

**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 248.23

November 3, 2017

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. 9**

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	1,875.00	625.00
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>3,000.00</u>	<u>2,000.00</u>
Subtotal A	\$30,000.00	\$0.00	\$27,375.00	\$2,625.00
<u>B. Roadway Paving, Walks, Curbing</u>				
5. 1.5" Wearing Course	\$14,625.00	\$4,875.00	\$4,875.00	\$9,750.00
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	0.00	8,280.00
9. Granite Curbing	5,950.00	0.00	0.00	5,950.00
10. Reinforced Sidewalk	9,950.00	0.00	5,470.00	4,480.00
11. Sidewalk	14,600.00	0.00	7,100.00	7,500.00
12. Porous Paver Walk	<u>9,300.00</u>	<u>5,510.00</u>	<u>8,300.00</u>	<u>1,000.00</u>
Subtotal B	\$96,830.00	\$10,385.00	\$59,870.00	\$36,960.00
<u>C. Stormwater Management</u>				
13. SWM System #1	\$22,000.00	\$ 0.00	\$ 0.00	\$22,000.00
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	23,550.00	5,700.00
21. 8" PVC	2,860.00	0.00	2,860.00	0.00
22. 12" HDPE	5,750.00	0.00	2,875.00	2,875.00
23. 15" HDPE	3,220.00	0.00	2,660.00	560.00
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	0.00	2,500.00
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>12,500.00</u>	<u>5,000.00</u>
Subtotal C	\$268,720.00	\$0.00	\$230,085.00	\$38,635.00
<u>D. Erosion & Sedimentation Controls</u>				
30. Super Silt Fence	\$2,750.00	\$0.00	\$1,975.00	\$775.00
31. 18' Standard Silt Fence	5,760.00	0.00	4,460.00	1,300.00
32. Erosion Control Netting	1,650.00	0.00	650.00	1,000.00
33. Filter Soxx Berm	4,000.00	0.00	2,000.00	2,000.00
34. Construction Entrance	2,200.00	0.00	2,200.00	0.00
35. Inlet Protection	900.00	0.00	450.00	450.00
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	\$18,445.00	\$5,525.00
<u>E. Miscellaneous</u>				
38. Traffic Signs/Pavement Markings	\$2,250.00	\$0.00	\$750.00	\$1,500.00
39. Concrete Monuments	1,200.00	0.00	0.00	1,200.00
40. Iron Pins	900.00	0.00	0.00	900.00
41. Crosswalk	1,000.00	0.00	0.00	1,000.00
42. ADA Ramps	15,000.00	3,000.00	7,500.00	7,500.00
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	\$3,000.00	\$30,090.00	\$12,100.00
<u>F. Sanitary Sewer</u>				
44. 6" PVC Sanitary Lateral	\$28,875.00	\$3,754.00	\$27,379.00	\$1,496.00
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	\$3,754.00	\$60,229.00	\$1,496.00

<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	\$15,340.00	\$23,010.00
49. Deciduous Shrubs	3,250.00	0.00	1,625.00	1,625.00
50. Evergreen Trees	20,250.00	0.00	12,150.00	8,100.00
51. Evergreen Shrubs	4,700.00	0.00	2,350.00	2,350.00
52. Lighting	<u>15,000.00</u>	<u>0.00</u>	<u>7,500.00</u>	<u>7,500.00</u>
Subtotal G	\$81,550.00	\$0.00	\$38,965.00	\$42,585.00
 Subtotal A-G	 \$604,985.00	 \$17,139.00	 \$465,059.00	 \$139,926.00
Engineering Fees & Contingencies	<u>27,500.00</u>	<u>1,713.00</u>	<u>13,506.00</u>	<u>13,994.00</u>
Total	\$632,485.00	\$18,852.00	\$478,565.00	\$153,920.00
Plus 10%	<u>63,248.50</u>	<u>1,885.00</u>	<u>47,855.50</u>	<u>15,393.00</u>
Total	\$695,733.50	\$20,737.00	\$526,420.50	\$169,313.00
Retainage		<u>(2,073.00)</u>	<u>(49,184.00)</u>	<u>49,184.00</u>
Total		\$18,664.00	\$477,236.50	\$218,497.00

Release to Developer

\$18,664.00

Balance of Funds in Escrow Account

\$218,497.00

We recommend a release of escrow in the amount of \$18,664.00. As there is currently a balance of \$237,161.00, following this release of \$18,664.00, the balance remaining in the account will be \$218,497.00.

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

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

**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 248.08

November 3, 2017

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

Re: Shipley School – Phase 2
814 Yarrow Street
Escrow Release No. 3 (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>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Site Preparation				
1 Demolition	\$25,000.00	\$ 0.00	\$25,000.00	\$ 0.00
2 Clearing and Grubbing	5,000.00	0.00	5,000.00	0.00
3 Site Light Salvage	<u>25,500.00</u>	<u>0.00</u>	<u>25,500.00</u>	<u>0.00</u>
Subtotal A	\$55,500.00	\$ 0.00	\$55,500.00	\$ 0.00
B. Erosion & Sediment Control				
4 Tree Protection Fence	\$1,200.00	\$ 0.00	\$1,200.00	\$ 0.00
5 Silt Fence	6,200.00	0.00	6,200.00	0.00
6 Rock Construction Entrance	4,400.00	0.00	4,400.00	0.00
7 Inlet Protection	<u>5,100.00</u>	<u>0.00</u>	<u>5,100.00</u>	<u>0.00</u>
Subtotal B	\$16,900.00	\$ 0.00	\$16,900.00	\$ 0.00
C. Stormwater Management				
8 8" PVC	\$660.00	\$ 0.00	\$660.00	\$ 0.00
9 12" PVC	1,980.00	0.00	1,980.00	0.00
10 15" HDPE	7,600.00	0.00	7,600.00	0.00
11 36" HDPE	23,800.00	0.00	23,800.00	0.00
12 8" Yard Drains	1,000.00	0.00	1,000.00	0.00
13 2' x 2' Inlets	6,000.00	0.00	6,000.00	0.00
14 Type 'M/C' Inlets	13,750.00	0.00	13,750.00	0.00
15 Manholes	12,000.00	0.00	12,000.00	0.00
16 Bio-retention Swales	4,000.00	0.00	4,000.00	0.00
17 Old Main Green Roof	73,450.00	0.00	73,450.00	0.00
18 Rainwater Harvesting System	<u>30,000.00</u>	<u>0.00</u>	<u>30,000.00</u>	<u>0.00</u>
Subtotal C	\$174,240.00	\$ 0.00	\$174,240.00	\$ 0.00

	<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
D.	Sanitary Sewer Work				
19	8" DIP in Roadway	\$6,650.00	\$ 0.00	\$6,650.00	\$ 0.00
20	8" DIP in Grass	24,375.00	0.00	24,375.00	0.00
21	Sanitary Sewer Manhole	<u>20,000.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>0.00</u>
	Subtotal D	\$51,025.00	\$ 0.00	\$51,025.00	\$ 0.00
E.	Miscellaneous				
22	Traffic Signage/Striping	\$5,500.00	\$ 0.00	\$5,500.00	\$ 0.00
23	As Built Plan	2,000.00	2,000.00	2,000.00	0.00
24	Porous Paving	7,280.00	0.00	7,280.00	0.00
25	Fire Lane	19,200.00	0.00	19,200.00	0.00
26	Site Lighting	117,000.00	10,000.00	117,000.00	0.00
27	Site Bollards	16,000.00	1,000.00	16,000.00	0.00
28	Pavement Markings	<u>3,000.00</u>	<u>1,000.00</u>	<u>3,000.00</u>	<u>0.00</u>
	Subtotal E	\$169,980.00	\$14,000.00	\$169,980.00	\$ 0.00
F.	Right of Way Restoration				
29	Concrete Curb	\$400.00	\$ 0.00	\$400.00	\$ 0.00
30	Sidewalk	240.00	0.00	240.00	0.00
31	Paving	1,200.00	0.00	1,200.00	0.00
32	Road Restoration	<u>4,000.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>0.00</u>
	Subtotal F	\$5,840.00	\$ 0.00	\$5,840.00	\$ 0.00
G.	Landscaping				
33	Evergreen Shrubs	\$18,720.00	\$1,920.00	\$18,720.00	\$ 0.00
34	Deciduous Shrubs	13,390.00	1,340.00	13,390.00	0.00
35	Evergreen Trees	38,000.00	3,800.00	38,000.00	0.00
36	Deciduous Trees	<u>53,900.00</u>	<u>5,400.00</u>	<u>53,900.00</u>	<u>0.00</u>
	Subtotal G	\$124,010.00	\$12,460.00	\$124,010.00	\$ 0.00
	SUBTOTAL A - G	\$597,495.00	\$26,460.00	\$597,495.00	\$ 0.00
	Engineering & Contingencies	<u>59,505.00</u>	<u>2,646.00</u>	<u>59,505.00</u>	<u>0.00</u>
	TOTAL	\$657,000.00	\$29,106.00	\$657,000.00	\$ 0.00
	Plus 10%	<u>65,700.00</u>	<u>2,910.00</u>	<u>65,700.00</u>	<u>0.00</u>
	Total	\$722,700.00	\$32,016.00	\$722,700.00	\$ 0.00
	Release to Developer		<u>\$32,016.00</u>		
	Balance to Remain in Escrow Account				<u>\$ 0.00</u>

We recommend a release of escrow in the amount of \$32,016.00. As there is currently a balance of \$32,016.00, following this release of \$32,016.00, 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

cc: Robert E. Duncan, Assistant Township Manger
The Shipley School, 814 Yarrow St., Bryn Mawr, PA 19010

**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 244.70

November 3, 2017

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

**Re: BMW Development
Escrow Release No. 3 (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>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
A. Site Preparation				
1. Tree Protection/Tree Treatment	\$500.00	\$ 0.00	\$500.00	\$ 0.00
2. Curb, Sidewalk, Pavement Removal	2,500.00	0.00	2,500.00	0.00
3. Demolition	<u>25,000.00</u>	<u>0.00</u>	<u>25,000.00</u>	<u>0.00</u>
Subtotal A	\$28,000.00	\$ 0.00	\$28,000.00	\$ 0.00
B. Erosion and Sediment Control				
4. Silt Soxx	\$8,000.00	\$ 0.00	\$8,000.00	\$ 0.00
5. Grading & Stabilization	25,000.00	0.00	25,000.00	0.00
6. Construction Entrance	1,250.00	0.00	1,250.00	0.00
7. Inlet Protection	4,500.00	0.00	4,500.00	0.00
8. Temporary Stabilization	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>0.00</u>
Subtotal B	\$41,250.00	\$ 0.00	\$41,250.00	\$ 0.00
C. Site Construction				
9. Roadway Restoration	\$2,500.00	\$ 0.00	\$2,500.00	\$ 0.00
10. Concrete Curb	50,000.00	0.00	50,000.00	0.00
11. Sidewalk	25,000.00	0.00	25,000.00	0.00
12. Concrete Apron	500.00	0.00	500.00	0.00
13. Porous Paving Walk	10,000.00	0.00	10,000.00	0.00
14. Patterned Concrete for Pocket Park	50,000.00	0.00	50,000.00	0.00
15. Paving/Meter Installation	<u>70,000.00</u>	<u>0.00</u>	<u>70,000.00</u>	<u>0.00</u>
Subtotal C	\$208,000.00	\$ 0.00	\$208,000.00	\$ 0.00

<u>Item</u>	<u>Total Amount</u>	<u>Amount This Release</u>	<u>Total Released</u>	<u>Amount to Remain</u>
D. Sanitary Sewer				
16. 8" DIP with DIP Sleeve	\$25,000.00	\$ 0.00	\$25,000.00	\$ 0.00
17. Manholes	<u>15,000.00</u>	<u>0.00</u>	<u>15,000.00</u>	<u>0.00</u>
Subtotal D	\$40,000.00	\$ 0.00	\$40,000.00	\$ 0.00
E. Stormwater Management				
18. 15" HDPE	\$10,400.00	\$ 0.00	\$10,400.00	\$ 0.00
19. 18" HDPE	5,250.00	0.00	5,250.00	0.00
20. 24" HDPE	1,300.00	0.00	1,300.00	0.00
21. 30" HDPE	13,530.00	0.00	13,530.00	0.00
22. 36" HDPE	14,400.00	0.00	14,400.00	0.00
23. City No. 1 Inlets	7,500.00	0.00	7,500.00	0.00
24. Manholes	16,000.00	0.00	16,000.00	0.00
25. Type M Inlets	2,500.00	0.00	2,500.00	0.00
26. Type C Inlets	12,500.00	0.00	12,500.00	0.00
27. Mechanical BMP Unit	50,000.00	0.00	50,000.00	0.00
28. Amended Soil/Stone	<u>10,000.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>0.00</u>
Subtotal E	\$143,380.00	\$ 0.00	\$143,380.00	\$ 0.00
F. Miscellaneous				
29. Benches/Trash Receptacles	\$5,000.00	\$ 0.00	\$5,000.00	\$ 0.00
30. Bicycle Racks	5,000.00	0.00	5,000.00	0.00
31. Road Control/Monuments	1,000.00	1,000.00	1,000.00	0.00
32. Crosswalk/HC Ramps	15,000.00	0.00	15,000.00	0.00
33. Lighting	12,000.00	0.00	12,000.00	0.00
34. Pavement Markings	7,500.00	0.00	7,500.00	0.00
35. Traffic Control/Directional Signs	2,500.00	0.00	2,500.00	0.00
36. As-Built Plan	4,500.00	0.00	4,500.00	0.00
37. Post Development Traffic Study	<u>3,000.00</u>	<u>3,000.00</u>	<u>3,000.00</u>	<u>0.00</u>
Subtotal F	\$55,500.00	\$4,000.00	\$55,500.00	\$ 0.00
G. Landscaping				
38. Landscaping/Guarantee	\$23,600.00	\$11,800.00	\$23,600.00	\$ 0.00
39. Off-Site Landscaping & Delivery Cost	<u>37,910.00</u>	<u>0.00</u>	<u>37,910.00</u>	<u>0.00</u>
Subtotal G	\$61,510.00	\$11,800.00	\$61,510.00	\$ 0.00
Subtotal A thru G	\$577,640.00	\$15,800.00	\$577,640.00	\$ 0.00
Engineering & Contingencies	<u>57,764.00</u>	<u>1,580.00</u>	<u>57,764.00</u>	<u>0.00</u>
Total Cost of Improvements	\$635,404.00	\$17,380.00	\$635,404.00	\$ 0.00
Plus 10%	<u>63,540.00</u>	<u>1,738.00</u>	<u>63,540.00</u>	<u>0.00</u>
110% of the Cost of Improvements per Section 509 of the Municipal Code	\$698,944.00	\$19,118.00	\$698,944.00	\$ 0.00
Release of Retainage		<u>30,000.00</u>		
Total		\$49,118.00	\$698,944.00	\$ 0.00
Release to Developer		\$49,118.00		
Amount to Remain in Escrow Account				<u>\$ 0.00</u>

We recommend a release of escrow in the amount of \$49,118.00. As there is currently a balance of \$49,118.00, following this release of \$49,118.00, 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

cc: Robert E. Duncan, Assistant Township Manager
BMW of the Main Line