



AECOM 302.781.5900 tel
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4051 Ogletown Road
Newark, DE 19713

August 18, 2021

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

**Re: Kennett Apartments (The Flats at Kennett)
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 requested by the Developer on July 23, 2021. We have also consulted with Thomas Comitta Associates (TCA), the Township's Landscape Architect, for recommendations regarding an escrow release specific to landscaping

The requested total amount to be released from financial security held by the Township for improvements construction per the MPC is \$423,919.20, which would constitute a final release. Categories which comprise the amount requested are listed below, with recommendations provided for each based upon our inspection findings and a review of TCA recommendations.

1. Regrade sediment basin to final grade – a release of \$6,084 is requested for completion of the noted stormwater basin. As indicated in our June 11, 2021 memorandum regarding an as-built plan submission (copy attached), some grading deviations from the approved plan are noted and calculations should be provided to verify adequate volume. A site inspection on August 3, 2021 further indicates this basin was holding water 48 hours after a minor (0.25") rain event, which conflicts with the approved design and the Township's stormwater ordinance. We do not recommend approval of this portion of the release request. The developer should follow-up to verify basin calculations and function.
2. Final paving for interior streets/parking – a release of \$84,206.20 is requested for completion of the paving. Our inspection indicates this work to be satisfactorily completed and we recommend approval of this portion of the release request.
3. Site landscaping – a release of \$11,500 is requested for completion of the landscaping. We do not recommend approval of this portion of the release request, and note the need to address dead and dying plantings per the following inspection findings provided by TCA:
 - a. *The 27 trees and 17 shrubs that were not yet installed when we visited on 1-21-2021 are now all installed and are healthy. These plants are primarily at the north end of the project, plus a few around the north building.*
 - b. *20 evergreen trees that were healthy on 1-21-2021 have died or are dying; five (5) of these have already been removed. These evergreen trees are either in the long western buffer or in the southern buffer to the rear of the Millers Hill Road dwellings.*

- c. *Seven (7) deciduous trees (3 street trees and 4 ornamental trees) are dead or dying (1 has already been removed).*
 - d. *Twelve (12) shrubs are dead or dying; 10 are around the buildings and two (2) are in a planting bed on the south (near) side of the basins.*
4. As-Built – a release of \$3,500 is requested for completion of as-built survey and plans. As detailed by our attached June 11, 2021 memorandum, open as-built plan requirements remain. No associated release is recommended at this time.
 5. Contingency – a release of all contingency funds in the amount of \$318, 629 has been requested. A number of open site concerns remain, and we do not recommend a contingency release at this time. In addition to the open items noted above, the following should be addressed prior to a release of all contingency funds:
 - a. All site concerns as detailed on our June 11, 2021 as-built plan memorandum should be resolved.
 - b. Trash racks should be installed on basin structures per Sheet C05.6 of the approved plan
 - d. The following concerns are noted regarding the naturalized trail connecting to Millers Hill:
 - 1) Trail location deviates from the approved plan in some areas. The developer should clarify why the alignment has changed.
 - 2) The minimum 4' width is not maintained throughout the trail.
 - 3) There are presently areas of cross slopes that would make walking difficult, and it appears this condition may have been exacerbated by trail location changes from the Approved Plan. We recognize that some cross slopes are inherent on naturalized trails but recommend that the developer address grading and/or alignment issues to mitigate cross slopes to the extent practicable.
 - 4) The section connecting to Millers Hill is partially obscured by tree growth and does not appear to be consistent with the approved plan location. All trail locations should be cleared per the detail on sheet 22 of the Approved Plan and alignment issues addressed.
 - 5) The marker indicated by the detail on sheet 22 has not been placed.
 - e. The NPDES permit N.O.T. should be resolved with the Chester County Conservation District to verify permit acceptability of the constructed stormwater facilities.
 - f. A deed of dedication and title insurance policy should be provided in a form acceptable to the Township Solicitor to address additional Walnut Street right-of-way dedication per the Approved Plan.

In consideration of the items noted above, we recommend a release of \$84,206.20 at this time, which would leave a balance of \$339,713.00 remaining in the financial security held by the Township. Enclosed are 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
Denise Serino, Kennett Township
Diane Hicks, Kennett Township Planning & Zoning Director
Tony Seitz, High Associates Ltd
Dan Mallach, RLA, Thomas Comitta Associates

**DECLARATION OF COMPLETION
ESCROW RELEASE NO. 3
KENNETT APARTMENTS (THE FLATS AT KENNETT)**

The undersigned hereby declare a portion of the work provided for in a certain agreement between Kennett Township and HREG Kennett Square, LLC relative to the site improvements at Kennett Apartments (The Flats at Kennett) in Kennett Township has been completed to the extent of \$84,206.20. An escrow release to HREG Kennett Square, LLC is approved in the amount of \$84,206.20.

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 HREG Kennett Square, LLC to correct any and all defects and deficiencies.



Stan Corbett, Associate Vice President
AECOM

August 18, 2021

Date

Eden Ratliff, Manager
Kennett Township

Date

ESCROW RELEASE 3

PROJECT: KENNETT APARTMENTS

DEVELOPER: HREG KENNETT SQUARE, LLC

LOCATION: MILLERS HILL ROAD, N. WALNUT ROAD, KENNETT TOWNSHIP, CHESTER COUNTY

DATE: AUGUST 18, 2021

CONSTRUCTION COST AND QUANTITY ESTIMATE					RELEASED TO DATE			CURRENT RELEASE			REMAINING		
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST	QUANTITY	% COMPLETE	COST	QUANTITY	% COMPLETE	COST	QUANTITY	% COMPLETE	COST
SITE PREP													
Clearing	1	LS	\$14,060.00	\$14,060.00	1.00	100%	\$14,060.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Survey/Layout	1	LS	\$42,350.00	\$42,350.00	1.00	100%	\$42,350.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Remove Stone Drive	260	SY	\$2.00	\$520.00	260.00	100%	\$520.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Saw cut blacktop	205	LF	\$6.00	\$1,230.00	205.00	100%	\$1,230.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Remove Existing Paving	500	SY	\$5.22	\$2,610.00	500.00	100%	\$2,610.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Remove Stone Wall and Steps	25	CY	\$165.00	\$4,125.00	25.00	100%	\$4,125.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Remove Existing Sidewalk	200	SF	\$1.76	\$352.00	200.00	100%	\$352.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Demo Existing Houses	3	EA	\$11,300.00	\$33,900.00	3.00	100%	\$33,900.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Cap Existing Well	1	LS	\$2,480.00	\$2,480.00	1.00	100%	\$2,480.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Remove Septic Tank	2	EA	\$1,085.00	\$2,170.00	2.00	100%	\$2,170.00	0.00	0%	\$0.00	0.00	0%	\$0.00
SUBTOTAL				\$103,797.00			\$103,797.00			\$0.00			\$0.00
EROSION CONTROL													
Construction Entrance	3	EA	\$1,800.00	\$5,400.00	3.00	100%	\$5,400.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Concrete Washout	1	LF	\$3,530.00	\$3,530.00	1.00	100%	\$3,530.00	0.00	0%	\$0.00	0.00	0%	\$0.00
18" Silt Fence	615	LF	\$3.40	\$2,091.00	615.00	100%	\$2,091.00	0.00	0%	\$0.00	0.00	0%	\$0.00
24" Silt Sox	190	LF	\$12.40	\$2,356.00	190.00	100%	\$2,356.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Super Silt Fence	1,400	LF	\$11.75	\$16,450.00	1,400.00	100%	\$16,450.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Stone Filter	1	LS	\$330.00	\$330.00	1.00	100%	\$330.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Skimmer	1	EA	\$1,500.00	\$1,500.00	1.00	100%	\$1,500.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Temp Riser with Trash Rack	3	EA	\$1,815.00	\$5,445.00	3.00	100%	\$5,445.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Broad Based dip	250	SF	\$6.20	\$1,550.00	250.00	100%	\$1,550.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Temp Rip Rap Apron	4	TN	\$87.00	\$348.00	4.00	100%	\$348.00	0.00	0%	\$0.00	0.00	0%	\$0.00
P 300 Matting	1,600	SF	\$0.68	\$1,088.00	1,600.00	100%	\$1,088.00	0.00	0%	\$0.00	0.00	0%	\$0.00
S-75 Slope Matting	100,000	SF	\$0.29	\$29,000.00	100,000.00	100%	\$29,000.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Temp Seed Site	1	LS	\$22,000.00	\$22,000.00	1.00	100%	\$22,000.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Inlet Protection	18	EA	\$210.00	\$3,780.00	18.00	100%	\$3,780.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Basin Baffle, 2' High	180	LF	\$57.00	\$10,260.00	180.00	100%	\$10,260.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Tree Protection Fencing	600	LF	\$3.00	\$1,800.00	600.00	100%	\$1,800.00	0.00	0%	\$0.00	0.00	0%	\$0.00
SUBTOTAL				\$106,928.00			\$106,928.00			\$0.00			\$0.00
EARTHWORK													
Strip Topsoil	11,100	CY	\$2.38	\$26,418.00	11,100.00	100%	\$26,418.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Replace Topsoil - Bulk	4,350	CY	\$11.20	\$48,720.00	4,350.00	100%	\$48,720.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Replace Topsoil on basin	1,520	CY	\$10.70	\$16,264.00	1,520.00	100%	\$16,264.00	0.00	0%	\$0.00	0.00	0%	\$0.00
regrade sediment basin to final grade	650	CY	\$9.36	\$6,084.00	0.00	0%	\$0.00	0.00	0%	\$0.00	650.00	100%	\$6,084.00
Topsoil Utilized in Banks & Berms (Fill Areas)	5,230	CY	\$7.60	\$39,748.00	5,230.00	100%	\$39,748.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Cut	33,000	CY	\$2.29	\$75,570.00	33,000.00	100%	\$75,570.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Borrow fill from underground basin	3,785	CY	\$5.40	\$20,439.00	3,785.00	100%	\$20,439.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Fill	36,785	CY	\$2.20	\$80,927.00	36,785.00	100%	\$80,927.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Basin berm clay core	650	LF	\$11.00	\$7,150.00	650.00	100%	\$7,150.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Subgrade Building Pads PH1	53,000	SF	\$0.20	\$10,600.00	53,000.00	100%	\$10,600.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Subgrade Paving	15,145	SY	\$2.30	\$34,833.50	15,145.00	100%	\$34,833.50	0.00	0%	\$0.00	0.00	0%	\$0.00
Subgrade for Bituminous Walkway	720	SY	\$6.50	\$4,680.00	720.00	100%	\$4,680.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Subgrade basin	61,100	SF	\$0.06	\$3,666.00	61,100.00	100%	\$3,666.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Grade for Topsoil Berm	20,000	SF	\$0.06	\$1,200.00	20,000.00	100%	\$1,200.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Grade for Walking Path	4,365	SF	\$1.10	\$4,801.50	4,365.00	100%	\$4,801.50	0.00	0%	\$0.00	0.00	0%	\$0.00
Grade for amenity Area	14,000	SF	\$0.66	\$9,240.00	14,000.00	100%	\$9,240.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Backfill building walls	1	LS	\$15,643.00	\$15,643.00	1.00	100%	\$15,643.00	0.00	0%	\$0.00	0.00	0%	\$0.00
HOP Excavate for paving	355	SY	\$11.40	\$4,047.00	355.00	100%	\$4,047.00	0.00	0%	\$0.00	0.00	0%	\$0.00
HOP Subgrade Street	355	SY	\$4.40	\$1,562.00	355.00	100%	\$1,562.00	0.00	0%	\$0.00	0.00	0%	\$0.00
HOP Replace Topsoil	20	CY	\$60.00	\$1,200.00	20.00	100%	\$1,200.00	0.00	0%	\$0.00	0.00	0%	\$0.00
SUBTOTAL				\$412,793.00			\$406,709.00			\$0.00			\$6,084.00

ESCROW RELEASE 3

PROJECT: KENNETT APARTMENTS

DEVELOPER: HREG KENNETT SQUARE, LLC

LOCATION: MILLERS HILL ROAD, N. WALNUT ROAD, KENNETT TOWNSHIP, CHESTER COUNTY

DATE: AUGUST 18, 2021

CONSTRUCTION COST AND QUANTITY ESTIMATE					RELEASED TO DATE			CURRENT RELEASE			REMAINING		
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST	QUANTITY	% COMPLETE	COST	QUANTITY	% COMPLETE	COST	QUANTITY	% COMPLETE	COST
STORM SEWER													
15" HDPE	1,482	LF	\$43.50	\$64,467.00	1,482.00	100%	\$64,467.00	0.00	0%	\$0.00	0.00	0%	\$0.00
18" HDPE	354	LF	\$47.00	\$16,638.00	354.00	100%	\$16,638.00	0.00	0%	\$0.00	0.00	0%	\$0.00
24" HDPE	634	LF	\$67.00	\$42,478.00	634.00	100%	\$42,478.00	0.00	0%	\$0.00	0.00	0%	\$0.00
24" RCP	83	LF	\$64.00	\$5,312.00	83.00	100%	\$5,312.00	0.00	0%	\$0.00	0.00	0%	\$0.00
36" RCP	63	LF	\$88.00	\$5,544.00	63.00	100%	\$5,544.00	0.00	0%	\$0.00	0.00	0%	\$0.00
M Inlet	3	EA	\$2,085.00	\$6,255.00	3.00	100%	\$6,255.00	0.00	0%	\$0.00	0.00	0%	\$0.00
C Inlet	26	EA	\$2,480.00	\$64,480.00	26.00	100%	\$64,480.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Manhole	10	EA	\$3,380.00	\$33,800.00	10.00	100%	\$33,800.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Outlet Structure	2	EA	\$3,585.00	\$7,170.00	2.00	100%	\$7,170.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Office Plate	1	EA	\$900.00	\$900.00	1.00	100%	\$900.00	0.00	0%	\$0.00	0.00	0%	\$0.00
End Section	6	EA	\$2,085.00	\$12,510.00	6.00	100%	\$12,510.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Trench Drain	45	LF	\$180.00	\$8,100.00	45.00	100%	\$8,100.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Trash Rack	6	EA	\$900.00	\$5,400.00	6.00	100%	\$5,400.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Anti Seep Collar	4	EA	\$1,010.00	\$4,040.00	4.00	100%	\$4,040.00	0.00	0%	\$0.00	0.00	0%	\$0.00
R-4 Rip Rap Lining	1	LS	\$2,740.00	\$2,740.00	1.00	100%	\$2,740.00	0.00	0%	\$0.00	0.00	0%	\$0.00
R3	1	LS	\$875.00	\$875.00	1.00	100%	\$875.00	0.00	0%	\$0.00	0.00	0%	\$0.00
HOP 15" RCP	50	LF	\$59.00	\$2,950.00	50.00	100%	\$2,950.00	0.00	0%	\$0.00	0.00	0%	\$0.00
HOP Tie into existing storm	1	EA	\$500.00	\$500.00	1.00	100%	\$500.00	0.00	0%	\$0.00	0.00	0%	\$0.00
HOP Type C inlet	1	EA	\$2,500.00	\$2,500.00	1.00	100%	\$2,500.00	0.00	0%	\$0.00	0.00	0%	\$0.00
SUBTOTAL				\$286,659.00			\$286,659.00			\$0.00			\$0.00
U/G STORMWATER BASIN													
U/G Basin	2	EA	\$180,010.00	\$360,020.00	2.00	100%	\$360,020.00	0.00	0%	\$0.00	0.00	0%	\$0.00
SUBTOTAL				\$360,020.00			\$360,020.00			\$0.00			\$0.00
SANITARY SEWER, IN STREET													
8" DIP, Street	360	LF	\$95.00	\$34,200.00	360.00	100%	\$34,200.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Full Width Mill & Overlay 1.5" 9.5MM	1	LS	\$22,960.00	\$22,960.00	1.00	100%	\$22,960.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Tie onto existing sewer main	9	EA	\$875.00	\$7,875.00	9.00	100%	\$7,875.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Asphalt Trench Repair	250	SY	\$112.40	\$28,100.00	250.00	100%	\$28,100.00	0.00	0%	\$0.00	0.00	0%	\$0.00
2A Stone Backfill	1	LS	\$24,690.00	\$24,690.00	1.00	100%	\$24,690.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Traffic Control	1	LS	\$3,100.00	\$3,100.00	1.00	100%	\$3,100.00	0.00	0%	\$0.00	0.00	0%	\$0.00
SUBTOTAL				\$120,925.00			\$120,925.00			\$0.00			\$0.00
SANITARY SEWER, ONSITE													
8" PVC, Onsite	700	LF	\$45.00	\$31,500.00	700.00	100%	\$31,500.00	0.00	0%	\$0.00	0.00	0%	\$0.00
6" PVC, Onsite	200	LF	\$35.00	\$7,000.00	200.00	100%	\$7,000.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Sewer Fittings	66	EA	\$3.00	\$198.00	66.00	100%	\$198.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Manhole, Onsite	7	EA	\$3,130.00	\$21,910.00	7.00	100%	\$21,910.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Misc. Fittings	1	LS	\$1,100.00	\$1,100.00	1.00	100%	\$1,100.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Tie into existing manhole	1	EA	\$835.00	\$835.00	1.00	100%	\$835.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Test Sewer Main	1,058	LF	\$0.50	\$529.00	1,058.00	100%	\$529.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Vacuum Test Manholes	7	EA	\$128.00	\$896.00	7.00	100%	\$896.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Inspection fees	1	LS	\$0.00	\$0.00	1.00	100%	\$0.00	0.00	0%	\$0.00	0.00	0%	\$0.00
SUBTOTAL				\$63,968.00			\$63,968.00			\$0.00			\$0.00
WATER LINE													
8" class 52 DIP	1,905	LF	\$51.00	\$97,155.00	1,905.00	100%	\$97,155.00	0.00	0%	\$0.00	0.00	0%	\$0.00
6" class 52 DIP	405	LF	\$48.00	\$19,440.00	405.00	100%	\$19,440.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Fire Hydrant	7	EA	\$3,780.00	\$26,460.00	7.00	100%	\$26,460.00	0.00	0%	\$0.00	0.00	0%	\$0.00
2" K Copper Pipe	200	LF	\$40.00	\$8,000.00	200.00	100%	\$8,000.00	0.00	0%	\$0.00	0.00	0%	\$0.00
2" Corp	2	EA	\$1,500.00	\$3,000.00	2.00	100%	\$3,000.00	0.00	0%	\$0.00	0.00	0%	\$0.00
6" Valve	7	EA	\$1,450.00	\$10,150.00	7.00	100%	\$10,150.00	0.00	0%	\$0.00	0.00	0%	\$0.00

ESCROW RELEASE 3

PROJECT: KENNETT APARTMENTS
DEVELOPER: HREG KENNETT SQUARE, LLC
LOCATION: MILLERS HILL ROAD, N. WALNUT ROAD, KENNETT TOWNSHIP, CHESTER COUNTY
DATE: AUGUST 18, 2021

CONSTRUCTION COST AND QUANTITY ESTIMATE				RELEASED TO DATE			CURRENT RELEASE			REMAINING			
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST	QUANTITY	% COMPLETE	COST	QUANTITY	% COMPLETE	COST	QUANTITY	% COMPLETE	COST
8x8 Wet Tap w/ Tapping Sleeve & Valve	2	EA	\$6,300.00	\$12,600.00	2.00	100%	\$12,600.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Misc MJ Fittings	1	LS	\$13,100.00	\$13,100.00	1.00	100%	\$13,100.00	0.00	0%	\$0.00	0.00	0%	\$0.00
6" PE x flange Riser	3	EA	\$1,135.00	\$3,405.00	3.00	100%	\$3,405.00	0.00	0%	\$0.00	0.00	0%	\$0.00
2" curb stop & box	2	EA	\$560.00	\$1,120.00	2.00	100%	\$1,120.00	0.00	0%	\$0.00	0.00	0%	\$0.00
2A Stone backfill in existing street	1	LS	\$3,360.00	\$3,360.00	1.00	100%	\$3,360.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Patch Pave	20	SY	\$145.00	\$2,900.00	20.00	100%	\$2,900.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Traffic Control	1	LS	\$4,130.00	\$4,130.00	1.00	100%	\$4,130.00	0.00	0%	\$0.00	0.00	0%	\$0.00
SUBTOTAL				\$204,820.00			\$204,820.00			\$0.00			\$0.00
WATER METER PIT													
Water Meter Pit	1	EA	\$32,100.00	\$32,100.00	1.00	100%	\$32,100.00	0.00	0%	\$0.00	0.00	0%	\$0.00
SUBTOTAL				\$32,100.00			\$32,100.00			\$0.00			\$0.00
SITE IMPROVEMENTS- Pave & Stone Base													
Interior Streets/Parking, 6" 2A Paving Stone Base	15,145	SY	\$8.20	\$124,189.00	15,145.00	100%	\$124,189.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Interior Streets/Parking, 4" 19mm, 2" 9.5mm	15,145	SY	\$27.80	\$421,031.00	12,116.00	80%	\$336,824.80	3,029.00	20%	\$84,206.20	0.00	0%	\$0.00
Seal Edges, Line striping and signage	1	LS	\$30,234.00	\$30,234.00	1.00	100%	\$30,234.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Walking path stone 6"	720	SY	\$14.60	\$10,512.00	720.00	100%	\$10,512.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Walking path 2" 9.5mm	720	SY	\$18.20	\$13,104.00	720.00	100%	\$13,104.00	0.00	0%	\$0.00	0.00	0%	\$0.00
HOP Stone Base	355	SY	\$11.00	\$3,905.00	355.00	100%	\$3,905.00	0.00	0%	\$0.00	0.00	0%	\$0.00
HOP Paving 6" 25mm, 2.5" 19mm, 1.5" 9.5mm	355	SY	\$60.00	\$21,300.00	355.00	100%	\$21,300.00	0.00	0%	\$0.00	0.00	0%	\$0.00
HOP Seal, line striping and signage	1	LS	\$4,507.00	\$4,507.00	1.00	100%	\$4,507.00	0.00	0%	\$0.00	0.00	0%	\$0.00
HOP Traffic Control	1	LS	\$3,140.00	\$3,140.00	1.00	100%	\$3,140.00	0.00	0%	\$0.00	0.00	0%	\$0.00
SUBTOTAL				\$631,922.00			\$547,715.80			\$84,206.20			\$0.00
SITE IMPROVEMENTS- Concrete & Stone Base													
Site Sidewalks & Drive Aprons, 4" 2B Stone Subbase	12,694	SF	\$2.00	\$25,388.00	12,694.00	100%	\$25,388.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Site Sidewalks & Drive Aprons, 4" Concrete	12,694	SF	\$5.50	\$69,817.00	12,694.00	100%	\$69,817.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Dumpster Pads, 6" 2B Stone Subbase	800	SF	\$2.32	\$1,856.00	800.00	100%	\$1,856.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Dumpster Pads 6" Concrete	800	SF	\$6.50	\$5,200.00	800.00	100%	\$5,200.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Excavate for Curb	8,004	LF	\$3.25	\$26,013.00	8,004.00	100%	\$26,013.00	0.00	0%	\$0.00	0.00	0%	\$0.00
18" Straight curb	4,756	LF	\$13.50	\$64,206.00	4,756.00	100%	\$64,206.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Mountable Curb	3,248	LF	\$14.00	\$45,472.00	3,248.00	100%	\$45,472.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Concrete Steps	6	EA	\$800.00	\$4,800.00	6.00	100%	\$4,800.00	0.00	0%	\$0.00	0.00	0%	\$0.00
HOP Excavate for curb	130	LF	\$5.40	\$702.00	130.00	100%	\$702.00	0.00	0%	\$0.00	0.00	0%	\$0.00
HOP 18" Straight Curb	130	LF	\$13.50	\$1,755.00	130.00	100%	\$1,755.00	0.00	0%	\$0.00	0.00	0%	\$0.00
HOP Sidewalk 4" 2B stone	895	SF	\$2.20	\$1,969.00	895.00	100%	\$1,969.00	0.00	0%	\$0.00	0.00	0%	\$0.00
HOP sidewalk 4" Concrete	895	SF	\$5.20	\$4,654.00	895.00	100%	\$4,654.00	0.00	0%	\$0.00	0.00	0%	\$0.00
SUBTOTAL				\$251,832.00			\$251,832.00			\$0.00			\$0.00
LANDSCAPING													
Site Landscaping	1	LS	\$230,000.00	\$230,000.00	0.95	95%	\$218,500.00	0.00	0%	\$0.00	0.05	5%	\$11,500.00
SUBTOTAL				\$230,000.00			\$218,500.00			\$0.00			\$11,500.00
RETAINING WALLS													
Excavate for Retaining Wall	570	CY	\$12.40	\$7,068.00	570.00	100%	\$7,068.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Over Excavate for Retaining Wall	870	CY	\$3.40	\$2,958.00	870.00	100%	\$2,958.00	0.00	0%	\$0.00	0.00	0%	\$0.00
Gabion Retaining Walls	6	EA	\$29,500.00	\$177,000.00	6.00	100%	\$177,000.00	0.00	0%	\$0.00	0.00	0%	\$0.00
SUBTOTAL				\$187,026.00			\$187,026.00			\$0.00			\$0.00
LIGHTING													
Site Lighting	1	LS	\$190,000.00	\$190,000.00	1.00	100%	\$190,000.00	0.00	0%	\$0.00	0.00	0%	\$0.00
SUBTOTAL				\$190,000.00			\$0.00			\$0.00			\$0.00
MISCELLANEOUS													
As-Built Survey	1	LS	\$3,500.00	\$3,500.00	0.00	0%	\$0.00	0.00	0%	\$0.00	1.00	100%	\$3,500.00
SUBTOTAL				\$3,500.00			\$0.00			\$0.00			\$3,500.00

ESCROW RELEASE 3

PROJECT: KENNETT APARTMENTS
 DEVELOPER: HREG KENNETT SQUARE, LLC
 LOCATION: MILLERS HILL ROAD, N. WALNUT ROAD, KENNETT TOWNSHIP, CHESTER COUNTY
 DATE: AUGUST 18, 2021

CONSTRUCTION COST AND QUANTITY ESTIMATE					RELEASED TO DATE			CURRENT RELEASE			REMAINING		
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST	QUANTITY	% COMPLETE	COST	QUANTITY	% COMPLETE	COST	QUANTITY	% COMPLETE	COST
TOTAL CONSTRUCTION COST				\$3,186,290.00			\$2,890,999.80			\$84,206.20			\$21,084.00
10% CONTINGENCY				\$318,629.00			\$0.00			\$0.00			\$318,629.00
TOTAL ESCROW				\$3,504,919.00			\$2,890,999.80			\$84,206.20			\$339,713.00

TOTAL ESCROW AMOUNT RELEASED	\$3,165,206.00
BALANCE OF FUNDS IN ESCROW	\$339,713.00

Escrow Release #1 \$1,876,921.90
 Escrow Release #2 \$1,204,077.90
 Escrow Release #3 \$84,206.20

MEMORANDUM

Date: June 11, 2021

To: Matthew A. Wayman, PLS, Howell Kline Surveying, LLC

From: Stan Corbett

Subject: **Kennett Flats (aka Kennett Apartments)
As-Built Plans**

As-built plans for Kennett Flats – 603 Miller Hill Road were provided to AECOM electronically via email on June 4, 2021. The following items were included with this submission:

- As Built Survey Plan – 603 Miller Hill Road, prepared by Howell Kline Surveying, LLC, dated April 28, 2021 with no revision noted (4 sheets).

We have reviewed the as-built plans in accordance with the Kennett Township Subdivision and Land Development Ordinance §206-608 (As-built Plans), the Kennett Township Stormwater Management Ordinance §199-502 (Final as-built plans) and the approved land development plan. The following comments should be addressed:

1. §206-608.A.(1) – Concrete monuments and lot pins – The concrete monuments proposed on Sheet C01.1 of the recorded plans should be set and shown on the as-built plans.
2. §206-608.A.(3) – Sanitary sewer mains, manholes, cleanouts and laterals – The location of the sewer line has been shown on Sheet AB1 with the revised elevations noted on the profile on Sheet AB3. No as-built information for the on-site cleanouts and laterals has been shown. No information for Hazel Avenue laterals has been shown. This information should be added to the as-built plan.
3. §206-608.A.(5) – Water mains, valves and hydrants – The water main along Hazel Avenue was relocated to address a conflict with the sewer line extension discovered during construction. The relocated water main and service connections should be addressed by the as-built plan.
4. §206-608.A.(6) – Streetlights and utility poles – As-built information has been provided regarding the proposed lighting as shown on Sheet C08.1 of the recorded plans. The streetlight proposed on the northwest side of Building 3 is not included on the as-built plan. The Applicant should clarify if this light was installed and the as-built should be revised as needed.
5. §206-608.A.(7) – All known utilities, including gas, electric, cable and telephone – The underground electric and underground telephone lines are only shown from Baltimore Pike (a.k.a. Millers Hill Road) to a transformer on the southwestern side of Building 3. No information has been provided regarding the location of the services for the electric and telephone to each building. In addition, no electric line information has been provided for the streetlights or car charging stations. Additional information should be provided for the location of the electric and telephone lines.
6. §206-608.A.(8) – Landscaping – No as-built information has been provided regarding the proposed improvements as shown on Sheet C09.1 – Landscape Plan of the recorded plans. As-built information should be provided regarding the required plantings and trail locations.

7. §206-608.A.(9) – Stormwater Management Facilities – As-built information has been provided regarding the proposed infiltration basins and subsurface infiltration facilities. The following items regarding the stormwater management facilities should be addressed:
 - a. Volume calculations should be provided to ensure that adequate volume is provided within Infiltration Basins 1 & 2 and the facilities will function as designed.
 - b. The as-built plan should verify that the areas of Landscape Restoration (Meadow Plantings) and Enhanced Riparian Buffers have been planted as shown on Sheet C05.1 – PCSM Plan of the approved plan.
 - c. As-built information should be provided regarding the roof drain locations for the buildings to ensure runoff from the buildings are directed towards the subsurface infiltration facilities.
 - d. Per §199-502.C, the final as-built plan shall include a certification of completion signed and sealed by a qualified licensed professional verifying that all permanent BMPs and conveyances have been constructed and are functioning according to the final approved SWM site plan and related approved construction plans, calculations and specifications.
8. §206-608.A.(10) – Easements – The well on the project parcel proximate to UPI #62-3-50 was to be addressed by an easement per the conditions of final plan approval granted by Kennett Township and email correspondence previously provided between the UPI #62-3-50 property owner and High Associates. The as-built plan indicates no new information related to well use and access. The developer should address this discrepancy and resolution of this concern should be memorialized by the as-built plan.
9. A well is shown north of UPI #3-1-5 which must be abandoned and documented by the required CCHD approval unless it serves an adjacent parcel. It is our understanding that UPI #3-1-5 and other Borough lots fronting Hazel Avenue are served by public water. This condition should be clarified, and the as-built plan updated as applicable.
10. The as-built plan documents a sidewalk along Millers Hill constructed toward the Borough but stopping approximately 20' short of the property line, in conflict with the approved land development plan and the HOP plan, both of which showed the sidewalk to the property line. This discrepancy should be addressed, and resolution of this concern should be memorialized by the as-built plan.
11. As-built parking space tabulations should be verified. The total of 284 outdoor spaces appears accurate but the indicated 38 parking garage spaces are not shown and the count appears to be an error carried over from the land development plan, which indicated 23 parking garage spaces.
12. Miller Hill spelling in the as-built plan title blocks should be corrected.

cc: Diane Hicks, Kennett Township Planning & Zoning Director
Roger Lysle, Kennett Township Public Works Director
Rob Moran, Kennett Square Borough Public Works Director
Amanda Schneider, PE, DL Howell
Tony Seitz, High Associates, Developer
Heather Dorsey, PE, AECOM
Cleve Price, AECOM