



**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

July 2, 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 #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>
<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	\$3,250.00	\$3,250.00
4. 12" Silt Fence	7,530.00	0.00	3,765.00	3,765.00
5. 18" Silt Fence	3,885.00	0.00	1,945.00	1,940.00
6. Construction Entrance	1,100.00	1,100.00	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	1,000.00	1,000.00
9. Inlet Protection	4,750.00	0.00	1,750.00	3,000.00
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>\$1,100.00</b>	<b>\$32,210.00</b>	<b>\$12,955.00</b>
<b>C. Parking, Paving and Walkway, etc.</b>				
11. Driveway Pavement	\$39,000.00	\$0.00	\$0.00	\$39,000.00
12. Concrete Curb	24,000.00	12,000.00	24,000.00	0.00
13. Concrete Walkway	10,000.00	0.00	0.00	10,000.00
14. Pervious Walkway	75,600.00	55,600.00	55,600.00	20,000.00
15. Pedestrian Crosswalk	5,000.00	0.00	0.00	5,000.00
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>\$67,600.00</b>	<b>\$80,600.00</b>	<b>\$74,000.00</b>

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>D. 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	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	10,000.00	0.00	0.00	10,000.00
<b>Subtotal D</b>	<b>\$87,800.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$87,800.00</b>
<b>E. Sanitary Sewer</b>				
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	1,000.00	0.00	0.00	1,000.00
<b>Subtotal E</b>	<b>\$5,625.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,625.00</b>
<b>F. Stormwater Management</b>				
28. 6" PVC Pipe	\$2,944.00	\$2,944.00	\$2,944.00	\$0.00
29. 8" PVC Pipe	7,400.00	5,000.00	7,400.00	0.00
30. 10" HDPE Pipe	5,500.00	2,700.00	5,500.00	0.00
31. 15" HDPE Pipe	4,900.00	2,500.00	4,900.00	0.00
32. 24" PVC	10,000.00	0.00	10,000.00	0.00
33. Park Grate Inlets	900.00	450.00	450.00	450.00
34. 2' x 2' Inlets	4,000.00	2,000.00	2,000.00	2,000.00
35. Type M Inlets	12,500.00	0.00	5,000.00	7,500.00
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	46,000.00	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	1,000.00	1,000.00
<b>Subtotal F</b>	<b>\$200,144.00</b>	<b>\$61,594.00</b>	<b>\$189,194.00</b>	<b>\$10,950.00</b>
<b>G. Miscellaneous</b>				
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	15,000.00	15,000.00	0.00
45. Traffic Maintenance & Protection	5,000.00	3,500.00	3,500.00	1,500.00
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	0.00	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	4,000.00	0.00	0.00	4,000.00

<b>Subtotal G</b>	<b>\$157,430.00</b>	<b>\$18,500.00</b>	<b>\$23,500.00</b>	<b>\$133,930.00</b>
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<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>H. Landscaping</b>				
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>
<b>Subtotal H</b>	<b>\$149,675.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$149,675.00</b>
<b>Subtotal A thru H</b>	<b>\$806,439.00</b>	<b>\$148,794.00</b>	<b>\$331,504.00</b>	<b>\$474,935.00</b>
Engineering & Contingencies	<u>80,644.00</u>	<u>14,879.00</u>	<u>33,150.00</u>	<u>47,494.00</u>
<b>Total Cost of Improvements</b>	<b>\$887,083.00</b>	<b>\$163,673.00</b>	<b>\$364,654.00</b>	<b>\$522,429.00</b>
Plus 10%	<u>88,708.00</u>	<u>16,367.00</u>	<u>36,465.00</u>	<u>52,243.00</u>
<b>Total</b>	<b>\$975,791.00</b>	<b>\$180,040.00</b>	<b>\$401,119.00</b>	<b>\$574,672.00</b>
Retainage		<u>(18,004.00)</u>	<u>(40,112.00)</u>	<u>40,112.00</u>
<b>Total</b>		<b>\$162,036.00</b>	<b>\$361,007.00</b>	<b>\$614,784.00</b>
<b>Release to Developer</b>		<b>\$162,036.00</b>		
<b>Balance to Remain in Escrow Account</b>				<b><u>\$614,784.00</u></b>

We recommend a release of escrow in the amount of \$162,036.00. As there is currently a balance of \$776,820.00, following this release of \$162,036.00, the balance remaining in the account will be \$614,784.00.

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



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July 2, 2019

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

**Re: 20 North Buck Lane**  
**Escrow Release No. 6 (Final)**

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>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>A. Site Preparation</b>				
1. Demolition/Stake Out	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
<b>Subtotal A</b>	<b>\$5,000.00</b>	<b>\$ 0.00</b>	<b>\$5,000.00</b>	<b>\$ 0.00</b>
<b>B. Erosion and Sediment Control</b>				
2. Tree Protection Fence	\$2,100.00	\$ 0.00	\$2,100.00	\$ 0.00
3. Silt Fence	3,625.00	0.00	3,625.00	0.00
4. Rock Construction Entrance	1,100.00	0.00	1,100.00	0.00
5. Inlet Protection	5,100.00	0.00	5,100.00	0.00
6. Diversion Berms	7,250.00	0.00	7,250.00	0.00
7. Erosion Control Matting	4,000.00	0.00	4,000.00	0.00
8. Temporary Basin	7,500.00	0.00	7,500.00	0.00
<b>Subtotal B</b>	<b>\$30,675.00</b>	<b>\$ 0.00</b>	<b>\$30,675.00</b>	<b>\$ 0.00</b>
<b>C. Site Construction</b>				
9. Granite Curb	\$5,250.00	\$ 0.00	\$5,250.00	\$ 0.00
10. Concrete Sidewalk	1,800.00	0.00	1,800.00	0.00
11. Concrete Apron	4,000.00	0.00	4,000.00	0.00
<b>Subtotal C</b>	<b>\$11,050.00</b>	<b>\$ 0.00</b>	<b>\$11,050.00</b>	<b>\$ 0.00</b>
<b>D. Stormwater Management</b>				
12. 6" PVC	\$8,288.00	\$ 0.00	\$8,288.00	\$ 0.00
13. 8" HDPE	7,704.00	0.00	7,704.00	0.00
14. 15" HDPE	6,838.00	0.00	6,838.00	0.00
15. Cleanouts	2,400.00	0.00	2,400.00	0.00
16. 12" Sump Box	1,500.00	0.00	1,500.00	0.00
17. 12" Yard Drain	5,250.00	0.00	5,250.00	0.00
18. 2' x 2' Sump Box	1,500.00	0.00	1,500.00	0.00
19. 2' x 2' Inlets	10,500.00	0.00	10,500.00	0.00
20. Type C Inlets	9,000.00	0.00	9,000.00	0.00
21. Manholes	3,000.00	0.00	3,000.00	0.00
22. Stone Seepage Bed	20,000.00	0.00	20,000.00	0.00
23. Stormtank System	63,000.00	0.00	63,000.00	0.00
<b>Subtotal D</b>	<b>\$138,980.00</b>	<b>\$ 0.00</b>	<b>\$138,980.00</b>	<b>\$ 0.00</b>

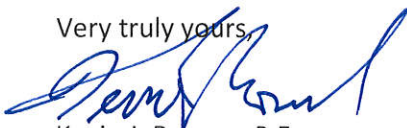
<u>ITEM</u>	<u>Total Amount</u>	<u>Total This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<b>E. Miscellaneous</b>				
24. Repair Existing Wall	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
25. Road Control Monuments	800.00	800.00	800.00	0.00
26. Traffic Signs	1,200.00	0.00	1,200.00	0.00
27. Pavement Markings	1,500.00	0.00	1,500.00	0.00
28. Post Development Traffic Study	<u>2,500.00</u>	<u>2,500.00</u>	<u>2,500.00</u>	<u>0.00</u>
<b>Subtotal E</b>	<b>\$11,000.00</b>	<b>\$3,300.00</b>	<b>\$11,000.00</b>	<b>\$ 0.00</b>
<b>F. Landscaping</b>				
29. Right-of-Way Tree Trimming	\$2,000.00	\$2,000.00	\$2,000.00	\$ 0.00
30. Landscaping/Tree Replacement	<u>12,000.00</u>	<u>3,000.00</u>	<u>12,000.00</u>	<u>0.00</u>
<b>Subtotal F</b>	<b>\$14,000.00</b>	<b>\$5,000.00</b>	<b>\$14,000.00</b>	<b>\$ 0.00</b>
<b>Subtotal A thru F</b>	<b>\$210,705.00</b>	<b>\$8,300.00</b>	<b>\$210,705.00</b>	<b>\$0.00</b>
Engineering & Contingencies	<u>21,071.00</u>	<u>830.00</u>	<u>21,071.00</u>	<u>0.00</u>
<b>Total Cost of Improvements</b>	<b>\$231,776.00</b>	<b>\$9,130.00</b>	<b>\$231,776.00</b>	<b>\$0.00</b>
Plus 10%	<u>23,177.00</u>	<u>913.00</u>	<u>23,177.00</u>	<u>0.00</u>
<b>110% of the Cost of Improvements per Section 509 of the Municipal Code</b>	<b>\$254,953.00</b>	<b>\$10,043.00</b>	<b>\$254,953.00</b>	<b>\$0.00</b>
Release of Retainage				
<b>Total</b>		<b>\$10,043.00</b>	<b>\$254,953.00</b>	<b>\$0.00</b>
<b>Release to Developer</b>		<b>\$10,043.00</b>		
<b>Balance of Funds in Escrow Account</b>				<b><u>\$0.00</u></b>

We recommend a release of escrow in the amount of \$10,043.00. As there is currently a balance of \$10,043.00 in the account, following this release of \$10,043.00, the remaining balance 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

cc: Angela Forney, Planning Technician  
Rochelle Caldwell, Finance Department  
TEH Properties, LLC.