

March 31, 2022

EBWT 1012

Luke Reven, Township Manager
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335-1153

**RE: Hide A Way Farms – Phase III
Escrow Release No. 16 (Final)**

Dear Luke,

We have received a request for a reduction of the secured funds for the referenced project. Based upon field observations by our office, we recommend that \$31,426.55 of the requested \$31,426.55 be released at this time.

If the Township agrees to release the amount recommended above, this will complete Phase III and close out this phase of the project.

Should you have any questions or concerns, please feel free to contact me.

Sincerely,

PENNONI



Nathan M. Cline, PE
Township Engineer

cc: Tim Townes (via e-mail)

Hideaway Farms - Site Improvement Escrow Release Worksheet
East Brandywine Township

Release #16

Date: 3/16/2022

Phase 3

Description	Unit	Quantity	Unit Price	Escrow Amount	Previous Release	Current Release	Total Release	Balance Remaining
I. Construction Survey								
Construction Stakeout	L.S.	1	\$ 35,538.82	\$ 35,538.82	\$35,538.82	\$0.00	\$35,538.82	\$ -
Subtotal				\$ 35,538.82	\$35,538.82	\$0.00	\$35,538.82	\$ -
II. Clear and Grubb								
Clear & Grubb	Acre	3.6	\$ 6,323.65	\$ 22,765.14	\$22,765.14	\$0.00	\$22,765.14	\$ -
Subtotal				\$ 22,765.14	\$22,765.14	\$0.00	\$22,765.14	\$ -
III. Sediment & Erosion Control								
Silt Fence - 18"	L.F.	2,580	\$ 1.40	\$ 3,612.00	\$3,612.00	\$0.00	\$3,612.00	\$ -
Reinforced Silt Fence - 30"	L.F.	1,305	\$ 2.15	\$ 2,805.75	\$2,805.75	\$0.00	\$2,805.75	\$ -
Super Silt Fence - 30"	L.F.	1,516	\$ 7.90	\$ 11,976.40	\$11,976.40	\$0.00	\$11,976.40	\$ -
Stone Filters	Each	15	\$ 137.57	\$ 2,063.55	\$2,063.55	\$0.00	\$2,063.55	\$ -
Construction Entrance	Each	3	\$ 1,791.03	\$ 5,373.09	\$5,373.09	\$0.00	\$5,373.09	\$ -
Inlet Protection	Each	27	\$ 86.00	\$ 2,322.00	\$2,322.00	\$0.00	\$2,322.00	\$ -
Temporary Swales	S.Y.	134	\$ 1.98	\$ 265.32	\$265.32	\$0.00	\$265.32	\$ -
Construction Fence	L.F.	1,265	\$ 2.40	\$ 3,036.00	\$3,036.00	\$0.00	\$3,036.00	\$ -
Seed & Straw Mulch	S.F.	70,000	\$ 0.05	\$ 3,500.00	\$3,500.00	\$0.00	\$3,500.00	\$ -
Subtotal				\$ 34,954.11	\$34,954.11	\$0.00	\$34,954.11	\$ -
IV. Sediment Trap # 2								
Strip Topsoil	C.Y.	374	\$ 1.31	\$ 489.94	\$489.94	\$0.00	\$489.94	\$ -
Cut	C.Y.	636	\$ 1.79	\$ 1,138.44	\$1,138.44	\$0.00	\$1,138.44	\$ -
Fill	C.Y.	573	\$ 0.88	\$ 504.24	\$504.24	\$0.00	\$504.24	\$ -
Grade	S.Y.	1,676	\$ 0.22	\$ 368.72	\$368.72	\$0.00	\$368.72	\$ -
Temporary Riser	Each	1	\$ 1,138.26	\$ 1,138.26	\$1,138.26	\$0.00	\$1,138.26	\$ -
12 " CMP Outflow Pipe	L.F.	50	\$ 23.24	\$ 1,162.00	\$1,162.00	\$0.00	\$1,162.00	\$ -
12" Anti Seep Collars	Each	2	\$ 743.98	\$ 1,487.96	\$1,487.96	\$0.00	\$1,487.96	\$ -
Flared End Section	Each	1	\$ 243.98	\$ 243.98	\$243.98	\$0.00	\$243.98	\$ -
Spillway	S.Y.	88	\$ 5.54	\$ 487.52	\$487.52	\$0.00	\$487.52	\$ -
Rip Rap	Ton	15	\$ 25.00	\$ 375.00	\$375.00	\$0.00	\$375.00	\$ -
Respread Topsoil	S.Y.	1,676	\$ 0.58	\$ 972.08	\$972.08	\$0.00	\$972.08	\$ -

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IV. Sediment Trap # 2 - Continued								
Seed & Straw Mulch	S.F.	15,084	\$ 0.05	\$ 754.20	\$754.20	\$0.00	\$754.20	\$ -
Erosion Control Blanket (Nag S-75)	S.F.	9,088	\$ 0.13	\$ 1,181.44	\$1,181.44	\$0.00	\$1,181.44	\$ -
Subtotal				\$ 10,303.78	\$10,303.78	\$0.00	\$10,303.78	\$ -
V. Sediment Trap 2 - Removal								
DeSilt	L.S.	1	\$ 2,523.52	\$ 2,523.52	\$2,523.52	\$0.00	\$2,523.52	\$ -
Cut	C.Y.	678	\$ 1.79	\$ 1,213.62	\$1,213.62	\$0.00	\$1,213.62	\$ -
Fill	C.Y.	525	\$ 0.88	\$ 462.00	\$462.00	\$0.00	\$462.00	\$ -
Respread Topsoil	S.Y.	1,682	\$ 0.93	\$ 1,564.26	\$1,564.26	\$0.00	\$1,564.26	\$ -
Seed & Straw Mulch	S.F.	15,135	\$ 0.05	\$ 756.75	\$756.75	\$0.00	\$756.75	\$ -
Subtotal				\$ 6,520.15	\$6,520.15	\$0.00	\$6,520.15	\$ -
VI. Wetland Mitigation Area 4								
Strip Topsoil	C.Y.	524	\$ 1.31	\$ 686.44	\$686.44	\$0.00	\$686.44	\$ -
Cut	C.Y.	962	\$ 1.79	\$ 1,721.98	\$1,721.98	\$0.00	\$1,721.98	\$ -
Fill	C.Y.	429	\$ 0.88	\$ 377.52	\$377.52	\$0.00	\$377.52	\$ -
Grade	S.Y.	2,347	\$ 0.22	\$ 516.34	\$516.34	\$0.00	\$516.34	\$ -
Respread Topsoil	S.Y.	2,347	\$ 0.58	\$ 1,361.26	\$1,361.26	\$0.00	\$1,361.26	\$ -
Seed & Wetland Plants	S.F.	21,118	\$ 0.69	\$ 14,571.42	\$14,571.42	\$0.00	\$14,571.42	\$ -
Erosion Control Blanket (Nag S-75)	S.F.	9,124	\$ 0.13	\$ 1,186.12	\$1,186.12	\$0.00	\$1,186.12	\$ -
Subtotal				\$ 20,421.08	\$20,421.08	\$0.00	\$20,421.08	\$ -
VII. Earthwork								
Strip Topsoil	C.Y.	6,179	\$ 1.31	\$ 8,094.49	\$8,094.49	\$0.00	\$8,094.49	\$ -
Cut	C.Y.	3,456	\$ 1.79	\$ 6,186.24	\$6,186.24	\$0.00	\$6,186.24	\$ -
Cut from Stockpile	C.Y.	37,297	\$ 1.79	\$ 66,761.63	\$66,761.63	\$0.00	\$66,761.63	\$ -
Fill & Compact	C.Y.	39,040	\$ 0.88	\$ 34,355.20	\$34,355.20	\$0.00	\$34,355.20	\$ -
Grade	S.Y.	27,665	\$ 0.22	\$ 6,086.30	\$6,086.30	\$0.00	\$6,086.30	\$ -
Repsread Topsoil	S.Y.	20,333	\$ 1.01	\$ 20,536.33	\$20,536.33	\$0.00	\$20,536.33	\$ -
Seed & Straw Mulch	S.F.	182,991	\$ 0.06	\$ 10,979.46	\$10,979.46	\$0.00	\$10,979.46	\$ -
Erosion Control Blanket (Nag P-300)	S.F.	71,088	\$ 0.65	\$ 46,207.20	\$46,207.20	\$0.00	\$46,207.20	\$ -
Erosion Control Blanket - Slope (Nag S-75)	S.F.	38,420	\$ 0.13	\$ 4,994.60	\$4,994.60	\$0.00	\$4,994.60	\$ -

Subtotal \$ 204,201.45 \$204,201.45 \$0.00 \$204,201.45 \$ -

Hideaway Farms - Site Improvement Escrow Release Worksheet

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Phase 3

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VIII. Storm Sewer								
15" RCP	L.F.	1,152	\$ 31.45	\$ 36,230.40	\$36,230.40	\$0.00	\$36,230.40	\$ -
18" RCP	L.F.	356	\$ 32.58	\$ 11,598.48	\$11,598.48	\$0.00	\$11,598.48	\$ -
21" RCP	L.F.	110	\$ 36.12	\$ 3,973.20	\$3,973.20	\$0.00	\$3,973.20	\$ -
24" RCP	L.F.	263	\$ 40.75	\$ 10,717.25	\$10,717.25	\$0.00	\$10,717.25	\$ -
30" RCP	L.F.	348	\$ 53.81	\$ 18,725.88	\$18,725.88	\$0.00	\$18,725.88	\$ -
36" RCP	L.F.	54	\$ 69.47	\$ 3,751.38	\$3,751.38	\$0.00	\$3,751.38	\$ -
Type "M" Inlets	Each	18	\$ 1,475.98	\$ 26,567.64	\$26,567.64	\$0.00	\$26,567.64	\$ -
Type "M" Inlet (Modified)	Each	9	\$ 1,922.17	\$ 17,299.53	\$17,299.53	\$0.00	\$17,299.53	\$ -
Storm Manhole	Each	1	\$ 1,734.70	\$ 1,734.70	\$1,734.70	\$0.00	\$1,734.70	\$ -
DW Endwall	Each	1	\$ 1,315.00	\$ 1,315.00	\$1,315.00	\$0.00	\$1,315.00	\$ -
Stone Bedding	Ton	1,816	\$ 12.68	\$ 23,026.88	\$23,026.88	\$0.00	\$23,026.88	\$ -
Rip Rap	Ton	30	\$ 25.00	\$ 750.00	\$750.00	\$0.00	\$750.00	\$ -
Subtotal				\$ 155,690.34	\$155,690.34	\$0.00	\$155,690.34	\$ -
VIX. Roadway								
Fine Grade & Compact	S.Y.	12,153	\$ 0.90	\$ 10,937.70	\$10,937.70	\$0.00	\$10,937.70	\$ -
6" 2A Mod. Stone Base	S.Y.	12,153	\$ 5.22	\$ 63,438.66	\$63,438.66	\$0.00	\$63,438.66	\$ -
2 1/2" BCBC	S.Y.	9,294	\$ 5.85	\$ 54,369.90	\$54,369.90	\$0.00	\$54,369.90	\$ -
2 1/2" BCBC	S.Y.	7,754	\$ 5.85	\$ 45,360.90	\$45,360.90	\$0.00	\$45,360.90	\$ -
2" ID-2 Wearing	S.Y.	6,887	\$ 5.55	\$ 38,222.85	\$38,222.85	\$0.00	\$38,222.85	\$ -
Tac Coat	S.Y.	6,887	\$ 0.25	\$ 1,721.75	\$1,721.75	\$0.00	\$1,721.75	\$ -
Saw Cut	L.F.	76	\$ 3.01	\$ 228.76	\$228.76	\$0.00	\$228.76	\$ -
Subtotal				\$ 214,280.52	\$214,280.52	\$0.00	\$214,280.52	\$ -
X. Grass Pavers / Bike Trails / Bridge								
Grass Pavers - Emergency Access Road	S.Y.	1,633	\$ 44.00	\$ 71,852.00	\$71,852.00	\$0.00	\$71,852.00	\$ -
Fine Grade & Compact - 6' Bike Trail	S.Y.	867	\$ 2.56	\$ 2,219.52	\$2,219.52	\$0.00	\$2,219.52	\$ -
4" 2A Mod. Stone Base - 6' Bike Trail	S.Y.	867	\$ 7.35	\$ 6,372.45	\$6,372.45	\$0.00	\$6,372.45	\$ -
2" ID-2 Wearing - 4' Bike Trail	S.Y.	867	\$ 5.55	\$ 4,811.85	\$4,811.85	\$0.00	\$4,811.85	\$ -
2" ID-2 Wearing - 6' Bike Trail	S.Y.	624	\$ 11.34	\$ 7,076.16	\$7,076.16	\$0.00	\$7,076.16	\$ -
Line Painting - 4' Bike Trail	L.S.	1	\$ 1,103.04	\$ 1,103.04	\$1,103.04	\$0.00	\$1,103.04	\$ -

Pedestrian Bridge	Each	1	\$	18,924.00	\$	18,924.00	\$18,924.00	\$0.00	\$18,924.00	\$	-
Subtotal					\$	112,359.02	\$112,359.02	\$0.00	\$112,359.02	\$	-

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Date: 3/16/2022

Phase 3

Description	Unit	Quantity	Unit Price	Escrow Amount	Previous Release	Current Release	Total Release	Balance Remaining
XI. Landscaping								
Deciduous Trees - 2" minimum	Each	241	\$ 265.00	\$ 63,865.00	\$63,865.00	\$0.00	\$63,865.00	\$ -
Evergreen Trees - 6' minimum	Each	351	\$ 190.00	\$ 66,690.00	\$66,690.00	\$0.00	\$66,690.00	\$ -
Evergreen Shrubs - 3 gallon	Each	438	\$ 38.00	\$ 16,644.00	\$16,644.00	\$0.00	\$16,644.00	\$ -
Deciduous Shrubs - 24" minimum	Each	696	\$ 38.00	\$ 26,448.00	\$26,448.00	\$0.00	\$26,448.00	\$ -
Subtotal				\$ 173,647.00	\$173,647.00	\$0.00	\$173,647.00	\$ -
XII. Miscellaneous								
As - Builts	L.S.	1	\$ 4,500.00	\$ 4,500.00	\$0.00	\$4,500.00	\$4,500.00	\$ -
Monuments	Each	29	\$ 125.00	\$ 3,625.00	\$3,625.00	\$0.00	\$3,625.00	\$ -
Lot Pins	Each	31	\$ 150.00	\$ 4,650.00	\$4,650.00	\$0.00	\$4,650.00	\$ -
Street Signs	L.S.	1	\$ 2,500.00	\$ 2,500.00	\$2,500.00	\$0.00	\$2,500.00	\$ -
Subtotal				\$ 15,275.00	\$10,775.00	\$4,500.00	\$15,275.00	\$ -
Construction Subtotal				\$ 1,005,956.41	\$1,001,456.41	\$4,500.00	\$1,005,956.41	\$ -
Inspections - 2.5%				\$ 25,148.91	\$24,000.00	\$1,148.91	\$25,148.91	\$ 0.00
Subtotal				\$ 1,031,105.32	\$1,025,456.41	\$5,648.91	\$1,031,105.32	\$ 0.00
10% Contingency				\$ 103,110.53	\$77,332.89	\$25,777.64	\$103,110.53	\$ 0.00
Total Site Improvement Escrow				\$ 1,134,215.85	\$1,102,789.30	\$31,426.55	\$1,134,215.85	\$ 0.00

Approvals: _____

Southdown Homes, L.P.



03/31/22

East Brandywine Township Engineer

East Brandywine Township