



February 4, 2026

EBWT 1013

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

**RE: Financial Security
Brandywine Walk – Phase 4**

Dear Luke:

As requested, we have reviewed an *Escrow Estimate* prepared by A&E Consulting, LLC, dated January 29, 2026, for Phase 4 of the above-referenced site and found it to be satisfactory.

Based on field inspections, we hereby certify that portions of work for Brandywine Walk – Phase 4 have already been completed per PA Municipalities Planning Code (MPC) Section 509(j) prior to posting of financial security. Work has been completed in the amount of **\$348,385.00** and as such, been deducted from the recommended security.

Security for the proposed improvements shall be provided in the amount of **\$1,300,467.29**.

Please note the attached estimate does not include sanitary sewer or public water, as they will be secured with the Sewer Authority and AQUA PA, respectively.

Should you have any further questions or comments, please contact me.

Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in blue ink, appearing to read "N. Cline", is positioned above the typed name of the sender.

Nathan M. Cline, PE
Township Engineer

cc: Justin Brewer, D.L. Howell (via email)
Ray Grochowski, A&E Consulting, LLC (via email)
Joe Boldaz, HydraTerra Professionals, LLC (via email)
Tom Kessler, Willow Hill Development Group (via email)
Brian Nagle, MacElree Harvey, Ltd. (via email)

FINANCIAL SECURITY SUMMARY

for

Weaver Tract - Phase 4 (27 Single-Family Lots) Township Items Only

ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Work completed thru 01.29.2026		COMPLETED TO DATE		REMAINING TO DATE		% REMAIN.
					TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	
Phase 4 Lots (27 Single-Family)											
A Construction Stakeout, Mobilization, & As-Builts											
1 Construction Stakeout	22	DY	\$ 1,400.00	\$ 30,800.00	15.00	\$ 21,000.00	15.00	\$ 21,000.00	7.00	\$ 9,800.00	32%
2 Mobilization	1	LS	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00	1.00	\$ 7,500.00	-	\$ -	0%
3 De-Mobilization	1	LS	\$ 7,500.00	\$ 7,500.00		\$ -	-	\$ -	1.00	\$ 7,500.00	100%
4 NPDES NOT Engineer prep and Inspection	1	LS	\$ 7,500.00	\$ 7,500.00		\$ -	-	\$ -	1.00	\$ 7,500.00	100%
5 Survey - insall Pins and Monuments	4	DY	\$ 1,400.00	\$ 5,600.00		\$ -	-	\$ -	4.00	\$ 5,600.00	100%
6 As-Builts	1	LS	\$ 12,000.00	\$ 12,000.00		\$ -	-	\$ -	1.00	\$ 12,000.00	100%
			Subtotal	\$ 70,900.00	Subtotal	\$ 28,500.00	Subtotal	\$ 28,500.00	Subtotal	\$ 42,400.00	60%
B Clearing & Grubbing											
1 Clearing & Grubbing	1	LS	\$ 15,000.00	\$ 15,000.00	1.00	\$ 15,000.00	1.00	\$ 15,000.00	-	\$ -	0%
			Subtotal	\$ 15,000.00	Subtotal	\$ 15,000.00	Subtotal	\$ 15,000.00	Subtotal	\$ -	0%
C Erosion and Sedimentation Control											
1 Construction Entrance	2	EA	\$ 5,500.00	\$ 11,000.00	2	\$ 11,000.00	2.00	\$ 11,000.00	-	\$ -	0%
2 Silt Sock - 12 inch	4,000	LF	\$3.30	\$ 13,200.00	4,000	\$ 13,200.00	4,000.00	\$ 13,200.00	-	\$ -	0%
3 Silt Sock - 18 inch	1,200	LF	\$5.70	\$ 6,840.00	1,200	\$ 6,840.00	1,200.00	\$ 6,840.00	-	\$ -	0%
4 Silt Sock - 24 inch	200	LF	\$9.80	\$ 1,960.00	200	\$ 1,960.00	200.00	\$ 1,960.00	-	\$ -	0%
5 Staging Area	10,000	SF	\$0.90	\$ 9,000.00	10,000	\$ 9,000.00	10,000.00	\$ 9,000.00	-	\$ -	0%
6 Inlet Protection	14	EA	\$300.00	\$ 4,200.00		\$ -	-	\$ -	14.00	\$ 4,200.00	100%
7 Rock Filter	1	LS	\$2,500.00	\$ 2,500.00		\$ -	-	\$ -	1.00	\$ 2,500.00	100%
8 Orange Construction Fence	500	LF	\$2.00	\$ 1,000.00	500	\$ 1,000.00	500.00	\$ 1,000.00	-	\$ -	0%
9 Temp. Seed and Mulch	500,000	SF	\$0.06	\$ 30,000.00		\$ -	-	\$ -	500,000.00	\$ 30,000.00	100%
10 Curlex Blanket	40,000	SF	\$0.20	\$ 8,000.00		\$ -	-	\$ -	40,000.00	\$ 8,000.00	100%
11 Temporary Swales #6 and 6	850	LF	\$5.00	\$ 4,250.00	850	\$ 4,250.00	850.00	\$ 4,250.00	-	\$ -	0%
12 Temp Swales - Curlex Blanket & Seed	11,000	SF	\$0.35	\$ 3,850.00		\$ -	-	\$ -	11,000.00	\$ 3,850.00	100%
13 Silt Sock Sed Trap (3)24", (2)18" (1) 12"	400	SF	\$48.00	\$ 19,200.00	400	\$ 19,200.00	400.00	\$ 19,200.00	-	\$ -	0%
			Subtotal	\$ 115,000.00	Subtotal	\$ 66,450.00	Subtotal	\$ 66,450.00	Subtotal	\$ 48,550.00	42%
D Basins											
1 Sed Basin #5											
2 Core Trench	400	LF	\$10.00	\$4,000	400	\$ 4,000.00	400.00	\$ 4,000.00	-	\$ -	0%
3 Inlet Riser (M type)	1	EA	\$5,000.00	\$5,000	1	\$ 5,000.00	1.00	\$ 5,000.00	-	\$ -	0%
4 24" RCP Outlet Pipe	64	LF	\$140.00	\$8,960	64	\$ 8,960.00	64.00	\$ 8,960.00	-	\$ -	0%
5 Anti Seep Collars	2	EA	\$1,500.00	\$3,000	2	\$ 3,000.00	2.00	\$ 3,000.00	-	\$ -	0%
6 Horseshoe Berm	1	EA	\$500.00	\$500	1	\$ 500.00	1.00	\$ 500.00	-	\$ -	0%
7 Emergency Spillway	4,000	SF	\$0.50	\$2,000		\$ -	-	\$ -	4,000.00	\$ 2,000.00	100%
8 3" Skimmer	1	EA	\$2,000.00	\$2,000	1	\$ 2,000.00	1.00	\$ 2,000.00	-	\$ -	0%
9 5' High Baffle Walls	120	LF	\$15.00	\$1,800	120	\$ 1,800.00	120.00	\$ 1,800.00	-	\$ -	0%
10 Level Spreader Curb	65	LF	\$200.00	\$13,000		\$ -	-	\$ -	65.00	\$ 13,000.00	100%
11 Rip Rap Apron	1	EA	\$2,000.00	\$2,000	1	\$ 2,000.00	1.00	\$ 2,000.00	-	\$ -	0%
12 Respread and Grade Topsoil	700	CY	\$3.50	\$2,450		\$ -	-	\$ -	700.00	\$ 2,450.00	100%
13 Curlex,Rake, and Seed	23,000	SF	\$0.20	\$4,600		\$ -	-	\$ -	23,000.00	\$ 4,600.00	100%
14 Rake and seed	13,000	SF	\$0.10	\$1,300		\$ -	-	\$ -	13,000.00	\$ 1,300.00	100%
15 Sed Basin #5 - Conversion											
16 Dewater	1	LS	\$2,500.00	\$2,500		\$ -	-	\$ -	1.00	\$ 2,500.00	100%
17 Remove Silt	200	CY	\$20.00	\$4,000		\$ -	-	\$ -	200.00	\$ 4,000.00	100%
18 Remove Baffle	1	LS	\$3,500.00	\$3,500		\$ -	-	\$ -	1.00	\$ 3,500.00	100%
19 Excavate for soil	400	CY	\$8.00	\$3,200		\$ -	-	\$ -	400.00	\$ 3,200.00	100%
20 Place amended soil	500	CY	\$7.00	\$3,500		\$ -	-	\$ -	500.00	\$ 3,500.00	100%
21 Amended Soil	500	CY	\$40.00	\$20,000		\$ -	-	\$ -	500.00	\$ 20,000.00	100%
22 Curlex, rake and seed	37,000	SF	\$0.25	\$9,250		\$ -	-	\$ -	37,000.00	\$ 9,250.00	100%
			Subtotal	\$ 96,560.00	Subtotal	\$ 27,260.00	Subtotal	\$ 27,260.00	Subtotal	\$ 69,300.00	72%

FINANCIAL SECURITY SUMMARY

for

Weaver Tract - Phase 4 (27 Single-Family Lots) Township Items Only

ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Work completed thru 01.29.2026		COMPLETED TO DATE		REMAINING TO DATE		% REMAIN.	
					TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$		
E Earthwork												
1 Strip	17,000	CY	\$2.60	\$44,200	17,000	\$ 44,200.00	17,000.00	\$ 44,200.00	-	\$ -	0%	
2 Cut	14,000	CY	\$1.80	\$25,200	14,000	\$ 25,200.00	14,000.00	\$ 25,200.00	-	\$ -	0%	
3 Fill	33,000	CY	\$1.45	\$47,850	33,000	\$ 47,850.00	33,000.00	\$ 47,850.00	-	\$ -	0%	
4 Borrow Basin #1	10,000	CY	\$2.50	\$25,000	10,000	\$ 25,000.00	10,000.00	\$ 25,000.00	-	\$ -	0%	
5 Spoil Sed Basin #1	15,700	CY	\$1.50	\$23,550	15,700	\$ 23,550.00	15,700.00	\$ 23,550.00	-	\$ -	0%	
6 Respread and Grade Topsoil - 2" Skim Lots	3,700	CY	\$2.75	\$10,175		\$ -	-	\$ -	3,700.00	\$ 10,175.00	100%	
7 Respread and Grade Topsoil - Slopes	800	CY	\$3.50	\$2,800		\$ -	-	\$ -	800.00	\$ 2,800.00	100%	
9 Fine Grade Pads	91,000	SF	\$0.06	\$5,460		\$ -	-	\$ -	91,000.00	\$ 5,460.00	100%	
10 Amended Soil	34,200	SF	\$0.75	\$25,650		\$ -	-	\$ -	34,200.00	\$ 25,650.00	100%	
			Subtotal	\$ 209,885.00	Subtotal	\$ 165,800.00	Subtotal	\$ 165,800.00	Subtotal	\$ 44,085.00	21%	
F Sanitary Sewer - N/A - Bonded with Sewer Authority												
G Storm Sewer												
1 15" HDPE	220	LF	\$40.00	\$8,800		\$ -	-	\$ -	220.00	\$ 8,800.00	100%	
2 15" HDPE +10'	80	LF	\$50.50	\$4,040		\$ -	-	\$ -	80.00	\$ 4,040.00	100%	
3 18" HDPE	300	LF	\$45.50	\$13,650		\$ -	-	\$ -	300.00	\$ 13,650.00	100%	
4 24" HDPE	400	LF	\$57.00	\$22,800		\$ -	-	\$ -	400.00	\$ 22,800.00	100%	
5 30" HDPE 13'	200	LF	\$83.00	\$16,600		\$ -	-	\$ -	200.00	\$ 16,600.00	100%	
6 36" HDPE 14'	140	LF	\$93.00	\$13,020		\$ -	-	\$ -	140.00	\$ 13,020.00	100%	
7 Structures	25	EA	\$4,000.00	\$100,000		\$ -	-	\$ -	25.00	\$ 100,000.00	100%	
8 Stone Bedding	1,300	Tons	\$25.00	\$32,500		\$ -	-	\$ -	1,300.00	\$ 32,500.00	100%	
9 Rip-Rap R-4	60	Tons	\$50.00	\$3,000		\$ -	-	\$ -	60.00	\$ 3,000.00	100%	
10 Rip-Rap R-6	50	Tons	\$80.00	\$4,000		\$ -	-	\$ -	50.00	\$ 4,000.00	100%	
			Subtotal	\$ 218,410.00	Subtotal	\$ -	Subtotal	\$ -	Subtotal	\$ 218,410.00	100%	
H Water Main - N/A - Bonded with Aqua Pennsylvania												
I Curb												
1 Dig & Backfill	4,000	LF	\$ 2.50	\$ 10,000.00		\$ -	-	\$ -	4,000.00	\$ 10,000.00	100%	
2 12" Belgian Block	4,000	LF	\$ 24.50	\$ 98,000.00		\$ -	-	\$ -	4,000.00	\$ 98,000.00	100%	
			Subtotal	\$ 108,000.00	Subtotal	\$ -	Subtotal	\$ -	Subtotal	\$ 108,000.00	100%	
J Paving												
1 Fine grade	6,370	SY	\$ 1.10	\$ 7,007.00		\$ -	-	\$ -	6,370.00	\$ 7,007.00	100%	
2 6" 2A Modified	5,900	SY	\$ 11.84	\$ 69,856.00		\$ -	-	\$ -	5,900.00	\$ 69,856.00	100%	
3 4" 25 MM	5,900	SY	\$ 22.64	\$ 133,576.00		\$ -	-	\$ -	5,900.00	\$ 133,576.00	100%	
4 1.5" 9.5MM	5,900	SY	\$ 11.50	\$ 67,850.00		\$ -	-	\$ -	5,900.00	\$ 67,850.00	100%	
5 Clean and Tack	5,900	SY	\$ 1.50	\$ 8,850.00		\$ -	-	\$ -	5,900.00	\$ 8,850.00	100%	
6 Emerg Access - 4" 2A Modified	470	SY	\$ 11.41	\$ 5,362.70		\$ -	-	\$ -	470.00	\$ 5,362.70	100%	
7 Emerg Access - 4" 25 MM	470	SY	\$ 29.64	\$ 13,930.80		\$ -	-	\$ -	470.00	\$ 13,930.80	100%	
8 Emerg Access - 1.5" Wearing	470	SY	\$ 16.81	\$ 7,900.70		\$ -	-	\$ -	470.00	\$ 7,900.70	100%	
			Subtotal	\$ 314,333.20	Subtotal	\$ -	Subtotal	\$ -	Subtotal	\$ 314,333.20	100%	

FINANCIAL SECURITY SUMMARY

for

Weaver Tract - Phase 4 (27 Single-Family Lots) Township Items Only

ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Work completed thru 01.29.2026		COMPLETED TO DATE		REMAINING TO DATE		% REMAIN.	
					TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$	TOTAL UNITS	TOTAL \$		
K Miscellaneous												
1	10,500	SF	\$ 5.50	\$ 57,750.00		\$ -	-	\$ -	10,500.00	\$ 57,750.00	100%	
2	7	EA	\$ 1,500.00	\$ 10,500.00		\$ -	-	\$ -	7.00	\$ 10,500.00	100%	
3	20	EA	\$ 1,500.00	\$ 30,000.00		\$ -	-	\$ -	20.00	\$ 30,000.00	100%	
4	576	SF	\$ 42.50	\$ 24,480.00		\$ -	-	\$ -	576.00	\$ 24,480.00	100%	
5	1	LS	\$ 2,150.00	\$ 2,150.00		\$ -	-	\$ -	1.00	\$ 2,150.00	100%	
6	1	LS	\$ 15,000.00	\$ 15,000.00		\$ -	-	\$ -	1.00	\$ 15,000.00	100%	
7	27	EA	\$ 500.00	\$ 13,500.00		\$ -	-	\$ -	27.00	\$ 13,500.00	100%	
8	97,200	SF	\$ 0.08	\$ 7,484.40		\$ -	-	\$ -	97,200.00	\$ 7,484.40	100%	
9	1,340	LF	\$ 0.80	\$ 1,072.00		\$ -	-	\$ -	1,340.00	\$ 1,072.00	100%	
10	1,340	LF	\$ 1.50	\$ 2,010.00		\$ -	-	\$ -	1,340.00	\$ 2,010.00	100%	
11	5	EA	\$ 4,000.00	\$ 20,000.00		\$ -	-	\$ -	5.00	\$ 20,000.00	100%	
12	1	LS	\$ 2,500.00	\$ 2,500.00		\$ -	-	\$ -	1.00	\$ 2,500.00	100%	
13	1	LS	\$ 5,000.00	\$ 5,000.00		\$ -	-	\$ -	1.00	\$ 5,000.00	100%	
			Subtotal	\$ 191,446.40	Subtotal	\$ -	Subtotal	\$ -	Subtotal	\$ 191,446.40	100%	
L Landscaping												
1	64	EA	\$ 450.00	\$ 28,800.00		\$ -	-	\$ -	64.00	\$ 28,800.00	100%	
2	35	EA	\$ 450.00	\$ 15,750.00		\$ -	-	\$ -	35.00	\$ 15,750.00	100%	
3	51	EA	\$ 500.00	\$ 25,500.00		\$ -	-	\$ -	51.00	\$ 25,500.00	100%	
4	115	EA	\$ 80.00	\$ 9,200.00		\$ -	-	\$ -	115.00	\$ 9,200.00	100%	
5	1	LS	\$ 15,000.00	\$ 15,000.00		\$ -	-	\$ -	1.00	\$ 15,000.00	100%	
			Subtotal	\$ 94,250.00	Subtotal	\$ -	Subtotal	\$ -	Subtotal	\$ 94,250.00	100%	
TOTAL CONSTRUCTION ITEMS				\$ 1,433,784.60	HARD COST REQUEST	\$ 303,010.00	Hard Costs Completed	\$ 303,010.00	Hard Costs Remain	\$ 1,130,774.60	78.9%	
Contingency (10%)				\$ 143,378.46	Contingency	\$ 30,250.00	Total Cont. To date	\$ 30,250.00	Rem. Contingency	\$ 113,128.46	78.9%	
Construction Observation (5%)				\$ 71,689.23	Const Observation	\$ 15,125.00	Total Obs. To date	\$ 15,125.00		\$ 56,564.23	78.9%	
TOTAL ESCROW				\$ 1,648,852.29	TOTAL REQUESTED REDUCTION	\$ 348,385.00	Total Completed to date	\$ 348,385.00	Total Remaining to Date	\$ 1,300,467.29	78.9%	

Initial Escrow does not include work completed to date 01.29.2026

Hard Costs Completed to Date	\$ 303,010.00
Contingency Completed to Date	\$ 30,250.00
Construction Observation Completed to Date	\$ 15,125.00
Total Escrow to Post with Initial Set-Up	\$ 1,300,467.29