



AECOM 302.781.5900 tel
Sabre Building, Suite 300 302.781.5901 fax
4051 Ogletown Road
Newark, DE 19713

February 2, 2022

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

**Re: Kennett Gateway
Townhomes Escrow Release No. 1
Apartments Escrow Release No. 1**

Dear Mr. Ratliff:

Financial security for the Kennett Gateway project improvements was addressed by two separate Financial Security Agreements and associated letters of credit: one for the portion of improvements the Developer assigned to the Townhome development (KG Townhomes, LLC), and one for the remaining improvements as were assigned to the Apartments development (KG Apartments, LLC)

The Developer requested escrow release no.1 for each of these letters of credit on January 26, 2022. AECOM has inspected the improvements at the above referenced project to determine acceptability of these requests.

The requested amount to be released from financial security held by the Township for improvements construction for KG Townhomes is \$165,219.40. This included a release of \$7,488.00 for completion of a stormwater basin underdrain, but our inspections indicate this work has not yet been done. We recommend approving the remainder of the KG Townhomes release request in the amount of \$157,731.40, which will leave a balance of \$1,570,289.95 remaining for this letter of credit.

The requested amount to be released from financial security held by the Township for improvements construction for KG Apartments is \$453,415.35. We recommend approving the requested amount, which will leave a balance of \$992,458.48 remaining for this letter of credit.

Enclosed for each release 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: Diane Hicks, Kennett Township Planning & Zoning Director
Denise Serino, Kennett Township Finance & Procurement Specialist
Amy Heinrich, Kennett Township Finance Director
Tim Jones, KG Townhomes LLC and KG Apartments LLC

**DECLARATION OF COMPLETION
ESCROW RELEASE NO. 1
KENNETT GATEWAY – KG TOWNHOMES**

The undersigned hereby declare a portion of the work provided for in a certain agreement between Kennett Township and Kennett Townhomes, LLC relative to the site improvements at the Kennett Gateway land development in Kennett Township has been completed to the extent of \$157,731.40. An escrow release to Kennett Townhomes, LLC is approved in the amount of \$157,731.40.

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 Kennett Townhomes, LLC to correct any and all defects and deficiencies.



Stan Corbett, Associate Vice President
AECOM

February 2, 2022

Date

Eden Ratliff, Manager
Kennett Township

Date

RELEASE NO. 1 - KG TOWNHOMES LLC

MUNICIPALITY: Kennett Township
 PROJECT: Kennett Gateway
 AECOM PROJECT NO.: 60615037

LOCATION: East Cypress St. & Ways Lane
 DEVELOPER: KG Townhomes, LLC
 DATE: 2/2/2022

ITEM	UNIT	QTY	UNIT COST	TOTAL PROJECT COST	KG TOWNHOMES			
					% of TOTAL COST	TOTAL AMOUNT	AMOUNT THIS PERIOD	AMOUNT REMAINING
STORMWATER MANAGEMENT								
INFILTRATION BASIN 'B'	LS	1	\$ 50,000.00	\$ 50,000.00	100.00%	\$ 50,000.00	\$ 50,000.00	\$ -
UNDERGROUND BASIN #A1 (STORMTECH SC-740)	CF	535,815	\$ 0.23	\$ 123,237.45	0.00%	\$ -	\$ -	\$ -
UNDERGROUND BASIN #A2 (STORMTECH SC-740)	CF	1,145,610	\$ 0.23	\$ 263,490.30	0.00%	\$ -	\$ -	\$ -
AMENDED SOIL	CY	2,268	\$ 4.50	\$ 10,206.00	100.00%	\$ 10,206.00	\$ -	\$ 10,206.00
4" PERF PVC BASIN UNDERDRAIN/AASHTO #3 STONE	LF	936	\$ 8.00	\$ 7,488.00	100.00%	\$ 7,488.00	\$ -	\$ 7,488.00
15" SLCPP	LF	1,905	\$ 26.00	\$ 49,530.00	60.00%	\$ 29,718.00	\$ -	\$ 29,718.00
18" SLCPP	LF	22	\$ 30.00	\$ 660.00	60.00%	\$ 396.00	\$ -	\$ 396.00
24" SLCPP	LF	487	\$ 38.00	\$ 18,506.00	60.00%	\$ 11,103.60	\$ 11,103.60	\$ -
30" SLCPP	LF	157	\$ 42.00	\$ 6,594.00	60.00%	\$ 3,956.40	\$ 3,956.40	\$ -
18" RCP	LF	45	\$ 54.00	\$ 2,430.00	60.00%	\$ 1,458.00	\$ 1,458.00	\$ -
BASIN 'B' OUTLET STRUCTURE	EA	1	\$ 2,800.00	\$ 2,800.00	100.00%	\$ 2,800.00	\$ 2,800.00	\$ -
TYPE 'M' INLET	EA	2	\$ 2,100.00	\$ 4,200.00	100.00%	\$ 4,200.00	\$ 4,200.00	\$ -
UNDERGROUND BASIN OUTLET STRUCTURE	EA	2	\$ 2,500.00	\$ 5,000.00	0.00%	\$ -	\$ -	\$ -
TYPE 'C' INLET	EA	19	\$ 2,500.00	\$ 47,500.00	68.42%	\$ 32,500.00	\$ -	\$ 32,500.00
STANDARD BOX W/MANHOLE TOP	EA	6	\$ 2,200.00	\$ 13,200.00	83.33%	\$ 11,000.00	\$ -	\$ 11,000.00
YARD DRAIN INLET	EA	11	\$ 1,000.00	\$ 11,000.00	63.64%	\$ 7,000.00	\$ -	\$ 7,000.00
TRENCH DRAIN	LF	632	\$ 40.00	\$ 25,280.00	0.00%	\$ -	\$ -	\$ -
TYPE D-W ENDWALL	EA	2	\$ 2,400.00	\$ 4,800.00	100.00%	\$ 4,800.00	\$ 4,800.00	\$ -
AS-BUILT PLAN & NPDES PERMIT NOT	LS	1	\$ 8,000.00	\$ 8,000.00	60.00%	\$ 4,800.00	\$ -	\$ 4,800.00
STORMWATER MANAGEMENT TOTALS				\$653,921.75		\$ 181,426.00	\$ 78,318.00	\$ 103,108.00
SANITARY SEWER SYSTEM								
LATERAL CONNECTIONS	EA	63	\$ 1,100.00	\$ 69,300.00	84.13%	\$ 58,300.00	\$ -	\$ 58,300.00
8" SDR 35 PVC	LF	1,598	\$ 50.00	\$ 79,900.00	81.23%	\$ 64,900.00	\$ -	\$ 64,900.00
4" PVC FORCEMAIN	LF	590	\$ 18.00	\$ 10,620.00	60.00%	\$ 6,372.00	\$ -	\$ 6,372.00
PRECAST MANHOLE AND COVER	EA	10	\$ 5,000.00	\$ 50,000.00	60.00%	\$ 30,000.00	\$ -	\$ 30,000.00
PRECAST MANHOLE OVER 6' DEPTH	VF	40	\$ 90.00	\$ 3,600.00	60.00%	\$ 2,160.00	\$ -	\$ 2,160.00
1,000 GALLON GREASE TRAP	EA	1	\$ 6,000.00	\$ 6,000.00	0.00%	\$ -	\$ -	\$ -
CONNECT TO EXISTING MANHOLE	EA	1	\$ 1,200.00	\$ 1,200.00	60.00%	\$ 720.00	\$ 720.00	\$ -
PUMP STATION	LS	1	\$ 400,000.00	\$ 400,000.00	60.00%	\$ 240,000.00	\$ -	\$ 240,000.00
AS-BUILT PLAN	LS	1	\$ 4,000.00	\$ 4,000.00	60.00%	\$ 2,400.00	\$ -	\$ 2,400.00
TESTING	LS	1	\$ 6,000.00	\$ 6,000.00	60.00%	\$ 3,600.00	\$ -	\$ 3,600.00
SANITARY SEWER SYSTEM TOTALS				\$ 630,620.00		\$ 408,452.00	\$ 720.00	\$ 407,732.00

ITEM	UNIT	QTY	UNIT COST	TOTAL PROJECT COST	KG TOWNHOMES			
					% of TOTAL COST	TOTAL AMOUNT	AMOUNT THIS PERIOD	AMOUNT REMAINING
EROSION & SEDIMENTATION CONTROL								
ROCK CONSTRUCTION ENTRANCE	EA	1	\$ 2,500.00	\$ 2,500.00	60.00%	\$ 1,500.00	\$ 1,500.00	\$ -
PUMPED WATER FILTER BAG	EA	1	\$ 500.00	\$ 500.00	60.00%	\$ 300.00	\$ -	\$ 300.00
24" FILTER SOCK	LF	1,168	\$ 8.00	\$ 9,344.00	60.00%	\$ 5,606.40	\$ 5,606.40	\$ -
TOPSOIL DIVERSION BERM	LF	471	\$ 5.00	\$ 2,355.00	60.00%	\$ 1,413.00	\$ 1,413.00	\$ -
ROCK FILTER	EA	2	\$ 400.00	\$ 800.00	60.00%	\$ 480.00	\$ 480.00	\$ -
RIPRAP W/ GEOTEXTILE	CY	22	\$ 30.00	\$ 660.00	60.00%	\$ 396.00	\$ 396.00	\$ -
INLET PROTECTION / TEMPORARY BLOCKING	EA	8	\$ 300.00	\$ 2,400.00	60.00%	\$ 1,440.00	\$ -	\$ 1,440.00
NAG S75 MATTING (SLOPES)	SY	5,124	\$ 2.00	\$ 10,248.00	60.00%	\$ 6,148.80	\$ -	\$ 6,148.80
NAG SHOREMAX MATTING (BASIN B SPILLWAY)	SY	345	\$ 9.00	\$ 3,105.00	60.00%	\$ 1,863.00	\$ 1,863.00	\$ -
SEEDING (PERMANENT)	SF	75,000	\$ 0.10	\$ 7,500.00	60.00%	\$ 4,500.00	\$ -	\$ 4,500.00
SEEDING (TEMPORARY)	SF	58,000	\$ 0.08	\$ 4,640.00	60.00%	\$ 2,784.00	\$ -	\$ 2,784.00
SKIMMER & ROCK APRON	EA	1	\$ 2,200.00	\$ 2,200.00	100.00%	\$ 2,200.00	\$ 2,200.00	\$ -
ANTI-SEEP COLLAR	EA	2	\$ 600.00	\$ 1,200.00	100.00%	\$ 1,200.00	\$ 1,200.00	\$ -
CONCRETE CRADLE	LF	45	\$ 25.00	\$ 1,125.00	100.00%	\$ 1,125.00	\$ -	\$ 1,125.00
SILT FENCE BAFFLE	LF	190	\$ 10.00	\$ 1,900.00	60.00%	\$ 1,140.00	\$ 1,140.00	\$ -
ORANGE CONSTRUCTION FENCE	LF	1,335	\$ 2.00	\$ 2,670.00	60.00%	\$ 1,602.00	\$ -	\$ 1,602.00
CONCRETE WASH OUT	EA	1	\$ 500.00	\$ 500.00	60.00%	\$ 300.00	\$ 300.00	\$ -
EROSION & SEDIMENTATION CONTROL TOTALS				\$ 53,647.00		\$ 33,998.20	\$ 16,098.40	\$ 17,899.80
SITE								
1.5" SUPERPAVE WEARING COURSE	SY	10,995	\$ 5.40	\$ 59,373.00	60.00%	\$ 35,623.80	\$ -	\$ 35,623.80
2" SUPERPAVE BINDER COURSE	SY	10,995	\$ 6.50	\$ 71,467.50	60.00%	\$ 42,880.50	\$ -	\$ 42,880.50
5" SUPERPAVE BASE COURSE	SY	10,995	\$ 15.00	\$ 164,925.00	60.00%	\$ 98,955.00	\$ -	\$ 98,955.00
6" 2A TYPE C MODIFIED SUBBASE	SY	10,995	\$ 5.00	\$ 54,975.00	60.00%	\$ 32,985.00	\$ -	\$ 32,985.00
WAYS LANE CARTWAY IMPROVEMENTS (PER BOS DECISION)	LS	1	\$ 100,000.00	\$ 100,000.00	60.00%	\$ 60,000.00	\$ -	\$ 60,000.00
CONCRETE VERTICAL CURB (6" REVEAL)	LF	2,769	\$ 16.00	\$ 44,304.00	60.00%	\$ 26,582.40	\$ -	\$ 26,582.40
CONCRETE SLANT CURB	LF	2,200	\$ 18.00	\$ 39,600.00	60.00%	\$ 23,760.00	\$ -	\$ 23,760.00
CONCRETE SIDEWALK (PARKING LOT/PRIVATE ROAD ROW)	SF	13,370	\$ 6.00	\$ 80,220.00	60.00%	\$ 48,132.00	\$ -	\$ 48,132.00
CONCRETE SIDEWALK (AT DRIVEWAY CROSSING)	SF	1,840	\$ 8.00	\$ 14,720.00	100.00%	\$ 14,720.00	\$ -	\$ 14,720.00
HANDICAP RAMP	EA	27	\$ 1,000.00	\$ 27,000.00	81.48%	\$ 22,000.00	\$ -	\$ 22,000.00
5' WIDTH BITUMINOUS WALKING TRAIL	SY	682	\$ 20.00	\$ 13,640.00	60.00%	\$ 8,184.00	\$ -	\$ 8,184.00
CONCRETE STAIRS AND RAILING (WALKING TRAIL)	LF	54	\$ 60.00	\$ 3,240.00	60.00%	\$ 1,944.00	\$ -	\$ 1,944.00
SIGNAGE	EA	26	\$ 200.00	\$ 5,200.00	60.00%	\$ 3,120.00	\$ -	\$ 3,120.00
4" LINE STRIPING	LS	1	\$ 4,000.00	\$ 4,000.00	60.00%	\$ 2,400.00	\$ -	\$ 2,400.00
PAINTED CROSSWALK	EA	16	\$ 25.00	\$ 400.00	75.00%	\$ 300.00	\$ -	\$ 300.00
RETAINING WALLS (VERTI BLOCK)	LS	1	\$ 300,000.00	\$ 300,000.00	60.00%	\$ 180,000.00	\$ -	\$ 180,000.00
DUMPSTER PAD & ENCLOSURE	EA	1	\$ 7,500.00	\$ 7,500.00	0.00%	\$ -	\$ -	\$ -
ALUMINUM FENCING (ABOVE RETAINING WALL)	LF	830	\$ 30.00	\$ 24,900.00	60.00%	\$ 14,940.00	\$ -	\$ 14,940.00
CHAIN LINK FENCE (PUMP STATION)	LF	137	\$ 15.00	\$ 2,055.00	60.00%	\$ 1,233.00	\$ -	\$ 1,233.00
CHAIN LINK GATE (PUMP STATION)	EA	1	\$ 1,000.00	\$ 1,000.00	60.00%	\$ 600.00	\$ -	\$ 600.00

ITEM	UNIT	QTY	UNIT COST	TOTAL PROJECT COST	KG TOWNHOMES			
					% of TOTAL COST	TOTAL AMOUNT	AMOUNT THIS PERIOD	AMOUNT REMAINING
DRIVEWAY AND AREA PAVING (PUMP STATION)	SY	228	\$ 22.00	\$ 5,016.00	60.00%	\$ 3,009.60	\$ -	\$ 3,009.60
WOODEN GUIDE RAIL	LF	152	\$ 30.00	\$ 4,560.00	60.00%	\$ 2,736.00	\$ -	\$ 2,736.00
PROPERTY MARKER TO BE SET	EA	12	\$ 75.00	\$ 900.00	60.00%	\$ 540.00	\$ -	\$ 540.00
CONCRETE MONUMENT TO BE SET	EA	2	\$ 200.00	\$ 400.00	60.00%	\$ 240.00	\$ -	\$ 240.00
BICYCLE RACK	EA	1	\$ 600.00	\$ 600.00	0.00%	\$ -	\$ -	\$ -
CONCRETE WHEEL STOP	EA	27	\$ 100.00	\$ 2,700.00	0.00%	\$ -	\$ -	\$ -
PLAZA AREA PAVILION	LS	1	\$ 20,000.00	\$ 20,000.00	60.00%	\$ 12,000.00	\$ -	\$ 12,000.00
SITE TOTALS				\$ 1,052,695.50		\$ 636,885.30	\$ -	\$ 636,885.30
EARTHWORK								
CLEARING & GRUBBING	AC	9	\$ 5,000.00	\$ 45,000.00	60.00%	\$ 27,000.00	\$ 27,000.00	\$ -
STRUCTURAL REMOVAL	LS	1	\$ 25,000.00	\$ 25,000.00	60.00%	\$ 15,000.00	\$ 15,000.00	\$ -
WELL / SEPTIC ABANDONMENT AND DEMOLITION	LS	1	\$ 10,000.00	\$ 10,000.00	60.00%	\$ 6,000.00	\$ 6,000.00	\$ -
STRIP TOPSOIL (8" DEPTH) AND STOCKPILE	CY	9,730	\$ 2.50	\$ 24,325.00	60.00%	\$ 14,595.00	\$ 14,595.00	\$ -
EARTHWORK	CY	40,000	\$ 4.00	\$ 160,000.00	60.00%	\$ 96,000.00	\$ -	\$ 96,000.00
PLACE TOPSOIL	CY	4,320	\$ 3.50	\$ 15,120.00	60.00%	\$ 9,072.00	\$ -	\$ 9,072.00
EARTHWORK TOTALS				\$ 279,445.00		\$ 167,667.00	\$ 62,595.00	\$ 105,072.00
LANDSCAPING / LIGHTING								
SHADE TREE	EA	100	\$ 275.00	\$ 27,500.00	60.00%	\$ 16,500.00	\$ -	\$ 16,500.00
EVERGREEN TREE	EA	81	\$ 225.00	\$ 18,225.00	60.00%	\$ 10,935.00	\$ -	\$ 10,935.00
SHRUB / ORNAMENTAL GRASS	EA	442	\$ 50.00	\$ 22,100.00	60.00%	\$ 13,260.00	\$ -	\$ 13,260.00
ORNAMENTAL TREE	EA	50	\$ 200.00	\$ 10,000.00	60.00%	\$ 6,000.00	\$ -	\$ 6,000.00
TYPICAL TOWNHOUSE FOUNDATION PLANTING	EA	29	\$ 155.00	\$ 4,495.00	100.00%	\$ 4,495.00	\$ -	\$ 4,495.00
TYPICAL TOWNHOUSE END-UNIT FOUNDATION PLANTING	EA	24	\$ 1,165.00	\$ 27,960.00	100.00%	\$ 27,960.00	\$ -	\$ 27,960.00
INFILTRATION BASIN BOTTOM AREA SEED MIX	AC	1	\$ 800.00	\$ 560.00	100.00%	\$ 560.00	\$ -	\$ 560.00
INFILTRATION BASIN SIDE SLOPE SEED MIX	AC	1	\$ 750.00	\$ 390.00	100.00%	\$ 390.00	\$ -	\$ 390.00
WHIP TREE / TREE SHELTER	EA	200	\$ 40.00	\$ 8,000.00	60.00%	\$ 4,800.00	\$ -	\$ 4,800.00
SITE LIGHT AND POLE (TYPE 'A')	EA	43	\$ 1,600.00	\$ 68,800.00	83.72%	\$ 57,600.00	\$ -	\$ 57,600.00
SITE LIGHT AND POLE (TYPE 'B' AND 'C')	EA	15	\$ 1,800.00	\$ 27,000.00	0.00%	\$ -	\$ -	\$ -
LANDSCAPING / LIGHTING TOTALS				\$ 215,030.00		\$ 142,500.00	\$ -	\$ 142,500.00
SUBTOTALS \$ 2,885,359.25 ----- \$ 1,570,928.50 \$ 157,731.40 \$ 1,413,197.10 CONTINGENCY (10%) \$ 288,535.93 ----- \$ 157,092.85 \$ - \$ 157,092.85 TOTALS \$ 3,173,895.18 \$ 1,728,021.35 \$ 157,731.40 \$ 1,570,289.95								
KG TOWNHOMES TOTAL ESCROW RELEASED	\$	157,731.40				KG TOWNHOMES RELEASE NO.1	\$	157,731.40
KG TOWNHOMES ESCROW BALANCE REMAINING	\$	1,570,289.95						

**DECLARATION OF COMPLETION
ESCROW RELEASE NO. 1
KENNETT GATEWAY – KG APARTMENTS**

The undersigned hereby declare a portion of the work provided for in a certain agreement between Kennett Township and Kennett Apartments, LLC relative to the site improvements at the Kennett Gateway land development in Kennett Township has been completed to the extent of \$453,415.35. An escrow release to Kennett Apartments, LLC is approved in the amount of \$453,415.35.

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 Kennett Apartments, LLC to correct any and all defects and deficiencies.



Stan Corbett, Associate Vice President
AECOM

February 2, 2022

Date

Eden Ratliff, Manager
Kennett Township

Date

RELEASE NO. 1 - KG APARTMENTS LLC									
MUNICIPALITY: Kennett Township PROJECT: Kennett Gateway AECOM PROJECT NO.: 60615037					LOCATION: East Cypress St. & Ways Lane DEVELOPER: KG Apartments, LLC DATE: 2/2/2022				
ITEM	UNIT	QTY	UNIT COST	TOTAL PROJECT COST	KG APARTMENTS				
					% of TOTAL COST	TOTAL AMOUNT	AMOUNT THIS PERIOD	AMOUNT REMAINING	
STORMWATER MANAGEMENT									
INFILTRATION BASIN 'B'	LS	1	\$ 50,000.00	\$ 50,000.00	0.00%	\$ -	\$ -	\$ -	
UNDERGROUND BASIN #A1 (STORMTECH SC-740)	CF	535,815	\$ 0.23	\$ 123,237.45	100.00%	\$ 123,237.45	\$ 123,237.45	\$ -	
UNDERGROUND BASIN #A2 (STORMTECH SC-740)	CF	1,145,610	\$ 0.23	\$ 263,490.30	100.00%	\$ 263,490.30	\$ 263,490.30	\$ -	
AMENDED SOIL	CY	2,268	\$ 4.50	\$ 10,206.00	0.00%	\$ -	\$ -	\$ -	
4" PERF PVC BASIN UNDERDRAIN/AASHTO #3 STONE	LF	936	\$ 8.00	\$ 7,488.00	0.00%	\$ -	\$ -	\$ -	
15" SLCPP	LF	1,905	\$ 26.00	\$ 49,530.00	40.00%	\$ 19,812.00	\$ -	\$ 19,812.00	
18" SLCPP	LF	22	\$ 30.00	\$ 660.00	40.00%	\$ 264.00	\$ -	\$ 264.00	
24" SLCPP	LF	487	\$ 38.00	\$ 18,506.00	40.00%	\$ 7,402.40	\$ 7,402.40	\$ -	
30" SLCPP	LF	157	\$ 42.00	\$ 6,594.00	40.00%	\$ 2,637.60	\$ 2,637.60	\$ -	
18" RCP	LF	45	\$ 54.00	\$ 2,430.00	40.00%	\$ 972.00	\$ 972.00	\$ -	
BASIN 'B' OUTLET STRUCTURE	EA	1	\$ 2,800.00	\$ 2,800.00	0.00%	\$ -	\$ -	\$ -	
TYPE 'M' INLET	EA	2	\$ 2,100.00	\$ 4,200.00	0.00%	\$ -	\$ -	\$ -	
UNDERGROUND BASIN OUTLET STRUCTURE	EA	2	\$ 2,500.00	\$ 5,000.00	100.00%	\$ 5,000.00	\$ 5,000.00	\$ -	
TYPE 'C' INLET	EA	19	\$ 2,500.00	\$ 47,500.00	31.58%	\$ 15,000.00	\$ -	\$ 15,000.00	
STANDARD BOX W/MANHOLE TOP	EA	6	\$ 2,200.00	\$ 13,200.00	16.67%	\$ 2,200.00	\$ -	\$ 2,200.00	
YARD DRAIN INLET	EA	11	\$ 1,000.00	\$ 11,000.00	36.36%	\$ 4,000.00	\$ -	\$ 4,000.00	
TRENCH DRAIN	LF	632	\$ 40.00	\$ 25,280.00	100.00%	\$ 25,280.00	\$ -	\$ 25,280.00	
TYPE D-W ENDWALL	EA	2	\$ 2,400.00	\$ 4,800.00	0.00%	\$ -	\$ -	\$ -	
AS-BUILT PLAN & NPDES PERMIT NOT	LS	1	\$ 8,000.00	\$ 8,000.00	40.00%	\$ 3,200.00	\$ -	\$ 3,200.00	
STORMWATER MANAGEMENT TOTALS				\$653,921.75		\$ 472,495.75	\$ 402,739.75	\$ 69,756.00	
SANITARY SEWER SYSTEM									
LATERAL CONNECTIONS	EA	63	\$ 1,100.00	\$ 69,300.00	15.87%	\$ 11,000.00	\$ -	\$ 11,000.00	
8" SDR 35 PVC	LF	1,598	\$ 50.00	\$ 79,900.00	18.77%	\$ 15,000.00	\$ -	\$ 15,000.00	
4" PVC FORCEMAIN	LF	590	\$ 18.00	\$ 10,620.00	40.00%	\$ 4,248.00	\$ -	\$ 4,248.00	
PRECAST MANHOLE AND COVER	EA	10	\$ 5,000.00	\$ 50,000.00	40.00%	\$ 20,000.00	\$ -	\$ 20,000.00	
PRECAST MANHOLE OVER 6' DEPTH	VF	40	\$ 90.00	\$ 3,600.00	40.00%	\$ 1,440.00	\$ -	\$ 1,440.00	
1,000 GALLON GREASE TRAP	EA	1	\$ 6,000.00	\$ 6,000.00	100.00%	\$ 6,000.00	\$ -	\$ 6,000.00	
CONNECT TO EXISTING MANHOLE	EA	1	\$ 1,200.00	\$ 1,200.00	40.00%	\$ 480.00	\$ 480.00	\$ -	
PUMP STATION	LS	1	\$ 400,000.00	\$ 400,000.00	40.00%	\$ 160,000.00	\$ -	\$ 160,000.00	
AS-BUILT PLAN	LS	1	\$ 4,000.00	\$ 4,000.00	40.00%	\$ 1,600.00	\$ -	\$ 1,600.00	
TESTING	LS	1	\$ 6,000.00	\$ 6,000.00	40.00%	\$ 2,400.00	\$ -	\$ 2,400.00	
SANITARY SEWER SYSTEM TOTALS				\$ 630,620.00		\$ 222,168.00	\$ 480.00	\$ 221,688.00	

ITEM	UNIT	QTY	UNIT COST	TOTAL PROJECT COST	KG APARTMENTS			
					% of TOTAL COST	TOTAL AMOUNT	AMOUNT THIS PERIOD	AMOUNT REMAINING
EROSION & SEDIMENTATION CONTROL								
ROCK CONSTRUCTION ENTRANCE	EA	1	\$ 2,500.00	\$ 2,500.00	40.00%	\$ 1,000.00	\$ 1,000.00	\$ -
PUMPED WATER FILTER BAG	EA	1	\$ 500.00	\$ 500.00	40.00%	\$ 200.00	\$ -	\$ 200.00
24" FILTER SOCK	LF	1,168	\$ 8.00	\$ 9,344.00	40.00%	\$ 3,737.60	\$ 3,737.60	\$ -
TOPSOIL DIVERSION BERM	LF	471	\$ 5.00	\$ 2,355.00	40.00%	\$ 942.00	\$ 942.00	\$ -
ROCK FILTER	EA	2	\$ 400.00	\$ 800.00	40.00%	\$ 320.00	\$ 320.00	\$ -
RIPRAP W/ GEOTEXTILE	CY	22	\$ 30.00	\$ 660.00	40.00%	\$ 264.00	\$ 264.00	\$ -
INLET PROTECTION / TEMPORARY BLOCKING	EA	8	\$ 300.00	\$ 2,400.00	40.00%	\$ 960.00	\$ -	\$ 960.00
NAG S75 MATTING (SLOPES)	SY	5,124	\$ 2.00	\$ 10,248.00	40.00%	\$ 4,099.20	\$ -	\$ 4,099.20
NAG SHOREMAX MATTING (BASIN B SPILLWAY)	SY	345	\$ 9.00	\$ 3,105.00	40.00%	\$ 1,242.00	\$ 1,242.00	\$ -
SEEDING (PERMANENT)	SF	75,000	\$ 0.10	\$ 7,500.00	40.00%	\$ 3,000.00	\$ -	\$ 3,000.00
SEEDING (TEMPORARY)	SF	58,000	\$ 0.08	\$ 4,640.00	40.00%	\$ 1,856.00	\$ -	\$ 1,856.00
SKIMMER & ROCK APRON	EA	1	\$ 2,200.00	\$ 2,200.00	0.00%	\$ -	\$ -	\$ -
ANTI-SEEP COLLAR	EA	2	\$ 600.00	\$ 1,200.00	0.00%	\$ -	\$ -	\$ -
CONCRETE CRADLE	LF	45	\$ 25.00	\$ 1,125.00	0.00%	\$ -	\$ -	\$ -
SILT FENCE BAFFLE	LF	190	\$ 10.00	\$ 1,900.00	40.00%	\$ 760.00	\$ 760.00	\$ -
ORANGE CONSTRUCTION FENCE	LF	1,335	\$ 2.00	\$ 2,670.00	40.00%	\$ 1,068.00	\$ -	\$ 1,068.00
CONCRETE WASH OUT	EA	1	\$ 500.00	\$ 500.00	40.00%	\$ 200.00	\$ 200.00	\$ -
EROSION & SEDIMENTATION CONTROL TOTALS				\$ 53,647.00		\$ 19,648.80	\$ 8,465.60	\$ 11,183.20
SITE								
1.5" SUPERPAVE WEARING COURSE	SY	10,995	\$ 5.40	\$ 59,373.00	40.00%	\$ 23,749.20	\$ -	\$ 23,749.20
2" SUPERPAVE BINDER COURSE	SY	10,995	\$ 6.50	\$ 71,467.50	40.00%	\$ 28,587.00	\$ -	\$ 28,587.00
5" SUPERPAVE BASE COURSE	SY	10,995	\$ 15.00	\$ 164,925.00	40.00%	\$ 65,970.00	\$ -	\$ 65,970.00
6" 2A TYPE C MODIFIED SUBBASE	SY	10,995	\$ 5.00	\$ 54,975.00	40.00%	\$ 21,990.00	\$ -	\$ 21,990.00
WAYS LANE CARTWAY IMPROVEMENTS (PER BOS DECISION)	LS	1	\$ 100,000.00	\$ 100,000.00	40.00%	\$ 40,000.00	\$ -	\$ 40,000.00
CONCRETE VERTICAL CURB (6" REVEAL)	LF	2,769	\$ 16.00	\$ 44,304.00	40.00%	\$ 17,721.60	\$ -	\$ 17,721.60
CONCRETE SLANT CURB	LF	2,200	\$ 18.00	\$ 39,600.00	40.00%	\$ 15,840.00	\$ -	\$ 15,840.00
CONCRETE SIDEWALK (PARKING LOT/PRIVATE ROAD ROW)	SF	13,370	\$ 6.00	\$ 80,220.00	40.00%	\$ 32,088.00	\$ -	\$ 32,088.00
CONCRETE SIDEWALK (AT DRIVEWAY CROSSING)	SF	1,840	\$ 8.00	\$ 14,720.00	0.00%	\$ -	\$ -	\$ -
HANDICAP RAMP	EA	27	\$ 1,000.00	\$ 27,000.00	18.52%	\$ 5,000.00	\$ -	\$ 5,000.00
5' WIDTH BITUMINOUS WALKING TRAIL	SY	682	\$ 20.00	\$ 13,640.00	40.00%	\$ 5,456.00	\$ -	\$ 5,456.00
CONCRETE STAIRS AND RAILING (WALKING TRAIL)	LF	54	\$ 60.00	\$ 3,240.00	40.00%	\$ 1,296.00	\$ -	\$ 1,296.00
SIGNAGE	EA	26	\$ 200.00	\$ 5,200.00	40.00%	\$ 2,080.00	\$ -	\$ 2,080.00
4" LINE STRIPING	LS	1	\$ 4,000.00	\$ 4,000.00	40.00%	\$ 1,600.00	\$ -	\$ 1,600.00
PAINTED CROSSWALK	EA	16	\$ 25.00	\$ 400.00	25.00%	\$ 100.00	\$ -	\$ 100.00
RETAINING WALLS (VERTI BLOCK)	LS	1	\$ 300,000.00	\$ 300,000.00	40.00%	\$ 120,000.00	\$ -	\$ 120,000.00
DUMPSTER PAD & ENCLOSURE	EA	1	\$ 7,500.00	\$ 7,500.00	100.00%	\$ 7,500.00	\$ -	\$ 7,500.00
ALUMINUM FENCING (ABOVE RETAINING WALL)	LF	830	\$ 30.00	\$ 24,900.00	40.00%	\$ 9,960.00	\$ -	\$ 9,960.00
CHAIN LINK FENCE (PUMP STATION)	LF	137	\$ 15.00	\$ 2,055.00	40.00%	\$ 822.00	\$ -	\$ 822.00
CHAIN LINK GATE (PUMP STATION)	EA	1	\$ 1,000.00	\$ 1,000.00	40.00%	\$ 400.00	\$ -	\$ 400.00

ITEM	UNIT	QTY	UNIT COST	TOTAL PROJECT COST	KG APARTMENTS			
					% of TOTAL COST	TOTAL AMOUNT	AMOUNT THIS PERIOD	AMOUNT REMAINING
DRIVEWAY AND AREA PAVING (PUMP STATION)	SY	228	\$ 22.00	\$ 5,016.00	40.00%	\$ 2,006.40	\$ -	\$ 2,006.40
WOODEN GUIDE RAIL	LF	152	\$ 30.00	\$ 4,560.00	40.00%	\$ 1,824.00	\$ -	\$ 1,824.00
PROPERTY MARKER TO BE SET	EA	12	\$ 75.00	\$ 900.00	40.00%	\$ 360.00	\$ -	\$ 360.00
CONCRETE MONUMENT TO BE SET	EA	2	\$ 200.00	\$ 400.00	40.00%	\$ 160.00	\$ -	\$ 160.00
BICYCLE RACK	EA	1	\$ 600.00	\$ 600.00	100.00%	\$ 600.00	\$ -	\$ 600.00
CONCRETE WHEEL STOP	EA	27	\$ 100.00	\$ 2,700.00	100.00%	\$ 2,700.00	\$ -	\$ 2,700.00
PLAZA AREA PAVILION	LS	1	\$ 20,000.00	\$ 20,000.00	40.00%	\$ 8,000.00	\$ -	\$ 8,000.00
SITE TOTALS				\$ 1,052,695.50		\$ 415,810.20	\$ -	\$ 415,810.20
EARTHWORK								
CLEARING & GRUBBING	AC	9	\$ 5,000.00	\$ 45,000.00	40.00%	\$ 18,000.00	\$ 18,000.00	\$ -
STRUCTURAL REMOVAL	LS	1	\$ 25,000.00	\$ 25,000.00	40.00%	\$ 10,000.00	\$ 10,000.00	\$ -
WELL / SEPTIC ABANDONMENT AND DEMOLITION	LS	1	\$ 10,000.00	\$ 10,000.00	40.00%	\$ 4,000.00	\$ 4,000.00	\$ -
STRIP TOPSOIL (8" DEPTH) AND STOCKPILE	CY	9,730	\$ 2.50	\$ 24,325.00	40.00%	\$ 9,730.00	\$ 9,730.00	\$ -
EARTHWORK	CY	40,000	\$ 4.00	\$ 160,000.00	40.00%	\$ 64,000.00	\$ -	\$ 64,000.00
PLACE TOPSOIL	CY	4,320	\$ 3.50	\$ 15,120.00	40.00%	\$ 6,048.00	\$ -	\$ 6,048.00
EARTHWORK TOTALS				\$ 279,445.00		\$ 111,778.00	\$ 41,730.00	\$ 70,048.00
LANDSCAPING / LIGHTING								
SHADE TREE	EA	100	\$ 275.00	\$ 27,500.00	40.00%	\$ 11,000.00	\$ -	\$ 11,000.00
EVERGREEN TREE	EA	81	\$ 225.00	\$ 18,225.00	40.00%	\$ 7,290.00	\$ -	\$ 7,290.00
SHRUB / ORNAMENTAL GRASS	EA	442	\$ 50.00	\$ 22,100.00	40.00%	\$ 8,840.00	\$ -	\$ 8,840.00
ORNAMENTAL TREE	EA	50	\$ 200.00	\$ 10,000.00	40.00%	\$ 4,000.00	\$ -	\$ 4,000.00
TYPICAL TOWNHOUSE FOUNDATION PLANTING	EA	29	\$ 155.00	\$ 4,495.00	0.00%	\$ -	\$ -	\$ -
TYPICAL TOWNHOUSE END-UNIT FOUNDATION PLANTING	EA	24	\$ 1,165.00	\$ 27,960.00	0.00%	\$ -	\$ -	\$ -
INFILTRATION BASIN BOTTOM AREA SEED MIX	AC	1	\$ 800.00	\$ 560.00	0.00%	\$ -	\$ -	\$ -
INFILTRATION BASIN SIDE SLOPE SEED MIX	AC	1	\$ 750.00	\$ 390.00	0.00%	\$ -	\$ -	\$ -
WHIP TREE / TREE SHELTER	EA	200	\$ 40.00	\$ 8,000.00	40.00%	\$ 3,200.00	\$ -	\$ 3,200.00
SITE LIGHT AND POLE (TYPE 'A')	EA	43	\$ 1,600.00	\$ 68,800.00	16.28%	\$ 11,200.00	\$ -	\$ 11,200.00
SITE LIGHT AND POLE (TYPE 'B' AND 'C')	EA	15	\$ 1,800.00	\$ 27,000.00	100.00%	\$ 27,000.00	\$ -	\$ 27,000.00
LANDSCAPING / LIGHTING TOTALS				\$ 215,030.00		\$ 72,530.00	\$ -	\$ 72,530.00
SUBTOTALS \$ 2,885,359.25 ----- \$ 1,314,430.75 \$ 453,415.35 \$ 861,015.40 CONTINGENCY (10%) \$ 288,535.93 ----- \$ 131,443.08 \$ - \$ 131,443.08 TOTALS \$ 3,173,895.18 ----- \$ 1,445,873.83 \$ 453,415.35 \$ 992,458.48								
KG APARTMENTS TOTAL ESCROW RELEASED \$ 453,415.35 KG APARTMENTS RELEASE NO.1 \$ 453,415.35 KG APARTMENTS ESCROW BALANCE REMAINING \$ 992,458.48								