



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

July 15, 2022

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

**Re: 912 S. Union Street (Stonehouse)
Escrow Release No. 16**

Dear Mr. Ratliff:

AECOM has inspected the improvements at the above referenced project to determine acceptability of Escrow Release No. 16, which was requested by the Developer on June 13, 2022. We have also coordinated with the Township Landscape Architect, Thomas Comitta Associates (TCA) regarding requested landscaping escrow releases. A total of \$106,685.00 has been requested by the Developer to be released from financial security held by the Township for the site improvements. Our recommendations and site inspection findings result in the following reductions of this amount:

1. A partial release was requested for conversion of the temporary sediment basin to permanent detention basin. The conversion remains incomplete, and we do not recommend a release until all associated work is resolved. The reduction in the amount of release is \$27,200.00 .
2. A final release for completion of all landscaping was requested. TCA has inspected the site and provided a June 30 report detailing landscaping that has not yet been installed or is no longer viable. This report also provides recommendations for a partial release at this time. We support the TCA recommendations, and the referenced report is attached. The associated reduction in the amount of release is \$39,934.00.
3. TCA review did not address a requested release for rain garden seeding. AECOM has inspected the rain garden and significant portions are bare or poorly vegetated. We do not recommend this release. The reduction in the amount of release is \$3,576.00.
4. A release was requested for as-built plans. No such plans have been submitted and nor would they be feasible until the site work is completed. The reduction in the amount of release is \$5,000.00.

We accordingly recommend a release of \$30,975.00. Our records indicate the balance of funds remaining in the improvements financial security after this release would be \$186,345.35 .

The following are attached as exhibits to assist with the Township's review:

- TCA June 30, 2022 report detailing landscaping inspection findings and escrow release recommendations.
- Declaration of Completion form.
- Improvements construction cost breakdown.

Please refer to our July 15, 2022 memorandum to Bentley Homes for additional detail regarding status of project completion.

Please contact our office should you have any questions.

Sincerely,

AECOM



Stan Corbett
Associate Vice President

cc: Amy Heinrich, Kennett Township Finance Director
Diane Hicks, Kennett Township Planning and Zoning Director
Denise Serino, Kennett Township Finance & Procurement Specialist
PJ Groff, Kennett Township Public Works Director
Tom Comitta, TCA
Scott Emerson, Bentley Homes
Jim Dahme, Bentley Homes
Cleve Price, AECOM



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

M E M O R A N D U M

TO: Kennett Township Officials, Staff, and Consultants
Stonehouse Development Team / Bentley Homes

FROM: Thomas J. Comitta, AICP, CNU-A, RLA

DATE: September 7, 2021; **Updated: June 30, 2022**

SUBJECT: **STONEHOUSE - 912 SOUTH UNION STREET**
LANDSCAPE INSPECTION REPORT & ESCROW RELEASE RECOMMENDATIONS

1. Introduction

As requested, on **June 29, 2022** we visited the Stonehouse community at 912 South Union Street in order to evaluate the landscaping installed in accordance with the approved Landscape Plan. This **was** our **third** visit to the development for this purpose, the first being on March 30, 2021 with a corresponding Landscape Inspection Report dated April 1, 2021, **and the second being on September 1, 2021 with a corresponding Landscape Inspection Report dated September 7, 2021.**

Our observations and recommendations are described below. They include a funds release recommendation corresponding to the Tree and Shrub line items in Escrow Release Request Number **16**.

The comments herein are also intended to provide the Township and the Stonehouse community with greater clarity regarding the condition and placement of the planting installed to date, as well as the path forward toward satisfactory completion of the landscaping component of the project.

Items from our previous report on 9-7-2021 that have been fully resolved are removed from this Memorandum, and from the exhibit on the last page.

2. Landscape Plan Markup

Please see the attached Landscape Plan markup that indicates the following items, based on our observations on **6-29-2022**:

- Areas of the community with complete and satisfactory planting (not highlighted);
- Areas where plants have not yet been installed (highlighted in turquoise); and
- Plants that are in decline and should be replaced (highlighted in red).



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

STONEHOUSE - 912 SOUTH UNION STREET
LANDSCAPE INSPECTION REPORT & ESCROW RELEASE RECOMMENDATIONS

September 7, 2021; Updated: June 30, 2022

3. Complete and Satisfactory Planting

A significant portion of the community **still** exhibits complete and satisfactory planting in accordance with the approved Landscape Plan. These plants are healthy and structurally sound.

4. Plants Added by Bentley Homes

Many additional trees and shrubs have been installed by Bentley Homes that are not indicated on the Landscape Plan. This additional planting is located primarily among the dwellings and along the South Union Street frontage.

We support and encourage the installation of this additional planting, as it enhances overall site aesthetics as well as privacy for the individual homeowners.

However, as it pertains to the release of Escrow funds, such additional planting does not replace planting specified on the Landscape Plan.

5. Plants Not Yet Installed

As highlighted in turquoise on the attached Landscape Plan markup, significant planting areas have **still** not been installed. There are **four (4)** such areas:

1. Around the detention basins on the south side of the community;
2. Within the preserved wooded area at the west side of the community (this includes the required "whip" trees);
3. At the southeast corner of the community adjacent to the Walking Trail; and
4. **Near units 15, 16, and 17.**

9. Plants to be Replaced

While almost all of the plants that have been installed at Stonehouse were observed on 9-1-2021 to be in a healthy condition, the following plants indicated on the approved Landscape Plan are **still** dead or dying and should be replaced:

These **6** plants are highlighted in red on the Landscape Plan markup, and include:

- One (1) Multistem Serviceberry (*Amelanchier canadensis*) along the south property line; and
- Five (5) Inkberry Holly (*Ilex glabra*) along the south property lines.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

STONEHOUSE - 912 SOUTH UNION STREET
LANDSCAPE INSPECTION REPORT & ESCROW RELEASE RECOMMENDATIONS

September 7, 2021; **Updated: June 30, 2022**

Our Escrow Release Recommendations contained in below comment section 10 have been calculated with a withholding of the funds corresponding with these plants that should be replaced, as well as for the plants that have not yet been installed.

10. Escrow Release Recommendations

We recommend that Escrow be withheld and released as described below.

10.A Whip Trees

Escrow Release Number **16** requests the full release of \$4,200.00 for the 174 Whip Trees to be installed on this project.

However, per our 9-1-2021 **and 6-29-2022** inspections, none of the Whip Trees have been installed.

Therefore, we recommend that \$0.00 of the Escrow be released for Whip Trees.

10.B Deciduous Trees

Escrow Release Number **16** requests the full release of the remaining **\$25,200.00** for Deciduous Trees.

As indicated on the attached Landscape Plan markup, **41** Deciduous Trees have not yet been installed per our **6-29-2022** inspection.

In addition, as noted in above comment 9 and indicated on the attached markup, one (1) Serviceberry that is in decline requires replacement along the south property line.

Therefore, we recommend that escrow be withheld for **42** Deciduous Trees (**41 + 1**), at a cost per unit of \$525.00.

We recommend that **\$22,050.00** of Escrow still be withheld for **42** Deciduous Trees. This would allow for a release of **\$3,150.00 for the 6 Deciduous Trees that were installed.**

10.C Evergreen Trees

Escrow Release Number **16** requests the release **\$13,000.00** for Evergreen Trees. As indicated on the attached Landscape Plan markup, **20** Evergreen Trees have not yet been installed. We recommend that escrow be withheld for these **20 Evergreen Trees, and that \$3,000.00 be released for the 6 Evergreen Trees that were installed.**



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

STONEHOUSE - 912 SOUTH UNION STREET
LANDSCAPE INSPECTION REPORT & ESCROW RELEASE RECOMMENDATIONS

September 7, 2021; Updated: June 30, 2022

10.D Evergreen Shrubs

Escrow Release Number **16** requests the release of **\$2,460.00** for Evergreen Shrubs. As indicated on the attached Landscape Plan markup, **31** Evergreen Shrubs have not yet been installed per our **6-29-2022** inspection. These shrubs are primarily adjacent to the south-side basins.

We recommend that **\$1,860.00** of Escrow still be withheld for Evergreen Shrubs, and that **\$600.00 be released for the 10 Evergreen Shrubs that were installed.**

10.E Deciduous Shrubs

Escrow Release Number **16** requests the release of **\$1,875.00** for Deciduous Shrubs. As indicated on the attached Landscape Plan markup, **20** Deciduous have not yet been installed per our **6-29-2022** inspection. These shrubs are primarily adjacent to the south-side basins.

We recommend that **\$1,500.00** of Escrow still be withheld for Deciduous Shrubs, and that **\$375.00 be released for the 5 Deciduous Shrubs that were installed.**

10.F Rain Garden Seed Mix

TCA defers to the Township Engineer relative to this item.

12. Conclusion & Summary

The observations and recommendations described herein are intended to inform Escrow release **16**.

12.A Per comment 10.A, release \$0.00 for Whip Trees (**and withhold \$4,524.00**).

12.B Per comment 10.B, release **\$3,150.00 (and withhold \$22,050.00)**.

12.C Per comment 10.C, release **\$3,000.00 (and withhold \$10,000.00)**.

12.D Per comment 10.D, release **\$600.00 (and withhold \$1,860.00)**.

12.E Per comment 10.E, release **\$375.00 (and withhold \$1,500.00)**.

12.F Therefore, we recommend a **release of \$7,125.00 for Escrow Release 16 (and a withholding of \$39,934.00)**.

Please let us know if there are any questions.



DLHowell

Civil Engineering & Land Planning
www.DLHowell.com

D.L. Howell & Assoc., Inc.

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

Whips*

Whips*

Whips*

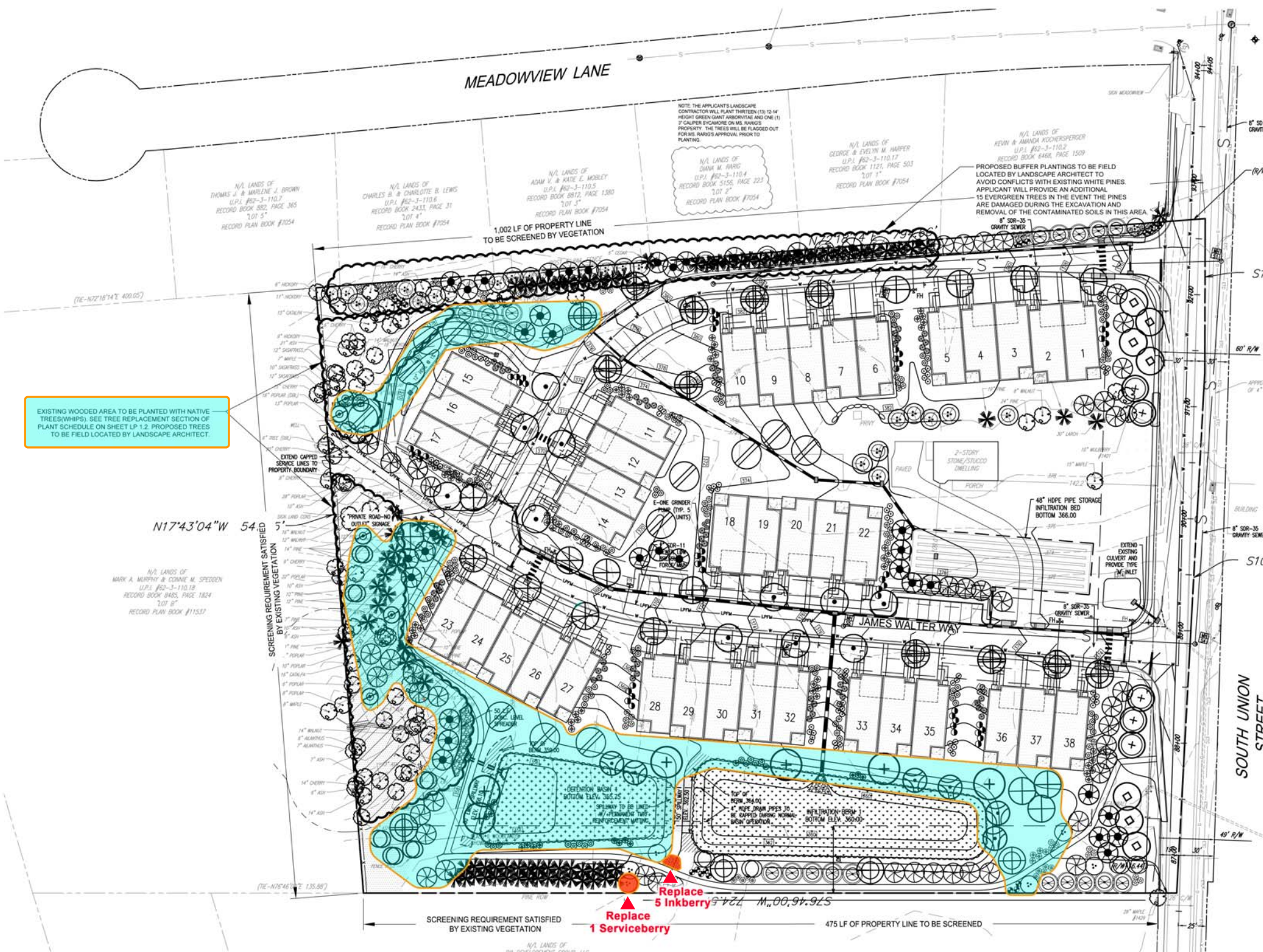
REV	DATE	DESCRIPTION
1	12/07/16	REVISED PER COMMITTEE LETTER DATED 10/13/16
2	12/07/16	REVISED PER COMMITTEE LETTER DATED 10/13/16
3	1/20/17	REVISED PER TOWNSHIP AND CCOO COMMENTS
4		
5		
6		
7		
8		

FINAL
TOWNSHIP LANDSCAPE PLAN

CLIENT: BENTLEY HOMES
PROJECT: 912 S. UNION STREET
LOCATION: 912 S. UNION STREET
KENNETT TWP., CHESTER COUNTY, PA.

DATE:	06/29/16
SCALE:	1:50
DRAWN BY:	EMR
CHECKED BY:	PJS
PROJECT NO.:	2908
CAD FILE:	
PLOTTED:	12/07/16
DRAWING NO.:	LP1.1
SHEET	19 of 21

ORSATTI & STUART
LANDSCAPE ARCHITECTS
1000 FISH MARKET • SUITE 108 • 5000 W. MARKET ST. • PHILADELPHIA, PA. 19104
PH: 215-733-7333 • FAX: 215-733-7333 • WWW.ORSATTIANDSTUART.COM



EXISTING WOODED AREA TO BE PLANTED WITH NATIVE TREES(WHIPS). SEE TREE REPLACEMENT SECTION OF PLANT SCHEDULE ON SHEET LP 1.2. PROPOSED TREES TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT.

**Stonehouse Landscape Inspection
June 29, 2022**

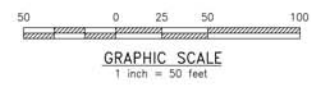
KEY:

Trees and shrubs specified in these areas have not yet been installed.

Plants in decline: Replace.

ALL PLANTING AREAS NOT HIGHLIGHTED ARE COMPLETE AND SATISFACTORY

Inspection performed by Thomas Comitta Associates, Inc. on JUNE 29, 2022.
See the Landscape Inspection Report dated June 30, 2022 for more information.



**DECLARATION OF COMPLETION
ESCROW RELEASE NO. 16
912 S. UNION STREET (STONEHOUSE)**

The undersigned hereby declare a portion of the work provided for in a certain agreement between Kennett Township and Sweetbriar Investment Properties, L.P. relative to the site improvements at 912 S. Union Street (Stonehouse) in Kennett Township has been completed to the extent of \$30,975.00. An escrow release to Sweetbriar Investment Properties, L.P. is approved in the amount of \$30,975.00.

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 Sweetbriar Investment Properties, L.P. to correct any and all defects and deficiencies.



July 15, 2022

Stan Corbett, Associate Vice President
AECOM

Date

Eden Ratliff, Manager
Kennett Township

Date

AECOM

ESCROW RELEASE NUMBER 16

Municipality: Kennett Township
 Project Name: 912 S. Union Street (Stonehouse)
 Developer: Sweetbriar Investment Properties, L.P.
 Location: 912 S. Union Street
 AECOM Project No.: 60551028
 Date: 7/15/2022

QTY	Unit	Item	Cost Per Unit	Extension	Amount Previous	Amount This Period	Complete This Period	Amount Remaining
Layout								
22	DY	Construction Layout	\$1,300.00	\$28,600.00	\$28,600.00	\$0.00		\$0.00
Mobilization								
1	LS	Mobilization	\$12,500.00	\$12,500.00	\$12,500.00	\$0.00		\$0.00
Clearing & Grubbing								
2	AC	Clear & Grub	\$7,500.00	\$15,000.00	\$15,000.00	\$0.00		\$0.00
Demolition								
1	LS	Outbuildings	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00		\$0.00
Erosion Controls								
2	EA	Construction Entrance	\$3,500.00	\$7,000.00	\$7,000.00	\$0.00		\$0.00
1300	LF	Silt Fence 18"	\$1.50	\$1,950.00	\$1,950.00	\$0.00		\$0.00
300	LF	Super Silt Fence	\$7.00	\$2,100.00	\$2,100.00	\$0.00		\$0.00
100	LF	Silt Fence 24"	\$13.50	\$1,350.00	\$1,350.00	\$0.00		\$0.00
2800	LF	LOD Fencing	\$2.50	\$7,000.00	\$7,000.00	\$0.00		\$0.00
334000	SF	Temp Seed & Mulch	\$0.05	\$16,700.00	\$16,700.00	\$0.00		\$0.00
1000	SY	Curlex & Seed	\$2.50	\$2,500.00	\$2,500.00	\$0.00		\$0.00
Detention Basin								
2	EA	Dbl Endwall	\$3,000.00	\$6,000.00	\$6,000.00	\$0.00		\$0.00
64	LF	18" RCP Outlet Pipe	\$95.00	\$6,080.00	\$6,080.00	\$0.00		\$0.00
80	LF	4" HDPE	\$50.00	\$4,000.00	\$4,000.00	\$0.00		\$0.00
2	EA	Anti Seep Collars	\$1,500.00	\$3,000.00	\$3,000.00	\$0.00		\$0.00
1	LS	Level Spreader	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00		\$0.00
1	EA	Stone Outlet	\$2,500.00	\$2,500.00	\$2,500.00	\$0.00		\$0.00
2500	SF	NAG SC250	\$0.50	\$1,250.00	\$1,250.00	\$0.00		\$0.00
1500	CY	Respread & Regrade Topsoil	\$3.50	\$5,250.00	\$5,250.00	\$0.00		\$0.00
2700	SY	Curlex & Seed	\$2.00	\$5,400.00	\$5,400.00	\$0.00		\$0.00
5000	SY	Seed & Mulch	\$0.50	\$2,500.00	\$2,500.00	\$0.00		\$0.00
Earthwork								
12000	CY	Strip	\$2.80	\$33,600.00	\$33,600.00	\$0.00		\$0.00
16500	CY	Cut to Fill	\$3.50	\$57,750.00	\$57,750.00	\$0.00		\$0.00
5500	CY	Cut to Export	\$2.25	\$12,375.00	\$12,375.00	\$0.00		\$0.00
1000	CY	Cut to Stockpile	\$3.30	\$3,300.00	\$3,300.00	\$0.00		\$0.00
5500	CY	Spoil	\$10.00	\$55,000.00	\$55,000.00	\$0.00		\$0.00
2900	CY	Respread & Regrade Topsoil Lots	\$2.80	\$8,120.00	\$8,120.00	\$0.00		\$0.00
1350	CY	Respread & Regrade Topsoil ROW	\$6.50	\$8,775.00	\$8,775.00	\$0.00		\$0.00
27000	SY	Seed & Mulch	\$0.50	\$13,500.00	\$13,500.00	\$0.00		\$0.00
90000	SF	Fine Grade Pads	\$0.10	\$9,000.00	\$9,000.00	\$0.00		\$0.00
Sanitary Sewer								
1410	LF	8" SDR 35 PVC	\$55.00	\$77,550.00	\$77,550.00	\$0.00		\$0.00
450	LF	6" SDR 35 PVC	\$30.00	\$13,500.00	\$13,500.00	\$0.00		\$0.00

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QTY	Unit	Item	Cost Per Unit	Extension	Amount Previous	Amount This Period	Complete This Period	Amount Remaining
660	LF	LPFM	\$22.00	\$14,520.00	\$14,520.00	\$0.00		\$0.00
5	EA	Service Connections	\$4,500.00	\$22,500.00	\$22,500.00	\$0.00		\$0.00
2	EA	2" Valves	\$500.00	\$1,000.00	\$1,000.00	\$0.00		\$0.00
6	EA	Manholes	\$2,800.00	\$16,800.00	\$16,800.00	\$0.00		\$0.00
1500	TN	Stone Backfill	\$16.00	\$24,000.00	\$24,000.00	\$0.00		\$0.00
80	TN	Temp Paving	\$75.00	\$6,000.00	\$6,000.00	\$0.00		\$0.00
13	DY	Traffic Control	\$1,200.00	\$15,600.00	\$15,600.00	\$0.00		\$0.00
10	DY	Trucking	\$1,800.00	\$18,000.00	\$18,000.00	\$0.00		\$0.00
1	LS	ROW Restoration	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00		\$0.00
10	EA	Steel Plate Rental	\$300.00	\$3,000.00	\$3,000.00	\$0.00		\$0.00
1350	LF	Testing	\$2.50	\$3,375.00	\$3,375.00	\$0.00		\$0.00
5	EA	Manhole Vacuum Testing	\$500.00	\$2,500.00	\$2,500.00	\$0.00		\$0.00
Stormwater Management								
250	LF	12" HDPE	\$28.00	\$7,000.00	\$7,000.00	\$0.00		\$0.00
600	LF	15" HDPE	\$30.00	\$18,000.00	\$18,000.00	\$0.00		\$0.00
210	LF	15" HDPE + 10'	\$44.00	\$9,240.00	\$9,240.00	\$0.00		\$0.00
40	LF	28" HDPE	\$33.00	\$1,320.00	\$1,320.00	\$0.00		\$0.00
140	LF	18" HDPE + 10'	\$46.00	\$6,440.00	\$6,440.00	\$0.00		\$0.00
420	LF	24" HDPE	\$37.00	\$15,540.00	\$15,540.00	\$0.00		\$0.00
220	LF	30" HDPE + 10'	\$59.00	\$12,980.00	\$12,980.00	\$0.00		\$0.00
160	LF	36" HDPE + 10'	\$65.00	\$10,400.00	\$10,400.00	\$0.00		\$0.00
22	EA	Outlet Structure	\$2,450.00	\$53,900.00	\$53,900.00	\$0.00		\$0.00
40	TN	R4 Rip Rap	\$40.00	\$1,600.00	\$1,600.00	\$0.00		\$0.00
1310	TN	Stone Bedding	\$16.00	\$20,960.00	\$20,960.00	\$0.00		\$0.00
7	DY	Seepage Bed Crew	\$7,000.00	\$49,000.00	\$49,000.00	\$0.00		\$0.00
1	LS	48" Perf HDPE	\$72,500.00	\$72,500.00	\$72,500.00	\$0.00		\$0.00
1600	TN	#57 Stone	\$17.00	\$27,200.00	\$27,200.00	\$0.00		\$0.00
2500	SY	Fabric	\$1.50	\$3,750.00	\$3,750.00	\$0.00		\$0.00
1	EA	Inlet	\$2,250.00	\$2,250.00	\$2,250.00	\$0.00		\$0.00
Basin Conversion								
1	LS	Dewater	\$1,500.00	\$1,500.00	\$0.00	\$0.00		\$1,500.00
800	CY	Desilt	\$17.00	\$13,600.00	\$0.00	\$0.00		\$13,600.00
550	CY	Strip	\$5.00	\$2,750.00	\$0.00	\$0.00		\$2,750.00
1300	CY	Cut to Fill	\$7.00	\$9,100.00	\$0.00	\$0.00		\$9,100.00
3500	SF	Spillway	\$0.50	\$1,750.00	\$0.00	\$0.00		\$1,750.00
1	LS	Till Basin	\$1,500.00	\$1,500.00	\$0.00	\$0.00		\$1,500.00
550	CY	Respread & Regrade	\$5.00	\$2,750.00	\$0.00	\$0.00		\$2,750.00
28000	SF	Curlex & Seed	\$0.25	\$7,000.00	\$0.00	\$0.00		\$7,000.00
Waterline Construction								
1600	LF	8" DIP	\$40.00	\$64,000.00	\$64,000.00	\$0.00		\$0.00
580	LF	8' DIP Offsite	\$52.00	\$30,160.00	\$30,160.00	\$0.00		\$0.00
10	EA	8" Gate Valve & Boxes	\$2,000.00	\$20,000.00	\$20,000.00	\$0.00		\$0.00
3	EA	Fire Hydrants	\$5,500.00	\$16,500.00	\$16,500.00	\$0.00		\$0.00
3	EA	8" X 8" Tees	\$1,000.00	\$3,000.00	\$3,000.00	\$0.00		\$0.00
39	EA	Service Connections	\$4,600.00	\$179,400.00	\$179,400.00	\$0.00		\$0.00
2	EA	Air Release Valve	\$4,500.00	\$9,000.00	\$9,000.00	\$0.00		\$0.00
1	EA	8" X 2" Blow Offs	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00		\$0.00
650	TN	Stone Backfill	\$16.00	\$10,400.00	\$10,400.00	\$0.00		\$0.00

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QTY	Unit	Item	Cost Per Unit	Extension	Amount Previous	Amount This Period	Complete This Period	Amount Remaining
20	TN	Temp Paving	\$75.00	\$1,500.00	\$1,500.00	\$0.00		\$0.00
5	DY	Traffic Control	\$1,200.00	\$6,000.00	\$6,000.00	\$0.00		\$0.00
1	LS	Testing	\$3,500.00	\$3,500.00	\$3,500.00	\$0.00		\$0.00
Paving and Concrete								
3850	SF	Fine Grade	\$1.00	\$3,850.00	\$3,850.00	\$0.00		\$0.00
3850	SY	6" 3A Mod	\$8.40	\$32,340.00	\$32,340.00	\$0.00		\$0.00
3850	SY	4.5" 25 MM	\$19.25	\$74,112.50	\$74,112.50	\$0.00		\$0.00
3850	SY	1.5" 9.5 MM	\$8.17	\$31,454.50	\$0.00	\$0.00		\$31,454.50
3850	SY	Clean & Tack	\$0.75	\$2,887.50	\$0.00	\$0.00		\$2,887.50
500	SY	Paving Restoration	\$74.00	\$37,000.00	\$37,000.00	\$0.00		\$0.00
1400	SY	Union Street Widening & Overlay	\$20.15	\$28,210.00	\$28,210.00	\$0.00		\$0.00
2900	LF	Dig & Backfill Curb	\$2.50	\$7,250.00	\$7,250.00	\$0.00		\$0.00
2900	LF	Curbing	\$13.50	\$39,150.00	\$39,150.00	\$0.00		\$0.00
Striping and Signage								
2	EA	Stop Bar	\$150.00	\$300.00	\$300.00	\$0.00		\$0.00
2	EA	Stop Sign	\$350.00	\$700.00	\$700.00	\$0.00		\$0.00
4	EA	Crosswalk Marking	\$250.00	\$1,000.00	\$0.00	\$0.00		\$1,000.00
6	EA	Street Sign	\$375.00	\$2,250.00	\$2,250.00	\$0.00		\$0.00
1	EA	Historic Plaque	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00		\$0.00
Lighting and Landscaping								
3	EA	Pole Mounted Light Including Conduit & Wiring	\$2,800.00	\$8,400.00	\$8,400.00	\$0.00		\$0.00
174	EA	Whips	\$26.00	\$4,524.00	\$0.00	\$0.00		\$4,524.00
95	EA	Deciduous Trees	\$525.00	\$49,875.00	\$24,675.00	\$3,150.00	6	\$22,050.00
132	EA	Evergreen Trees	\$500.00	\$66,000.00	\$53,000.00	\$3,000.00	6	\$10,000.00
274	EA	Evergreen Shrubs	\$60.00	\$16,440.00	\$13,980.00	\$600.00	10	\$1,860.00
240	EA	Deciduous Shrubs	\$75.00	\$18,000.00	\$16,125.00	\$375.00	5	\$1,500.00
29800	SF	Rain Garden Seed Mix	\$0.12	\$3,576.00	\$0.00	\$0.00		\$3,576.00
Miscellaneous								
1	LS	As-Built Plans	\$5,000.00	\$5,000.00	\$0.00	\$0.00		\$5,000.00
415	LF	Post and Rail Fence	\$60.00	\$24,900.00	\$24,900.00	\$0.00		\$0.00
2	EA	Board Rail Gate	\$250.00	\$500.00	\$500.00	\$0.00		\$0.00
5400	SF	Walking Trail Grade	\$0.75	\$4,050.00	\$0.00	\$4,050.00	5400	\$0.00
600	SY	Walking Trail 2" Crushed Agg Base	\$15.00	\$9,000.00	\$0.00	\$9,000.00	600	\$0.00
600	SY	Walking Trail 1.5" Paving	\$18.00	\$10,800.00	\$0.00	\$10,800.00	600	\$0.00
1262	SF	Retaining Walls	\$25.50	\$32,181.00	\$32,181.00	\$0.00		\$0.00
34	EA	Retaining Wall Post Sleeves	\$72.00	\$2,448.00	\$2,448.00	\$0.00		\$0.00
19	EA	Grinder Pump (18+1)	\$4,500.00	\$85,500.00	\$85,500.00	\$0.00		\$0.00
10400	SF	Sidewalk & Curb Ramps	\$7.50	\$78,000.00	\$78,000.00	\$0.00		\$0.00
1600	SF	Offsite Sidewalk	\$8.00	\$12,800.00	\$12,800.00	\$0.00		\$0.00
60	LF	Privy Boulder Wall	\$50.00	\$3,000.00	\$3,000.00	\$0.00		\$0.00
Subtotal				\$1,975,433.50	\$1,820,656.50	\$30,975.00		\$123,802.00
10% Contingency				\$197,543.35	\$135,000.00	\$0.00		\$62,543.35
Inspection Escrow				\$54,324.44	\$54,324.44	\$0.00		\$0.00
TOTAL				\$2,227,301.29	\$2,009,980.94	\$30,975.00		\$186,345.35

AECOM

QTY	Unit	Item	Cost Per Unit	Extension	Amount Previous	Amount This Period	Complete This Period	Amount Remaining
		TOTAL ESCROW AMOUNT RELEASED	\$2,040,955.94			Escrow Release #1		\$117,755.00
						Escrow Release #2		\$167,190.00
		Balance of Funds In Escrow	\$186,345.35			Escrow Release #3		\$245,670.00
						Escrow Release #4		\$260,815.00
						Escrow Release #5		\$72,760.00
						Escrow Release #6		\$119,800.00
						Escrow Release #7		\$100,049.00
						Escrow Release #8		\$73,000.00
						Escrow Release #9		\$111,990.00
						Escrow Release #10		\$68,757.50
						Escrow Release #11		\$65,210.00
						Escrow Release #12		\$334,755.00
						Escrow Release #13		\$138,919.44
						Escrow Release #14		\$91,400.00
						Escrow Release #15		\$41,910.00
						Escrow Release #16		\$30,975.00