



AECOM 302.781.5900 tel
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4051 Ogletown Road
Newark, DE 19713

December 21, 2020

Mr. Eden Ratliff, Manager
Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317

**Re: Enterprise Rent-A-Car
Escrow Release No. 3**

Dear Mr. Ratliff:

AECOM has inspected the improvements at the above referenced project to determine acceptability of Escrow Release No. 3, which was initially requested by the Developer on November 25, 2020 and clarified by information submitted on December 9, 2020.

The requested total amount to be released from financial security held by the Township for improvements construction per the MPC is \$95,854.37. We have inspected the improvements subject to this release request and recommend releasing the requested amount. The balance of funds remaining in the improvements financial security after this release would be \$\$283,979.45

Enclosed is a Declaration of Completion and an improvements construction cost breakdown for the Township's review.

Please contact our office should you have any questions.

Sincerely,

AECOM

Stan Corbett
Associate Vice President

cc: Amy Heinrich, Kennett Township Finance Director
Victor Abdala, StanAb, LP, Developer

**DECLARATION OF COMPLETION
ESCROW RELEASE NO. 3
ENTERPRISE RENT-A-CAR**

The undersigned hereby declare a portion of the work provided for in a certain agreement between Kennett Township and StanAb, L.P. relative to the site improvements at the Enterprise Rent-A-Car land development in Kennett Township has been completed to the extent of \$95,854.37. An escrow release to StanAb, L.P. is approved in the amount of \$95,854.37.

The release of funds hereby authorized shall not be construed as acceptance of the work by Kennett Township. The Township reserves the right to re-inspect the work and to require StanAb, L.P. to correct any and all defects and deficiencies.



December 21, 2020

Stan Corbett, Associate Vice President
AECOM

Date

Eden Ratliff, Manager
Kennett Township

Date

ESCROW RELEASE NUMBER 3

MUNICIPALITY: Kennett Township
PROJECT: Enterprise Rent-A-Car
DEVELOPER: StanAB, LP
LOCATION: 623 Millers Hill, Kennett Square, PA
AECOM NO.: 60623234
DATE: 12/21/2020

QTY	UNIT	ITEM	COST PER UNIT	EXTENSION	AMOUNT PREVIOUS	COMPLETE THIS PERIOD (Qty or % Complete)	AMOUNT THIS PERIOD	AMOUNT REMAINING
General Conditions								
1	LS	Mobilization & Insurance	\$4,500.00	\$4,500.00	\$4,500.00	0.00%	\$0.00	\$0.00
1	LS	Layout	\$8,170.00	\$8,170.00	\$4,085.00	10.00%	\$817.00	\$3,268.00
Demolition/Site Prep								
1	LS	Tree Clearing, Grubbing & Stump Removal	\$6,500.00	\$6,500.00	\$6,500.00	0	\$0.00	\$0.00
Erosion Controls								
1	EA	Construction Entrance	\$3,500.00	\$3,500.00	\$2,100.00	0%	\$0.00	\$1,400.00
6	EA	Inlet Protection	\$130.00	\$780.00	\$0.00	0	\$0.00	\$780.00
450	LF	12" Compost Filter Sock	\$4.25	\$1,912.50	\$1,912.50	0	\$0.00	\$0.00
5,040	SF	NAG S150 BN Slope Matting	\$0.40	\$2,016.00	\$0.00	0	\$0.00	\$2,016.00
650	LF	Tree Protection Fence (OCF)	\$3.00	\$1,950.00	\$1,950.00	0	\$0.00	\$0.00
43,975	SF	Temporary Seed & Mulch	\$0.05	\$2,198.75	\$659.63	10.00%	\$219.87	\$1,319.25
Earthwork								
673	CY	Strip Topsoil	\$3.00	\$2,019.00	\$0.00	0	\$0.00	\$2,019.00
23	CY	Site Cut	\$2.85	\$65.55	\$65.55	0	\$0.00	\$0.00
2,479	CY	Site Fill	\$1.60	\$3,966.40	\$0.00	0	\$0.00	\$3,966.40
726	CY	Handle Utility & Basin Spoils for Fill	\$5.00	\$3,630.00	\$1,815.00	50.00%	\$1,815.00	\$0.00
1,302	CY	Import Fill to Balance Remaining Site	\$18.00	\$23,436.00	\$2,343.60	0	\$0.00	\$21,092.40
230	SY	Buildingi Pad Fine Grading	\$1.50	\$345.00	\$0.00	0	\$0.00	\$345.00
245	CY	Respread Topsoil	\$6.00	\$1,470.00	\$0.00	0	\$0.00	\$1,470.00
Site Drainage								
1	LS	Remove Existing 18" RCP	\$1,660.00	\$1,660.00	\$0.00	0	\$0.00	\$1,660.00
541	LF	18" HDPE w/Stone Envelope	\$45.00	\$24,345.00	\$14,607.00	10.00%	\$2,434.50	\$7,303.50
4	EA	Type C Inlet	\$1,900.00	\$7,600.00	\$1,900.00	2	\$3,800.00	\$1,900.00
6	EA	Standard Manhole	\$2,500.00	\$15,000.00	\$15,000.00	0	\$0.00	\$0.00
2	EA	4x4 F&C Manhole Structure	\$3,250.00	\$6,500.00	\$0.00	0	\$0.00	\$6,500.00
1	EA	Nyloplast Yard Drain w/SS Flexstorm Filter Insert	\$2,750.00	\$2,750.00	\$0.00	0	\$0.00	\$2,750.00
1	LS	Level Spreader	\$4,625.00	\$4,625.00	\$4,625.00	0	\$0.00	\$0.00
1	LS	Inspection Final: Masonry & Testing	\$1,000.00	\$1,000.00	\$0.00	0	\$0.00	\$1,000.00

QTY	UNIT	ITEM	COST PER UNIT	EXTENSION	AMOUNT PREVIOUS	COMPLETE THIS PERIOD (Qty or % Complete)	AMOUNT THIS PERIOD	AMOUNT REMAINING
Stormwater Infiltration Basin #A								
1	LS	Equipment & Labor (Excavation: 1,208 CY; Backfill 722 CY); Stone Bedding, Backfill & Cap (680 TN); 30" Perforated Pipe, Manifolds, Fabric, System Cleanouts; 4" Mechanical Valve (1 EA); 4" U-Drain (70 LF); Outfall Structure #)S-A	\$75,020.00	\$75,020.00	\$7,502.00	90.00%	\$67,518.00	\$0.00
Site Sanitary Sewer								
1	EA	Connect Lateral to Existing Sewer Main w/Wye connection (Terminated 5 FT +/- from Building w/ Wooden Stake)	\$2,900.00	\$2,900.00	\$0.00	0.00%	\$0.00	\$2,900.00
Site Water								
1	LS	Relocate Existing 8" Watermain	\$3,200.00	\$3,200.00	\$0.00	0.00%	\$0.00	\$3,200.00
35	LF	4" DIP Fire Service (Starting from ROW and Terminated 5 FT +/- from Building w/Wooden Stake)	\$52.00	\$1,820.00	\$0.00	0	\$0.00	\$1,820.00
35	LF	2" Copper Water Service (Starting from ROW and Terminated 5 FT +/- from Building w/Wooden Stake)	\$52.00	\$1,820.00	\$0.00	0	\$0.00	\$1,820.00
Site Concrete Curb								
730	LF	18" Concrete Curb	\$30.00	\$21,900.00	\$0.00	0	\$0.00	\$21,900.00
870	LF	Backfill & Fine Grade	\$2.00	\$1,740.00	\$0.00	0	\$0.00	\$1,740.00
1	LS	Traffic Control Measures	\$1,500.00	\$1,500.00	\$0.00	0	\$0.00	\$1,500.00
Site Asphalt								
1,225	SY	Fine Grade	\$2.00	\$2,450.00	\$0.00	0	\$0.00	\$2,450.00
1225	SY	6" 2A Stone Subbase	\$10.05	\$12,311.25	\$0.00	0	\$0.00	\$12,311.25
1,225	SY	5" BCBC	\$22.90	\$28,052.50	\$0.00	0	\$0.00	\$28,052.50
1,225	SY	2.5" Binder Course	\$14.00	\$17,150.00	\$0.00	0	\$0.00	\$17,150.00
1,225	SY	Sweep & Tack	\$1.00	\$1,225.00	\$0.00	0	\$0.00	\$1,225.00
1	LS	1.5" Mill Existing Asphalt (at Entrance)	\$1,200.00	\$1,200.00	\$0.00	0	\$0.00	\$1,200.00
1,246	SY	1.5" Wearing Course	\$12.00	\$14,952.00	\$0.00	0	\$0.00	\$14,952.00
240	LF	Sawcut	\$5.00	\$1,200.00	\$0.00	0	\$0.00	\$1,200.00
32	SY	2' Asphalt Patch (along New Curb)	\$70.00	\$2,240.00	\$0.00	0	\$0.00	\$2,240.00
1	LS	Striping & Signage	\$2,900.00	\$2,900.00	\$0.00	0	\$0.00	\$2,900.00
12	EA	Parking Bumpers	\$65.00	\$780.00	\$0.00	0	\$0.00	\$780.00
1	LS	Traffic Control	\$1,500.00	\$1,500.00	\$0.00	0	\$0.00	\$1,500.00
Miscellaneous								
872	SF	Retaining Wall 1 (Backfill w/Onsite Material)	\$25.00	\$21,800.00	\$5,450.00	75.00%	\$16,350.00	\$0.00
116	SF	Retaining Wall 2 (Backfill w/Onsite Material)	\$25.00	\$2,900.00	\$0.00	100.00%	\$2,900.00	\$0.00
1	EA	Oil Water Separator	\$23,264.00	\$23,264.00	\$0.00	0	\$0.00	\$23,264.00
1	LS	Landscape	\$20,000.00	\$20,000.00	\$0.00	0	\$0.00	\$20,000.00

QTY	UNIT	ITEM	COST PER UNIT	EXTENSION	AMOUNT PREVIOUS	COMPLETE THIS PERIOD (Qty or % Complete)	AMOUNT THIS PERIOD	AMOUNT REMAINING
1	LS	Lighting	\$10,000.00	\$10,000.00	\$0.00	0	\$0.00	\$10,000.00
1	LS	Sidewalk (exclusive of PennDOT ROW)	\$4,900.00	\$4,900.00	\$0.00	0	\$0.00	\$4,900.00
1	EA	As Built Drawings	\$3,500.00	\$3,500.00	\$0.00	0	\$0.00	\$3,500.00
PennDOT ROW Improvements								
1	LS	Sidewalk parallel to the roadway	\$10,000.00	\$10,000.00	\$10,000.00	0	\$0.00	\$0.00
220	LF	Curb	\$30.00	\$6,600.00	\$6,600.00	0	\$0.00	\$0.00
1	EA	Philly Style inlet	\$3,500.00	\$3,500.00	\$3,500.00	0	\$0.00	\$0.00
1	LS	6" HDPE underdrain	\$1,600.00	\$1,600.00	\$1,600.00	0	\$0.00	\$0.00
2	EA	ADA sidewalk ramps	\$1,250.00	\$2,500.00	\$2,500.00	0	\$0.00	\$0.00
1	LS	Crosswalk striping	\$1,800.00	\$1,800.00	\$1,800.00	0	\$0.00	\$0.00
1	EA	Utility pole relocations	\$4,500.00	\$4,500.00	\$4,500.00	0	\$0.00	\$0.00
1	LS	Fire Hydrant & water line relocations	\$5,000.00	\$5,000.00	\$5,000.00	0	\$0.00	\$0.00
225	SY	Fine Grade	\$2.00	\$450.00	\$450.00	0	\$0.00	\$0.00
225	SY	6" 2A Stone Subbase	\$10.05	\$2,261.25	\$2,261.25	0	\$0.00	\$0.00
225	SY	5" BCBC	\$22.90	\$5,152.50	\$5,152.50	0	\$0.00	\$0.00
225	SY	2.5" Binder Course	\$14.00	\$3,150.00	\$3,150.00	0	\$0.00	\$0.00
225	SY	Sweep & Tack	\$1.00	\$225.00	\$225.00	0	\$0.00	\$0.00
225	SY	1.5" Wearing Course	\$12.00	\$2,700.00	\$2,700.00	0	\$0.00	\$0.00
SUBTOTAL				\$461,602.70	\$124,454.03		\$95,854.37	\$241,294.30
10% CONTINGENCIES				\$46,160.27	\$3,475.12		\$0.00	\$42,685.15
TOTAL				\$507,762.97	\$127,929.15		\$95,854.37	\$283,979.45
TOTAL ESCROW AMOUNT RELEASED TO DATE			\$223,783.52			Escrow Release No. 1		\$91,102.80
						Escrow Release No. 2		\$36,826.35
BALANCE OF FUNDS IN ESCROW			\$283,979.45			Escrow Release No. 3		\$95,854.37

December 9, 2020

Stan.

Please release the monies requested for Enterprise release 3 as previously submitted. Following is a summary of that release

Amount requested was **\$95,854.37**

Line items as follows

General Conditions

Layout	10.00%	\$817.00
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Erosion Control

Temporary Seed & Mulch	10.00%	\$219.87
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Earthwork

Handle Utility & Basin Spoils for Fill:	50%	\$1,815.00
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Site Drainage

18" HDPE w/Stone Envelope:	10%	\$2,434.50
Type C Inlet	50%	\$3,800.00

Stormwater Infiltration Basin #A

(680 TN); 30" Perforated Pipe, Manifolds, Fabric	90.00%	\$67,518.00
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Miscellaneous

Retaining Wall 1 (Backfill w/Onsite Material)	75%	\$16,350.00
Retaining Wall 2 (Backfill w/Onsite Material)	100%	\$2,900.00

Vic Abdala
StanAb, LP