Della Penna Engineering, Inc.
21 Whitetail Lane
Parkesburg, PA 19365

Phone: 610-857-0045 Fax: 610-857-0046

June 16, 2011

East Fallowfield Township
Board of Supervisors
2264 Strasburg Road
East Fallowfield, PA 19320

Re: Real Estate Finders, LLC (Abrahams Property)
2133-2135 Strasburg Road
Construction Improvement Escrow Amount

Dear Board Members:

I have reviewed the construction improvement cost estimates for the above referenced project prepared by Edward B. Walsh & Associates, Inc. and last revised June 15, 2011. Based on my review of those figures I have calculated the total project security required to be escrowed for the project including the required 10% contingency to be **$1,128,193.30.**

I therefore recommend that this figure be used to establish the Construction Improvement Escrow Account for the project.

Copies of the escrow release draw sheets are enclosed and have also been forwarded to the developer for his use. Prior to any work, the necessary bonding and agreements should be in place with the Township.

Please feel free to call if you have any questions.

RECEIVED
JUN 20 2011
BY: Denise Miller

Very Truly Yours,

Christopher R. Della Penna, P.E.
Township Engineer

Cc: Vince Pompo, Esquire (via email)
Ashley Hickman, EIT (via email)

Math Correct_____	
Dept Head Approval_____	
Supervisor Liaison_____	
Account Distribution	**Amount**
_____	_____
_____	_____
_____	_____
Entered By:_____	**Date:**_____

CONSTRUCTION COST BREAKDOWN
REAL ESTATE FINDERS, LLC
EAST FALLOWFIELD TOWNSHIP

RELEASE REQUEST #
DATE

Item	Quantity	Units	Unit Price	Escrow Amount	Previous Release	This Release	Total Release	Total Remaining
Excavation/Earthwork								
Site Clearing	1	LS	$ 17,800.00	$ 17,800.00	$ -	$ -	$ -	$ 17,800.00
Excavation	93,154	CY	$ 1.00	$ 93,154.00	$ -	$ -	$ -	$ 93,154.00
Excavation	1,305	LF	$ 2.50	$ 3,262.50	$ -	$ -	$ -	$ 3,262.50
Import Fill; Grade; Compaction	20,701	CY	$ 7.50	$ 155,257.50	$ -	$ -	$ -	$ 155,257.50
Erosion & Sediment Control								
Stabilized Construction Entrance	1	LS	$ 1,210.00	$ 1,210.00	$ -	$ -	$ -	$ 1,210.00
Replace Construction Entrance	1	LS	$ 1,210.00	$ 1,210.00	$ -	$ -	$ -	$ 1,210.00
Orange Construction Fence	2,925	LF	$ 2.25	$ 6,581.25	$ -	$ -	$ -	$ 6,581.25
18" Silt Fence (Install and Remove)	1,375	LF	$ 2.00	$ 2,750.00	$ -	$ -	$ -	$ 2,750.00
Replace 18" Silt Fence	688	LF	$ 2.00	$ 1,376.00	$ -	$ -	$ -	$ 1,376.00
30" Silt Fence (Install and Remove)	1,150	LF	$ 2.50	$ 2,875.00	$ -	$ -	$ -	$ 2,875.00
Replace 30" Silt Fence	575	LF	$ 2.50	$ 1,437.50	$ -	$ -	$ -	$ 1,437.50
Super Silt Fence (Install and Remove)	1,325	LF	$ 7.50	$ 9,937.50	$ -	$ -	$ -	$ 9,937.50
Replace Super Silt Fence	663	LF	$ 7.50	$ 4,972.50	$ -	$ -	$ -	$ 4,972.50
Temporary Swale	1	LS	$ 8,600.00	$ 8,600.00	$ -	$ -	$ -	$ 8,600.00
Temp. Seed and Mulch all Disturbed Areas	188,888	SY	$ 0.30	$ 56,666.40	$ -	$ -	$ -	$ 56,666.40
Remove and Restore Existing Driveways	4,184	SY	$ 4.00	$ 16,736.00	$ -	$ -	$ -	$ 16,736.00
Inlet Protection	20	EA	$ 100.00	$ 2,000.00	$ -	$ -	$ -	$ 2,000.00
Temporary 18" HDPE Diversion Pipe	112	LF	$ 32.50	$ 3,640.00	$ -	$ -	$ -	$ 3,640.00
Sediment Trap 1								
Strip Topsoil	1	LS	$ 2,000.00	$ 2,000.00	$ -	$ -	$ -	$ 2,000.00
Install Temporary Riser and Outlet Barrel	1	LS	$ 1,500.00	$ 1,500.00	$ -	$ -	$ -	$ 1,500.00
Permanent Outlet Control Structure	1	LS	$ 4,370.00	$ 4,370.00	$ -	$ -	$ -	$ 4,370.00
Permanent Plunge Pool and Level Spr.	1	LS	$ 500.00	$ 500.00	$ -	$ -	$ -	$ 500.00
Re-spread and Grade Topsoil	3,103	SY	$ 1.00	$ 3,103.00	$ -	$ -	$ -	$ 3,103.00
Seed	3,103	SY	$ 0.25	$ 775.75	$ -	$ -	$ -	$ 775.75
Mulch	3,103	SY	$ 0.50	$ 1,551.50	$ -	$ -	$ -	$ 1,551.50
Slope Stabilization-NAG S-75	2,717	SY	$ 2.25	$ 6,113.25	$ -	$ -	$ -	$ 6,113.25
Anti-Seep Collar (3.5'x3.5')	1	EA	$ 150.00	$ 150.00	$ -	$ -	$ -	$ 150.00
Sediment Trap 2								
Strip Topsoil	1	LS	$ 500.00	$ 500.00	$ -	$ -	$ -	$ 500.00
Temporary 15" CMP Riser	1	LS	$ 500.00	$ 500.00	$ -	$ -	$ -	$ 500.00

CONSTRUCTION COST BREAKDOWN
REAL ESTATE FINDERS, LLC
EAST FALLOWFIELD TOWNSHIP

RELEASE REQUEST #
DATE

Item	Quantity	Units	Unit Price	Escrow Amount	Previous Release	This Release	Total Release	Total Remaining
Temporary 12" CMP Outlet Pipe	67	LF	$ 25.00	$ 1,675.00	$ -	$ -	$ -	$ 1,675.00
Temporary 24" HDPE Diversion Pipe	45	LF	$ 42.00	$ 1,890.00	$ -	$ -	$ -	$ 1,890.00
24" DW Endwall	1	EA	$ 1,200.00	$ 1,200.00	$ -	$ -	$ -	$ 1,200.00
Re-spread and Grade Topsoil	1,469	SY	$ 1.25	$ 1,836.25	$ -	$ -	$ -	$ 1,836.25
Seed	1,469	SY	$ 0.25	$ 367.25	$ -	$ -	$ -	$ 367.25
Mulch	1,469	SY	$ 0.50	$ 734.50	$ -	$ -	$ -	$ 734.50
Slope Stabilization-NAG S-75	1,158	SY	$ 2.25	$ 2,605.50	$ -	$ -	$ -	$ 2,605.50
Roadway Construction (Lily Rose Lane)								
10" 3A Modified Stone	3,817	SY	$ 10.50	$ 40,078.50	$ -	$ -	$ -	$ 40,078.50
2" ID-2 Binder Course	3,817	SY	$ 7.35	$ 28,054.95	$ -	$ -	$ -	$ 28,054.95
1" ID-2 Wearing Course	3,817	SY	$ 5.75	$ 21,947.75	$ -	$ -	$ -	$ 21,947.75
Tack Coat	3,817	SY	$ 0.20	$ 763.40	$ -	$ -	$ -	$ 763.40
Fine Grading	3,817	SY	$ 0.70	$ 2,671.90	$ -	$ -	$ -	$ 2,671.90
8" Vertical Curb	2,785	LF	$ 12.00	$ 33,420.00	$ -	$ -	$ -	$ 33,420.00
Curb & Joint Seal	2,785	LF	$ 0.25	$ 696.25	$ -	$ -	$ -	$ 696.25
Storm Sewer								
15" RCP	153	LF	$ 32.00	$ 4,896.00	$ -	$ -	$ -	$ 4,896.00
18" RCP	1,328	LF	$ 40.00	$ 53,120.00	$ -	$ -	$ -	$ 53,120.00
24" RCP	92	LF	$ 50.00	$ 4,600.00	$ -	$ -	$ -	$ 4,600.00
19"x30" Elliptical RCP	196	LF	$ 55.00	$ 10,780.00	$ -	$ -	$ -	$ 10,780.00
Type "C" Inlets: 0' - 5'	16	EA	$ 950.00	$ 15,200.00	$ -	$ -	$ -	$ 15,200.00
Type "C" Inlets: 5' - 7'	1	EA	$ 1,150.00	$ 1,150.00	$ -	$ -	$ -	$ 1,150.00
Spring Box Inlet	1	EA	$ 950.00	$ 950.00	$ -	$ -	$ -	$ 950.00
NPDES MS-4 Emblems on All Inlets	18	EA	$ 100.00	$ 1,800.00	$ -	$ -	$ -	$ 1,800.00
18" DW Endwalls	1	EA	$ 750.00	$ 750.00	$ -	$ -	$ -	$ 750.00
19" DW Endwall (w/ Trash Rack)	1	EA	$ 1,200.00	$ 1,200.00	$ -	$ -	$ -	$ 1,200.00
19"x30" Flared End Section (w/ Trash Rack)	2	EA	$ 800.00	$ 1,600.00	$ -	$ -	$ -	$ 1,600.00
18" Flared End Section (w/ Trash Rack)	1	EA	$ 700.00	$ 700.00	$ -	$ -	$ -	$ 700.00
Rock Energy Dissipaters	5	EA	$ 500.00	$ 2,500.00	$ -	$ -	$ -	$ 2,500.00
Oil / Debris Hoods	2	EA	$ 1,500.00	$ 3,000.00	$ -	$ -	$ -	$ 3,000.00
Storm Manhole (48")	1	EA	$ 1,300.00	$ 1,300.00	$ -	$ -	$ -	$ 1,300.00
Strasburg Roadside Swale Grading	318	SY	$ 4.50	$ 1,431.00	$ -	$ -	$ -	$ 1,431.00
Enkamat Mat Type 7010	318	SY	$ 1.75	$ 556.50	$ -	$ -	$ -	$ 556.50
Bank Grading Along Strasburg Road	372	CY	$ 2.00	$ 744.00	$ -	$ -	$ -	$ 744.00

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EAST FALLOWFIELD TOWNSHIP

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Landscaping								
Deciduous Trees	162	EA	$ 200.00	$ 32,400.00	$ -	$ -	$ -	$ 32,400.00
Evergreen Trees	156	EA	$ 150.00	$ 23,400.00	$ -	$ -	$ -	$ 23,400.00
Shrubs	673	EA	$ 40.00	$ 26,920.00	$ -	$ -	$ -	$ 26,920.00
Wetland Planting	1	LS	$ 2,500.00	$ 2,500.00	$ -	$ -	$ -	$ 2,500.00
Permanent SWM 1								
12" DW Endwall	1	EA	$ 550.00	$ 550.00	$ -	$ -	$ -	$ 550.00
Type "M" Inlets	2	EA	$ 1,150.00	$ 2,300.00	$ -	$ -	$ -	$ 2,300.00
12" Perforated CMP	80	LF	$ 25.00	$ 2,000.00	$ -	$ -	$ -	$ 2,000.00
Stone Recharge Bed	1	LS	$ 3,200.00	$ 3,200.00	$ -	$ -	$ -	$ 3,200.00
Geotextile Filter Fabric	1,496	SY	$ 1.75	$ 2,618.00	$ -	$ -	$ -	$ 2,618.00
Emergency Spillway N.A.G. P550	58	SY	$ 13.50	$ 783.00	$ -	$ -	$ -	$ 783.00
Permanent SWM 2								
36" CMP Inflow Riser w/ Tee Connection	1	EA	$ 1,200.00	$ 1,200.00	$ -	$ -	$ -	$ 1,200.00
60" Perforated CMP	228	LF	$ 68.00	$ 15,504.00	$ -	$ -	$ -	$ 15,504.00
60" CMP 90° End Section (End Manifold)	4	EA	$ 1,000.00	$ 4,000.00	$ -	$ -	$ -	$ 4,000.00
60" x 60" CMP Tee Section (End Manifold)	1	EA	$ 1,100.00	$ 1,100.00	$ -	$ -	$ -	$ 1,100.00
60" x 24" CMP Tee Section	1	EA	$ 800.00	$ 800.00	$ -	$ -	$ -	$ 800.00
24" CMP	10	LF	$ 30.00	$ 300.00	$ -	$ -	$ -	$ 300.00
Type 'M' Outlet Structure w/ Concrete Baffle	1	EA	$ 1,650.00	$ 1,650.00	$ -	$ -	$ -	$ 1,650.00
Stone Recharge Bed	1	LS	$ 7,800.00	$ 7,800.00	$ -	$ -	$ -	$ 7,800.00
Geotextile Filter Fabric	1,055	SY	$ 1.75	$ 1,846.25	$ -	$ -	$ -	$ 1,846.25
Permanent SWM 3								
36" CMP Inflow Riser w/ 90° Connection	1	EA	$ 1,000.00	$ 1,000.00	$ -	$ -	$ -	$ 1,000.00
36" CMP Outflow Riser w/ 90° Connection	1	EA	$ 1,500.00	$ 1,500.00	$ -	$ -	$ -	$ 1,500.00
36" Perforated CMP	225	LF	$ 45.00	$ 10,125.00	$ -	$ -	$ -	$ 10,125.00
36" CMP 90° End Section (End Manifold)	2	EA	$ 500.00	$ 1,000.00	$ -	$ -	$ -	$ 1,000.00
36" x 36" CMP Tee Section	6	EA	$ 550.00	$ 3,300.00	$ -	$ -	$ -	$ 3,300.00
18" RCP	5	LF	$ 40.00	$ 200.00	$ -	$ -	$ -	$ 200.00
Stone Recharge Bed	1	LS	$ 1,900.00	$ 1,900.00	$ -	$ -	$ -	$ 1,900.00
Geotextile Filter Fabric	480	SY	$ 1.75	$ 840.00	$ -	$ -	$ -	$ 840.00

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EAST FALLOWFIELD TOWNSHIP					DATE			
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On-Lot SWM								
Lot 3 Recharge Bed (Front Location)	1	LS	$ 4,425.00	$ 4,425.00	$ -	$ -	$ -	$ 4,425.00
Lot 3 Recharge Bed (Back Location)	1	LS	$ 4,720.00	$ 4,720.00	$ -	$ -	$ -	$ 4,720.00
Lot 4 Recharge Bed (North Location)	1	LS	$ 5,325.00	$ 5,325.00	$ -	$ -	$ -	$ 5,325.00
Lot 4 Recharge Bed (South Location)	1	LS	$ 4,260.00	$ 4,260.00	$ -	$ -	$ -	$ 4,260.00
Lot 5 Recharge Bed (North Location)	1	LS	$ 4,800.00	$ 4,800.00	$ -	$ -	$ -	$ 4,800.00
Lot 5 Recharge Bed (South Location)	1	LS	$ 3,850.00	$ 3,850.00	$ -	$ -	$ -	$ 3,850.00
Lot 6 Recharge Bed	1	LS	$ 6,990.00	$ 6,990.00	$ -	$ -	$ -	$ 6,990.00
Lot 7 Recharge Bed	1	LS	$ 6,990.00	$ 6,990.00	$ -	$ -	$ -	$ 6,990.00
Lot 8 Recharge Bed (Front Location)	1	LS	$ 5,410.00	$ 5,410.00	$ -	$ -	$ -	$ 5,410.00
Lot 8 Recharge Bed (Back Location)	1	LS	$ 9,155.00	$ 9,155.00	$ -	$ -	$ -	$ 9,155.00
Lot 9 Recharge Bed	1	LS	$ 6,405.00	$ 6,405.00	$ -	$ -	$ -	$ 6,405.00
Lot 10 Recharge Bed	1	LS	$ 6,430.00	$ 6,430.00	$ -	$ -	$ -	$ 6,430.00
Lot 11 Recharge Bed	1	LS	$ 9,055.00	$ 9,055.00	$ -	$ -	$ -	$ 9,055.00
Miscellaneous								
Signage	7	EA	$ 200.00	$ 1,400.00	$ -	$ -	$ -	$ 1,400.00
Concrete Monuments	14	EA	$ 200.00	$ 2,800.00	$ -	$ -	$ -	$ 2,800.00
Iron Pins	23	EA	$ 75.00	$ 1,725.00	$ -	$ -	$ -	$ 1,725.00
Fence Relocation	338	LF	$ 6.00	$ 2,028.00	$ -	$ -	$ -	$ 2,028.00
Construction Stakeout	1	LS	$25,000.00	$ 25,000.00	$ -	$ -	$ -	$ 25,000.00
Traffic Control for Strasburg Road	1	LS	$ 1,000.00	$ 1,000.00	$ -	$ -	$ -	$ 1,000.00
Fee In Lieu of Open Space	9	EA	$ 1,500.00	$ 13,500.00	$ -	$ -	$ -	$ 13,500.00
As-Built Plans	1	LS	$ 6,500.00	$ 6,500.00	$ -	$ -	$ -	$ 6,500.00
Fiber Optic Encasement / Lowering	1	LS	$ 19,785.00	$ 19,785.00	$ -	$ -	$ -	$ 19,785.00
Utility Pole Relocation	3	EA	$ 8,000.00	$ 24,000.00	$ -	$ -	$ -	$ 24,000.00
SUBTOTAL				$ 981,037.65	$ -	$ -	$ -	$ 981,037.65
10% CONTINGENCY				$ 98,103.77	$ -	$ -	$ -	$ 98,103.77
TOWNSHIP INSPECTIONS				$ 49,051.88	$ -	$ -	$ -	$ 49,051.88
TOTAL ESCROW AMOUNT				$ 1,128,193.30	$ -	$ -	$ -	$ 1,128,193.30

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REAL ESTATE FINDERS, LLC
EAST FALLOWFIELD TOWNSHIP

RELEASE REQUEST #
DATE

Item	Quantity	Units	Unit Price	Escrow Amount	Previous Release	This Release	Total Release	Total Remaining
Township Engineer					Developer			
Township Supervisors								