Landscaping & Lighting</u>				
48. Deciduous Trees	\$38,350.00	\$0.00	\$32,598.00	\$5,752.00
49. Deciduous Shrubs	3,250.00	0.00	2,762.00	488.00
50. Evergreen Trees	20,250.00	0.00	17,210.00	3,040.00
51. Evergreen Shrubs	4,700.00	0.00	4,000.00	700.00
52. Lighting	<u>15,000.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
Subtotal G	\$81,550.00	\$0.00	\$71,570.00	\$9,980.00
 Subtotal A-G	 \$604,985.00	 \$2,100.00	 \$595,005.00	 \$9,980.00
Engineering Fees & Contingencies	<u>27,500.00</u>	<u>210.00</u>	<u>26,500.00</u>	<u>1,000.00</u>
Total	\$632,485.00	\$2,310.00	\$621,505.00	\$10,980.00
Plus 10%	<u>63,248.50</u>	<u>231.00</u>	<u>62,148.50</u>	<u>1,100.00</u>
Total	\$695,733.50	\$2,541.00	\$683,653.50	\$12,080.00
Retainage		<u>7,500.00</u>	<u>(2,500.00)</u>	<u>2,500.00</u>
Total		\$10,042.00	\$681,153.50	\$14,580.00

Release to Developer **\$10,042.00**

Balance of Funds in Escrow Account **\$14,580.00**

We recommend a release of escrow in the amount of \$10,042.00. As there is currently a balance of \$24,621.00, following this release of \$10,042.00, the balance remaining in the account will be \$14,580.00.

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
JLPH Associates, LP, 5 Great Valley Parkway, Malvern, PA 19355



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 248.10

April 3, 2019

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. 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>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Site Demolition				
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>
Subtotal A	\$47,875.00	\$0.00	\$47,875.00	\$0.00
B. Erosion Control				
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>
Subtotal B	\$38,160.00	\$0.00	\$38,160.00	\$0.00
C. Site Clearing				
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>
Subtotal C	\$5,000.00	\$0.00	\$5,000.00	\$0.00
D. Sanitary Sewer				
16. 8" PVC In Road	\$29,610.00	\$0.00	\$29,610.00	\$0.00
17. 8" PVC On Site	19,950.00	0.00	19,950.00	0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
18. 4' Diameter Manholes	24,000.00	0.00	24,000.00	0.00
Subtotal D	\$73,560.00	\$0.00	\$73,560.00	\$0.00
E. Storm Sewer				
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	2,500.00	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
Subtotal E	\$22,820.00	\$2,500.00	\$22,820.00	\$0.00
F. Curbing and Paving				
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	0.00	0.00	20,000.00
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	0.00	0.00	4,700.00
33. Concrete Monuments	1,500.00	0.00	0.00	1,500.00
34. Concrete Sidewalk	23,400.00	0.00	11,700.00	11,700.00
35. Stamped Asphalt/Concrete	15,000.00	0.00	0.00	15,000.00
Subtotal F	\$182,200.00	\$0.00	\$129,300.00	\$52,900.00
G. Miscellaneous				
36. 4" Epoxy Striping	\$1,500.00	\$0.00	\$0.00	\$1,500.00
37. Painted Directional Arrows	4,100.00	0.00	2,600.00	1,500.00
38. Painted Stop Bars	400.00	0.00	0.00	400.00
39. Traffic Control Signs	1,600.00	0.00	800.00	800.00
40. Handicap Spots	300.00	0.00	0.00	300.00
41. Bike Racks	1,000.00	0.00	0.00	1,000.00
42. Handicap Ramps	6,000.00	0.00	3,000.00	3,000.00
43. Crosswalk	500.00	0.00	0.00	500.00
Subtotal G	\$15,400.00	\$0.00	\$6,400.00	\$9,000.00
H. Landscaping				
44. Shade Tree	\$7,800.00	\$0.00	\$0.00	\$7,800.00
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	0.00	0.00	2,000.00
50. Green Roof	156,000.00	80,000.00	80,000.00	76,000.00
Subtotal H	\$177,245.00	\$80,000.00	\$80,000.00	\$97,245.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
I. Lighting				
51. Building Light	\$2,500.00	\$0.00	\$2,500.00	\$0.00
52. Bollard with Light	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
Subtotal I	\$7,500.00	\$0.00	\$2,500.00	\$5,000.00
J. Excavation				
53. Excavation Support	<u>15,000.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
Subtotal J	\$15,000.00	\$0.00	\$15,000.00	\$0.00
K. Post Construction				
54. Traffic Study	<u>\$5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
Subtotal K	\$5,000.00	\$0.00	\$0.00	\$5,000.00
Subtotal A thru K	\$589,760.00	\$82,500.00	\$420,615.00	\$169,145.00
Engineering & Contingencies	<u>58,940.00</u>	<u>8,214.00</u>	<u>42,025.00</u>	<u>16,915.00</u>
Total Cost of Improvements	\$648,700.00	\$90,714.00	\$462,640.00	\$186,060.00
Plus 10%	<u>64,870.00</u>	<u>9,072.00</u>	<u>46,264.00</u>	<u>18,606.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$713,570.00	\$99,786.00	\$508,904.00	\$204,666.00
Retainage		<u>(9,979.00)</u>	<u>(50,890.00)</u>	<u>50,890.00</u>
		\$89,807.00	\$458,014.00	\$255,556.00
Release to Developer		\$89,807.00		
Balance remaining in Escrow Account				<u>\$255,556.00</u>

We recommend a release of escrow in the amount of \$89,807.00. As there is currently a balance of \$345,363.00, following this release of \$89,807.00, the balance remaining in the account will be \$255,556.00.

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

One Ardmore Associates, LP, c/o Dranoff Properties, 755 South Broad Street, Philadelphia, PA 19147



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 248.12

April 3, 2019

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 #7**

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 Preparation				
1. Demolition	<u>\$8,500.00</u>	<u>\$ 0.00</u>	<u>\$8,500.00</u>	<u>\$ 0.00</u>
Subtotal A	\$8,500.00	\$ 0.00	\$8,500.00	\$ 0.00
B. Erosion and Sediment Control				
2. Silt Fence	\$1,200.00	\$ 0.00	\$600.00	\$600.00
3. Grading & Stabilization	4,000.00	0.00	2,000.00	2,000.00
4. Construction Entrance	1,000.00	0.00	1,000.00	0.00
5. Inlet Protection	2,100.00	0.00	1,200.00	900.00
6. Diversion Swale/Berms	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal B	\$11,300.00	\$0.00	\$8,800.00	\$3,500.00
C. Site Construction				
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	<u>15,000.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>7,500.00</u>
Subtotal C	\$22,000.00	\$0.00	\$14,500.00	\$7,500.00
D. Temporary Basins				
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
14. Temporary 12" HDPE Pipe	<u>750.00</u>	<u>0.00</u>	<u>750.00</u>	<u>0.00</u>
Subtotal D	\$3,750.00	\$ 0.00	\$3,750.00	\$ 0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
E. Sanitary Sewer				
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	<u>2,500.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal E	\$10,375.00	\$ 0.00	\$8,875.00	\$ 0.00
F. Stormwater Management				
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	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal F	\$64,890.00	\$0.00	\$64,890.00	\$0.00
G. Miscellaneous				
27. Road Control Monuments	\$400.00	\$ 0.00	\$ 0.00	\$400.00
28. Lighting (Glare Control)	5,000.00	0.00	0.00	5,000.00
29. Pavement Markings	<u>500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>
Subtotal G	\$5,900.00	\$ 0.00	\$ 0.00	\$5,900.00
H. Landscaping				
30. Landscaping/Street Trees	<u>\$25,000.00</u>	<u>\$7,500.00</u>	<u>\$7,500.00</u>	<u>\$17,500.00</u>
Subtotal H	\$25,000.00	\$7,500.00	\$7,500.00	\$17,500.00
Subtotal A thru H	\$151,715.00	\$7,500.00	\$117,315.00	\$34,400.00
Engineering & Contingencies	<u>15,172.00</u>	<u>750.00</u>	<u>11,732.00</u>	<u>3,440.00</u>
Total Cost of Improvements	\$166,887.00	\$8,250.00	\$129,047.00	\$37,840.00
Plus 10%	<u>16,689.00</u>	<u>825.00</u>	<u>12,906.00</u>	<u>3,783.00</u>
Total	\$183,576.00	\$9,075.00	\$141,953.00	\$41,623.00
Retainage		<u>(908.00)</u>	<u>(14,196.00)</u>	<u>14,196.00</u>
Total		\$8,167.00	\$127,757.00	\$55,819.00
Release to Developer		\$8,167.00		
Balance to Remain in Escrow Account				<u>\$55,819.00</u>

We recommend a release of escrow in the amount of \$8,167.00. As there is currently a balance of \$63,986.00, following this release of \$8,167.00, the balance remaining in the account will be \$55,819.00.

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



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 231.48

April 3, 2019

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

**Re: 440 Conshohocken State Road
Escrow Release No. 4 (Final)**

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>
1 Demolition	\$12,500.00	\$ 0.00	\$12,500.00	\$ 0.00
2 Clearing and Grubbing	2,000.00	0.00	2,000.00	0.00
3 Concrete Monuments	1,500.00	1,500.00	1,500.00	0.00
4 Sidewalk	6,120.00	0.00	6,120.00	0.00
5 Granite Curb	2,500.00	0.00	2,500.00	0.00
6 Driveway Apron	5,000.00	0.00	5,000.00	0.00
7 Cut and Cap Utilities	1,500.00	0.00	1,500.00	0.00
8 Landscaping	<u>11,500.00</u>	<u>0.00</u>	<u>11,500.00</u>	<u>0.00</u>
Subtotal	\$42,620.00	\$1,500.00	\$42,620.00	\$0.00
Engineering & Contingencies	<u>4,262.00</u>	<u>500.00</u>	<u>4,262.00</u>	<u>0.00</u>
Total Cost of Improvements	\$46,882.00	\$2,000.00	\$46,882.00	\$0.00
Plus 10%	<u>4,688.20</u>	<u>200.00</u>	<u>4,688.20</u>	<u>0.00</u>
110% of Cost of Improvements per Section 509 of the Municipal Code	\$51,570.20	\$2,200.00	\$51,570.20	\$0.00
Release of Retainage				
Total		\$2,200.00	\$51,570.20	\$0.00
Release to Developer		\$2,200.00		
Balance of Funds in Escrow Account				<u>\$0.00</u>

We recommend a release of escrow in the amount of \$2,200.00. As there is currently a balance of \$2,200.00, following this release of \$2,200.00, the balance remaining in the account will be \$0.00 and the account will be closed.

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
Emma Builders and Developers, 1870 Terrace Drive, Maple Glen, PA 19002



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 244.64

April 3, 2019

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

**Re: Rosemont College
Escrow Release No. 4 (Final)**

Dear Mr. Leswing:

We have received a request of escrow release. Based upon our review of the site and discussions with township staff, we recommend a release of funds 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	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
2 Clearing and Grubbing	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
Subtotal A	\$10,000.00	\$ 0.00	\$10,000.00	\$ 0.00
B. Erosion & Sediment Control				
3 Tree Protection Fence	\$4,638.00	\$ 0.00	\$4,638.00	\$ 0.00
4 Silt Fence	4,210.00	0.00	4,210.00	0.00
5 Diversion Berm	11,220.00	0.00	11,220.00	0.00
6 Rock Construction Entrance	2,200.00	0.00	2,200.00	0.00
7 Inlet Protection	1,800.00	0.00	1,800.00	0.00
8 Temporary Stabilization	1,000.00	0.00	1,000.00	0.00
9 Erosion Control Matting	2,552.50	0.00	2,552.50	0.00
10 Final Grading & Stabilization	5,000.00	0.00	5,000.00	0.00
11 Temporary Basins	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal B	\$42,620.50	\$ 0.00	\$42,620.50	\$ 0.00
C. Stormwater Management				
12 6" PVC	\$23,268.00	\$ 0.00	\$23,268.00	\$ 0.00
13 8" PVC	13,808.00	0.00	13,808.00	0.00
14 15" HDPE	1,260.00	0.00	1,260.00	0.00
15 30" RCP	29,500.00	0.00	29,500.00	0.00
16 2' x 2' Inlets	10,500.00	0.00	10,500.00	0.00
17 Type 'M' Inlets	2,500.00	0.00	2,500.00	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	5,000.00	0.00	5,000.00	0.00
19	Field Recharge Bed	100,000.00	0.00	100,000.00	0.00
20	System #3	20,500.00	0.00	20,500.00	0.00
21	Level Spreader	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
	Subtotal C	\$207,836.00	\$ 0.00	\$207,836.00	\$ 0.00
D. Miscellaneous					
22	Granite Curb	\$1,800.00	\$ 0.00	\$1,800.00	\$ 0.00
23	Traffic Signs	1,800.00	0.00	1,800.00	0.00
24	Pavement Markings	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
	Subtotal D	\$4,600.00	\$ 0.00	\$4,600.00	\$ 0.00
E. Landscaping					
25	Landscaping/Tree Guarantee	<u>\$57,000.00</u>	<u>\$7,000.00</u>	<u>\$57,000.00</u>	<u>\$0.00</u>
	Subtotal E	\$57,000.00	\$7,000.00	\$57,000.00	\$0.00
	SUBTOTAL (A - E)	\$322,056.50	\$7,000.00	\$322,056.50	\$0.00
	Engineering & Contingencies	<u>32,213.50</u>	<u>2,500.00</u>	<u>32,213.50</u>	<u>0.00</u>
	TOTAL	\$354,270.00	\$9,500.00	\$354,270.00	\$0.00
	Plus 10%	<u>35,427.00</u>	<u>2,750.00</u>	<u>35,427.00</u>	<u>0.00</u>
	Total	\$389,697.00	\$12,250.00	\$389,697.00	\$0.00
	Release to Developer		\$12,500.00		
	Balance Remaining in Escrow Account				<u>\$0.00</u>

We recommend a release of escrow in the amount of \$12,250.00. As there is currently a balance of \$12,250.00 in the account, following this release of \$12,250.00, the remaining balance will be \$0.00.

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
Rosemont College, 1400 W. Montgomery Avenue, Bryn Mawr, PA 19010-1631



**TOWNSHIP
OF
LOWER MERION**

MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 233.30

April 3, 2019

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

**Re: 600 Righters Ferry Road
Escrow Release No. 28**

Dear Mr. Leswing:

We have received a request for release to escrow for the above referenced permit. Based on our discussions with the 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 Demolition	\$60,000.00	\$ 0.00	\$60,000.00	\$ 0.00
2 Clearing and Grubbing	<u>15,000.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
Subtotal A	\$75,000.00	\$ 0.00	\$75,000.00	\$ 0.00
B. Erosion & Sediment Control				
3 Tree Protection Fence	\$6,120.00	\$ 0.00	\$6,120.00	\$ 0.00
4 Silt Fence	31,500.00	0.00	31,500.00	0.00
5 Rock Construction Entrance	2,200.00	0.00	2,200.00	0.00
6 Inlet Protection	11,925.00	0.00	11,925.00	0.00
7 Temporary Stabilization	<u>5,500.00</u>	<u>0.00</u>	<u>5,500.00</u>	<u>0.00</u>
Subtotal B	\$57,245.00	\$ 0.00	\$57,245.00	\$ 0.00
C. Stormwater Management				
8 18" Storm Sewer Outfall	\$33,000.00	\$ 0.00	\$33,000.00	\$ 0.00
9 8" PVC Roof Drain	34,945.00	0.00	34,945.00	0.00
10 6" PVC Roof Drain	3,780.00	0.00	3,780.00	0.00
11 10" PVC Roof Drain	13,120.00	0.00	13,120.00	0.00
12 15" HDPE Storm Sewer	75,775.00	0.00	75,775.00	0.00
13 18" HDPE Storm Sewer	45,600.00	0.00	45,600.00	0.00
14 24" HDPE Storm Sewer	27,675.00	0.00	27,675.00	0.00
15 36" HDPE 06-08 FT	9,000.00	0.00	9,000.00	0.00
16 Trench Drain	7,500.00	0.00	7,500.00	0.00
17 Storm Inlets	114,000.00	0.00	114,000.00	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 Inlets	90,000.00	0.00	90,000.00	0.00
19	Outlet Structure	9,000.00	0.00	9,000.00	0.00
20	Storm Sewer MH	6,000.00	0.00	6,000.00	0.00
21	Rip Rap	3,825.00	0.00	3,825.00	0.00
22	Detention Tanks	310,500.00	0.00	310,500.00	0.00
23	Rain Gardens	75,000.00	3,750.00	75,000.00	0.00
24	Aggregate Bedding	11,200.00	0.00	11,200.00	0.00
25	Aggregate Backfill	<u>46,720.00</u>	<u>0.00</u>	<u>46,720.00</u>	<u>0.00</u>
	Subtotal C	\$916,640.00	\$3,750.00	\$916,640.00	\$0.00
D. Paving Public Areas					
26	6" Stone Subbase	\$20,800.00	\$ 0.00	\$20,800.00	\$ 0.00
27	Paving Righters Ferry Rd	46,875.00	0.00	46,875.00	0.00
28	Trail Parking	8,325.00	0.00	8,325.00	0.00
29	Asphalt Parking in Manayunk	18,125.00	0.00	18,125.00	0.00
30	Stamped Asphalt Paving	22,000.00	0.00	22,000.00	0.00
31	Pavement Markings and Signs	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
	Subtotal D	\$121,125.00	\$ 0.00	\$121,125.00	\$ 0.00
E. PENCOYD Bridge					
32	Bridge Deck	\$350,000.00	\$ 0.00	\$350,000.00	\$ 0.00
33	Guide Rail	210,000.00	0.00	210,000.00	0.00
34	Parking Deck Modifications	30,000.00	0.00	30,000.00	0.00
35	Sidewalk	450,000.00	0.00	450,000.00	0.00
36	Excavation	22,500.00	0.00	22,500.00	0.00
37	Structural Repairs	650,000.00	0.00	650,000.00	0.00
38	Structural Backfill	28,500.00	0.00	28,500.00	0.00
39	Bridge Approach Work	<u>140,000.00</u>	<u>0.00</u>	<u>140,000.00</u>	<u>0.00</u>
	Subtotal E	\$1,881,000.00	\$ 0.00	\$1,881,000.00	\$ 0.00
F. River Trail					
40	Stone Subbase	\$90,792.00	\$ 0.00	\$90,792.00	\$ 0.00
41	Asphalt Base Course	75,000.00	0.00	75,000.00	0.00
42	Asphalt Wearing Course	62,406.00	0.00	62,406.00	0.00
43	Shoulder	52,838.00	0.00	52,838.00	0.00
44	Site Furnishings	48,000.00	0.00	48,000.00	0.00
45	Boulders	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
	Subtotal F	\$331,536.00	\$ 0.00	\$331,536.00	\$ 0.00
G. Sanitary Sewer					
46	6" Sanitary	\$8,550.00	\$ 0.00	\$8,550.00	\$ 0.00
47	8" Sanitary	86,625.00	0.00	86,625.00	0.00
48	Sanitary Manhole	54,000.00	0.00	54,000.00	0.00
49	8" Force Main	87,550.00	0.00	87,550.00	0.00

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
50	Pump Station Mechanical	195,000.00	0.00	195,000.00	0.00
51	Instrumentation & Controls	30,000.00	0.00	30,000.00	0.00
52	Muffin Monster	53,000.00	0.00	53,000.00	0.00
53	Building	100,000.00	0.00	100,000.00	0.00
54	Generator	100,000.00	0.00	100,000.00	0.00
55	Utilities to Pump Station	83,500.00	0.00	83,500.00	0.00
56	Air Release Valve	4,000.00	0.00	4,000.00	0.00
57	Discharge Manhole	4,000.00	0.00	4,000.00	0.00
58	PWD Manhole Connection	3,000.00	0.00	3,000.00	0.00
59	Pump Station Site Finishing	<u>25,000.00</u>	<u>0.00</u>	<u>25,000.00</u>	<u>0.00</u>
	Subtotal G	\$834,225.00	\$ 0.00	\$834,225.00	\$ 0.00

H. Site Miscellaneous

60	Retaining Wall - Manayunk	\$30,000.00	\$ 0.00	\$30,000.00	\$ 0.00
61	Guide Rail	10,450.00	0.00	10,450.00	0.00
62	Public Gathering Space	60,036.00	5,036.00	60,036.00	0.00
63	Landscaping	77,700.00	11,655.00	77,700.00	0.00
64	Concrete Curb	33,000.00	0.00	33,000.00	0.00
65	Pavement Restore - Manayunk	3,500.00	0.00	3,500.00	0.00
66	Sidewalk	19,440.00	0.00	19,440.00	0.00
67	Porous Paving	63,000.00	0.00	63,000.00	0.00
68	Site Lighting	150,000.00	0.00	150,000.00	0.00
69	Post Dev. Traffic Study	10,000.00	0.00	0.00	10,000.00
70	Traffic Signal & Other Signal Improvements	<u>235,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>235,000.00</u>
	Subtotal H	\$692,126.00	\$16,691.00	\$447,126.00	\$245,000.00

	Subtotal (A - H)	\$4,908,897.00	\$20,441.00	\$4,663,897.00	\$245,000.00
	Engineering & Contingencies	<u>\$478,241.00</u>	<u>2,040.00</u>	<u>453,741.00</u>	<u>24,500.00</u>
	TOTAL	\$5,387,138.00	\$22,481.00	\$5,117,638.00	\$269,500.00
	Plus 10%	<u>525,058.00</u>	<u>2,249.00</u>	<u>498,107.00</u>	<u>26,951.00</u>
	Total	\$5,912,196.00	\$24,730.00	\$5,615,745.00	\$296,451.00
	Retainage		<u>(0.00)</u>	<u>(32,120.00)</u>	<u>32,120.00</u>
	Total		\$24,734.00	\$5,583,625.00	\$328,571.00

Release to Developer**\$24,734.00****Amount to Remain in Escrow Account****\$328,571.00**

We recommend a release of escrow in the amount of \$24,734.00. As there is currently a balance of \$353,301.00, following this release of \$24,734.00, the balance remaining in the account will be \$328,571.00.

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
Righters Ferry Associates, LP, 2701 Renaissance Blvd., 4th Fl., King of Prussia, PA 19406



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 248.46

April 4, 2019

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 #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>
A. Site Preparation				
1. Clearing & Grubbing	\$5,000.00	\$5,000.00	\$5,000.00	0.00
2. Curb & Pavement Removal	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal A	\$6,000.00	\$6,000.00	\$6,000.00	\$0.00
B. Erosion and Sediment Control				
3. Tree Protection	\$6,500.00	\$3,250.00	\$3,250.00	\$3,250.00
4. 12" Silt Fence	7,530.00	3,765.00	3,765.00	3,765.00
5. 18" Silt Fence	3,885.00	1,945.00	1,945.00	1,940.00
6. Construction Entrance	1,100.00	0.00	0.00	1,100.00
7. Temporary Stormwater Basins	15,000.00	15,000.00	15,000.00	0.00
8. Level Spreader	2,000.00	1,000.00	1,000.00	1,000.00
9. Inlet Protection	4,750.00	1,750.00	1,750.00	3,000.00
10. Diversion Berms	<u>4,400.00</u>	<u>4,400.00</u>	<u>4,400.00</u>	<u>0.00</u>
Subtotal B	\$45,165.00	\$31,110.00	\$31,110.00	\$14,055.00
C. Parking, Paving and Walkway, etc.				
11. Driveway Pavement	\$39,000.00	\$0.00	\$0.00	\$39,000.00
12. Concrete Curb	24,000.00	12,000.00	12,000.00	12,000.00
13. Concrete Walkway	10,000.00	0.00	0.00	10,000.00
14. Pervious Walkway	75,600.00	0.00	0.00	75,600.00
15. Pedestrian Crosswalk	5,000.00	0.00	0.00	5,000.00
16. Concrete Apron	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal C	\$154,600.00	\$13,000.00	\$13,000.00	\$141,600.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
D. Roadway Restoration/Improvements				
17. Mill/Overlay N. Highland Avenue	\$7,500.00	\$0.00	\$0.00	\$7,500.00
18. Crosswalks	1,000.00	0.00	0.00	1,000.00
19. Granite Curb	1,800.00	0.00	0.00	1,800.00
20. Curb and Sidewalk Repair	5,000.00	0.00	0.00	5,000.00
21. Handicap Ramp	40,000.00	0.00	0.00	40,000.00
22. Pedestrian Signal Upgrades	20,000.00	0.00	0.00	20,000.00
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>0.00</u>	<u>0.00</u>	<u>10,000.00</u>
Subtotal D	\$87,800.00	\$0.00	\$0.00	\$87,800.00
E. Sanitary Sewer				
25. 4" PVC Lateral	\$3,875.00	\$0.00	\$0.00	\$3,875.00
26. Cleanouts	750.00	0.00	0.00	750.00
27. Connect to Existing Main	<u>1,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>
Subtotal E	\$5,625.00	\$0.00	\$0.00	\$5,625.00
F. Stormwater Management				
28. 6" PVC Pipe	\$2,944.00	\$0.00	\$0.00	\$2,944.00
29. 8" PVC Pipe	7,400.00	2,400.00	2,400.00	5,000.00
30. 10" HDPE Pipe	5,500.00	2,800.00	2,800.00	2,700.00
31. 15" HDPE Pipe	4,900.00	2,400.00	2,400.00	2,500.00
32. 24" PVC	10,000.00	10,000.00	10,000.00	0.00
33. Park Grate Inlets	900.00	0.00	0.00	900.00
34. 2' x 2' Inlets	4,000.00	0.00	0.00	4,000.00
35. Type M Inlets	12,500.00	5,000.00	5,000.00	7,500.00
36. Type M Inlet 3.5 – Expanded Box	3,000.00	3,000.00	3,000.00	0.00
37. Open Mouth Inlet (Oversized)	4,000.00	4,000.00	4,000.00	0.00
38. PCSM #1	46,000.00	0.00	0.00	46,000.00
39. PCSM #2	32,000.00	32,000.00	32,000.00	0.00
40. PCSM #3	65,000.00	65,000.00	65,000.00	0.00
41. Connection to Existing Structures	<u>2,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>
Subtotal F	\$200,144.00	\$127,600.00	\$127,600.00	\$72,544.00
G. Miscellaneous				
42. Pavement Markings And Signage	\$3,500.00	\$0.00	\$0.00	\$3,500.00
43. Final Stabilization	5,000.00	0.00	0.00	5,000.00
44. Utility Disconnects	15,000.00	0.00	0.00	15,000.00
45. Traffic Maintenance & Protection	5,000.00	0.00	0.00	5,000.00
46. Knee Walls	22,500.00	0.00	0.00	22,500.00
47. New Estate Fence	55,250.00	0.00	0.00	55,250.00
48. Repair Estate Fence	5,000.00	5,000.00	5,000.00	0.00
49. Vinyl Fence	19,680.00	0.00	0.00	19,680.00
50. Lighting (Glare Control)	5,000.00	0.00	0.00	5,000.00
51. Lighting (Repair)	5,000.00	0.00	0.00	5,000.00
52. Screen Mechanical Units	7,500.00	0.00	0.00	7,500.00
53. As-Built Plan	5,000.00	0.00	0.00	5,000.00
54. Post-Development Traffic Study	<u>4,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,000.00</u>
Subtotal G	\$157,430.00	\$5,000.00	\$5,000.00	\$152,430.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
H. Landscaping				
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	<u>6,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,000.00</u>
Subtotal H	\$149,675.00	\$0.00	\$0.00	\$149,675.00
Subtotal A thru H	\$806,439.00	\$182,710.00	\$182,710.00	\$623,729.00
Engineering & Contingencies	<u>80,644.00</u>	<u>18,271.00</u>	<u>18,271.00</u>	<u>62,373.00</u>
Total Cost of Improvements	\$887,083.00	\$200,981.00	\$200,981.00	\$686,102.00
Plus 10%	<u>88,708.00</u>	<u>20,098.00</u>	<u>20,098.00</u>	<u>68,610.00</u>
Total	\$975,791.00	\$221,079.00	\$221,079.00	\$754,712.00
Retainage		<u>(22,108.00)</u>	<u>(22,108.00)</u>	<u>22,108.00</u>
Total		\$198,971.00	\$198,971.00	\$776,820.00
Release to Developer		\$198,971.00		
Balance to Remain in Escrow Account				<u>\$776,820.00</u>

We recommend a release of escrow in the amount of \$198,971.00. As there is currently a balance of \$975,791.00, following this release of \$198,971.00, the balance remaining in the account will be \$776,820.00.

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



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 239.49

April 4, 2019

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

**Re: Bala Shopping Center
121 East City Avenue
Escrow Release #3**

Dear Mr. Leswing:

We have received a request for release of escrow for the above referenced permit. Based upon a field review, we recommend a release of funds 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. Demolition/Clearing/Grubbing	\$60,000.00	\$ 0.00	\$60,000.00	\$ 0.00
Subtotal A	\$60,000.00	\$ 0.00	\$60,000.00	\$ 0.00
B. Erosion and Sediment Control				
2. Tree Protection Fence	\$3,600.00	\$ 0.00	\$3,600.00	\$ 0.00
3. Silt Fence—30"	3,600.00	0.00	3,600.00	0.00
4. Silt Soxx—18"	4,950.00	0.00	4,950.00	0.00
5. Rock Construction Entrance	1,000.00	0.00	1,000.00	0.00
6. Inlet Protection	1,500.00	0.00	1,500.00	0.00
7. Street Sweeping	<u>3,000.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal B	\$17,650.00	\$ 0.00	\$17,650.00	\$ 0.00
C. Site Construction				
8. Earthwork	\$120,000.00	\$ 0.00	\$120,000.00	\$ 0.00
9. Concrete Curb	54,000.00	0.00	54,000.00	0.00
10. Concrete Sidewalk	75,000.00	0.00	75,000.00	0.00
11. Pavement	59,500.00	0.00	59,500.00	0.00
12. Striping & Signage	10,000.00	0.00	10,000.00	0.00
13. Stamped Concrete Walks	<u>6,000.00</u>	<u>0.00</u>	<u>6,000.00</u>	<u>0.00</u>
Subtotal C	\$324,500.00	\$ 0.00	\$324,500.00	\$ 0.00
D. Sanitary Sewer				
14. 8" PVC	\$29,150.00	\$ 0.00	\$29,150.00	\$ 0.00
15. Manholes	9,000.00	0.00	9,000.00	0.00
16. Manhole—Deep	<u>14,500.00</u>	<u>0.00</u>	<u>14,500.00</u>	<u>0.00</u>
Subtotal D	\$52,650.00	\$ 0.00	\$52,650.00	\$ 0.00

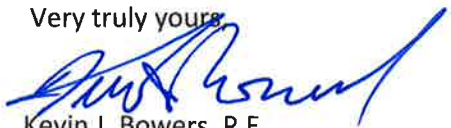
<u>Item</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
E. Stormwater Management				
17. 8" HDPE	\$2,080.00	\$ 0.00	\$2,080.00	\$ 0.00
18. 12" HDPE	800.00	0.00	800.00	0.00
19. 15" HDPE	1,650.00	0.00	1,650.00	0.00
20. 18" HDPE	5,875.00	0.00	5,875.00	0.00
21. Type "C" Inlet	17,500.00	0.00	17,500.00	0.00
22. Type "M" Inlet	2,500.00	0.00	2,500.00	0.00
23. Manholes	3,000.00	0.00	3,000.00	0.00
24. Deep Manhole	7,250.00	0.00	7,250.00	0.00
25. Outlet Structure	3,000.00	0.00	3,000.00	0.00
26. Surface Infiltration Basin	105,000.00	0.00	105,000.00	0.00
27. Rain Garden 1	3,100.00	0.00	3,100.00	0.00
28. Rain Garden 2	6,300.00	0.00	6,300.00	0.00
29. Rip-Rap	<u>1,200.00</u>	<u>0.00</u>	<u>1,200.00</u>	<u>0.00</u>
Subtotal E	\$159,255.00	\$ 0.00	\$159,255.00	\$ 0.00
F. Miscellaneous				
30. Post Development Traffic Study	\$5,000.00	\$0.00	\$ 0.00	\$5,000.00
31. Bus Shelter	<u>7,500.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>0.00</u>
Subtotal F	\$12,500.00	\$0.00	\$7,500.00	\$5,000.00
G. Landscaping				
32. Tree Trimming in Right-of-Way	\$5,000.00	\$0.00	\$5,000.00	\$0.00
33. Landscaping/Compensatory Planting	<u>75,000.00</u>	<u>10,000.00</u>	<u>75,000.00</u>	<u>0.00</u>
Subtotal G	\$80,000.00	\$10,000.00	\$80,000.00	\$0.00
Subtotal A thru G	\$706,555.00	\$10,000.00	\$701,555.00	\$5,000.00
Engineering & Contingencies	<u>70,656.00</u>	<u>500.00</u>	<u>69,656.00</u>	<u>1,000.00</u>
Total Cost of Improvements	\$777,211.00	\$10,500.00	\$771,211.00	\$6,000.00
Plus 10%	<u>77,721.00</u>	<u>650.00</u>	<u>76,721.00</u>	<u>1,000.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$854,932.00	\$11,150.00	\$847,932.00	\$7,000.00
Release of Retainage		<u>815.00</u>	<u>(1,000.00)</u>	<u>1,000.00</u>
Total		\$11,965.00	\$846,932.00	\$8,000.00
Release to Developer		\$11,965.00		
Balance of Funds in Escrow Account				<u>\$8,000.00</u>

We recommend a release of escrow in the amount of \$11,965.00. As there is currently a balance of \$19,965.00, following this release of \$11,965.00, the balance remaining in the account will be \$8,000.00.

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: Federal Realty Investment Trust