



**TOWNSHIP
OF
LOWER MERION**
MONTGOMERY COUNTY

TOWNSHIP ENGINEER

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

LOWM 244.21

September 2, 2025

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

**Re: CVS Pharmacy Development
260 Rock Hill Road
Escrow Release No. 2 (FINAL)**

Dear Mr. Leswing:

We have received a request for the release of escrow funds for the referenced project. Based on field investigations by us and Township staff, we recommend a release as follows:

<u>ITEM</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
I. CVS SITE IMPROVMENTS				
A. Site Preparation				
1. Site Demolition	\$95,000.00	\$0.00	\$95,000.00	\$ 0.00
2. Clearing, Pavement & Fence Removal	5,000.00	0.00	5,000.00	0.00
3. Wood Deck Removal	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal A	\$101,000.00	\$1,000.00	\$101,000.00	\$0.00
B. Erosion and Sediment Control				
4. Tree Protection Fence	\$450.00	\$0.00	\$450.00	\$ 0.00
5. Silt Fence-18"	650.00	0.00	650.00	0.00
6. Silt Soxx-12"	2,619.00	0.00	2,619.00	0.00
7. Rock Construction Entrance	3,500.00	0.00	3,500.00	0.00
8. Inlet Protection	1,800.00	0.00	1,800.00	0.00
9. Temporary Stabilization	1,000.00	0.00	1,000.00	0.00
10. Erosion Control Matting	2,500.00	0.00	2,500.00	0.00
11. Final Grading & Stabilization	10,000.00	0.00	10,000.00	0.00
12. Temporary Basin	<u>25,000.00</u>	<u>0.00</u>	<u>25,000.00</u>	<u>0.00</u>
Subtotal B	\$47,519.00	\$0.00	\$47,519.00	\$ 0.00
C. Stormwater Management				
13. 18" HDPE	\$14,820.00	\$0.00	\$14,820.00	\$ 0.00
14. 24" HDPE	8,526.00	0.00	8,526.00	0.00
15. Storm Manhole	12,000.00	0.00	12,000.00	0.00
16. Type C Inlet	10,000.00	0.00	10,000.00	0.00
17. Type M Inlet	2,500.00	0.00	2,500.00	0.00
18. 4" PVC	396.00	0.00	396.00	0.00
19. 6" PVC	1,200.00	0.00	1,200.00	0.00

<u>ITEM</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
20. 8" PVC	4,628.00	0.00	4,628.00	0.00
21. Rip Rap with Filter Fabric	342.00	0.00	342.00	0.00
22. Underground Bain #2	50,000.00	0.00	50,000.00	0.00
23. Rain Garden	25,000.00	25,000.00	25,000.00	0.00
24. Yard Drain	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>0.00</u>
Subtotal C	\$130,412.00	\$25,000.00	\$130,412.00	\$0.00
D. Paving				
25. Concrete Curb (Full Reveal & Depressed)	\$47,200.00	\$0.00	\$47,200.00	\$ 0.00
26. 1.5" Wearing (ID-2)	36,256.00	0.00	36,256.00	0.00
27. 2" Binder (BCBC)	40,788.00	0.00	40,788.00	0.00
28. 6" Modified Stone	36,256.00	0.00	36,256.00	0.00
29. Asphalt Seal	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>
Subtotal D	\$162,000.00	\$0.00	\$162,000.00	\$ 0.00
E. Miscellaneous				
30. Concrete Aprons	\$7,500.00	\$0.00	\$7,500.00	\$ 0.00
31. Concrete Bollards	6,300.00	0.00	6,300.00	0.00
32. Modular Block Wall	26,000.00	0.00	26,000.00	0.00
33. Guide Rail	1,850.00	0.00	1,850.00	0.00
34. Guide Rail End Treatment	5,000.00	0.00	5,000.00	0.00
35. 4" Concrete Sidewalk	33,138.00	0.00	33,138.00	0.00
36. Wheel Stops	975.00	0.00	975.00	0.00
37. Lighting	25,000.00	0.00	25,000.00	0.00
38. Road Control Survey Monumentation	2,500.00	2,500.00	2,500.00	0.00
39. Bike Racks	<u>1,400.00</u>	<u>0.00</u>	<u>1,400.00</u>	<u>0.00</u>
Subtotal E	\$109,663.00	\$2,500.00	\$109,663.00	\$0.00
F. Landscaping				
40. Landscaping (Trees/Shrubs/Perennials/Grasses/Guarantee)	\$49,965.00	\$ 49,965.00	\$ 49,965.00	\$0.00
41. Planters	<u>2,000.00</u>	<u>2,000.00</u>	<u>2,000.00</u>	<u>0.00</u>
Subtotal F	\$51,965.00	\$51,965.00	\$51,965.00	\$0.00
Subtotal I (A-F)	\$602,559.00	\$80,465.00	\$602,559.00	\$0.00
Engineering & Contingencies	<u>60,256.00</u>	<u>8,046.00</u>	<u>60,256.00</u>	<u>0.00</u>
Total	\$662,815.00	\$88,511.00	\$662,815.00	\$0.00
Plus 10%	<u>66,282.00</u>	<u>8,852.00</u>	<u>66,282.00</u>	<u>0.00</u>
Total	\$729,097.00	\$97,363.00	\$729,097.00	\$0.00
Retainage		<u>63,173.00</u>	<u>0.00</u>	<u>0.00</u>
Total		\$160,536.00	\$729,097.00	\$0.00
Release to Developer		\$160,536.00		
Balance of Funds in Escrow Account CVS Site Improvements				<u>\$0.00</u>

<u>ITEM</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
<u>II. TOWNSHIP PROPERTY IMPROVEMENTS</u>				
G. Site Preparation				
42. Demolition	\$20,000.00	\$.00	\$20,000.00	\$ 0.00
43. Clearing & Pavement Removal	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal G	\$22,500.00	\$0.00	\$22,500.00	\$ 0.00
H. Erosion & Sediment Control				
44. Tree Protection Fence	\$450.00	\$0.00	\$450.00	\$ 0.00
45. Silt Fence-30"	140.00	0.00	140.00	0.00
46. Silt Sox-12"	1,260.00	0.00	1,260.00	0.00
47. Inlet Protection	<u>1,800.00</u>	<u>0.00</u>	<u>1,800.00</u>	<u>0.00</u>
Subtotal H	\$3,650.00	\$0.00	\$3,650.00	\$ 0.00
I. Stormwater Management				
48. 18" HDPE	\$2,660.00	\$0.00	\$2,660.00	\$ 0.00
49. 24 HDPE	957.00	0.00	957.00	0.00
50. Underground Basin #1	95,000.00	0.00	95,000.00	0.00
51. Type C Inlet	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>	<u>0.00</u>
Subtotal I	\$103,617.00	\$0.00	\$103,617.00	\$ 0.00
J. Paving				
52. Concrete Curb (Full Reveal & Depressed)	\$8,625.00	\$0.00	\$8,625.00	\$ 0.00
53. 1.5" Wearing (ID-2)	5,760.00	0.00	5,760.00	0.00
54. 2" Binder (BCBC)	6,480.00	0.00	6,480.00	0.00
55. 6" Modified Stone	5,760.00	0.00	5,760.00	0.00
56. Asphalt Seal	<u>500.00</u>	<u>0.00</u>	<u>500.00</u>	<u>0.00</u>
Subtotal J	\$25,125.00	\$0.00	\$25,125.00	\$ 0.00
K. Miscellaneous				
57. Concrete Aprons	\$5,000.00	\$0.00	\$5,000.00	\$ 0.00
58. Lighting	5,000.00	0.00	5,000.00	0.00
59. Striping & Signage	4,000.00	0.00	4,000.00	0.00
60. Modular Block Wall	6,000.00	0.00	6,000.00	0.00
61. Bike Rack	200.00	0.00	200.00	0.00
62. Bench	400.00	0.00	400.00	0.00
63. Informational Kiosk	1,500.00	0.00	1,500.00	0.00
64. Bicycle Air Pump	300.00	0.00	300.00	0.00
65. 4" Concrete Sidewalk	14,196.00	0.00	14,196.00	0.00
66. Road Control Survey Monumentation	<u>2,500.00</u>	<u>2,500.00</u>	<u>0.00</u>	<u>0.00</u>
Subtotal K	\$39,096.00	\$2,500.00	\$39,096.00	\$0.00
L. Landscaping				
67. Landscaping (Trees/Shrubs/Perennials/Grasses/Guarantee)	<u>\$27,895.00</u>	<u>\$27,895.00</u>	<u>\$27,895.00</u>	<u>\$0.00</u>
Subtotal L	\$27,895.00	\$27,895.00	\$27,895.00	\$0.00

<u>ITEM</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
Subtotal II (G-L)	\$221,883.00	\$30,395.00	\$221,883.00	\$0.00
Engineering & Contingencies	<u>22,188.00</u>	<u>3,039.00</u>	<u>22,188.00</u>	<u>0.00</u>
Total	\$244,071.00	\$33,434.00	\$244,071.00	\$0.00
Plus 10%	<u>24,407.00</u>	<u>3,343.00</u>	<u>24,407.00</u>	<u>0.00</u>
Total	\$268,478.00	\$36,777.00	\$268,478.00	\$0.00
Retainage		<u>23,170.00</u>	<u>0.00</u>	<u>0.00</u>
Total		\$59,947.00	\$268,478.00	\$0.00
Release to Developer		\$59,947.00		
<i>Balance of Funds in Escrow Account Township Property Improvements</i>				<u>\$0.00</u>
CVS Site Improvements	\$729,097.00	\$160,536.00	\$729,097.00	\$0.00
Township Property Improvements	<u>\$268,478.00</u>	<u>\$59,947.00</u>	<u>\$268,478.00</u>	<u>\$0.00</u>
Total Cost of All Improvements	\$997,575.00	\$220,483.00	\$997,575.00	\$0.00

Regarding the **CVS Site Improvements** we recommend a release of escrow in the amount of \$160,536.00. As there is currently a balance of \$160,536.00, following this release of \$160,536.00, the balance remaining in the account for **CVS Site Improvements** will be \$0.00 and the account will be closed.

Regarding the **Township Property Improvements** we recommend a release of escrow in the amount of \$59,947.00. As there is currently a balance of \$59,947.00, following this release of \$59,947.00, the balance remaining in the account for **Township Property Improvements** will be \$0.00 and the account will be closed.

The combined total release of escrow will be in the amount of \$220,483.00. As there is currently a combined balance of \$220,483.00 following this release of \$220,483.00, the balance remaining for both accounts will be \$0.00, and the accounts 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.

Sincerely,



Joseph A. Mastronardo, PE
PENNONI ASSOCIATES
 Township Engineer

cc: Colleen Hall, Senior Planner
 Summit Reality Advisors, LLC

**TOWNSHIP
OF
LOWER MERION
MONTGOMERY COUNTY**



TOWNSHIP ENGINEER

75 E. Lancaster Ave.
Ardmore, Pa. 19003-2376
Telephone: (610) 649-4000
FAX: (610) 649-9598

LOWM 254.51

August 28, 2025

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

**Re: The Haverford School Crosman Hall – Permit # G-2019-22
Release of Guarantee – No. 3 FINAL**

Dear Mr. Leswing:

We have received a request for release of guarantee funds for the referenced permit. Based on our field investigations, we recommend a release as follows:

	TOTAL AMOUNT	AMOUNT THIS RELEASE	TOTAL RELEASED	AMOUNT TO REMAIN
A. Site Preparation				
1. Building Demolition/Dust Control	<u>50,000.00</u>	<u>0.00</u>	<u>50,000.00</u>	<u>0.00</u>
Subtotal A	\$50,000.00	\$0.00	\$50,000.00	\$0.00
B. Erosion and Sediment Control				
2. Tire Cleaner	\$1,100.00	\$0.00	\$1,100.00	\$0.00
3. Tree Protection/Construction Fence	1,500.00	0.00	1,500.00	0.00
4. Silt Fence	4,400.00	0.00	4,400.00	0.00
5. Inlet Protection	900.00	0.00	900.00	0.00
6. Final Grading & Stabilization	<u>12,000.00</u>	<u>0.00</u>	<u>12,000.00</u>	<u>0.00</u>
Subtotal B	\$19,900.00	\$0.00	\$19,900.00	\$0.00
C. Sanitary Sewer Extension				
7. 6" PVC	<u>10,500.00</u>	<u>0.00</u>	<u>10,500.00</u>	<u>0.00</u>
Subtotal C	\$10,500.00	\$0.00	\$10,500.00	\$0.00
D. Stormwater Management				
8. 8" HDPE	\$10,000.00	\$0.00	\$10,000.00	\$0.00
9. Cleanouts	300.00	0.00	300.00	0.00
10. New Inlet	1,500.00	0.00	1,500.00	0.00
11. Manhole	9,000.00	0.00	9,000.00	0.00
12. Trench Drains	2,000.00	0.00	2,000.00	0.00
13. Infiltration Bed	<u>100,000.00</u>	<u>0.00</u>	<u>100,000.00</u>	<u>0.00</u>
Subtotal D	\$122,800.00	\$0.00	\$122,800.00	\$0.00

	TOTAL AMOUNT	AMOUNT THIS RELEASE	TOTAL RELEASED	AMOUNT TO REMAIN
E. Landscaping and Lighting				
14. Deciduous Trees	\$11,700.00	\$2,400.00	\$11,700.00	\$0.00
15. Deciduous Shrubs	2,210.00	200.00	2,210.00	0.00
16. Evergreen Trees	2,700.00	800.00	2,700.00	0.00
17. Evergreen Shrubs	2,340.00	450.00	2,340.00	0.00
18. Ornamental Grasses	15,000.00	0.00	15,000.00	0.00
19. Perennials	13,140.00	0.00	13,140.00	0.00
20. Lighting Fixtures	<u>45,000.00</u>	<u>0.00</u>	<u>45,000.00</u>	<u>0.00</u>
Subtotal E	\$92,090.00	\$3,850.00	\$92,090.00	\$0.00
F. Miscellaneous				
21. Signage and Striping	<u>2,000.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>0.00</u>
Subtotal F	\$2,000.00	\$0.00	\$2,000.00	\$0.00
Subtotal A thru F	\$297,290.00	\$3,850.00	\$297,290.00	\$0.00
Engineering & Contingencies	<u>29,729.00</u>	<u>4,709.00</u>	<u>29,729.00</u>	<u>0.00</u>
Total Cost of Improvements	\$327,019.00	\$8,559.00	\$327,019.00	\$0.00
Plus 10%	<u>32,701.90</u>	<u>855.00</u>	<u>32,701.90</u>	<u>0.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$359,720.90	\$9,414.00	\$359,720.90	\$0.00
Release of Retainage		<u>9,000.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL		\$18,414.00	\$359,720.90	\$0.00
Release to Developer		\$18,414.00		
Balance To Remain in Escrow Account				<u>\$0.00</u>

We recommend a release of guarantee in the amount of \$18,414.00. As there is currently a balance of \$18,414.00, following this release of \$18,414.00, 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 with this matter.

Sincerely,



Joseph A. Mastronardo, P.E.

PENNONI ASSOCIATES

Township Engineer

JAM/msm

cc: Angela Forney, Planning Technician
Colleen Hall, Senior Planner
Rochelle Caldwell, Finance Department
The Haverford School, 450 W. Lancaster Avenue