

AGENDA
MONTGOMERY TOWNSHIP
BOARD OF SUPERVISORS
NOVEMBER 25, 2019

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Tanya C. Bamford
Candyce Fluehr Chimera
Michael J. Fox
Jeffrey W. McDonnell
Matthew W. Quigg

Lawrence J. Gregan
Township Manager

ACTION MEETING – 7:00 PM

1. Call to Order by Chairman
2. Pledge of Allegiance
3. Public Comment
4. Announcement of Executive Session
5. Consider Approval of Minutes of November 11, 2019 Meeting
6. Discuss Next Steps – Powerline Trail Connector Project
7. Consider Approval of 2020 Winter Recreation Program Schedule and Fees
8. Consider Approval of Contract for the Re-Lining of a Storm Sewer Pipe 208 Durham Way
9. Consider Authorization of Investment Change - Police Pension Plan
10. Consider Award of Bids – Municibid Online Surplus Asset Sale – Police Vehicles
11. Consider Authorization to Submit PECO Green Region Open Space Program Application - Tree Bonus Round – Friendship Park
12. Consider Application for 2019 Tree City USA Recertification and Growth Award
13. Consider Start of Maintenance Period and Escrow Release LDS# 610WB Commons LP
14. Consider Approval of Escrow Release #7 –LDS #694 – Higher Rock Partners LP - Phase 2
15. Consider Approval of Escrow Release #1 - LDS #679 – Meadows at Parkview\
16. Consider Payment of Bills
17. Other Business
18. Adjournment

Future Public Hearings/Meetings:

12-04-2019 @ 7:30 p.m. – Park and Recreation Board (CRC)

12-04-2019 @ 7:30 p.m. – Zoning Hearing Board

12-16-2019 @ 7:00 p.m. – Board of Supervisors

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Public Comment

MEETING DATE: November 25, 2019

ITEM NUMBER: #3

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Michael J. Fox,
Chairman of the Board of Supervisors

BACKGROUND:

The Chairman needs to remind all individual(s) making a comment that they need to identify themselves by name and address for public record.

The Chairman needs to remind the public about the policy of recording devices. The individual(s) needs to request permission to record the meeting from the Chairman and needs to identify themselves, by name and address for public record.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Announcement of Executive Session

MEETING DATE: November 25, 2019

ITEM NUMBER: #4

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan
 Township Manager

BOARD LIAISON: Michael J. Fox,
 Chairman of the Board of Supervisors

BACKGROUND:

Frank Bartle will announce that the Board of Supervisors met in Executive Session and will summarize the matters discussed.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

None.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Minutes for November 11, 2019

MEETING DATE: November 25, 2019

ITEM NUMBER: #5

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Michael J. Fox,
Chairman of the Board of Supervisors

BACKGROUND:

Please contact Deb Rivas on Monday, November 25, 2019 before noon with any changes to the minutes.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

None.

MOTION/RESOLUTION:

I move that we approve the minutes as submitted.

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

DRAFT

**MINUTES OF MEETING
MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
NOVEMBER 11, 2019**

Chairman Michael J. Fox called the action meeting to order at 7:00 p.m. In attendance were Vice Chairman Candyce Fluehr Chimera, Supervisors Tanya C. Bamford, Jeffrey W. McDonnell and Matthew W. Quigg. Also in attendance were Township Solicitor Frank R. Bartle, Esquire, Township Manager Lawrence Gregan, Township Manager Designee Carolyn McCreary, Police Chief Scott Bendig, Director of Administration and Human Resources Ann Shade, Assistant to the Township Manager Stacy Crandell, Director of Planning and Zoning Bruce Shoupe, Director of Public Works Kevin Costello, Director of Recreation and Community Center Floyd Shaffer, Recording Secretary Deborah A. Rivas and Director of Information Technology Richard Grier.

Following the Pledge of Allegiance, Chairman Michael J. Fox noted that today was Veterans Day and he thanked all veterans for their service, especially those from Montgomery Township. Chairman Fox also noted that yesterday was the birthday of the United States Marine Corps, founded in a tavern in Philadelphia.

Chairman Michael J. Fox called for public comment from the audience and there was none.

Chairman Michael J. Fox made a motion to approve the minutes of the October 28, 2019 Board of Supervisors meeting and Vice Chairman Candyce Fluehr Chimera seconded the motion. The minutes of the meeting were unanimously approved as submitted.

Chairman Michael J. Fox opened the Public Hearing at 7:03 p.m. for the consideration of proposed Ordinance #19-311-ZS – Car Stacking and Drive-Thru Banks and Sidewalk Bollard Installation. Notes of testimony were taken by Court Reporter Tim Kurek. Solicitor Frank R. Bartle introduced the advertisement and exhibits into the record. Director of Planning and Zoning Bruce Shoupe stated that the ordinance proposed amendments to the Township Zoning Code by adding Article XIX, [Required Parking] adding Sub-section 230-134(F) relating to

automobile stacking for Drive-in/drive-through banking facilities by reducing the number of waiting spaces from 8 to 4, and Article III [Design Standards], Section 205-17(7) relating to placement of bollards where parking spaces abut and are perpendicular to paved walkways.

There being comments from the Board or audience, the hearing was closed at 7:08 p.m.

Resolution #1 made by Chairman Michael J. Fox, seconded by Supervisors Tanya C. Bamford and adopted unanimously, approved Ordinance #19-311-ZS as outlined above.

United States Congressman Brian Fitzpatrick presented retiring Township Manager Lawrence J. Gregan with an American Flag that was flown over the U.S. Capitol in honor of his years of service to government and community. Representative Fitzpatrick also stated that the recognition of his retirement has been placed in the Congressional Record, where it will reside in the National Archives as part of United States history.

Township Manager Lawrence J. Gregan presented the 2020 Preliminary Budget. Four public workshops were conducted by the Board and staff during the months of October and November. Mr. Gregan stated that the proposed Total Revenues for 2020 reflect a slight decrease from 2019. Property Tax Revenues consist of the real estate mileage remaining at 1.49 mills in 2020 with over 75 percent of residential property owners participating in the Homestead Exclusion (currently at \$30,000) which was implemented in 2003. Total General Fund Expenditures for 2020 show a 1.3% increase over 2019. Upon adoption of a preliminary budget by the Board, a notice must be advertised stating that the proposed budget is available for public inspection at the Township Building. After the approved preliminary budget has been available for public inspection for twenty (20) days, the Board of Supervisors must adopt a final budget no later than December 31, 2019. Resolution #2 made by Chairman Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera and adopted unanimously, adopted the 2020 Preliminary Budget for all funds and set Monday, December 16, 2019 after 7:00 p.m. in the Township Building as the date, time and place for the public meeting for consideration of adoption of the 2020 Final Budget and also authorized the advertisement of this public meeting.

Director of Community and Recreation Center Floyd Shaffer and Autumn Festival Committee Chairman J.P. Northup recognized all of the workers, volunteers and organizations that made the 19th Annual Autumn Festival held on Saturday, October 12, 2019 a huge success. The following entities and sponsors provided support for the event: Autumn Festival Committee, Employees of Montgomery Township and their families, Environmental Advisory Committee, Park and Recreation Board, Montgomery Township Public Works Department, Senior Volunteer Committee, Volunteer Medical Service Corps of Lansdale (VMSC), Fire Department of Montgomery Township Volunteers, Montgomery Township Police Department, Montgomery Township Fire Department, North Penn High School Junior ROTC, North Penn High School Key Club, Montgomery County Public Library – Bookmobile, Keystone Fellowship Church, Penn Manufacturing Industries (PMI), FirstGroup Transportation, Girl Scouts of America, The 12th Knight Football Program, Wegmans, Herr's Snacks and Lindinger's Deli. The Community Sponsors were as follows: Harvest Sponsors – The Goldenberg Group, Lightbridge Academy, FirstGroup Transportation and Wegmans; Pumpkin Sponsors – Delaware Valley Dance Academy, PECO; Scarecrow Sponsors – Bharatiya Temple, Boucher & James, Inc., Gilmore & Associates, Fulton Bank, Landscape Designs, Inc./The Tulio Group, Patient First, Traffic Planning & Design, Inc., Univest Financial and Volpe Enterprises; and Fall Foliage Sponsors – Ambrose Rigging, Montgomery Township Professional Firefighters, Syrena Collision Center and TRG Mid-Atlantic Packaging. Resolution #3 made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, acknowledged the volunteers and workers for their diligent contributions toward the success of Autumn Festival held on October 12, 2019.

Assistant to the Township Manager Stacy Crandell announced that bids were opened on November 7, 2019 at 10:00 a.m. for the collection of Trash and Recyclable Materials from Township Facilities. The Township received five bids and staff is recommending the bid be awarded to Waste Management at a cost of \$55,072.08 for the three-year period of January 1,

2020 to December 31, 2022. Resolution #4 made by Chairman Michael J. Fox, seconded by Supervisor Tanya C. Bamford and adopted unanimously, awarded the bid for Township Facility Trash and Recyclable Material Collection and Disposal to Waste Management at a cost of \$55,072.08.

Director of Planning and Zoning Bruce Shoupe reported that the Township received a request from the Montgomery Township Municipal Sewer Authority (MTMSA) requesting a waiver for an electrical permit for the replacement of the Gwynedd Lea pump station emergency generator. The fee would be \$1,189.50 based on the value of the work to be done. In the past, it has been the policy of the Board of Supervisors to waive permit fees for permitted work done by the MTMSA. Resolution #5 made by Chairman Michael J. Fox, seconded by Vice-Chairman Candyce Fluehr Chimera and adopted unanimously, approved the request of the MTMSA to waive the electrical permit fee.

Township Manager Lawrence J. Gregan reported that the Township is requesting authorization to submit applications to PennDOT for Traffic Signal Permit revisions at the intersection of Horsham Road and the 202 Parkway and at the intersection of Horsham Road and Upper State Road. The revisions are based on recommended changes suggested by PennDOT in response to concerns raised to PennDOT and the Township about vehicles not yielding to pedestrians crossing the highways. Resolution #6 made by Chairman Michael J. Fox, seconded by Supervisor Matthew W. Quigg and adopted unanimously, authorized the submission of applications to PennDOT for revisions to Traffic Signal Permits for Horsham Road and the 202 Parkway and Horsham Road and Upper State Road.

A motion to approve the payment of bills was made by Chairman Michael J. Fox, seconded by Vice Chairman Candyce Fluehr Chimera, and adopted unanimously, approving the payment of bills as submitted.

There being no further business to come before the Board, the meeting adjourned at 7:48 p.m.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Discussion- Next Steps- TAP Grant – Powerline Trail Connection- Phase 1 Project

MEETING DATE: November 25, 2019 ITEM NUMBER: #6.

MEETING/AGENDA: ACTION NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion: xx Information:

INITIATED BY: Stacy Crandell  Assistant to the Township Manager BOARD LIAISON: Michael J. Fox
Chairman, Board of Supervisors

BACKGROUND:

On March 24, 2016, Montgomery Township was awarded funding through the Transportation Alternatives Program (TAP) in the amount of \$850,000 for the Powerline Trail Connection- Phase 1 Project. This project proposed to connect the Route 202 Parkway Trail through the Township Building Property to the Township's Community and Recreation Center. This will be the first phase of the Powerline Trail Connection that will eventually connect the Route 202 Parkway Trail to the Powerline Trail in Horsham Township.

While investigating an issue involving a crossing of a sewer authority pipe, TPD pointed out that the stream/floodplain crossing required by the project could also require FEMA Approval due to impacts on floodplain and wetlands. TPD's August 5, 2019 memo (attached) details four options for the crossing of the stream/floodplain areas. The only viable options are Alternative 2 and possibly Alternative 3, however both requires FEMA Coordination, which may impact the floodplain and wetland areas. With the potential of the floodplain and wetland mitigation issues that could arise from the coordination with FEMA, this could add significant costs and time to the complete the project. These costs could include additional design/approval/construction costs as well as potential need for acquisition of additional easement area, neither of which would be eligible for coverage under the TAP Grant.

In discussions with DVRPC, the project manager for the TAP grant program, the additional time needed to perform the FEMA Coordination will not allow the Township to meet the August 2020 construction deadline. DVRPC recommended that the Township withdraw from the TAP Grant Funding Award rather than miss the deadline. The Township could reapply for the grant in the future with the design work that was completed not being wasted since it would make the project shovel ready for the grant in the future, which is a big factor in what projects receive funding. There is no guarantee that the Township would get the funding, however DVRPC recommends that it is better for the Township to withdraw from the grant until the floodplain and wetland area impacts are examined than to run out of time and have the grant money taken away. If the funding is taken away by the State, the Township may have a difficult time receiving funding in the future.

Joe Janos from TPD is here to tonight if there are any questions regarding the project's status.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

On January 4, 2016, the Board of Supervisors gave the Township authorization to submit the Transportation Alternatives Program Grant Application.

On April 25, 2016, the Board of Supervisors the professional scope of work from TPD in the amount not to exceed \$7,500 for the Powerline Trail Connection Phase 1 Project.

On March 13, 2017, the Board of Supervisors approved the proposal from TPD for the preliminary concept plan of the proposed alignment and the proposal, which outlines the remaining work, needed to complete the design phase of the project in the amount of \$140,500.

On November 27, 2017, the Board of Supervisors authorized the proposal from CHRS, Inc. for an archaeological survey requested by PennDOT in the amount of \$3,961.06.

On March 11, 2019, the Board of Supervisors authorized the proposal from Control Point Associates, Inc. for a total of \$16,800 for additional survey work for stream cross sections and the partial topographic and utility survey.

On May 13, 2019, the Board of Supervisors approved the execution of the Reimbursement Agreement through PennDOT as well as all related documents and agreements.

On July 22, 2019, the Board of Supervisors approved the proposal from Gilmore and Associates dated July 17, 2019, to provide the Third Party Structural Review for the Pedestrian Bridge for the Powerline Trail Connection- Phase 1 Project.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

There will be more funding needed for the engineering services work if the Board decides to move forward with the additional FEMA coordination to examine the floodplain and wetlands impact.

RECOMMENDATION:

Township Staff recommends withdrawing the grant at this time with the option to reapply for future grant funding.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township, Montgomery County, that we hereby authorize Township Staff to withdraw from the Transportation Alternatives Program Grant and release the funds of \$850,000 for Powerline Trail Connector- Phase 1 Project.

MOTION: _____ SECOND: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

Memo

To: Stacy Crandell, Montgomery Township

From: Joseph Platt

Date: August 5, 2019

Re: Stream Crossing Alternatives
Powerline Connector Trail
TPD# MOTO.00107

As we discussed on July 29th at the Township Building, below is a summary of the various alternatives to cross Little Neshaminy Creek. The reinforced concrete box culvert costs are generally in line with grant estimates for the stream crossing; however, being in a FEMA detailed flood hazard area, additional agency coordination, as noted below would be necessary. To completely avoid a FEMA approval would require spanning the entire flood plain; resulting in a pre-fabricated pedestrian bridge in excess of \$1 million.

It should be noted that while Alternatives 2 and 3 (Box Culverts) do lower initial project costs, there would be an added maintenance cost in keep the culverts clear of obstructions; generally, after large rain events.

If you have any questions or comments related to this preliminary investigation, please call anytime.

Project Permitting/Agency Coordination – Stream Crossing

The project site is located within a FEMA detailed flood hazard area; as such the 100-year flood water surface elevation cannot be increased by 0.01' or greater without approval and flood map revisions from FEMA. If the 100-year flood water surface elevations are increased within a detailed flood hazard area a submission to FEMA is required.

Since there are no existing structures restricting flow, any proposed structures that will be located within the floodplain will provide a restriction and will increase the 100-year flood water surface elevation. The 100-year floodplain in this area varies in width from approximately 200' to 400' wide. In the event where the water surface elevation is increased, a Conditional Letter of Map Revision (CLOMR) is required. A CLOMR is FEMA's comment on a proposed project that would, upon construction, affect the water surface (hydraulic) characteristics of a waterway. Once the project would be completed, a Letter of Map Revision (LOMR) will be required based upon the as-built condition.

FEMA's information does not give guaranteed review or approval timeframes; however, it is anticipated that it will take approximately 12 months for design and CLOMR approval in order to construct the proposed structure. The additional engineering cost and associated fees are estimated to be approximately \$20,000. The initial submission to FEMA would be approximately 3 months after the Township provides direction on the desired alternative (outlined below).

In addition to the FEMA process, right-of-way or flood easements will be required for property not owned by the Township (in this case Joseph Ambler Inn property). This would be for the area which falls outside of the existing 100-year floodplain but within the proposed 100-year floodplain. This process should be able to be completed at the same time as the FEMA CLOMR process.

All alternatives listed below will also have wetland impacts and will require wetland mitigation. While it is anticipated that the mitigation should be able to be completed onsite, a preapplication meeting with PADEP will be required in order to determine the proposed mitigation.

All costs below are preliminary estimates from past projects and detailed cost estimates have not been completed for any of the alternatives at this point. The actual costs may differ from the estimations and should only be considered "ball park" costs for comparing alternatives.

Based upon the site conditions and the above information, TPD has identified 4 alternatives:

Alternative 1 - Truss bridge at the back of the Joseph Amber Inn property

- The proposed bridge is anticipated to be approximately 218' long, 12' wide and will span the flood plain and the existing Township sewer line and associated sewer line easement. The bridge location was set to span the narrowest flood plain width which was not located adjacent to Horsham Road.
 - **Pro:** The bridge foundations will be located outside of the 100-year flood plain and this alternative will meet hydraulic requirements and will not increase the 100-year flood water surface elevation. Therefore, FEMA coordination and approval will not be required.
 - **Con:** This alternative will have a higher construction cost than other alternatives. An estimated cost for the proposed truss and foundations is approximately \$1.1 million. This cost does not include design, the trail or any sewer line modifications required for this alternative.
 - **Con:** Based upon coordination with the Township sewer engineer, the proposed foundations will need to be located outside of the sewer line easement, which will require approximately 18' of additional bridge length in order to span the easement. In addition, the existing sewer line in the vicinity of the foundation will need to be removed and replaced with ductile iron pipe instead of the existing pvc pipe.
 - **Con:** Will have wetland impacts and a wetland crossing that will require buried pipes or a boardwalk crossing.

Alternative 2 - Culvert at the back of the Joseph Ambler Inn property (Culvert Location A)

- The proposed culvert is anticipated to have a clear opening of 23' wide and 5' high. The culvert location was set to be located at the narrowest flood plain width which was not located adjacent to Horsham Road. This was to minimize impacts and fill within the 100-year floodplain:
 - **Pro:** A culvert at this location will be cheaper than the truss structure. An estimated construction cost for the culvert is approximately \$250,000.

- **Con:** This alternative will increase the 100-year water surface elevation and require FEMA coordination and approval.
- **Con:** Part of the culvert will extend into the Township sewer line easement. Based upon coordination with the Township sewer engineer, the existing sewer line in the vicinity of the culvert will need to be removed and replaced with ductile iron pipe instead of the existing PVC pipe.
- **Con:** The trail will be lower than the 100-year water surface elevation and therefore will be subject to possible intermittent flooding. TPD will coordinate with the Township on what design storm event, i.e. 2-year, 10-year, 25 year or 50-year storm, is preferred so not to overtop the trail. The more the trail overtops, the more maintenance is required to close the trail during a flood events and clean the trail after a flood event. However, the higher the trail is constructed to prevent overtopping, the greater the impacts to the water surface elevation.
- **Con:** Will have wetland impacts and a wetland crossing that will require buried pipes or a boardwalk crossing.

Alternative 3 – Culvert location B.

The proposed culvert location was selected to avoid conflicts with the sewer line and easement.

- **Pro:** Will have minimal structure impacts to the sewer line easement.
- **Pro:** From looking at the bank on the eastern side of the stream, the trail should be able to tie in by cutting into the existing slope without a large amount of excavation.
- **Pro:** The cost will be similar to the Alternative 2 culvert. It depends on the culvert size and the trail elevation as described below.
- **Con:** FEMA coordination and approval would likely be required due to increases in the 100-year water surface elevation. This will extend the process approximately 9 months.
- **Con:** Similar to alternative 2, interment flooding could occur, increasing the maintenance costs long-term.
- **Con:** The banks and low-lying areas in this location appear to be stable, but once the trees are removed for the trail construction, they may become unstable and could require modifications to keep them from eroding. This would have to be investigated further.
- **Con:** From a field view, there are currently a couple downed trees that are impeding flow during high flow events in this area and are causing erosion. A small structure in this area will likely catch a significant amount of debris and will require regular maintenance to remove the debris.
- **Con:** Will have wetland impacts and a wetland crossing that will require buried pipes or a boardwalk crossing.

Alternative 4 - Culvert location C.

The proposed alternative is to place the trail adjacent to Horsham Road by extending the existing arch culvert. This is the narrowest location of the floodplain and the stream is restricted by the existing arch culvert.

- **Pro:** Will have no structure impacts to the sewer line easement.
- **Pro:** The detailed FEMA flood hazard area ends at the existing Horsham Road culvert. Any impacts to the water surface elevation would likely be upstream of the Horsham Road culvert and not located within the detailed FEMA flood hazard area. Since design criteria is less stringent upstream of the Horsham Road culvert, FEMA coordination and approval will likely not be required.
- **Pro:** Wetland impacts, and mitigation will be minimal.
- **Pro:** The cost will be inline with the other culvert alternatives. It is roughly estimated that the construction cost of the culvert extension will be approximately \$250,000.
- **Con:** Will have a larger impact to the Joseph Ambler Inn property than the other alternatives.
- **Con:** Extending the existing culvert will require additional PennDOT review and approval.
- **Con:** Will require additional stream survey upstream of Horsham Road. And additional wetland delineation.
- **Con:** Will be adjacent to Horsham Road. Depending upon the trail layout, safety measures such as guide rail or concrete barriers could be placed between Horsham Road and the trail.
- **Con:** The trail alignment will need to be determined. Ideally, the trail would run parallel to the stream and wrap around the back of the Joseph Ambler Inn property. On the Township side, the trail could possibly wrap around using the existing grass trail behind the police barracks. Another possibility would be placing the trail directly behind the police barracks, however, the dog kennels are in this area. The last option would be to connect the trail with the sidewalk in front of the Township building along Horsham Road.
- **Con:** This alternative will result in more paving and trail construction than the other alternatives.

Attachments: Alternative Crossing Sketches



ALTERNATIVE LOCATIONS

TRAFFIC PLANNING AND DESIGN, INC.
www.TrafficPD.com

JOB: _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

ALTERNATIVE 1
AND 2 LOCATION

ALTERNATIVE 3 LOCATION

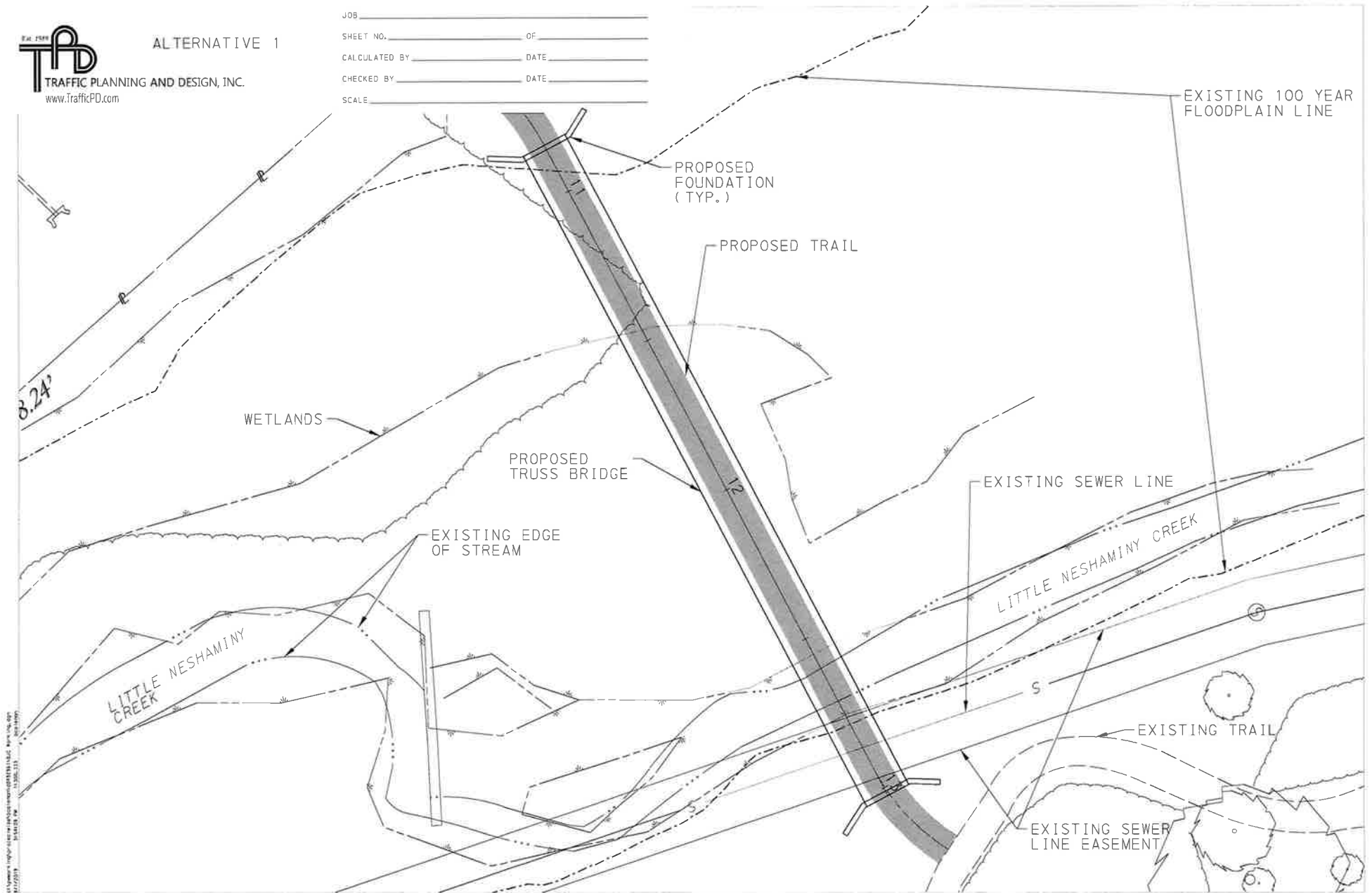
SEWER LINE

ALTERNATIVE 4
LOCATION



ALTERNATIVE 1

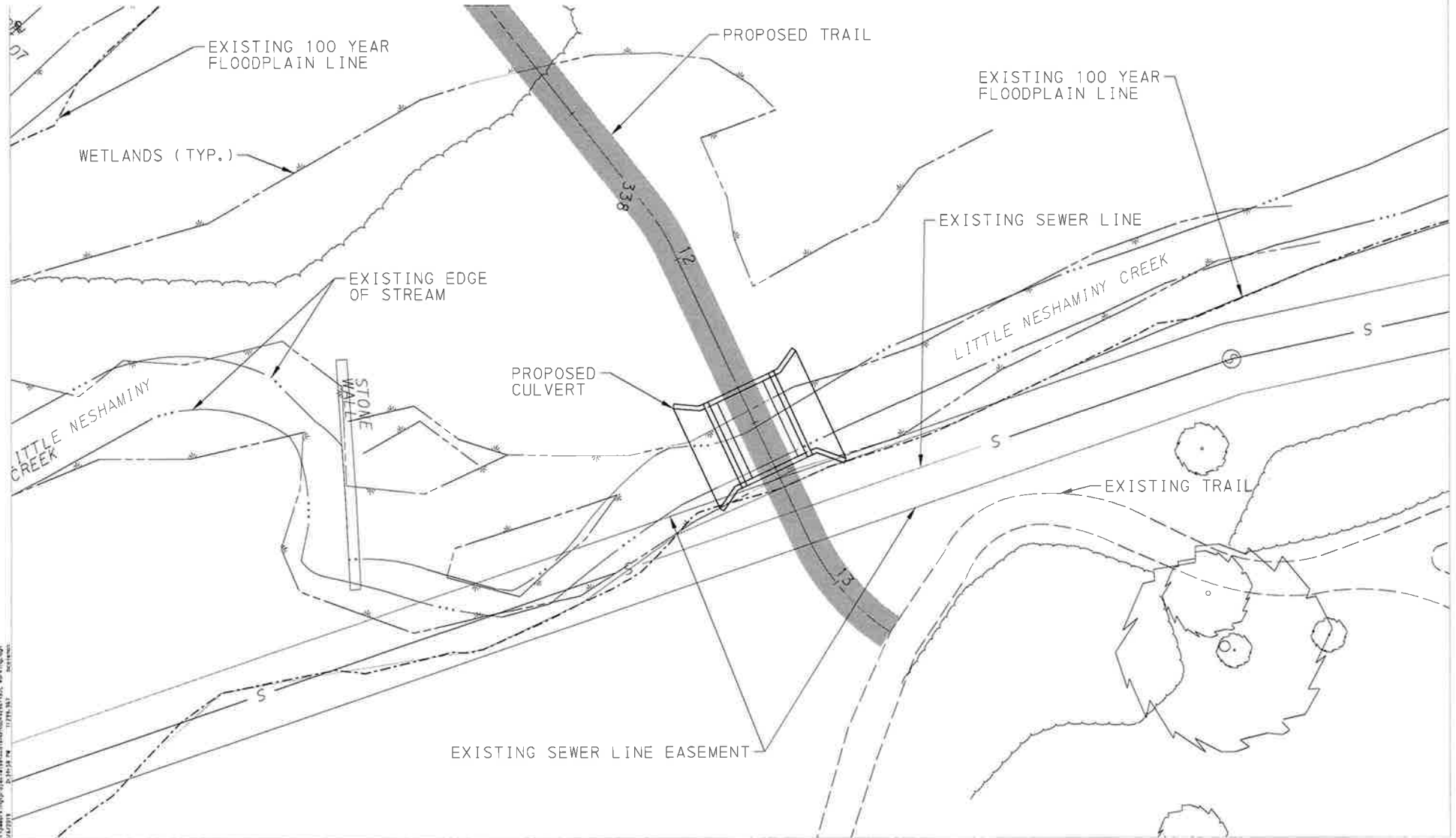
JOB _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____





ALTERNATIVE 2

JOB _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
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SCALE _____





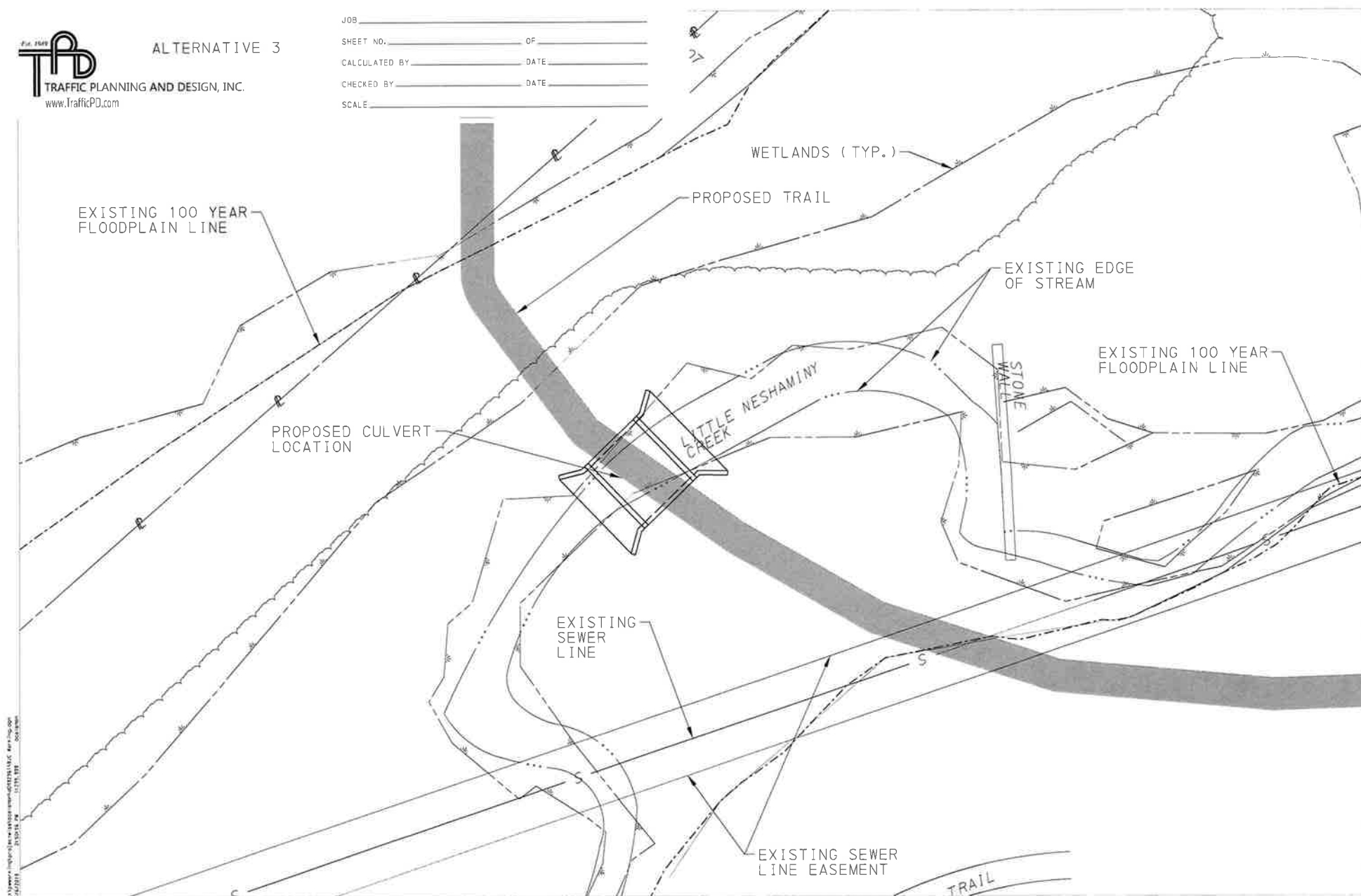
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SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____





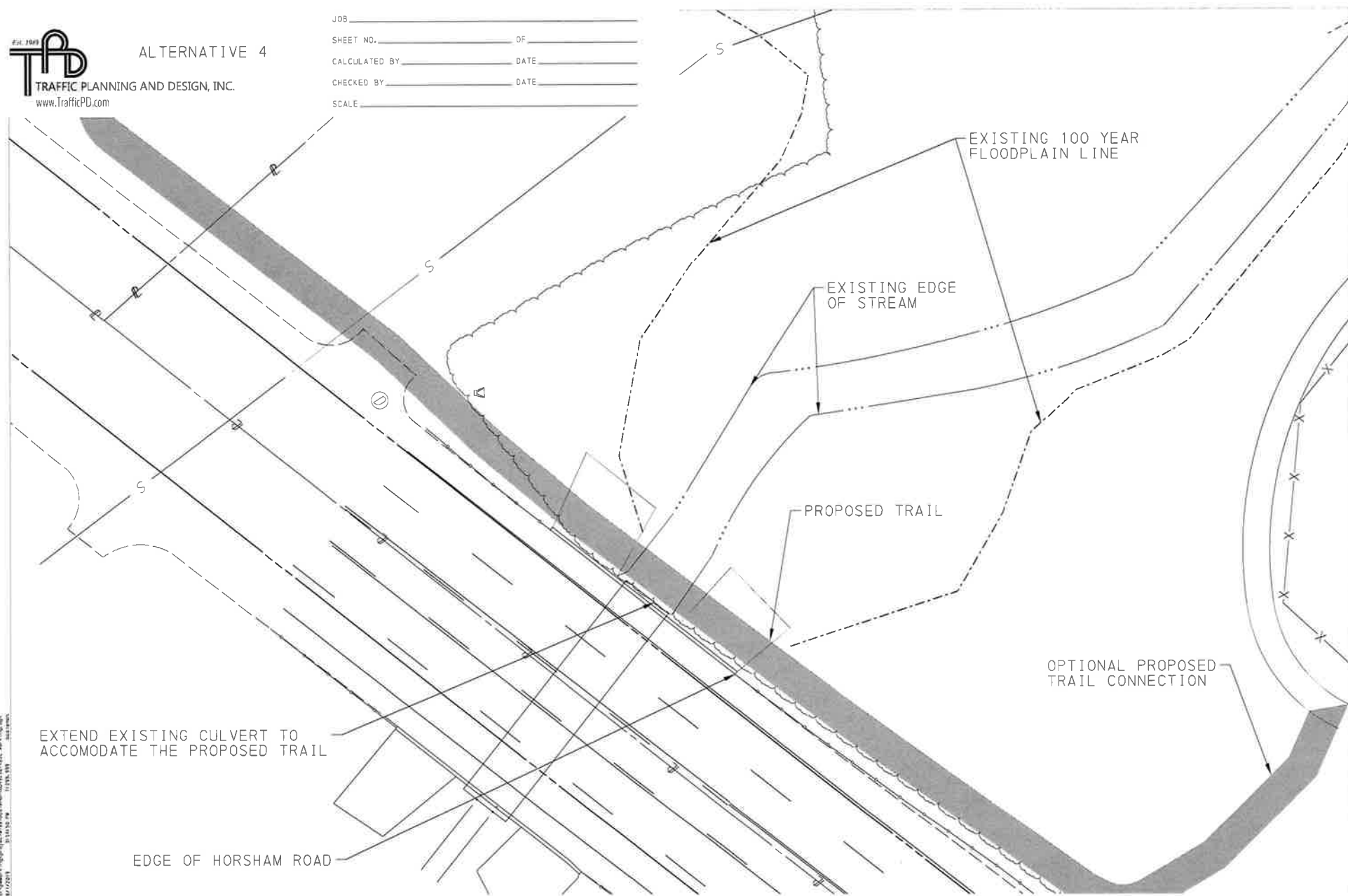
JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

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MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of Winter 2020 Recreation Programs and associated Fees

MEETING DATE: November 25, 2019

ITEM NUMBER: #7

MEETING/AGENDA: Action Meeting

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Policy: Discussion: Information:

INITIATED BY: Floyd S. Shaffer
Community & Recreation Center Director

BOARD LIAISON: Michael J. Fox,
Board of Supervisors Chairman

BACKGROUND:

Attached is the proposed roster of the Montgomery Township Community and Recreation Center (Mont CRC) Winter Recreation/Fitness Programs and the recommended fees for the various activities/events. The lineup of programs and various events will be valid from January 2nd, 2020 through April 5th, 2020. All Mont CRC activities and events will be promoted through our normal publicity channels utilized throughout the Township. The Recreation Newsletter is anticipated to be in Township mailboxes by the third week in December.

The slate of activities, programs, and Special Events provides a wide array of recreation, fitness and educational opportunities for Montgomery Township residents of all ages and abilities. New programs and events for Winter 2020 are highlighted.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

PREVIOUS BOARD ACTION:

ALTERNATIVES/OPTIONS:

BUDGET IMPACT: Recreation programs are expected to be revenue neutral.

RECOMMENDATION: Approve the 2020 Winter Program and Fee Schedule amendment as submitted.

MOTION/RESOLUTION: BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the Winter 2020 Programs and Fee Schedule amendment as submitted.

MOTION: _____ SECOND: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

Winter 2020 Proposed Recreation Fees					
Pre-School Programs					
Program	Days	Time	Duration	Member	Non-Member
Coloring with a Cop	Wednesday	10am-10:45am	1 date	Free	Free
Fun with the Firefighters	Wednesday	10am-10:45am	1 date	Free	Free
Please Touch Tech Days with North Wales Library	4th Wednesday Each Month	10am-10:45am	3 dates	Free	Free
Soccer Shots	Saturdays	9am-9:30am 9:35am-10:15am 10:30am-11:00am	6 weeks	\$85	\$95
Story Time! With North Wales Library	2nd Wednesday Each Month	10am-10:45am	3 dates	Free	Free
Tennis	Wednesdays Saturdays	5pm-5:45pm 11am-11:45am	4 week sessions	\$60	\$70
Tiny Tykes Basketball	Wednesdays	4:30pm-5:15pm	6 weeks	\$20	\$25
Tiny Tykes Playtime	Tuesday, Wednesday, Thursday	10am-10:45am	All season	Included in Membership	\$5 drop-in per day
Youth Programs					
Program	Days	Time	Duration	Member	Non-Member
Arena Flag Football	Monday	5:30pm-8:30pm	10 Weeks	\$59	\$69
Babysitting Class	Saturday	9am-3pm	1 date	\$58	\$68
Canvas Painting Series	Saturday	1:00pm-2:15pm	3 weeks	\$30	\$40
Drawing Classes	Saturday	9:00am-10:00am 10:15am-11:15am	5 weeks	\$60	\$70
Kitchen Wizards	Saturday	10:00am-11:30am	1 date	\$25	\$35
Performing Arts - Writer's Room	Tuesday	6:00pm-7:30pm	8 weeks	\$25	\$35
Pottery Class	Thursday	6:00pm-7:00pm	4 week sessions	\$100	\$110
School's Out Days	Various	8:30am-3:30pm	4 dates	\$40	\$45
Spring Break Camp	Wednesday, Thursday, Friday	8:30am-3:30pm	3 dates	\$135	\$145
StoryUp! Storytelling & Improv Workshop	Thursday	6:30pm-7:30pm	1 date	\$20	\$25
Tennis	Wednesdays Saturdays	12:00pm-1:00pm	4 week sessions	\$80	\$90
Youth Self-Defense	Friday	6:00pm-7:00pm	3 dates	\$10	\$15
Adult Programs					
Program	Days	Time	Duration	Member	Non-Member
CPR Basic Life Support Class for Healthcare Providers	Tuesday	9:00am-12:00pm	2 dates	\$90	\$100
CPR Class	Tuesday	6:00pm-9:00pm	4 dates	\$90	\$100
Adult Basketball League	Wednesday	6:00pm-9:30pm	10 weeks	\$450.00 per team	
Financial Workshops	Tuesday	6:30pm-7:30pm	4 weeks	\$5	\$10
Kitchen Wizards	Thursday	6:00-8:00pm	1 date	\$30	\$40

Pickleball Lessons	Thursday	5:30pm-6:30pm 6:30pm-7:30pm	3 week sessions	\$40	\$50
Pottery Class	Thursday	7:00pm-8:30pm	4 week sessions	\$100	\$110
Women's Self-Defense	Friday	7:00pm-9:00pm	3 dates	\$10	\$15
Senior Programs					
Program	Days	Time	Duration	Member	Non-Member
Coffee, Conversation, Games, and Camaraderie	Mondays	11:00am-1:00pm	All season	Free	Free
Coloring, Crafts, Coffee, and Chat	Wednesdays	11:00am-1:00pm	All season	Free	Free
Cornhole	Thursdays	11:00am-1:00pm	All season	Free	Free
Musical Jam Session	Tuesdays	2:00pm-4:00pm	All season	Free	Free
Senior CPR Class	Tuesdays	9:00am-12:00pm	1 date	\$75	\$80
Senior Self-Defense Class	Friday	5:00pm-6:00pm	3 dates	\$5	\$10
Senior Trivia	Tuesdays	1:00pm-2:30pm	3 dates	Free	Free
Special Events					
Program	Days	Time	Duration	Member	Non-Member
Canvas Painting Family Events	Friday	6:00pm-8:00pm	3 dates	\$10	\$15
Easter Egg Hunt	Friday	6:00pm-6:30pm 6:30pm-7:00pm	1 date	Free	Free
Royal Baking Day (Cookie & Cupcake Decorating with a Princess)	Saturday	10:00am-11:00am 11:15am-12:15pm 12:30pm-1:30pm	1 date	\$20	\$25
Community Programs					
Program	Days	Time	Duration	Member	Non-Member
Badminton	Friday	7:00pm-9:00pm	All season	Included in membership	\$7 drop-in
Badminton (Sunday)	Sunday	9:00am-10:45am	All season	Included in membership	\$7 drop-in
Fitness Classes	Various	Various	All season	Included in membership	\$5 drop-in
Members-Only Pickleball	Wednesday Thursday	7:00pm-9:00pm 7:30pm-9:15pm	All season	Included in membership	N/A
Montgomery Township Residents' Open Play Basketball	Tuesday, Thursday	3:00pm-5:30pm	All season	N/A	N/A
Pickleball (Open Play Sundays)	Sunday	10:00am-10:45am	All season	Included in membership	\$7 drop-in
Pickleball (Open Play)	Monday through Friday	9:00am-3:00pm	All season	Included in membership	\$7 drop-in

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Approval of a Proposal for the Re-Lining of a Storm Sewer Pipe 208 Durham Way

MEETING DATE: November 25, 2019

ITEM NUMBER: #8

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Policy: Discussion: Information:

INITIATED BY: Kevin A. Costello
Public Works Director

BOARD LIAISON: Michael J. Fox,
Board of Supervisors Chairman

BACKGROUND:

We have a pipe failure in the backyard of 208 Durham Way in the Heather Knoll Development which has become a safety issue. We had our Engineer, Gilmore Associates, evaluate the pipe for potential replacement or re-lining. They agreed with our assessment that re-lining would be the best option for this situation due to the amount of landscaping that would need to be removed.

As part of our purchasing policy, the amount would be in the range that requires three quotes but we could only obtain one. The other companies we requested quotes from said the job was too small or they didn't respond at all which we have documented. Trenchless Today LLC from Mechanicville NY gave us a significant discount because they will be in the area doing another job which will save us some of the mobilization costs.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None.

PREVIOUS BOARD ACTION: None.

ALTERNATIVES/OPTIONS: None.

BUDGET IMPACT: The total cost for the project is \$13,898.37.

RECOMMENDATION: It is recommended that the Board of Supervisors approve the proposal in the amount of \$13,898.37 for the re-lining of the storm sewer pipe by Trenchless Today LLC behind the property located at 208 Durham Way.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the proposal provided by Trenchless Today LLC in the amount of \$13,898.37 to re-line the storm sewer pipe located behind the property at 208 Durham Way.

MOTION: _____ SECOND: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.







Billing Address
Montgomery Township PA
1001 Stump Road
Montgomeryville, PA 18936 USA

Trenchless Today LLC.
860 Hudson River Rd.
Mechanicville, NY 12118

Estimate 3765171
Job 112940
Estimate Date 7/29/2019
Customer PO

Job Address
Pipe Lining
208 Durham Way
Lansdale, PA 19446 USA

Estimate Details

pipe lining : CUSTOMER IS REQUESTING TO HAVE LINING COMPLETE:
WE WOULD BE LINING FROM MAN HOLE IN BACK YARD TO MAN HOLE ON SIDE STREET GOING THROUGH A SECOND
CATCH BASIN LOCATED IN BACK YARD.
ROUGHLY 45 FT LONG

Task #	Description	Quantity	Your Price	Your Total
EPL100T	Pipe Lining Set Up Charge	1.00	\$3,850.00	\$3,850.00
EPL129	Pipe Lining Per Ft 30"	50.00	\$289.00	\$14,450.00
EPL432T	30" Cure Newly Installed Liner by Steam	50.00	\$22.50	\$1,125.00
CI147T	Camera Truck Inspection. BEFORE AND AFTER VIDEOS WILL BE PROVIDED TO CUSTOMER	1.00	\$1,657.29	\$1,657.29
CO65T	Discount must be approved by management	7183.92	\$-1.00	\$-7,183.92

Potential Savings \$0.00-\$248.59

Sub-Total \$13,898.37

Tax \$0.00

Total \$13,898.37

Thank you for using Trenchless Today LLC. for your lining needs.



NATIONAL WATER MAIN CLEANING CO.
The Environmental Protection Specialists

An Equal Opportunity Employer

NYC BIC License #468

Wednesday, November 20, 2019

Montgomery Township Public Works Department
Scott Stutzman
1001 Stump Road
Montgomeryville, Pennsylvania 18936
Phone: (215) 855-0510 F: (215) 855-4474 E: sstutzman@montgomerytwp.org

Proposal # UV Lining of 24"x 45LF (CMP) Storm Pipe in Montgomery township, PA.

Dear, Mr. Scott

In accordance with your request, we are pleased to submit the following proposal:

SCOPE OF WORK

Installation of UV Line 24"x45LF CMP pipe. this storm line is in behind the property of 208 Durham way in Montgomery township. Prior to installation, NWMCC will mobilize a crew to measurements the pipe after that material order will be submitted to our manufacturer. Kindly note, production and delivery of the material will require a lead time of approximately 2 weeks. Once material is delivered, NWMCC will mobilize our UV Lining crew for the installation.

Pipe measurements and the Installation of liner will require access to all catch basins located in behind the houses of 208 Durham way and 222 Chatham Pl.

NATIONAL WATER MAIN CLEANING COMPANY SHALL FURNISH

1. All necessary personnel and equipment to perform the work
2. All necessary supervision of our personnel
3. Confined Space Equipment (if required)
4. Transportation of men and equipment to and from the job site
5. Two computer generated inspection reports and one digital video (CD/DVD) copy with our findings upon completion of the work;

New Jersey Office
1806 Newark Turnpike
Kearny, NJ 07032
P: 973.483.3200
F: 973.483.5065
Email: office@nwmcc.com

New York Office
928 Broadway
Utica, NY 13501
P: 315.624.9520
F: 315.624.9523
Email: boston@nwmcc.com

Boston Office
25 Marshall St
Canton, MA 02021
P: 781.828.0863
F: 781.828.2473
Email: boston@nwmcc.com

Connecticut Office
1000 (Rear) Elm St
Rocky Hill, CT 06067
P: 860.793.2808
Email: boston@nwmcc.com

MONTGOMERY TOWNSHIP PUBLIC WORKS DEPARTMENT AND/OR OWNER SHALL FURNISH

1. Pipe cleaning before the Installation of liner.
2. Access and rights of way to all openings; including coordination with other contractors
3. All necessary work permits and coordination with homeowners
4. Maintenance and protection of traffic and/or police details (if required)
5. Facility to water decant (if necessary)
6. Local craft responsibilities (if necessary)
7. Numbering system and map of structures to be inspected prior to starting the inspection (if requested)
8. Removal of protruding taps or hardened material adhering to pipe walls such as mineral deposits, cementitious grout, asphalt, etc.
9. Responsibility of environmental impact of this work in its surroundings
10. By-pass pumping of flows and/or dewatering (if necessary).

PRICE

The price for our services will be as follows:

1	UV Lining of 24" x 45 LF Storm Pipe	\$399/LF
----------	--	-----------------

• For all work Sales Tax will be added to the total invoice amount unless a Sales Tax-Exempt Certificate is provided.

Estimated cost: \$18,000.00 (assuming lining call out is minimum 45LF)

NOTES

1. During the progress of our services, should we encounter structural defect or failure in the pipeline, such will be reported to the owner, but under no condition are we to be held responsible for any correction or repair.
2. High-water level, obstruction or bends in the pipe prevent the camera from passing through, the survey for the section will end and the crew will move on to the next section
3. Downtime not caused by NWMCC will be charged at a rate of \$850.00 per hour.
4. If customer chooses to provide facility for decant on site, National Water Main Cleaning Company would need written documentation from the Town authorizing the customer to access sanitary / storm with appropriate permits.
5. Town/owner will be responsible for pipe cleaning and pre-TV inspection.
6. Town/owner will be responsible for property damages and coordination with homeowners.

GENERAL TERMS AND CONDITIONS

- I. **GENERAL CONDITIONS:** These general conditions are incorporated by reference into the proposal and are part of the Agreement under which services are to be performed by the Contractor for the Customer.
- II. **CUSTOMER SUPPLIED LABOR:** Where the Customer supplies labor for the Contractor, the Customer will indemnify the Contractor for liability, loss or expense for work related injuries to the Customer's employees. The Customer agrees to waive all rights of subrogation against the Contractor arising out of the work in this Agreement.
- III. **DAMAGE LIMITATIONS:** Under no circumstances will the Contractor be responsible for indirect, incidental or consequential damages. The Contractor also is not responsible for the rendering of or failure to render architectural, engineering or surveying professional services.
- IV. **PREEXISTING CONDITIONS:** The Contractor will not be responsible for liability, loss or expense (including damage caused by the backup of basement sewers) where the primary cause of the claim or damage is preexisting conditions including faulty, inadequate or defective design, construction, maintenance or repair of property or contamination of the subsurface where the condition existed prior to the start of the Contractor's work. Customer is responsible for loss of service caused by the preexisting conditions at the jobsite.
- V. **ENVIRONMENTAL CONDITIONS:** The Customer will indemnify the Contractor for liability, loss and expense caused by discharge, escape, release of liquids, gases or any other material, contaminant or pollutant into the atmosphere or into or onto land, water or property. The Customer holds clear title to all waste debris or other materials that the Contractor might handle, process or transport and Customer agrees to supply all necessary manifests and indemnify Contractor for claims based on the handling, processing, transportation, disposal, or release of these materials.
- VI. **INDEMNIFICATION:** The Customer and Contractor will each indemnify the other for liability, loss and expense incurred by the other party resulting from a negligent act or omission in performance of work under this Agreement. If both parties are jointly at fault, each will indemnify the other in proportion to their relative fault. The Customer will also indemnify Contractor for liability, loss and expense resulting from Contractor's services if the Contractor is acting at the direction or instruction of the Customer, or where the primary cause of any damages is due to information provided by the Customer.
- VII. **CREDIT POLICY:** Regular Terms are Net 30 Days. The company may charge interest at the rate of 1-1/2% per month on all invoices outstanding 60 days past invoice date.
- VIII. **ENTIRE AGREEMENT:** This proposal together with any written documents which may be incorporated by specific reference herein, constitutes the entire agreement between the parties and supersedes all previous communications between them, either oral or written. The waiver by contractor of any term, condition or provision herein stated shall not be construed to be a waiver of any other term, condition or provision hereof.

Rev. 2/17/98

If this proposal is acceptable, please sign where indicated below and return with your order so that we may schedule the work.

Sincerely yours,

NATIONAL WATER MAIN CLEANING CO.

Rajesh Kadachha

Project Engineer

Accepted By:

By signing this you agree to our terms and prices.

Print Name

Title

Signature

Date (Signed)

CONFIDENTIALITY NOTICE: This document is confidential. If you are not the intended recipient of this document, please contact the sender immediately and do not use or disclose the contents of this document for any purpose.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Authorization of Investment Change for the Police Defined Benefit Pension Plan

MEETING DATE: November 25, 2019

ITEM NUMBER: #9.

MEETING/AGENDA: WORK SESSION

ACTION XX

NONE

REASON FOR CONSIDERATION: Operational: XX Policy: Discussion: Information:

INITIATED BY: Carolyn McCreary
Township Manager Designate

BOARD LIAISON: Jeffrey McDonnell,
Board of Supervisors Staff Liaison

BACKGROUND:

Harbor International Institutional ("Harbor") was approved as one of several investment managers for the Montgomery Township Police Pension Plan in 2007. Specifically, Harbor was selected to manage the Plans investments in International funds. In accordance with the plans Investment Policy, up to 10% of the equity portion of the Pension Plan Assets was authorized for international investments. The fund performed fairly well for the majority of time it was owned by the plan.

At recent Pension Committee meetings, Tom Schatzman from Morgan Stanley-Graystone Consulting, the Pension Plan investment advisor, reported they have been monitoring the performance of this Fund. He noted that in August 2018, Northern Cross LLC, was replaced by Marathon Asset Management as the sub-advisor for the Harbor International Equity Fund. Marathon Asset Management was expected to improve the investment performance of this fund, however, this has not been the case. Over the past year, the Harbor International Fund underperformed its benchmark by approximately 2%.

At the October 17, 2019 Pension Committee meeting, the committee members approved a recommendation that the Board of Supervisors consider replacing Harbor International Fund with the Vanguard Developed Markets (VDM) Fund. VDM is a low cost index fund that provides a high level of diversification in international equities. There will also be a fee savings of approximately .7% (70 basis points) by making this transaction. Attached is a letter of recommendation from Mr. Schatzman to replace stated funds.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS: None

BUDGET IMPACT: None.

RECOMMENDATION:

It is recommended that the Board of Supervisors authorize Morgan Stanley/Graystone Consulting to replace Harbor International Equity Fund with the Vanguard Developed Markets Fund in the Montgomery Township

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve Morgan Stanley, Graystone Consulting to proceed with recommendation to replace Harbor International Equity Fund with the Vanguard Developed Markets Fund in the Montgomery Township Police Pension Plan.

MOTION: _____ SECOND: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq., Police Pension Committee, A. Shade, Finance Director, Tom Schatzman

Ann M. Shade
Director of Administration & Human Resources
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936



October 21, 2019

Re: Investment Change for the Montgomery Township Police Defined Benefit Investment Fund

Dear Ann,

As discussed during last Thursday's investment committee meeting, Morgan Stanley – Graystone Consulting is recommending a manager change to the international equity lineup for the police pension fund. In August of 2018, Northern Cross LLC, was removed as the sub-advisor for the Harbor International Equity Fund and was replaced by Marathon Asset Management. It was our expectation that Marathon would improve the investment performance of Harbor International, however, that has not been the case. Over the past year Harbor International's performance underperformed its benchmark by approximately 2%. Harbor was hired by the Township in December of 2007 and the fund performed fairly well for the majority of time it was owned.

I suggest replacing Harbor International with the Vanguard Developed Markets fund which is a low cost index fund that provides a high level of diversification in international equities. There will also be a fee savings of approximately .7% (70 basis points) by making this transaction.

As of September 30, the Township had approximately \$974,000 invested with Harbor International. The Township already "indexes" approximately \$587,000 in international equities.

Thank You,

A handwritten signature in black ink, appearing to be "TJ Schatzman".

Thomas J. Schatzman
Senior Investment Consultant
Institutional Consulting Director



HARBOR HARBOR INTERNATIONAL INSTITUTIONAL

OVERALL RANKING:



Product Type: Open Ended Mutual Fund
Mgmt. Co. Name: Harbor
Mgmt. Co. Address: Harbor Funds
111 South Wacker Drive, 34th Floor
Chicago, IL 60606-4302
USA
Phone: 800-422-1050
Website: www.harborfunds.com
Inception Date: 12/1987
CUSIP: 411511306
Ticker: HAINX
Share Class Type: Inst
Total Net Assets (9/2019): \$3,778,498,748
NAV (9/2019): 37.71
Yield: 1.42
Equity Style: Large Blend
Fix Income Style: --
Morningstar Category: Foreign Large Blend
Fund Objective: Foreign Stock
Portfolio Turnover: 64.00
Open to New Investors: Yes
Init. Min. Purchase (\$): 50000.00
Subsequent Purchase (\$): --
Init. IRA Min. Purchase (\$): 50000.00
Portfolio Managers: William Arah
Tenure (yrs): 1.11

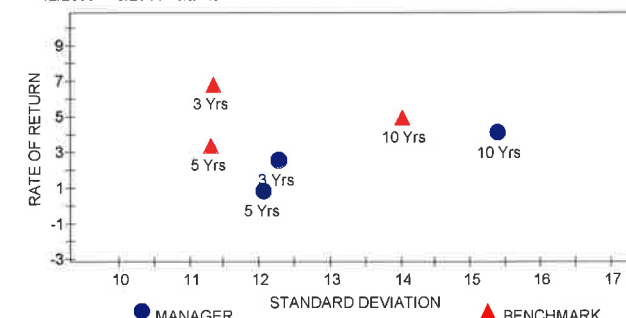
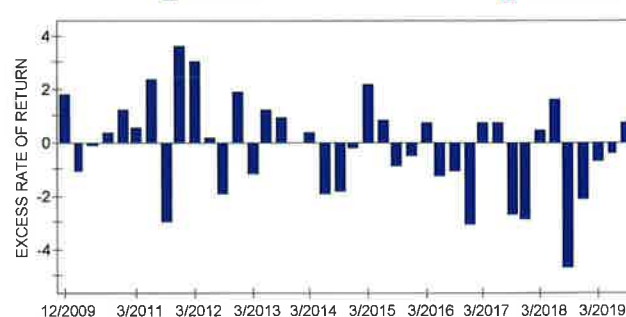
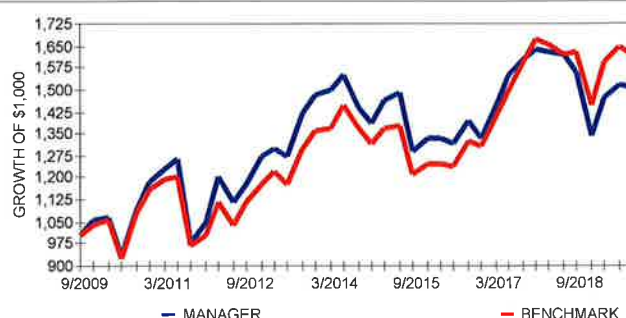
	MRQ	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	Incept
Manager	-0.97	-17.96	22.90	0.25	-3.82	-6.81	16.84	20.87	-11.13	11.98	38.57	9.89
Benchmark	-1.70	-13.78	27.77	5.01	-5.25	-3.44	15.78	17.39	-13.33	11.60	42.14	5.88
Excess	0.73	-4.18	-4.87	-4.77	1.43	-3.37	1.06	3.48	2.20	0.37	-3.57	4.00
90 TBILL	0.49	2.00	0.96	0.33	0.06	0.03	0.05	0.08	0.06	0.14	0.15	3.05

PERIOD	ROR	STDEV	ALPHA	BETA	RSQR	TRCKERR	SHARPE	INFORATIO
3 Yrs	2.56	12.29	-4.12	1.03	0.91	3.83	0.08	-1.12
4 Yrs	3.83	11.05	-3.59	1.02	0.91	3.44	0.23	-1.09
5 Yrs	0.84	12.05	-2.46	1.02	0.92	3.42	-0.01	-0.75
6 Yrs	0.99	11.61	-2.63	1.03	0.92	3.24	0.01	-0.83
7 Yrs	3.54	11.79	-1.99	1.04	0.93	3.26	0.24	-0.60
8 Yrs	5.51	12.61	-1.33	1.06	0.92	3.61	0.39	-0.32
9 Yrs	3.63	14.58	-1.11	1.08	0.94	3.67	0.21	-0.26
10 Yrs	4.16	15.38	-0.91	1.07	0.95	3.55	0.24	-0.22
Inception	9.89	17.99	4.22	0.92	0.85	7.03	0.38	0.57

FEES AND EXPENSES		COMPOSITION OF ASSETS	
Deferred Load (%)	--	Cash (%)	0.99
Front Load (%)	--	Convertible (%)	0.00
Actual 12B-1 (%)	--	Non-US Bonds (%)	0.00
Expense Ratio (%)	0.72	Non-US Stocks (%)	96.88
Management Fee (%)	0.75	Preferred (%)	0.00
Redemption Fee (%)	--	US Bonds (%)	0.00
Admin Fee (%)	--	US Stocks (%)	2.13
		Other (%)	0.00

STYLE BREAKDOWN		MARKET CAP BREAKDOWN	
Equity Large Value (%)	22.65	Cap Giant (%)	27.64
Equity Large Blend (%)	20.89	Cap Large (%)	35.85
Equity Large Growth (%)	20.15	Cap Medium (%)	30.51
Equity Mid Value (%)	7.29	Cap Small (%)	5.62
Equity Mid Blend (%)	8.72	Cap Micro (%)	0.38
Equity Mid Growth (%)	14.52		
Equity Small Value (%)	2.48		
Equity Small Blend (%)	2.28		
Equity Small Growth (%)	1.02		

FIXED-INCOME STATISTICS		EQUITY STATISTICS	
Avg Eff/Mat/Duration (yrs)	--	Price/Earning Ratio (%)	16.26
Avg Weighted Coupon (%)	--	Price/Book Ratio (%)	1.64
Avg Credit Quality:		Price/Sales Ratio (%)	1.05
		Price/Cash Ratio (%)	10.25



PERIOD	RATE OF RETURN			GROWTH OF \$1,000		
	MANAGER	BENCHMARK	EXCESS	MANAGER	BENCHMARK	PREMIUM
1 Yr	-3.35	-0.72	-2.63	\$966	\$993	-\$26
2 Yrs	-3.19	0.76	-3.94	\$937	\$1,015	-\$78
3 Yrs	2.56	6.85	-4.28	\$1,079	\$1,220	-\$141
4 Yrs	3.83	7.58	-3.74	\$1,162	\$1,339	-\$177
5 Yrs	0.84	3.39	-2.55	\$1,043	\$1,182	-\$139
6 Yrs	0.99	3.69	-2.70	\$1,061	\$1,243	-\$182
7 Yrs	3.54	5.50	-1.96	\$1,276	\$1,454	-\$179
8 Yrs	5.51	6.64	-1.14	\$1,535	\$1,673	-\$138
9 Yrs	3.63	4.60	-0.97	\$1,378	\$1,499	-\$120
10 Yrs	4.16	4.93	-0.77	\$1,504	\$1,618	-\$115
Inception	9.89	5.88	4.00	\$19,953	\$6,140	\$13,813

Data Source: Copyright © 2019, Morningstar. All rights reserved.
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PERIODS ENDING: September 30, 2019
SINCE INCEPTION: December 31, 1987
BENCHMARK: MSCI ACWI x US

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Award of Bids-Municibid Online Surplus Asset Sale

MEETING DATE: November 25, 2019 ITEM NUMBER: #10.

MEETING/AGENDA: ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Policy: Discussion: Information:

INITIATED BY: J. Scott Bendig
Chief of Police



BOARD LIAISON: Michael J. Fox
Chairman, Board of Supervisors

BACKGROUND:

The Second Class Township Code provides that personal property owned by the Township, with an estimated fair market value of which is one thousand dollars (\$1,000) or more, may only be sold by public bid or auction to the highest bidder after notice by advertisement.

On May 13, 2019, the Board of Supervisors authorized the sale of two 2014 Dodge Charger police patrol vehicles through the online auction company Municibid. Sales through the Municibid program are subject to an 8% consignment fee, which is paid by the purchaser. There is no charge to the Township as the seller.

The bidding closed at 3:30 pm on November 21, 2019. The high bids for the police vehicles were:

- 2014 Dodge Charger VIN: 2C3CDXKT6EH360544 Mileage: 91,752 Bid:\$5,300.00
- 2014 Dodge Charger VIN: 2C3CDXKT2EH280030 Mileage: 90,157 Bid:\$6,700.00

Copies of the Auction results are attached. All sales are net of commissions under the terms and agreement with Municibid. The Board is required to pass a resolution authorizing the sale of the equipment via the online auction.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None

PREVIOUS BOARD ACTION:

The sale of the equipment by public auction was authorized by the Board on May 13, 2019.

ALTERNATIVES/OPTIONS:

None

BUDGET IMPACT:

The Township will receive a total of \$12,000.00 for the sale of the equipment within ten days of approval by the Board of Supervisors.

RECOMMENDATION:

It is recommended that the Board authorize the sale of the above-stated equipment to the highest bidders as of the close of bidding on November 21, 2019.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the sale of a 2014 Dodge Charger to John Rodgers of Southampton Pennsylvania in the amount of \$5,300.00 and the sale of a 2014 Dodge Charger to H. Perez of St. Cloud, Florida in the amount of \$6,700.00 in accordance with the terms and agreement through the online auction company Municibid.

MOTION: _____ SECOND: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Seller: jsarnocinski
Buyer: H PEREZ (HEAD)
Company:

Seller Address
Montgomery Township Police Department
1001 Stump Rd
P.O. Box 68
Montgomeryville, PA 18936
US

Billing Address
H PEREZ
3303 OSAGE CT

SAINT CLOUD, FL 34769
US

Item (Listing #)	Price	Total	
2014 Dodge Charger Pursuit AWD (25872955)	\$6,700.00	\$6,700.00	Tax Exempt
VIN 2C3CDXKT2EH280030			

Pickup Location Details Montgomery Township Police Department - 1001 Stump Rd - Montgomeryville, PA 18936

Make Pickup Location Information Public Yes

Subtotal	\$6,700.00
Sales Tax	\$0.00
Total Due	\$6,700.00

Seller: jsarnocinski
Buyer: John Rodgers (jrodgers)
Company:

Seller Address
Montgomery Township Police Department
1001 Stump Rd
P.O. Box 68
Montgomeryville, PA 18936
US

Billing Address
John Rodgers
34 sophia drive

Southampton, PA 18966
US

Item (Listing #)	Price	Total	
2014 Dodge Charger Pursuit AWD (25897237)	\$5,300.00	\$5,300.00	Tax Exempt

VIN 2C3CDXKT6EH360544

Pickup Location Details Montgomery Township Police Department - 1001 Stump Rd - Montgomeryville, PA 18936

Make Pickup Location Information Public Yes

Subtotal	\$5,300.00
Sales Tax	\$0.00
Total Due	\$5,300.00

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Authorization to Submit PECO Green Region Open Space Program
Application- Friendship Park Trail

MEETING DATE: November 25, 2019

ITEM NUMBER: #11

MEETING/AGENDA: ACTION NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion: xx Information:

INITIATED BY: Bruce Shoupe
Director Planning & Zoning

BOARD LIAISON: Michael J. Fox, Chairman

BACKGROUND:

The Shade Tree Commission on behalf of the Township would like to submit a grant application to the PECO Green Region Open Space Program Bonus Opportunity for the installation of trees to create a shaded area around the future tot lot in Friendship Park. The maximum award is \$10,000 per County. Matching funds are not required.

The application deadline is November 30, 2019.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None

RECOMMENDATION:

Staff is recommending the Board authorize the submission of the PECO Green Region Open Space Program Bonus Grant Opportunity.

MOTION/RESOLUTION:

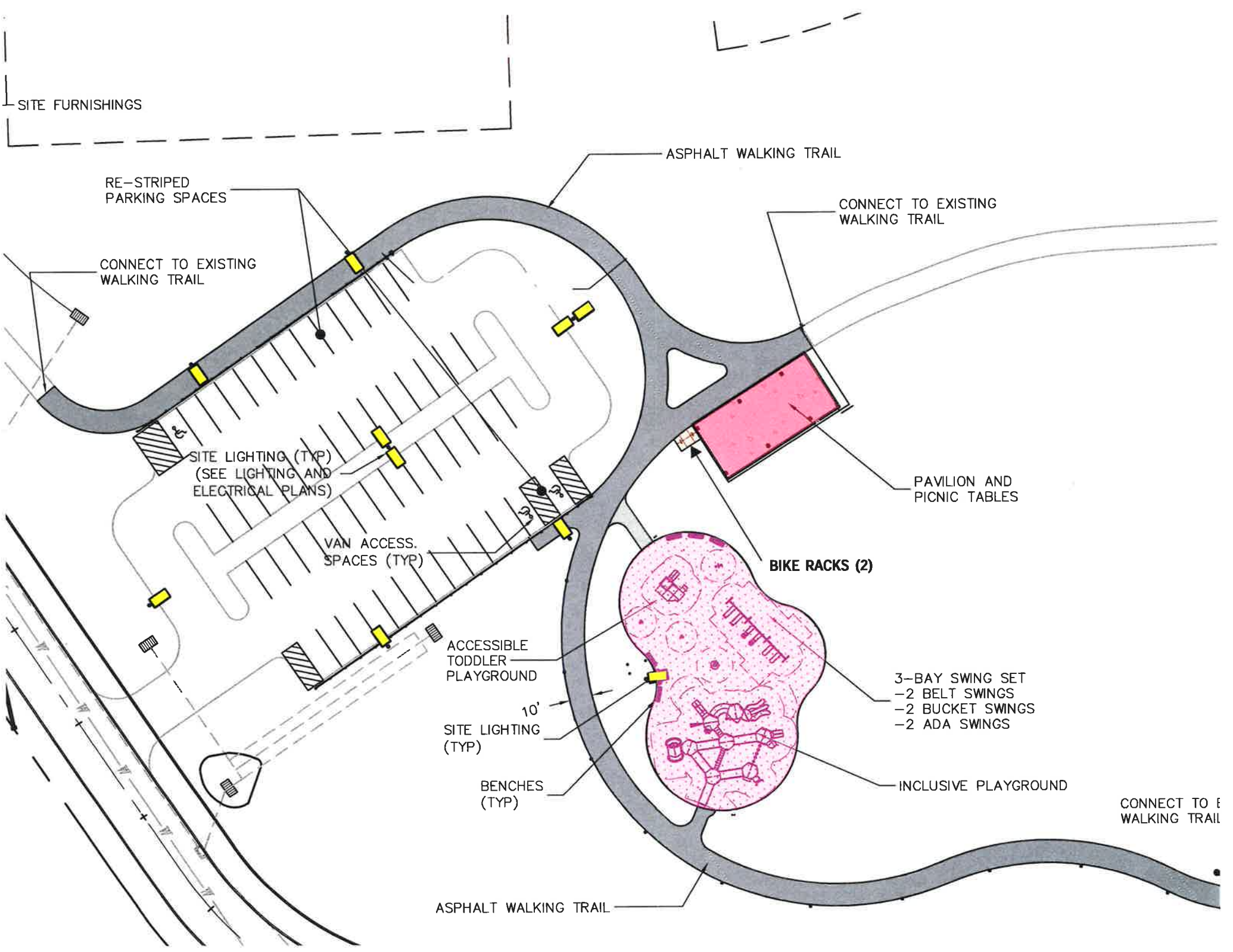
BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby authorize the submission of a grant application to the PECO Green Region Open Space Program for the Friendship Park Trail.

MOTION: _____ SECOND: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



SITE FURNISHINGS

RE-STRIPED
PARKING SPACES

CONNECT TO EXISTING
WALKING TRAIL

SITE LIGHTING (TYP)
(SEE LIGHTING AND
ELECTRICAL PLANS)

VAN ACCESS.
SPACES (TYP)

ACCESSIBLE
TODDLER
PLAYGROUND

10'
SITE LIGHTING
(TYP)

BENCHES
(TYP)

ASPHALT WALKING TRAIL

ASPHALT WALKING TRAIL

CONNECT TO EXISTING
WALKING TRAIL

PAVILION AND
PICNIC TABLES

BIKE RACKS (2)

3-BAY SWING SET
-2 BELT SWINGS
-2 BUCKET SWINGS
-2 ADA SWINGS

INCLUSIVE PLAYGROUND

CONNECT TO
WALKING TRAIL



November 1, 2019

15th ANNIVERSARY BONUS GRANT OPPORTUNITY

To date, the PECO Green Region Open Space Program, a partnership of PECO and Natural Lands, has awarded more than \$2 million in support of southeastern Pennsylvania municipalities' efforts to preserve, protect, and improve open space. The year 2019 marks the 15th anniversary of this award-winning program and we are celebrating by offering a bonus grant opportunity.

As we reflect on the first fifteen years of the program we are inspired by the innovative and exciting ways that communities have been working to enhance their residents' quality of life. Specifically, we recognize the benefits trees provide to our communities and our health by filtering out air and water pollutants, increasing cooling efficiency and reducing heat island effect, and storing and absorbing carbon. For these reasons, the 15th Anniversary **Bonus Round focuses specifically on tree planting projects.**

Grants of \$10,000 will be awarded, one to each county, for projects that focus on the installation and planting of trees in our region. **Matching funds are not required** for this Bonus Round. **Resolutions are also not part of the application.** Eligible applicants include all municipalities and regional recreational authorities within PECO's service area within Bucks, Chester, Delaware, Montgomery, and York counties **regardless of when they may have received a prior award and whether or not the Final Report has been submitted.** Within the City of Philadelphia, incorporated nonprofit neighborhood organizations are eligible as well following these same criteria. This is a celebratory round; **we invite all those to participate who would otherwise be eligible to apply.**

Complete and eligible applications will be reviewed by a committee composed of county government officials, members of the region's nonprofit land conservation community, and PECO representatives. Applications will only be accepted through our online form, which, along with complete program guidelines, can be found at <http://www.natlands.org/greenregion>. **The deadline for application submissions is 11:59pm, November 30, 2019.**

We encourage you to apply, and if you have questions or need additional information please contact Estelle Wynn Dolan, administrator of the PECO Green Region Open Space Program, at 610-353-5587 ext. 213 or edolan@natlands.org. We hope there will be an opportunity for us to further support your conservation efforts to benefit the quality of life for us all.

Romona Riscoe Benson
Corporate Relations Director
PECO

Estelle Wynn Dolan
PECO Green Region Program Administrator
Natural Lands

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

November 14, 2019

SUBJECT: Consider Applications for 2019 Tree City USA Recertification and 2019 Growth Award

MEETING DATE: November 25, 2019

ITEM NUMBER #12.

MEETING/AGENDA:

ACTION: XX NONE

REASON FOR CONSIDERATION: Operational: Policy: Discussion: xx Information:

INITIATED BY: Bruce Shoupe

Director of Planning & Zoning

BOARD LIAISON: Michael J. Fox

Board Liaison

BACKGROUND:

The Tree City USA® program, sponsored by the Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters gives national recognition for urban and community forestry programs in towns and cities that meet the following four standards: A Tree Board or department, a Tree Care Ordinance, a Community Forestry Program with an annual budget of at least \$2 per capita, and an Arbor Day Observance and Proclamation.

The application process is to be completed online at Arborday.org. Attached are the Application Signature Pages and the 2019 STC Annual Work Plan. Montgomery Township has received the Tree City recognition for the last twenty-two years and has received the Growth Award for eighteen of those years.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None

RECOMMENDATION:

Approve application for submittal as done in previous years.

MOTION/RESOLUTION:

BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby approve the applications for Montgomery Township to receive the 2019 Tree City USA Recertification and 2019 Growth Award.

MOTION: _____

SECOND: _____

VOTE: _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



2019 Tree City USA

Application for Certification

The Tree City USA award is in recognition of work completed by the community during the 2019 calendar year.

Primary Contact

Contact Name Marianne McConnell

Email Address: mmccconnell@montgomerytwp.org

Phone Number: (215) 393-6920

Address: 1001 Stump Road
Montgomeryville, PA 18936

Montgomery Township, Pennsylvania Community Information

Select Which Best Describes Your Community: Community has both a Tree Board and a Department Chair/City Manager

Ordinance Date: Nov 1, 1995

[Ordinance Uploaded](#)

Per Capita Expenditure: 20.43

Arbor Day Date: Apr 27, 2019

[Proclamation Uploaded](#)

As Mayor or Equivalent of the Community of Montgomery Township

Mayor or Equivalent Signature

Title

Date

Application Certification

To Be Completed By The State Forester:

Montgomery Township

The above named community has made formal application to this office. I am pleased to advise you that we reviewed the application and have concluded that, based on the information contained herein, said community is eligible to be certified as a Tree City USA community, for the 2019 calendar year, having in my opinion met the four standards required for recognition.

State Forester Signature

Title

Date

TREE CITY USA® GROWTH AWARD APPLICATION



Mail completed application with requested attachments to your state forester or apply online at portal.arborday.org. Please contact your State Urban Forestry Coordinator for your state's deadline, mailing address and any additional information required by your state. The common deadline is December 31 but can vary by state.

Application Instructions

- Community must have been certified as a Tree City USA last year and submitted a recertification application this year.
- Community must earn 10 points according to Growth Award Eligible Activities – which were new or significantly improved this year.
- Attach documentation for each eligible activity listed below. Appropriate documentation includes narrative descriptions, copies of documents, copies of printed brochures, and newspaper clippings.
- For a list of eligible activities, visit arborday.org/treecity.

Community Name (as it should appear on recognition materials) Montgomery Township

City Forestry Contact: Person who is responsible for completing and answering questions about this application.

First Name Marianne Last Name McConnell
 Professional Title Shade Tree Commission Coordinator / Deputy Zoning Officer
 Address 1001 Stump Road
 City Montgomeryville State PA Zip Code 18936
 Email Address mmcconnell@montgomerytp.org
 Phone Number (ex. 402-473-9553) 215-393-6920

Activity #	Name of Eligible Activity	# of Points Earned	Describe how activity was achieved
A8	Continuing Education	6	Full day Community Forestry Workshop was held on Nov. 1, 2019 with 45 attendees. PA Pesticide, ISA, and PCH/ISA credits were approved for this seminar.
<input checked="" type="checkbox"/> Documentation attached <u>for Tree Workers</u>			

Activity #	Name of Eligible Activity	# of Points Earned	Describe how activity was achieved
B1	New Project or Organization	4	Coordinated tree planting with Boy Scouts in Spring Valley Park to plant trees in areas where Ash trees were removed. 50 trees were planted by volunteers on October 26, 2019.
<input checked="" type="checkbox"/> Documentation attached			

➔ Total Points (including points from reverse side): 10

Additional spaces on back if needed.

Mayor or Equivalent Signature

Title

Date

Growth Award Application Certification To Be Completed By The State Forester:

Community: _____

The above named community has made formal application to this office. I am pleased to advise you that we reviewed the application and have concluded that, based on the information contained herein, said community is eligible to receive the Tree City USA Growth Award, having in my opinion met the Growth Award criteria specified in this application.

State Forester Signature

Title

Date



MONTGOMERY TOWNSHIP SHADE TREE COMMISSION

2019 ANNUAL WORK PLAN

Arbor Day 2019– This year, the Annual Arbor Day Tree Give-Away was held on April 27th, 2019, at the Montgomery Township Community and Recreation Center. The day's events included the reading of the Arbor Day Proclamation, the distribution of 300 free native shade and ornamental trees to residents, and the presentation of the 2018 Tree City USA Certification and Growth Award to Montgomery Township. Township staff, Landscape Architect, and several volunteers were on hand to provide tree selection, care, and maintenance advice to our residents.

Forestry Management – The Township has worked with a Forester, Timberlink Consulting, in identifying the magnitude of the EAB infestation in our forests within Township owned properties. Ash trees make up approximately 30% of our forested lands and park areas. Contracts for Phases 4-8 have been awarded and finalized for the felling of 2,924 diseased and dying Ash trees in the amount of \$469,182.

Basin Naturalization Program – Reassessments were completed on 14 basins that were previously assessed in 2012 and 2013. Overall, most basins have progressed nicely. Biggest problem was blocked access to structures and suggested adding riprap to some of these basins.

2019 Spring Planting Project – Installation of 8 Seedless Sweet Gum trees in the parking lot of Memorial Grove. The trees replaced the dying Ash trees that were previously removed. The cost of this project was \$3,600.

2019 Fall Planting Project – Landscaping contract was awarded for the installation of 60 shrubs and ornamental grasses for the soon to be constructed Korean War Memorial. The installation is scheduled for the end of November 2019. The cost of the project was awarded at \$5,795.

2019 Fall Tree Give Away - Montgomery Township offered free trees to Township residents recently affected by the Ash Tree Forestry Management Program, specifically those residents immediately adjacent to Township lands where Ash trees were recently felled due to the EAB infestation. The Commission ordered 395 native shade trees to be handed out On October 19th to these selected residents and planted on their respective property. This special give away includes the following species: Red Maple, River Birch, Tulip Poplar, Black Gum, Sycamore, and Swamp White Oak.

2019 Boy Scout Volunteer Planting Project - The Commission coordinated with a local Boy Scouts troop to plant 50 native trees within Spring Valley Park. The trees were planted on October 26th.

2019 Community Forestry Workshop - Montgomery Township and Bartlett Tree Experts hosted our third annual Community Tree Workshop on November 1st of this year at the Community and Recreation Center. The seminar focused on improving the skills of arborists, foresters, and landscapers, especially those who manage and care for parks, school grounds, and other public spaces. Private arborists and other green industry professional were welcomed as well. ISA, PA Pesticide, and PCH/SLA credits were approved for this all day seminar. 45 attendees registered for this event.

Other Projects / Achievements

Montgomery Township received recertification for Tree City USA for the 22nd year and received the Growth Award for the 18th year for our commitment and dedication to providing a sound community forestry program.

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Acceptance of the Start of Maintenance Period and Escrow Release 6 –
WB Commons, LP – LDS 610

MEETING DATE: November 25, 2019

ITEM NUMBER: #13.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Michael J. Fox
Chairman

BACKGROUND:

WB Commons has requested that the eighteen month maintenance period for the WB Commons office project begin, therefore, the Board needs to publicly accept the start of the maintenance period. They have also requested an escrow release of their Tri-Party Agreement in the amount of \$ 54,040.05. The developer has to provide a Maintenance Bond in the amount of \$ 54,037.64, which is 15% of the original total escrow. This will be held for a period of 18 months until Tuesday, May 25, 2021. The Township Engineer recommends that this Release #6 be made and the maintenance period begin.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS:

Accept the start of the maintenance period for this project and release the balance of the escrow account.

BUDGET IMPACT: None.

RECOMMENDATION:

That the start of the maintenance period for this project be accepted and the escrow be released.

MOTION/RESOLUTION:

The Resolution is attached. The Board of Supervisors hereby authorize a construction escrow release in the amount of \$ 54,040.05 and the start of the maintenance period as recommended by the Township Engineer for the WB Commons LP. This release is contingent upon payment of all Township Consultant fees and submission of a Maintenance Bond satisfactory to the Township Solicitor.

MOTION _____ SECOND _____ VOTE _____

ROLL CALL:

Tanya Bamford	Aye	Opposed	Abstain	Absent
Candyce Chimera	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew Quigg	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Resolution #

WHEREAS, a request for the start of the maintenance period and release of escrow was received from WB Commons, LP. for LDS 620, on the representation that work set forth in the land development agreement to that extent has been completed; and

WHEREAS, said land development agreement states that the Township is entitled to retain fifteen percent of escrow to serve as an eighteen month completion guaranty, upon final inspection by the Township Engineer. The maintenance guaranty should be in the amount of \$54,037.64, which is 15% of the original escrow amount; and

WHEREAS, the developer has requested the release of the original Tri-Party Agreement, in the amount of \$ 54,040.05. All Township Consultant fees must be paid prior to the release of this Performance Bond.

WHEREAS, all public improvements have been completed, but will need to be inspected at the end of the eighteen month maintenance period, prior to the release of the maintenance guaranty. The developer shall contact the Township in writing to request a final inspection for acceptance at the end of the guaranty period. These inspections will be performed when plant materials are in full leaf only (May 1 through November 15). All guaranty escrow funds will be released upon acceptance at the end of the guaranty period. The guaranty will be extended until 30 days after receipt of the request letter following May 1. Should the end of the guaranty period occur after November 15, the guaranty period shall be extended to May 15.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we hereby acknowledge that the start of the maintenance period is November 25, 2019, and will continue for a time of eighteen months or until Tuesday, May 25, 2021

BE IT ALSO RESOLVED, that we hereby authorize Escrow Release #6 of \$ 54,040.05 from the applicant's construction escrow account once all bills have been paid. This release is also contingent upon the submission of a Maintenance Bond satisfactory to the Township Solicitor.

MOTION BY: _____

SECOND BY: _____

VOTE: _____

DATE: _____

xc: Applicant, F. Bartle, J. Dougherty, B. Shoupe, M. Gambino, Minute Book, Resolution File. File

Released By Department Director _____



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

VIA EMAIL

November 18, 2019

File No. 2017-05067

Mr. Lawrence Gregan, Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Reference: W.B. Commons (Penn Crest) – LD/S #610A
Financial Security Release 6 – Start of Maintenance

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of **\$54,040.05** have been completed. We recommend the developer provide the 18-month maintenance security in the amount of 15% of the improvement cost or \$54,037.64 to the Township prior to release of improvement escrow. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JPD/jpd

Enclosures: Release of Escrow Form, Escrow Status Report, Boucher & James, Inc. 11/6/19 letter

cc: Carolyn McCreary, Township Manager Designee
Bruce S. Shoupe, Director of Planning and Zoning
Kevin Johnson, P.E. - Traffic Planning & Design, Inc.
Judith Stern Goldstein, ASLA, R.L.A. - Boucher & James, Inc.
Steve Shaffer, W. B. Homes, Inc.

RELEASE OF ESCROW FORM

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 11/06/2019

Development: W. B. Commons (Penn Crest) - LD/S#610A
Release #: 6

G&A Project #: 2017-05067

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$54,040.05. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

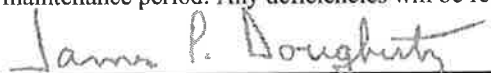
ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Mr. Lawrence Gegan
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 11/18/2019

Dear Mr. Gegan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$54,040.05 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.


11/18/19
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from W. B. Homes, Inc.
for W. B. Commons (Penn Crest) - LD/S#610A, in the amount of \$54,040.05, on the
representation that work set forth in the Land Development Agreement to the extent has been completed and;
WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$54,040.05;
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize
release of \$54,040.05; in accordance with the developer's request, and the officers of the Township are
authorized to take the necessary action to obtain release of said sum.
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Tri-Party Agreement 3rd Amendment
with Montgomery Township in total sum of \$396,276.05 pursuant to a signed Land Development
Agreement and that \$342,236.00 has previously been released from escrow. Therefore, the action of the Board
releasing said sum leaves a new balance of \$0.00 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director

ESCROW STATUS REPORT



SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 6
RELEASE DATE: 18-Nov-2019

PROJECT NAME: W. B. Commons (Penn Crest)
PROJECT NO.: 2017-05067
TOWNSHIP NO.: LD/S#610A
PROJECT OWNER: W. B. Homes, Inc.

TOTAL CONSTRUCTION: \$ 360,250.95
TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 36,025.10
TOTAL CONSTRUCTION ESCROW POSTED: \$ 396,276.05

ORIGINAL CONSTRUCTION AMOUNT: \$ 396,276.05

AMOUNT OF THIS RELEASE: \$ 54,040.05

MUNICIPALITY: Montgomery Township
ESCROW AGENT: Meridian Bank
TYPE OF SECURITY: Tri-Party Agreement 3rd Amendment
AGREEMENT DATE: 19-Dec-2016

TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 20,000.00
TOTAL ADMINISTRATION (CASH ACCOUNT): \$ 20,000.00

PRIOR CONSTRUCTION RELEASED: \$ 342,236.00
TOTAL CONSTRUCTION RELEASED TO DATE: \$ 396,276.05

BALANCE AFTER CURRENT RELEASE: \$ -

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 7
CONSTRUCTION ITEMS					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
A. EROSION CONTROL											
1. Construction Entrance	LS	1	\$ 2,550.00	\$ 2,550.00		\$ -	1.00	\$ 2,550.00		\$ -	
2. 18 inch Silt Fence	LF	790	\$ 1.95	\$ 1,540.50		\$ -	790.00	\$ 1,540.50		\$ -	
3. Tree Protection Fence	LF	790	\$ 2.50	\$ 1,975.00		\$ -	790.00	\$ 1,975.00		\$ -	
4. Stockpile Stabilization	SF	12,300	\$ 0.10	\$ 1,230.00		\$ -	12,300.00	\$ 1,230.00		\$ -	
5. Temp. Stabilization	SF	88,940	\$ 0.10	\$ 8,894.00		\$ -	88,940.00	\$ 8,894.00		\$ -	
6. Diversion Dike	LF	340	\$ 7.50	\$ 2,550.00		\$ -	340.00	\$ 2,550.00		\$ -	
B. CLEARING/DEMO											
1. Clearing/Stump Removal	LS	1	\$ 12,000.00	\$ 12,000.00		\$ -	1.00	\$ 12,000.00		\$ -	
C. DETENTION BASIN											
1. 18 Inch O-Ring RCP	LF	92	\$ 35.50	\$ 3,266.00		\$ -	92.00	\$ 3,266.00		\$ -	
2. Outlet Structure	EA	1	\$ 3,250.00	\$ 3,250.00		\$ -	1.00	\$ 3,250.00		\$ -	
3. 18 Inch Anti-Seep Collar	EA	2	\$ 825.00	\$ 1,650.00		\$ -	2.00	\$ 1,650.00		\$ -	
4. Temp. Riser Rack	EA	1	\$ 2,850.00	\$ 2,850.00		\$ -	1.00	\$ 2,850.00		\$ -	
5. Baffles	LF	30	\$ 30.55	\$ 916.50		\$ -	30.00	\$ 916.50		\$ -	
6. Basin Spillway	SF	1,800	\$ 4.50	\$ 8,100.00		\$ -	1,800.00	\$ 8,100.00		\$ -	
D. PARKING LOT EARTHWORK											
1. Strip Topsoil	CY	1,426	\$ 1.95	\$ 2,780.70		\$ -	1,426.00	\$ 2,780.70		\$ -	
2. Site Cut	CY	240	\$ 2.25	\$ 540.00		\$ -	240.00	\$ 540.00		\$ -	
3. Compacted Fill	CY	639	\$ 2.25	\$ 1,437.75		\$ -	639.00	\$ 1,437.75		\$ -	
4. Box	SF	4,208	\$ 1.10	\$ 4,628.80		\$ -	4,208.00	\$ 4,628.80		\$ -	
5. Replace Topsoil	CY	30	\$ 3.00	\$ 90.00		\$ -	30.00	\$ 90.00		\$ -	

ESCROW STATUS REPORT



SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 6
RELEASE DATE: 18-Nov-2019

PROJECT NAME: W. B. Commons (Penn Crest)
PROJECT NO.: 2017-05067
TOWNSHIP NO.: LD/S#610A
PROJECT OWNER: W. B. Homes, Inc.

TOTAL CONSTRUCTION: \$ 360,250.95
TOTAL CONSTRUCTION CONTINGENCY (10%): \$ 36,025.10
TOTAL CONSTRUCTION ESCROW POSTED: \$ 396,276.05

ORIGINAL CONSTRUCTION AMOUNT: \$ 396,276.05

AMOUNT OF THIS RELEASE: \$ 54,040.05

MUNICIPALITY: Montgomery Township
ESCROW AGENT: Meridian Bank
TYPE OF SECURITY: Tri-Party Agreement 3rd Amendment
AGREEMENT DATE: 19-Dec-2016

TOTAL ENG/INSP/LEGAL (CASH ACCOUNT): \$ 20,000.00
TOTAL ADMINISTRATION (CASH ACCOUNT):

PRIOR CONSTRUCTION RELEASED: \$ 342,236.00
TOTAL CONSTRUCTION RELEASED TO DATE: \$ 396,276.05

BALANCE AFTER CURRENT RELEASE: \$

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 7

ESCROW STATUS REPORT



SUMMARY OF ESCROW ACCOUNT

RELEASE NO.: 6
RELEASE DATE: 18-Nov-2019

PROJECT NAME:	W. B. Commons (Penn Crest)	TOTAL CONSTRUCTION:	\$ 360,250.95	ORIGINAL CONSTRUCTION AMOUNT:	\$ 396,276.05
PROJECT NO.:	2017-05067	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 36,025.10	AMOUNT OF THIS RELEASE:	\$ 54,040.05
TOWNSHIP NO.:	LD/S#610A	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 396,276.05	PRIOR CONSTRUCTION RELEASED:	\$ 342,236.00
PROJECT OWNER:	W. B. Homes, Inc.			TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 396,276.05
MUNICIPALITY:	Montgomery Township	TOTAL ENGINEERING/LEGAL (CASH ACCOUNT):	\$ 20,000.00	BALANCE AFTER CURRENT RELEASE:	\$
ESCROW AGENT:	Meridian Bank	TOTAL ADMINISTRATION (CASH ACCOUNT):			
TYPE OF SECURITY:	Tri-Party Agreement 3rd Amendment				
AGREEMENT DATE:	19-Dec-2016	MAINTENANCE BOND AMOUNT (15%):	\$ 54,037.64		

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE (including current release)		AVAILABLE FOR RELEASE		RELEASE REQ # 7
					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
CONSTRUCTION ITEMS					UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
I.	<u>LANDSCAPING</u>										
1.	Shade Trees	EA	28	\$ 400.00	\$ 11,200.00		\$ -	28.00	\$ 11,200.00	\$ -	
2.	Ornamentals	EA	5	\$ 230.00	\$ 1,150.00		\$ -	5.00	\$ 1,150.00	\$ -	
2.	Evergreens	EA	94	\$ 230.00	\$ 21,620.00	9.00	\$ 2,070.00	94.00	\$ 21,620.00	\$ -	
3.	Shrubs	EA	162	\$ 65.00	\$ 10,530.00	20.00	\$ 1,300.00	162.00	\$ 10,530.00	\$ -	
K.	<u>MISCELLANEOUS</u>										
1.	Construction Stakeout	LS	1	\$ 18,400.00	\$ 18,400.00		\$ -	1.00	\$ 18,400.00	\$ -	
2.	As-Built Drawings	LS	1	\$ 3,000.00	\$ 3,000.00	1.00	\$ 3,000.00	1.00	\$ 3,000.00	\$ -	
3.	Pins & Monuments	EA	5	\$ 150.00	\$ 750.00	5.00	\$ 750.00	5.00	\$ 750.00	\$ -	
L.	<u>CONTINGENCY (10%)</u>				LS	1		\$ 36,025.10	1.00	\$ 36,025.10	\$ -
(Released upon certification of completion and receipt of Maintenance Bond)											



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Daylestown, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

Mailing:
P.O. Box 699
Bortonsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

November 6, 2019

Mr. James P. Dougherty, P.E.
Gilmore & Associates, Inc.
65 E. Butler Ave. Suite 100
New Britain, PA 18901

**SUBJECT: W.B. COMMONS
START OF MAINTENANCE INSPECTION 02
TOWNSHIP LD/S NO. 610A
PROJECT NO. 0455206R**

Dear Mr. Dougherty:

Please be advised that on November 4, 2019, I conducted an inspection of plant material installed at the Penn Crest (W.B. Commons) land development in accordance with the approved Preliminary/Final plan set prepared by Schlosser & Clauss Consulting Engineers, Inc., dated August 25, 2004 and last revised September 23, 2008.

All landscape material has been provided in accordance with the approved landscape plans, and is of acceptable size, species and condition to begin the maintenance period.

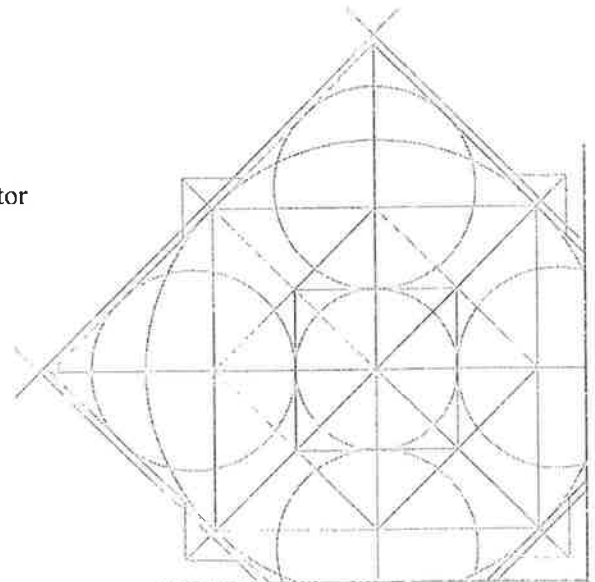
The maintenance period for landscaping will not begin until authorization is granted by the Board of Supervisors at their regularly scheduled meeting. If you have questions or require additional information, please do not hesitate to contact me.

Sincerely,

Valerie L. Liggett, ASLA, R.L.A.
ISA Certified Arborist®
Planner/Landscape Architect

VLL/maw

ec: Board of Supervisors
Bruce Shoupe, Director of Planning and Zoning
Mary L. Gambino, Project Coordinator/ Permits Administrator
Marianne McConnell, Deputy Zoning Officer
Steve Shaffer, WB Homes, Inc.



MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Construction Escrow Release 7 - LDS 694 - Higher Rock Partners - Phase 2

MEETING DATE: November 25, 2019

ITEM NUMBER: #14.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Michael J. Fox
Chairman

BACKGROUND:

Attached is a construction escrow release requested by Higher Rock Partners, LP for Phase 2, as recommended by the Township Engineer.

The original amount of the escrow for Phase 2 was \$4,849,153.36, held as a LOC with Fulton Bank. This is the seventh release for Phase 2 and is in the amount of \$136,800.00. The new balance would be \$2,101,895.26.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT: None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$136,800.00 for Phase 2, as recommended by the Township Engineer for the Higher Rock Partners, LP.

MOTION _____ **SECOND** _____ **VOTE** _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 21, 2019

File No. 2016-07014-01

Lawrence J. Grogan, Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: Higher Rock Partners, LP – Land Development (Phase 2) – LDS#694
Escrow Release 7

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$136,800.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JPD/jpd

Enclosure: Release of Escrow Form (11/21/19), Summary of Improvement Escrow Account (11/21/19), Boucher & James, Inc. letter (11/21/19)

cc: Carolyn McCreary, Township Manager Designee
Bruce S. Shoupe, Director of Planning and Zoning
Marianne McConnell, Deputy Zoning Officer – Montgomery Township
Mary Gambino, Project Coordinator - Montgomery Township
Frank R. Bartle, Esq., Solicitor – Dischell Bartle & Dooley, PC
Judith Stern Goldstein, ASLA, R.L.A. – Boucher & James, Inc.
Kevin Johnson, P.E. – Traffic Planning & Design, Inc.
John Antonucci – Higher Rock Partners, LP
Jim Kahn, President – Higher Rock Partners, LP
James M. DeNave, P.E., Director of Operations - PH&C, LLC
George Hartman, P.E. – Bohler Engineering
Russell S. Dunlevy, P.E., Senior Executive Vice President – Gilmore & Associates, Inc.
Brian Dusault, Construction Services Manager - Gilmore & Associates, Inc.

RELEASE OF ESCROW FORM

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 11/15/2019

Development: Higher Rock - Land Development - LDS-694
Release #: 7

G&A Project #: 2016-07014-01

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$136,800.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Mr. Lawrence Gregan
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 11/21/2019

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$136,800.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

James P. Dougherty 11/21/2019
James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Higher Rock Partners, LP for Higher Rock - Land Development - LDS-694, in the amount of \$136,800.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$136,800.00; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$136,800.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum.
BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Letter of Credit with Montgomery Township in total sum of \$4,849,153.36 pursuant to a signed Land Development Agreement and that \$2,610,458.10 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$2,101,895.26 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director

**ESCROW RELEASE NO. 7**

DATE PREPARED: 21-Nov-2019

PROJECT NAME:	Higher Rock - Land Development	TOTAL ENG/INSP/LEGAL (CASH ESCROW):	\$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER:	Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW):	\$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT:	Fulton Bank			G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY:	Letter of Credit	MAINTENANCE BOND AMOUNT (15%):	\$ 661,248.19	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 136,800.00	\$ 2,610,458.10	\$ 2,747,258.10	\$1,661,063.14
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 136,800.00	\$ 2,610,458.10	\$ 2,747,258.10	\$2,101,895.26

CONSTRUCTION ITEMS				UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)					
								QTY	COST	QTY	COST	QTY	COST	QTY	COST				
PHASE 2 - LAND DEVELOPMENT																			
2.A. <u>SOIL EROSION AND SEDIMENT CONTROL</u>																			
<u>Stage 2</u>																			
1.	Inlet Protection	EA	50	\$	255.00	\$	12,750.00	\$	-	48.00	\$	12,240.00	48.00	\$	12,240.00	2.00	\$	510.00	
2.	18" Filter Sock	LF	540	\$	5.75	\$	3,105.00	\$	-	540.00	\$	3,105.00	540.00	\$	3,105.00	\$	-		
3.	24" Filter Sock	LF	200	\$	9.25	\$	1,850.00	\$	-	200.00	\$	1,850.00	200.00	\$	1,850.00	\$	-		
4.	NAG SC-150	SF	19,600	\$	0.24	\$	4,704.00	\$	-	19,200.00	\$	4,608.00	19,200.00	\$	4,608.00	400.00	\$	96.00	
5.	Remove E&S Measures	LS	1	\$	8,500.00	\$	8,500.00	\$	-	0.15	\$	1,275.00	0.15	\$	1,275.00	0.85	\$	7,225.00	
2.B. <u>STORMWATER</u>																			
1.	4 in. PVC	LF	672	\$	25.00	\$	16,800.00	\$	-	500.00	\$	12,500.00	500.00	\$	12,500.00	172.00	\$	4,300.00	
2.	6 in. PVC	LF	300	\$	28.00	\$	8,400.00	\$	-	250.00	\$	7,000.00	250.00	\$	7,000.00	50.00	\$	1,400.00	
3.	15 in. HDPE	LF	2,948	\$	38.00	\$	112,024.00	\$	-	2,766.00	\$	105,108.00	2,766.00	\$	105,108.00	182.00	\$	6,916.00	
4.	18 in. HDPE	LF	316	\$	43.00	\$	13,588.00	\$	-	304.00	\$	13,072.00	304.00	\$	13,072.00	12.00	\$	516.00	
5.	24 in. HDPE	LF	1,322	\$	49.00	\$	64,778.00	\$	-	1,322.00	\$	64,778.00	1,322.00	\$	64,778.00	\$	-		
6.	Inlet	EA	50	\$	2,550.00	\$	127,500.00	\$	-	48.00	\$	122,400.00	48.00	\$	122,400.00	2.00	\$	5,100.00	
7.	Yard Drain	EA	3	\$	1,595.00	\$	4,785.00	\$	-	\$	-	\$	-	\$	-	3.00	\$	4,785.00	
8.	15 in. DW Endwall	EA	1	\$	1,350.00	\$	1,350.00	\$	-	1.00	\$	1,350.00	1.00	\$	1,350.00	\$	-		
9.	24 in. DW Endwall	EA	1	\$	1,800.00	\$	1,800.00	\$	-	1.00	\$	1,800.00	1.00	\$	1,800.00	\$	-		
10.	Manhole	EA	32	\$	2,665.00	\$	85,280.00	\$	-	29.00	\$	77,285.00	29.00	\$	77,285.00	3.00	\$	7,995.00	
11.	StormTech Basin UGB1	13209 CY	LS	1	\$	103,000.00	\$	103,000.00	\$	-	\$	-	\$	-	\$	-	1.00	\$	103,000.00
12.	StormTech Basin UGB2A	16483 CY	LS	1	\$	105,300.00	\$	105,300.00	\$	-	1.00	\$	105,300.00	1.00	\$	105,300.00	\$	-	
13.	StormTech Basin UGB2B	6342 CY	LS	1	\$	40,500.00	\$	40,500.00	\$	-	1.00	\$	40,500.00	1.00	\$	40,500.00	\$	-	
14.	StormTech Basin UGB2C	10369 CY	LS	1	\$	66,200.00	\$	66,200.00	\$	-	1.00	\$	66,200.00	1.00	\$	66,200.00	\$	-	
15.	StormTech Basin UGB3	15274 CY	LS	1	\$	99,000.00	\$	99,000.00	\$	-	1.00	\$	99,000.00	1.00	\$	99,000.00	\$	-	
16.	StormTech Basin UGB4A	14754 CY	LS	1	\$	92,000.00	\$	92,000.00	\$	-	1.00	\$	92,000.00	1.00	\$	92,000.00	\$	-	
17.	StormTech Basin UGB4B	16067 CY	LS	1	\$	114,000.00	\$	114,000.00	\$	-	1.00	\$	114,000.00	1.00	\$	114,000.00	\$	-	
18.	StormTech Basin UGB5	17125 CY	LS	1	\$	111,000.00	\$	111,000.00	\$	-	1.00	\$	111,000.00	1.00	\$	111,000.00	\$	-	
19.	Contact Unit		EA	3	\$	60,000.00	\$	180,000.00	\$	-	2.00	\$	120,000.00	2.00	\$	120,000.00	1.00	\$	60,000.00
20.	Outlet Structure		EA	5	\$	5,400.00	\$	27,000.00	\$	-	4.00	\$	21,600.00	4.00	\$	21,600.00	1.00	\$	5,400.00
21.	Rip Rap		EA	2	\$	775.00	\$	1,550.00	\$	-	2.00	\$	1,550.00	2.00	\$	1,550.00	\$	-	
22.	Snout		EA	2	\$	250.00	\$	500.00	\$	-	2.00	\$	500.00	2.00	\$	500.00	\$	-	
23.	Fabco Inlet Filters		EA	15	\$	900.00	\$	13,500.00	\$	-	\$	-	\$	-	\$	-	15.00	\$	13,500.00
2.C. <u>SITE IMPROVEMENTS</u>																			
1.	Concrete Curb, inc. curb line sealing	LF	10,154	\$	17.00	\$	172,618.00	\$	-	8,006.00	\$	136,102.00	8,006.00	\$	136,102.00	2,148.00	\$	36,516.00	
2.	Std. Paving 1.5 in. 9.5mm Wearing Course	SY	15,000	\$	7.00	\$	105,000.00	\$	-	\$	-	\$	-	\$	-	15,000.00	\$	105,000.00	
3.	Std. Paving 2.5 in. 25mm Binder Course	SY	15,000	\$	9.00	\$	135,000.00	\$	-	11,500.00	\$	103,500.00	11,500.00	\$	103,500.00	3,500.00	\$	31,500.00	
4.	Std. Paving 8 in. 2A Stone	SY	15,000	\$	8.00	\$	120,000.00	\$	-	11,500.00	\$	92,000.00	11,500.00	\$	92,000.00	3,500.00	\$	28,000.00	
5.	HD Paving 2.0 in. 9.5mm Wearing Course	SY	2,946	\$	8.50	\$	25,041.00	\$	-	\$	-	\$	-	\$	-	2,946.00	\$	25,041.00	
6.	HD Paving 3.0 in. 25mm Binder Course	SY	2,946	\$	9.50	\$	27,987.00	\$	-	2,946.00	\$	27,987.00	2,946.00	\$	27,987.00	\$	-		
7.	HD Paving 10 in. 2A Stone	SY	2,946	\$	10.00	\$	29,460.00	\$	-	2,946.00	\$	29,460.00	2,946.00	\$	29,460.00	\$	-		
8.	Witchwood 1.5 in. 9.5mm Wearing Course	SY	5,000	\$	7.75	\$	38,750.00	\$	-	\$	-	\$	-	\$	-	5,000.00	\$	38,750.00	
9.	Witchwood 2.5 in. 19mm Binder Course	SY	5,000	\$	17.50	\$	87,500.00	\$	-	5,000.00	\$	87,500.00	5,000.00	\$	87,500.00	\$	-		

**ESCROW RELEASE NO. 7**

DATE PREPARED: 21-Nov-2019

PROJECT NAME:	Higher Rock - Land Development	TOTAL ENGINEERING/LEGAL (CASH ESCROW):	\$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER:	Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW):	\$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT:	Fulton Bank			G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY:	Letter of Credit	MAINTENANCE BOND AMOUNT (15%):	\$ 661,248.19	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 136,800.00	\$ 2,610,458.10	\$ 2,747,258.10	\$1,661,063.14
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 136,800.00	\$ 2,610,458.10	\$ 2,747,258.10	\$2,101,895.26

CONSTRUCTION ITEMS				UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (Incl. current release)		AVAILABLE FOR RELEASE (Incl. current release)	
								QTY	COST	QTY	COST	QTY	COST	QTY	COST
2.C. SITE IMPROVEMENTS (continued)															
10. Witchwood 7 in. 25mm Binder Course	SY	5,000	\$ 39.00	\$	195,000.00	\$	-	5,000	\$ 195,000.00	5,000	\$ 195,000.00	5,000	\$ 195,000.00	\$	-
11. Witchwood 8 in. 2A Stone	SY	5,000	\$ 12.00	\$	60,000.00	\$	-	5,000	\$ 60,000.00	5,000	\$ 60,000.00	5,000	\$ 60,000.00		
12. Wawa 2.0 in. 9.5mm Wearing Course	SY	6,100	\$ 8.50	\$	51,850.00				\$ -		\$ -		\$ -	6,100	\$ 51,850.00
13. Wawa 4 in. 25mm BCBC	SY	6,100	\$ 10.00	\$	61,000.00				\$ -		\$ -		\$ -	6,100	\$ 61,000.00
14. Wawa 8 in. 2A Stone	SY	6,100	\$ 8.00	\$	48,800.00				\$ -		\$ -		\$ -	6,100	\$ 48,800.00
15. Heavy Duty Concrete (4,000 psi w/ fiber), inc. 6 inch 2A	SF	25,325	\$ 13.00	\$	329,225.00				\$ -		\$ -		\$ -	25,325	\$ 329,225.00
16. Concrete Sidewalk (4,000 psi w/ fiber), inc. 4 inch 2A	SF	20,277	\$ 7.50	\$	152,077.50			12,070	\$ 90,525.00	12,070	\$ 90,525.00	12,070	\$ 90,525.00	8,207	\$ 61,552.50
17. ADA/PennDOT Compliant Ramp, inc. DWS	EA	28	\$ 3,000.00	\$	84,000.00			14.00	\$ 42,000.00	14.00	\$ 42,000.00	14.00	\$ 42,000.00	14.00	\$ 42,000.00
18. Retaining Wall - Pump Station	SF	413	\$ 22.55	\$	9,313.15			413.00	\$ 9,313.15	413.00	\$ 9,313.15	413.00	\$ 9,313.15		
19. Retaining Wall - Wendy's	SF	2,948	\$ 22.55	\$	66,477.40			2,948.00	\$ 66,477.40	2,948.00	\$ 66,477.40	2,948.00	\$ 66,477.40		
20. Retaining Wall - Wawa	SF	3,051	\$ 22.55	\$	68,800.05			3,051.00	\$ 68,800.05	3,051.00	\$ 68,800.05	3,051.00	\$ 68,800.05		
21. Retaining Wall - North Retail	SF	2,412	\$ 22.55	\$	54,390.60			2,412.00	\$ 54,390.60	2,412.00	\$ 54,390.60	2,412.00	\$ 54,390.60		
22. Retaining Wall - Garden Center North	SF	692	\$ 22.55	\$	15,604.60			692.00	\$ 15,604.60	692.00	\$ 15,604.60	692.00	\$ 15,604.60		
23. Retaining Wall - Garden Center South	SF	596	\$ 22.55	\$	13,439.80			596.00	\$ 13,439.80	596.00	\$ 13,439.80	596.00	\$ 13,439.80		
24. Retaining Wall - Office Building	SF	3,304	\$ 22.55	\$	74,505.20			2,500.00	\$ 56,375.00	2,500.00	\$ 56,375.00	2,500.00	\$ 56,375.00	804.00	\$ 18,130.20
25. Sleeve-Its for Fence, 6 ft. on Center	LS	1	\$ 16,500.00	\$	16,500.00			0.80	\$ 13,200.00	0.80	\$ 13,200.00	0.80	\$ 13,200.00	0.20	\$ 3,300.00
26. Sleeve-Its for Guiderail, Walls 1, 2, 3, & 6	LS	1	\$ 7,100.00	\$	7,100.00			1.00	\$ 7,100.00	1.00	\$ 7,100.00	1.00	\$ 7,100.00		
27. Traffic Control Signs Mounted on Poles	EA	36	\$ 250.00	\$	9,000.00				\$ -		\$ -		\$ -	36.00	\$ 9,000.00
28. Concrete Bollards	EA	63	\$ 600.00	\$	37,800.00				\$ -		\$ -		\$ -	63.00	\$ 37,800.00
2.D. LIGHTING															
1. Single LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	10	\$ 3,200.00	\$	32,000.00				\$ -		\$ -		\$ -	10.00	\$ 32,000.00
2. Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	4	\$ 3,600.00	\$	15,200.00				\$ -		\$ -		\$ -	4.00	\$ 15,200.00
3. Single LED, 30 inch exposed foundation, 20.5 ft. mounting ht.	EA	41	\$ 3,500.00	\$	143,500.00	1.00	\$ 3,500.00	29.00	\$ 101,500.00	30.00	\$ 105,000.00	30.00	\$ 105,000.00	11.00	\$ 38,500.00
4. Double LED, 6 inch exposed foundation, 20.5 ft. mounting ht.	EA	19	\$ 4,100.00	\$	77,900.00	1.00	\$ 4,100.00	6.00	\$ 24,600.00	7.00	\$ 28,700.00	7.00	\$ 28,700.00	12.00	\$ 49,200.00
2.E. LANDSCAPING															
Shade Trees															
1. Acer rubrum 'Bowhall' (3" cal. min.)	EA	5	\$ 600.00	\$	3,000.00	3.00	\$ 1,800.00		\$ -	3.00	\$ 1,800.00	3.00	\$ 1,800.00	2.00	\$ 1,200.00
2. Acer rubrum 'Red Sunset' (3" cal. min.)	EA	40	\$ 600.00	\$	24,000.00	24.00	\$ 14,400.00		\$ -	24.00	\$ 14,400.00	24.00	\$ 14,400.00	16.00	\$ 9,600.00
3. Carpinus caroliniana (3" cal. min.)	EA	4	\$ 600.00	\$	2,400.00		\$ -		\$ -		\$ -		\$ -	4.00	\$ 2,400.00
4. Cercidiphyllum japonicum (3" cal. min.)	EA	4	\$ 600.00	\$	2,400.00	4.00	\$ 2,400.00		\$ -	4.00	\$ 2,400.00	4.00	\$ 2,400.00		\$ -
5. Cercis Canadensis (3" cal. min.)	EA	7	\$ 600.00	\$	4,200.00	4.00	\$ 2,400.00		\$ -	4.00	\$ 2,400.00	4.00	\$ 2,400.00	3.00	\$ 1,800.00
6. Chionanthus virginicus (3" cal. min.)	EA	4	\$ 600.00	\$	2,400.00	4.00	\$ 2,400.00		\$ -	4.00	\$ 2,400.00	4.00	\$ 2,400.00		\$ -
7. Cornus kousa (3" cal. min.)	EA	13	\$ 600.00	\$	7,800.00	13.00	\$ 7,800.00		\$ -	13.00	\$ 7,800.00	13.00	\$ 7,800.00		\$ -
8. Ginkgo biloba (3" cal. min.)	EA	14	\$ 600.00	\$	8,400.00	9.00	\$ 5,400.00		\$ -	9.00	\$ 5,400.00	9.00	\$ 5,400.00	5.00	\$ 3,000.00
9. Ginkgo biloba (3" cal. min.)	EA	13	\$ 600.00	\$	7,800.00		\$ -		\$ -		\$ -		\$ -	13.00	\$ 7,800.00
10. Gleditsia triacanthos intermis 'Skycole' (3" cal. min.)	EA	12	\$ 600.00	\$	7,200.00	10.00	\$ 6,000.00		\$ -	10.00	\$ 6,000.00	10.00	\$ 6,000.00	2.00	\$ 1,200.00
11. Liquidambar styraciflua 'Rotundiloba' (3" cal. min.)	EA	12	\$ 600.00	\$	7,200.00	12.00	\$ 7,200.00		\$ -	12.00	\$ 7,200.00	12.00	\$ 7,200.00		\$ -
12. Liquidambar styraciflua 'Rotundiloba' (3" cal. min.)	EA	9	\$ 600.00	\$	5,400.00		\$ -		\$ -		\$ -		\$ -	9.00	\$ 5,400.00
13. Liquidambar styraciflua 'Slender Silhouette' (3" cal. min.)	EA	9	\$ 600.00	\$	5,400.00		\$ -		\$ -		\$ -		\$ -	9.00	\$ 5,400.00
14. Metasequoia glyptostroboides (3" cal. min.)	EA	12	\$ 600.00	\$	7,200.00	12.00	\$ 7,200.00		\$ -	12.00	\$ 7,200.00	12.00	\$ 7,200.00		\$ -
15. Parrotia persica (3" cal. min.)	EA	27	\$ 600.00	\$	16,200.00	13.00	\$ 7,800.00		\$ -	13.00	\$ 7,800.00	13.00	\$ 7,800.00	14.00	\$ 8,400.00
16. Parrotia persica (3" cal. min.)	EA	3	\$ 600.00	\$	1,800.00		\$ -		\$ -		\$ -		\$ -	3.00	\$ 1,800.00

**ESCROW RELEASE NO. 7**

DATE PREPARED: 21-Nov-2019

PROJECT NAME:	Higher Rock - Land Development	TOTAL ENGINEERING/LEGAL (CASH ESCROW):	\$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER:	Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW):	\$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT:	Fulton Bank			G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY:	Letter of Credit	MAINTENANCE BOND AMOUNT (15%):	\$ 661,248.19	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 136,800.00	\$ 2,610,458.10	\$ 2,747,258.10	\$1,661,063.14
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 136,800.00	\$ 2,610,458.10	\$ 2,747,258.10	\$2,101,895.26

CONSTRUCTION ITEMS				UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (Incl. current release)		AVAILABLE FOR RELEASE (Incl. current release)	
								QTY	COST	QTY	COST	QTY	COST	QTY	COST
2.E. LANDSCAPING (continued)															
17.	Platanus x acerifolia 'Bloodgood' (3" cal. min.)		EA	18	\$	600.00	\$ 10,800.00	15.00	\$ 9,000.00	\$	-	15.00	\$ 9,000.00	3.00	\$ 1,800.00
18.	Quercus bicolor (3" cal. min.)		EA	11	\$	600.00	\$ 6,600.00	11.00	\$ 6,600.00	\$	-	11.00	\$ 6,600.00	\$	-
19.	Salix x elegantissima (3" cal. min.)		EA	3	\$	600.00	\$ 1,800.00	3.00	\$ 1,800.00	\$	-	3.00	\$ 1,800.00	\$	-
20.	Stewartia pseudocamellia (3" cal. min.)		EA	11	\$	600.00	\$ 6,600.00	\$	-	\$	-	\$	-	11.00	\$ 6,600.00
21.	Ulmus americana 'Princeton' (3" cal. min.)		EA	12	\$	600.00	\$ 7,200.00	5.00	\$ 3,000.00	\$	-	5.00	\$ 3,000.00	7.00	\$ 4,200.00
22.	Zelkova serrata 'Village Green' (3" cal. min.)		EA	28	\$	600.00	\$ 16,800.00	21.00	\$ 12,600.00	\$	-	21.00	\$ 12,600.00	7.00	\$ 4,200.00
23.	Zelkova serrata 'Village Green' (3" cal. min.)	Wawa	EA	3	\$	600.00	\$ 1,800.00	\$	-	\$	-	\$	-	3.00	\$ 1,800.00
Ornamental Trees															
24.	Cercis canadensis (2-2 1/2 ft. cal. min.)		EA	15	\$	400.00	\$ 6,000.00	8.00	\$ 3,200.00	\$	-	8.00	\$ 3,200.00	7.00	\$ 2,800.00
25.	Magnolia virginiana (3" cal. Min.)		EA	21	\$	400.00	\$ 8,400.00	21.00	\$ 8,400.00	\$	-	21.00	\$ 8,400.00	\$	-
Evergreen Trees															
26.	Cupressus x Leylandii (8 - 10 ft. ht.)		EA	9	\$	600.00	\$ 5,400.00	9.00	\$ 5,400.00	\$	-	9.00	\$ 5,400.00	\$	-
27.	Picea abies (8 - 10 ft. ht.)		EA	8	\$	600.00	\$ 4,800.00	3.00	\$ 1,800.00	\$	-	3.00	\$ 1,800.00	5.00	\$ 3,000.00
28.	Picea omorika (8 - 10 ft. ht.)		EA	13	\$	600.00	\$ 7,800.00	13.00	\$ 7,800.00	\$	-	13.00	\$ 7,800.00	\$	-
29.	Picea pungens 'glauca' (8 - 10 ft. ht.)		EA	2	\$	600.00	\$ 1,200.00	2.00	\$ 1,200.00	\$	-	2.00	\$ 1,200.00	\$	-
30.	Pinus strobus (8 - 10 ft. ht.)		EA	1	\$	600.00	\$ 600.00	1.00	\$ 600.00	\$	-	1.00	\$ 600.00	\$	-
31.	Thuja plicata x Thuja standishii		EA	3	\$	600.00	\$ 1,800.00	3.00	\$ 1,800.00	\$	-	3.00	\$ 1,800.00	\$	-
32.	Tsuga Canadensis		EA	2	\$	600.00	\$ 1,200.00	2.00	\$ 1,200.00	\$	-	2.00	\$ 1,200.00	\$	-
Evergreen Shrubs															
33.	Ilex x meserveae 'Blue Boy' (30 - 36 in. ht.)		EA	7	\$	90.00	\$ 630.00	\$	-	\$	-	\$	-	7.00	\$ 630.00
34.	Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)		EA	22	\$	90.00	\$ 1,980.00	\$	-	\$	-	\$	-	22.00	\$ 1,980.00
35.	Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)	Wawa	EA	10	\$	90.00	\$ 900.00	\$	-	\$	-	\$	-	10.00	\$ 900.00
36.	Ilex x meserveae 'Blue Girl' (30 - 36 in. ht.)	Extra	EA	23										23.00	
37.	Ilex crenata 'Compacta' (30 in. min.)		EA	64	\$	90.00	\$ 5,760.00	\$	-	\$	-	\$	-	64.00	\$ 5,760.00
38.	Ilex crenata 'Soft Touch' (30 - 36 in. ht.)		EA	16	\$	90.00	\$ 1,440.00	\$	-	\$	-	\$	-	16.00	\$ 1,440.00
39.	Ilex crenata 'Soft Touch' (30 - 36 in. ht.)	Wawa	EA	10	\$	90.00	\$ 900.00	\$	-	\$	-	\$	-	10.00	\$ 900.00
40.	Ilex glabra compacta (30 in. min.)		EA	124	\$	90.00	\$ 11,160.00	\$	-	\$	-	\$	-	124.00	\$ 11,160.00
41.	Ilex glabra compacta (30 in. min.)	Wawa	EA	25	\$	90.00	\$ 2,250.00	\$	-	\$	-	\$	-	25.00	\$ 2,250.00
42.	Ilex glabra compacta (30 in. min.)	Extra	EA	1										1.00	
43.	Juniperus chinensis 'Hetzli Columnaris' (4 - 5 ft. ht.)		EA	34	\$	105.00	\$ 3,570.00	\$	-	\$	-	\$	-	34.00	\$ 3,570.00
44.	Juniperus chinensis 'Hetzli Columnaris' (4 - 5 ft. ht.)	Wawa	EA	7	\$	105.00	\$ 735.00	\$	-	\$	-	\$	-	7.00	\$ 735.00
45.	Rhododendron caroliniana x PJM (24 - 30 in. ht.)		EA	13	\$	90.00	\$ 1,170.00	\$	-	\$	-	\$	-	13.00	\$ 1,170.00
46.	Thuja occidentalis 'Elegantissima' (5 - 6' ht.)		EA	14	\$	105.00	\$ 1,470.00	\$	-	\$	-	\$	-	14.00	\$ 1,470.00
47.	Viburnum x rhytidophyllum (3 4 ft. ht.)	Extra	EA	15										15.00	
Deciduous Shrubs															
48.	Clethra alnifolia (30 in. min.)		EA	27	\$	90.00	\$ 2,430.00	\$	-	\$	-	\$	-	27.00	\$ 2,430.00
49.	Cornus sericea (30 in. min.)		EA	27	\$	90.00	\$ 2,430.00	\$	-	\$	-	\$	-	27.00	\$ 2,430.00
50.	Halesia carolina (4 - 5 ft. ht.)		EA	7	\$	105.00	\$ 735.00	\$	-	\$	-	\$	-	7.00	\$ 735.00
51.	Hydrangea quercifolia 'Snow Queen' (30 in. min.)		EA	12	\$	90.00	\$ 1,080.00	\$	-	\$	-	\$	-	12.00	\$ 1,080.00
52.	Itea virginica 'Henry's Garnet' (30 in. min.)		EA	64	\$	90.00	\$ 5,760.00	\$	-	\$	-	\$	-	64.00	\$ 5,760.00
53.	Itea virginica 'Henry's Garnet' (30 in. min.)	Wawa	EA	19	\$	90.00	\$ 1,710.00	\$	-	\$	-	\$	-	19.00	\$ 1,710.00
54.	Ilex verticillata 'Jim Dandy Winterberry' (30 - 36 in. ht.)		EA	5	\$	90.00	\$ 450.00	\$	-	\$	-	\$	-	5.00	\$ 450.00
55.	Ilex verticillata 'Winter Red' (30 - 36 in. ht.)	Wawa	EA	12	\$	90.00	\$ 1,080.00	\$	-	\$	-	\$	-	12.00	\$ 1,080.00
56.	Myrica pensylvanica (30 - 36 in. ht.)		EA	22	\$	90.00	\$ 1,980.00	\$	-	\$	-	\$	-	22.00	\$ 1,980.00



ESCROW RELEASE NO. 7

DATE PREPARED: 21-Nov-2019

PROJECT NAME: Higher Rock - Land Development	TOTAL ENG/INSP/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT: Fulton Bank		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 661,248.19	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 136,800.00	\$ 2,610,458.10	\$ 2,747,258.10	\$1,661,063.14
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 136,800.00	\$ 2,610,458.10	\$ 2,747,258.10	\$2,101,895.26

CONSTRUCTION ITEMS				UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (Incl. current release)		AVAILABLE FOR RELEASE (Incl. current release)	
								QTY	COST	QTY	COST	QTY	COST	QTY	COST
2.E. <u>LANDSCAPING (continued)</u>															
57. Physocarpus opulifolius 'Seward' (2 - 3 ft. ht.)	EA	14	\$	90.00	\$	1,260.00		\$	-		\$	-		14.00	\$ 1,260.00
58. Spiraea x bumalda 'Anthony Waters' (30 in. min.)	EA	58	\$	90.00	\$	5,040.00		\$	-		\$	-		58.00	\$ 5,040.00
59. Spiraea japonica 'Goldmound' (30 in. min.)	EA	42	\$	90.00	\$	3,780.00		\$	-		\$	-		42.00	\$ 3,780.00
60. Viburnum dentatum (30 - 36 in. ht.)	EA	18	\$	90.00	\$	1,620.00		\$	-		\$	-		18.00	\$ 1,620.00
61. Viburnum dentatum 'Christom' (3 - 4 ft. ht.)	EA	22	\$	90.00	\$	1,980.00		\$	-		\$	-		22.00	\$ 1,980.00
62. Viburnum dentatum 'Christom' (3 - 4 ft. ht.)	EA	2												2.00	
63. Viburnum dentatum 'Synnesvedt' (3 - 4 ft. ht.)	EA	37	\$	90.00	\$	3,330.00		\$	-		\$	-		37.00	\$ 3,330.00
64. Weigela florida 'Bokrasptw' (30 in. min.)	EA	33	\$	90.00	\$	2,970.00		\$	-		\$	-		33.00	\$ 2,970.00
Ground Cover															
65. Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)	EA	90	\$	35.00	\$	3,150.00		\$	-		\$	-		90.00	\$ 3,150.00
66. Rhus aromatica 'Gro-Low' (15 - 18 in. spd.)	EA	9												9.00	
Perennials															
67. Liriope spicata (4 in. pot)	EA	175	\$	9.00	\$	1,575.00		\$	-		\$	-		175.00	\$ 1,575.00
68. Liriope spicata (4 in. pot)	EA	75	\$	9.00	\$	675.00		\$	-		\$	-		75.00	\$ 675.00
69. Salvia nemerosa 'Blue Hill' (1 gal.)	EA	73	\$	9.00	\$	657.00		\$	-		\$	-		73.00	\$ 657.00
Ornamental Grasses															
70. Pennisetum alopecuroides 'Hamel' (1 gal.)	EA	74	\$	12.00	\$	888.00		\$	-		\$	-		74.00	\$ 888.00
71. Panicum virgatum 'Heavy Metal' (1 gal.)	EA	33	\$	12.00	\$	396.00		\$	-		\$	-		33.00	\$ 396.00
72. Panicum virgatum 'Heavy Metal' (1 gal.)	EA	6	\$	12.00	\$	72.00		\$	-		\$	-		6.00	\$ 72.00
Other															
73. Mulch	SF	18,979	\$	0.50	\$	9,489.50		\$	-		\$	-		18,979.00	\$ 9,489.50
74. Permanent Vegetation	SF	166,193	\$	0.08	\$	13,295.44		\$	-		\$	-		166,193.00	\$ 13,295.44
75. Sed	SF	27,655	\$	1.00	\$	27,655.00		\$	-		\$	-		27,655.00	\$ 27,655.00
2.F. <u>STUMP ROAD WIDENING & PAVING</u>															
1. Grade Widening	SY	1,255	\$	4.00	\$	5,020.00		\$	-	1,255.00	\$	5,020.00	1,255.00	\$	5,020.00
2. Traffic Control	LS	1	\$	7,575.00	\$	7,575.00		\$	-	1.00	\$	7,575.00	1.00	\$	7,575.00
3. Striping	LS	1	\$	15,600.00	\$	15,600.00		\$	-		\$	-		1.00	\$ 15,600.00
4. Stump Rd 1.5 in. 9.5mm Wearing Course	SY	8,480	\$	7.75	\$	65,720.00		\$	-		\$	-		8,480.00	\$ 65,720.00
5. Stump Rd 2.5 in. 19mm Binder Course	SY	1,255	\$	17.50	\$	21,962.50				1,255.00	\$	21,962.50	1,255.00	\$	21,962.50
6. Stump Rd 7 in. 25mm Binder Course	SY	1,255	\$	39.00	\$	48,945.00				1,255.00	\$	48,945.00	1,255.00	\$	48,945.00
7. Stump Rd 6 in. 2A Stone	SY	1,255	\$	12.00	\$	15,060.00				1,255.00	\$	15,060.00	1,255.00	\$	15,060.00
8. Stump Rd 1.5 in. Mill	SY	7,225	\$	2.50	\$	18,062.50		\$	-		\$	-		7,225.00	\$ 18,062.50
2.G. <u>MISCELLANEOUS</u>															
1. Trash Enclosure	EA	6	\$	2,000.00	\$	12,000.00		\$	-	1.00	\$	2,000.00	1.00	\$	2,000.00
2. Regulatory/Warning Signs	EA	36	\$	250.00	\$	9,000.00		\$	-		\$	-		36.00	\$ 9,000.00
3. Striping	LS	1	\$	24,720.00	\$	24,720.00		\$	-		\$	-		1.00	\$ 24,720.00
4. Construction Stakeout	LS	1	\$	20,000.00	\$	20,000.00		\$	-	0.75	\$	15,000.00	0.75	\$	15,000.00
5. As-Built Plans	LS	1	\$	30,000.00	\$	30,000.00		\$	-		\$	-		1.00	\$ 30,000.00
2.H. <u>CONTINGENCY</u>															
1. 10% Contingency	LS	1	\$	440,832.12	\$	440,832.12		\$	-		\$	-		1.00	\$ 440,832.12
(Released upon certification of completion and receipt of Maintenance Bond)															



ESCROW RELEASE NO. 7

DATE PREPARED: 21-Nov-2019

PROJECT NAME: Higher Rock - Land Development	TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 40,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Higher Rock Partners, LP	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-694
ESCROW AGENT: Fulton Bank		G&A PROJECT NO.: 2016-07014-01
TYPE OF SECURITY: Letter of Credit	MAINTENANCE BOND AMOUNT (15%): \$ 661,248.19	AGREEMENT DATE:

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$ 4,408,321.24	\$ 136,800.00	\$ 2,610,458.10	\$ 2,747,258.10	\$1,661,063.14
CONTINGENCY (10%)	\$ 440,832.12	\$ -	\$ -	\$ -	\$ 440,832.12
TOTAL	\$ 4,849,153.36	\$ 136,800.00	\$ 2,610,458.10	\$ 2,747,258.10	\$2,101,895.26

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (Incl. current release)		AVAILABLE FOR RELEASE (Incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST

NOTES:

- These construction items include only the balance of work not included under the grading permit (i.e. Construction Sequence Phase 1, items 1 through 9 (reference Sheet 39 of 81, last revised August 3, 2018).
- 2019-11-21 - Landscape line items revised to account for all approved substitution requests to date. Net cost change = \$0.00.



Boucher & James, Inc.
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INNOVATIVE ENGINEERING

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November 21, 2019

Mr. James P. Dougherty, P.E.
Gilmore & Associates, Inc.
65 East Butler Avenue Suite 100
New Britain, PA 18901

**SUBJECT: HIGHER ROCK
ESCROW RELEASE INSPECTION 01
TOWNSHIP LD/S NO. 694
PROJECT NO. 1655305R**

Dear Mr. Dougherty:

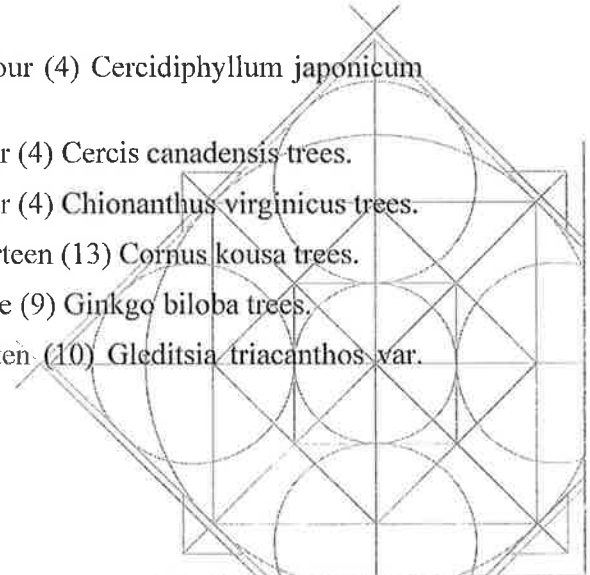
Please be advised that on November 15, 2019, I conducted an escrow release inspection of landscape material installed at the Higher Rock land development, in response to a November 4, 2019 request for inspection from John Antonucci. The landscape material was inspected in accordance with the approved Landscape Plan prepared by Bohler Engineering, dated October 13, 2017 and last revised October 8, 2018 and subsequent substitution requests submitted by John Antonucci. The escrow spreadsheets attached herein have been revised to account for all approved substitution requests received to-date.

We offer the following comments for your consideration:

A. Shade Trees

Escrow release has been requested for the following shade trees, all of which have been found in an **acceptable** condition to release the associated escrow:

- 1) We recommend the release of **\$1,800.00** for three (3) *Acer rubrum* 'Bowhall' trees.
- 2) We recommend the release of **\$14,400.00** for twenty-four (24) *Acer rubrum* 'Red Sunset' trees.
- 3) We recommend the release of **\$2,400.00** for four (4) *Cercidiphyllum japonicum* trees.
- 4) We recommend the release of **\$2,400.00** for four (4) *Cercis canadensis* trees.
- 5) We recommend the release of **\$2,400.00** for four (4) *Chionanthus virginicus* trees.
- 6) We recommend the release of **\$7,800.00** for thirteen (13) *Cornus kousa* trees.
- 7) We recommend the release of **\$5,400.00** for nine (9) *Ginkgo biloba* trees.
- 8) We recommend the release of **\$6,000.00** for ten (10) *Gleditsia triacanthos* var. *inermis* 'Skycole' trees.



- 9) We recommend the release of **\$7,200.00** for twelve (12) Liquidambar styraciflua 'Rotundiloba' trees.
- 10) We recommend the release of **\$7,200.00** for twelve Metasequoia glyptostroboides trees.
- 11) We recommend the release of **\$7,800.00** for thirteen (13) Parrotia persica trees.
- 12) We recommend the release of **\$9,000.00** for fifteen (15) Platanus x acerifolia 'Bloodgood' trees.
- 13) We recommend the release of **\$6,600.00** for eleven (11) Quercus bicolor trees.
- 14) We recommend the release of **\$1,800.00** for three (3) Salix x elegantissima trees.
- 15) We recommend the release of **\$3,000.00** for five (5) Ulmus americana 'Princeton' trees.
- 16) We recommend the release of **\$12,600.00** for twenty-one (21) Zelkova serrata 'Village Green' trees.

B. Ornamental Trees

Escrow release has been requested for the following ornamental trees, all of which have been found in an **acceptable** condition to release the associated escrow:

- 1) We recommend the release of **\$3,200.00** for eight (8) Cercis canadensis trees.
- 2) We recommend the release of **\$8,400.00** for twenty-one (21) Magnolia virginiana trees.

C. Evergreen Trees

Escrow release has been requested for the following evergreen trees, all of which have been found in an **acceptable** condition to release the associated escrow:

- 1) We recommend the release of **\$5,400.00** for nine (9) Cupressus x Leylandii trees.
- 2) We recommend the release of **\$1,800.00** for three (3) Picea abies trees.
- 3) We recommend the release of **\$7,800.00** for thirteen (13) Picea omorika trees.
- 4) We recommend the release of **\$1,200.00** for two (2) Picea pungens 'glauca' trees.
- 5) We recommend the release of **\$600.00** for one (1) Pinus strobus tree.
- 6) We recommend the release of **\$1,800.00** for three (3) Thuja plicata x Thuja standishii trees.
- 7) We recommend the release of **\$1,200.00** for two (2) Tsuga canadensis trees.

Based on our review of this escrow release request, we recommend an escrow release amount of **One Hundred Twenty-Nine Thousand Two Hundred Dollars and No Cents (\$129,200.00)**. Please find attached an updated escrow tabulation for your reference.

Mr. James P. Dougherty, P.E.
Higher Rock
November 21, 2019
Page 3 of 3

Please note, authorization of this release should not be construed as Final Approval or Acceptance of the improvements installed to date

Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,



Valerie L. Liggett, ASLA, R.L.A.
ISA Certified Arborist®
Planner/Landscape Architect

VLL/kam

Enclosure(s)

Cc: Lawrence Gregan, Township Manager
Carolyn McCreary, Township Manager Designee
Bruce Shoupe, Director of Planning and Zoning
Mary Gambino, Project Coordinator
Marianne McConnell, Shade Tree Commission
John and Mary Anne Antonucci, Higher Rock Partners, LP
Jim Kahn, Higher Rock Partners, LP

HIGHER ROCK
MONTGOMERY TOWNSHIP (5/24/18 REVISED 11/21/19)

PROJECT #1655306R LD/S # 694

Wawa Landscaping

Shrubs added to plan after approval, no escrow established

ITEM DESCRIPTION	SIZE	UNIT PRICE	QTY.	TOTAL	PREVIOUS ESCROW RELEASED		CURRENT ESCROW RECOMMENDED FOR RELEASE		REMAINING ESCROW TO BE RELEASED	
					QTY.	AMOUNT	QTY.	AMOUNT	QTY.	AMOUNT
1.0 <u>Erosion Control</u>										
Tree Protection Fence	LF	\$ 1.75	2,962	\$ 5,183.50	2,962	\$ 5,183.50	0	\$ -	0	\$ -
SUBTOTAL			2,962	\$ 5,183.50		\$ 5,183.50	0	\$ -	0	\$ -
2.0 <u>Shade Trees</u>										
Acer rubrum 'Bowhall'	3" cal. min.	\$ 600.00	5	\$ 3,000.00	0	\$ -	3	\$ 1,800.00	2	\$ 1,200.00
Acer rubrum 'Red Sunset'	3" cal. min.	\$ 600.00	40	\$ 24,000.00	0	\$ -	24	\$ 14,400.00	16	\$ 9,600.00
Carpinus caroliniana	3" cal. min.	\$ 600.00	4	\$ 2,400.00	0	\$ -	0	\$ -	4	\$ 2,400.00
Cercidiphyllum japonicum	3" cal. min.	\$ 600.00	4	\$ 2,400.00	0	\$ -	4	\$ 2,400.00	0	\$ -
Cercis canadensis	3" cal. min.	\$ 600.00	7	\$ 4,200.00	0	\$ -	4	\$ 2,400.00	3	\$ 1,800.00
Chionanthus virginicus	3" cal. min.	\$ 600.00	4	\$ 2,400.00	0	\$ -	4	\$ 2,400.00	0	\$ -
Cornus kousa	3" cal. min.	\$ 600.00	13	\$ 7,800.00	0	\$ -	13	\$ 7,800.00	0	\$ -
Ginkgo biloba	3" cal. min.	\$ 600.00	14	\$ 8,400.00	0	\$ -	9	\$ 5,400.00	5	\$ 3,000.00
Ginkgo biloba	3" cal. min.	\$ 600.00	13	\$ 7,800.00	0	\$ -	0	\$ -	13	\$ 7,800.00
Gleditsia triacanthos var. inermis 'Skycole'	3" cal. min.	\$ 600.00	12	\$ 7,200.00	0	\$ -	10	\$ 6,000.00	2	\$ 1,200.00
Liquidambar styraciflua 'Rotundiloba'	3" cal. min.	\$ 600.00	12	\$ 7,200.00	0	\$ -	12	\$ 7,200.00	0	\$ -
Liquidambar styraciflua 'Rotundiloba'	3" cal. min.	\$ 600.00	9	\$ 5,400.00	0	\$ -	0	\$ -	9	\$ 5,400.00
Liquidambar styraciflua 'Slender Silhouette'	3" cal. min.	\$ 600.00	9	\$ 5,400.00	0	\$ -	0	\$ -	9	\$ 5,400.00
Metasequoia glyptostroboides	3" cal. min.	\$ 600.00	12	\$ 7,200.00	0	\$ -	12	\$ 7,200.00	0	\$ -
Parrotia persica	3" cal. min.	\$ 600.00	27	\$ 16,200.00	0	\$ -	13	\$ 7,800.00	14	\$ 8,400.00
Parrotia persica	3" cal. min.	\$ 600.00	3	\$ 1,800.00	0	\$ -	0	\$ -	3	\$ 1,800.00
Platanus x acerifolia 'Bloodgood'	3" cal. min.	\$ 600.00	18	\$ 10,800.00	0	\$ -	15	\$ 9,000.00	3	\$ 1,800.00
Quercus bicolor	3" cal. min.	\$ 600.00	11	\$ 6,600.00	0	\$ -	11	\$ 6,600.00	0	\$ -
Salix x elegantissima	3" cal. min.	\$ 600.00	3	\$ 1,800.00	0	\$ -	3	\$ 1,800.00	0	\$ -
Stewartia pseudocamellia	3" cal. min.	\$ 600.00	11	\$ 6,600.00	0	\$ -	0	\$ -	11	\$ 6,600.00
Ulmus americana 'Princeton'	3" cal. min.	\$ 600.00	12	\$ 7,200.00	0	\$ -	5	\$ 3,000.00	7	\$ 4,200.00
Zelkova serrata 'Village Green'	3" cal. min.	\$ 600.00	28	\$ 16,800.00	0	\$ -	21	\$ 12,600.00	7	\$ 4,200.00
Zelkova serrata 'Village Green'	3" cal. min.	\$ 600.00	3	\$ 1,800.00	0	\$ -	0	\$ -	3	\$ 1,800.00
SUBTOTAL			274	\$ 164,400.00	0	\$ -	163	\$ 97,800.00	111	\$ 66,600.00
3.0 <u>Ornamental Trees</u>										
Cercis canadensis	2 - 2 1/2" cal.	\$ 400.00	15	\$ 6,000.00	0	\$ -	8	\$ 3,200.00	7	\$ 2,800.00
Magnolia virginiana	3" cal. Min.	\$ 400.00	21	\$ 8,400.00	0	\$ -	21	\$ 8,400.00	0	\$ -
SUBTOTAL			36	\$ 14,400.00	0	\$ -	29	\$ 11,600.00	7	\$ 2,800.00

4.0 Evergreen Trees

Cupressus x Leylandii	8-10' height	\$ 600.00	9	\$ 5,400.00	0	\$ -	9	\$ 5,400.00	0	\$ -
Picea abies	8-10' height	\$ 600.00	8	\$ 4,800.00	0	\$ -	3	\$ 1,800.00	5	\$ 3,000.00
Picea omorika	8-10' height	\$ 600.00	13	\$ 7,800.00	0	\$ -	13	\$ 7,800.00	0	\$ -
Picea pungens 'glauca'	8-10' height	\$ 600.00	2	\$ 1,200.00	0	\$ -	2	\$ 1,200.00	0	\$ -
Pinus strobus	8-10' height	\$ 600.00	1	\$ 600.00	0	\$ -	1	\$ 600.00	0	\$ -
Thuja plicata x Thuja standishii	8-10' height	\$ 600.00	3	\$ 1,800.00	0	\$ -	3	\$ 1,800.00	0	\$ -
Tsuga canadensis	8-10' height	\$ 600.00	2	\$ 1,200.00	0	\$ -	2	\$ 1,200.00	0	\$ -
SUBTOTAL			38	\$ 22,800.00	0	\$ -	33	\$ 19,800.00	5	\$ 3,000.00

5.0 Evergreen Shrubs

Ilex x meserveae 'Blue Boy'	30-36" ht.	\$ 90.00	7	\$ 630.00	0	\$ -	0	\$ -	7	\$ 630.00
Ilex x meserveae 'Blue Girl'	30-36" ht.	\$ 90.00	22	\$ 1,980.00	0	\$ -	0	\$ -	22	\$ 1,980.00
Ilex x meserveae 'Blue Girl'	30-36" ht.	\$ 90.00	10	\$ 900.00	0	\$ -	0	\$ -	10	\$ 900.00
Ilex x meserveae 'Blue Girl'	30-36" ht.		23							
Ilex crenata 'Compacta'	30" min.	\$ 90.00	64	\$ 5,760.00	0	\$ -	0	\$ -	64	\$ 5,760.00
Ilex crenata 'Soft Touch'	30-36" ht.	\$ 90.00	16	\$ 1,440.00	0	\$ -	0	\$ -	16	\$ 1,440.00
Ilex crenata 'Soft Touch'	30-36" ht.	\$ 90.00	10	\$ 900.00	0	\$ -	0	\$ -	10	\$ 900.00
Ilex glabra compacta	30" min.	\$ 90.00	124	\$ 11,160.00	0	\$ -	0	\$ -	124	\$ 11,160.00
Ilex glabra compacta	30" min.	\$ 90.00	25	\$ 2,250.00	0	\$ -	0	\$ -	25	\$ 2,250.00
Ilex glabra compacta	30" min.		1							
Juniperus chinensis 'Hetzii Columnaris'	4-5' ht.	\$ 105.00	34	\$ 3,570.00	0	\$ -	0	\$ -	34	\$ 3,570.00
Juniperus chinensis 'Hetzii Columnaris'	4-5' ht.	\$ 105.00	7	\$ 735.00	0	\$ -	0	\$ -	7	\$ 735.00
Rhododendron caroliniana x PJM	24-30" ht.	\$ 90.00	13	\$ 1,170.00	0	\$ -	0	\$ -	13	\$ 1,170.00
Thuja occidentalis 'Elegantissima'	5-6' ht.	\$ 105.00	14	\$ 1,470.00	0	\$ -	0	\$ -	14	\$ 1,470.00
Viburnum x rhytidophyllum	3-4' ht.		15							
SUBTOTAL			385	\$ 31,965.00	0	\$ -	0	\$ -	346	\$ 31,965.00

6.0 Deciduous Shrubs

Clethra alnifolia	30" min.	\$ 90.00	27	\$ 2,430.00	0	\$ -	0	\$ -	27	\$ 2,430.00
Cornus sericea	30" min.	\$ 90.00	27	\$ 2,430.00	0	\$ -	0	\$ -	27	\$ 2,430.00
Halesia carolina	4-5' ht.	\$ 105.00	7	\$ 735.00	0	\$ -	0	\$ -	7	\$ 735.00
Hydrangea quercifolia 'Snow Queen'	30" min.	\$ 90.00	12	\$ 1,080.00	0	\$ -	0	\$ -	12	\$ 1,080.00
Itea virginica 'Henry's Garnet'	30" min.	\$ 90.00	64	\$ 5,760.00	0	\$ -	0	\$ -	64	\$ 5,760.00
Itea virginica 'Henry's Garnet'	30" min.	\$ 90.00	19	\$ 1,710.00	0	\$ -	0	\$ -	19	\$ 1,710.00
Ilex verticillata 'Jim Dandy Winterberry'	30-36" ht.	\$ 90.00	5	\$ 450.00	0	\$ -	0	\$ -	5	\$ 450.00
Ilex verticillata 'Winter Red'	30-36" ht.	\$ 90.00	12	\$ 1,080.00	0	\$ -	0	\$ -	12	\$ 1,080.00
Myrica pensylvanica	30-36" ht.	\$ 90.00	22	\$ 1,980.00	0	\$ -	0	\$ -	22	\$ 1,980.00
Physocarpus opulifolius 'Seward'	2-3' ht.	\$ 90.00	14	\$ 1,260.00	0	\$ -	0	\$ -	14	\$ 1,260.00
Spiraea x Bumalda 'Anthony Waterer'	30" min.	\$ 90.00	56	\$ 5,040.00	0	\$ -	0	\$ -	56	\$ 5,040.00
Spiraea japonica 'Goldmound'	30" min.	\$ 90.00	42	\$ 3,780.00	0	\$ -	0	\$ -	42	\$ 3,780.00
Viburnum dentatum	30-36" ht.	\$ 90.00	18	\$ 1,620.00	0	\$ -	0	\$ -	18	\$ 1,620.00

Viburnum dentatum 'Christom'	3-4' ht.	\$ 90.00	22	\$ 1,980.00	0	\$ -	0	\$ -	22	\$ 1,980.00
Viburnum dentatum 'Christom'	3-4' ht.		2							
Viburnum dentatum 'Synnesvedt'	3-4' ht.	\$ 90.00	37	\$ 3,330.00	0	\$ -	0	\$ -	37	\$ 3,330.00
Weigela florida 'Bokraspiwi'	30" min.	\$ 90.00	33	\$ 2,970.00	0	\$ -	0	\$ -	33	\$ 2,970.00
SUBTOTAL			419	\$ 37,635.00	0	\$ -	0	\$ -	417	\$ 37,635.00
7.0 Ground Cover										
Rhus aromatica 'Gro Low'	15-18" spd.	\$ 35.00	90	\$ 3,150.00	0	\$ -	0	\$ -	90	\$ 3,150.00
Rhus aromatica 'Gro Low'	15-18" spd.		9							
SUBTOTAL			99	\$ 3,150.00	0	\$ -	0	\$ -	90	\$ 3,150.00
8.0 Perennials										
Liriope spicata	4" pot	\$ 9.00	175	\$ 1,575.00	0	\$ -	0	\$ -	175	\$ 1,575.00
Liriope spicata	4" pot	\$ 9.00	75	\$ 675.00	0	\$ -	0	\$ -	75	\$ 675.00
Salvia nemorosa 'Blue Hill'	1 gal.	\$ 9.00	73	\$ 657.00	0	\$ -	0	\$ -	73	\$ 657.00
SUBTOTAL			323	\$ 2,907.00	0	\$ -	0	\$ -	323	\$ 2,907.00
9.0 Ornamental Grasses										
Pennisetum alopecuroides 'Hameln'	1 gal.	\$ 12.00	74	\$ 888.00	0	\$ -	0	\$ -	74	\$ 888.00
Panicum virgatum 'Heavy Metal'	1 gal.	\$ 12.00	33	\$ 396.00	0	\$ -	0	\$ -	33	\$ 396.00
Panicum virgatum 'Heavy Metal'	1 gal.	\$ 12.00	6	\$ 72.00	0	\$ -	0	\$ -	6	\$ 72.00
SUBTOTAL			113	\$ 1,356.00	0	\$ -	0	\$ -	113	\$ 1,356.00
10.0 Other										
Mulch	SF	\$ 0.50	18,979	\$ 9,489.50	0	\$ -	0	\$ -	18,979	\$ 9,489.50
Permanent Seeding	SF	\$ 0.08	166,193	\$ 13,295.44	0	\$ -	0	\$ -	166,193	\$ 13,295.44
Sod	SF	\$ 1.00	27,655	\$ 27,655.00	0	\$ -	0	\$ -	27,655	\$ 27,655.00
SUBTOTAL			212,827	\$ 50,439.94	0	\$ -	0	\$ -	212,827	\$ 50,439.94
11.0 TOTAL				\$ 334,236.44		\$ 5,183.50	\$ 129,200.00		\$ 199,852.94	

P:\2016\1655305R\Documents\Correspondence\Escrow\Escrow003.xls]Sheet1

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Construction Escrow Release #1 - LDS 679 – Meadows at Parkview

MEETING DATE: November 25, 2019

ITEM NUMBER: #15.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Bruce Shoupe
Director of Planning and Zoning

BOARD LIAISON: Michael J. Fox
Chairman

BACKGROUND:

Attached is a construction escrow release requested by Meadows at Parkview – Toll Brothers as recommended by the Township Engineer.

The original amount of the escrow was \$1,586,851.26, held as a Performance Bond with International Fidelity Insurance Company. This is the first release and is in the amount of \$315,305.00. The new balance would be \$1,271,546.26.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT: None

PREVIOUS BOARD ACTION: None

ALTERNATIVES/OPTIONS:

Approve or not approve the construction escrow release.

BUDGET IMPACT: None.

RECOMMENDATION:

That this construction escrow be released.

MOTION/RESOLUTION:

The Board of Supervisors hereby authorize a construction escrow release in the amount of \$315,305.00 for as recommended by the Township Engineer for the Meadows at Parkview.

MOTION _____ SECOND _____ VOTE _____

ROLL CALL:

Tanya C. Bamford	Aye	Opposed	Abstain	Absent
Michael J. Fox	Aye	Opposed	Abstain	Absent
Jeffrey W. McDonnell	Aye	Opposed	Abstain	Absent
Matthew W. Quigg	Aye	Opposed	Abstain	Absent
Candyce Fluehr Chimera	Aye	Opposed	Abstain	Absent

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 21, 2019

File No. 2015-01173

Lawrence J. Grogan, Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936-9605

Reference: The Meadows at Parkview at the Enclave at Montgomery - LD/S#679
Escrow Release 1

Dear Larry:

We have received and reviewed the Request for Escrow Release for the above-referenced project. This letter is to certify that the improvements attached to this letter in the amount of \$315,305.00 have been completed. Please find enclosed a copy of our escrow calculations and the application for release of funds for your use.

Please be advised that these improvements will be subject to a final inspection prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.

Should you have any further questions or require any additional information, please do not hesitate to contact our office.

Sincerely,

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.

JPD/SW/sl

Enclosure: Release of Escrow Form (November 21, 2019)
Summary of Improvement Escrow Account (November 21, 2019)
Boucher & James, Inc. letter dated November 21, 2019
Developer's request dated November 18, 2019

cc: Carolyn McCreary, Township Manager Designee
Bruce S. Shoupe, Director of Planning and Zoning
Marianne McConnell, Deputy Zoning Officer - Montgomery Township
Mary Gambino, Project Coordinator - Montgomery Township
Frank R. Bartle, Esq., Solicitor - Dischell Bartle & Dooley, PC
Judith Stern Goldstein, ASLA, R.L.A. - Boucher & James, Inc.
Kevin Johnson, P.E. - Traffic Planning & Design, Inc.
Justin Counterman - Toll Brothers, Inc.
Susan A. Rice, P.E. - S.T.A. Engineering, Inc.
Brian Dusault, Construction Services Manager - Gilmore & Associates, Inc.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

RELEASE OF ESCROW FORM

James P. Dougherty, P.E.
Senior Project Manager
Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901
215-345-4330

Date: 11/18/2019

Development: Meadows at Parkview - LDS-679

G&A Project #: 2015-01173

Release #: 1

Dear Mr. Dougherty:

This is an escrow release request in the amount of \$324,955.00. Enclosed is a copy of our escrow spreadsheet with the quantities noted.

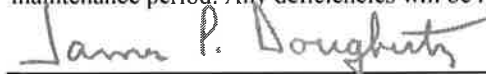
ESCROW RELEASE REQUESTS ARE LIMITED TO ONE PER MONTH.

Mr. Lawrence Gregan
Township Manager
Montgomery Township
1001 Stump Road
Montgomeryville, PA 18936

Date: 11/21/2019

Dear Mr. Gregan:

We have reviewed the developer's request for an escrow release. We therefore, recommend that \$315,305.00 be released. These improvements will be subject to a final observation prior to dedication and again at the end of the maintenance period. Any deficiencies will be required to be corrected by the developer.



11/21/19

James P. Dougherty, P.E., Senior Project Manager, Gilmore & Associates, Inc.

Resolution # _____

WHEREAS, a request for release of escrow was received from Toll Mid-Atlantic L.P. Company, Inc. for Meadows at Parkview - LDS-679, in the amount of \$324,955.00, on the representation that work set forth in the Land Development Agreement to the extent has been completed and; WHEREAS, said request has been reviewed by the Township Engineer who recommends release of \$315,305.00; NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Montgomery Township that we do hereby authorize release of \$315,305.00; in accordance with the developer's request, and the officers of the Township are authorized to take the necessary action to obtain release of said sum. BE IT FURTHER RESOLVED that Township records indicate that escrow has been deposited via Performance Bond with Montgomery Township in total sum of \$1,586,851.26 pursuant to a signed Land Development Agreement and that \$0.00 has previously been released from escrow. Therefore, the action of the Board releasing said sum leaves a new balance of \$1,271,546.26 in escrow.

MOTION BY: _____

VOTE: _____

SECOND BY: _____

DATED: _____

RELEASED BY: _____

Department Director



ESCROW RELEASE NO.: 1
DATE PREPARED: 21-Nov-2019

PROJECT NAME: Meadows at Parkview	TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Toli Mid-Atlantic L.P. Company, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-679
ESCROW AGENT: International Fidelity Insurance Company		G&A PROJECT NO.: 2015-01173
TYPE OF SECURITY: Performance Bond	MAINTENANCE BOND AMOUNT (15%): \$ 216,388.81	AGREEMENT DATE: 31-Jul-2019

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,442,592.05	\$ 315,305.00	\$ -	\$ 315,305.00	\$ 1,127,287.05
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of MM/DD/YYYY = \$X.XX)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 144,259.21	\$ -	\$ -	\$ -	\$ 144,259.21
TOTAL	\$ 1,586,851.26	\$ 315,305.00	\$ -	\$ 315,305.00	\$ 1,271,546.26

CONSTRUCTION ITEMS					UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (Incl. current release)		
									QTY	COST	QTY	COST	QTY	COST	QTY	COST	
A. <u>SOIL EROSION AND SEDIMENT CONTROL</u>																	
1.	Construction Entrance	EA	1	\$	2,500.00	\$	2,500.00		1.00	\$	2,500.00	\$	-	1.00	\$	2,500.00	
2.	12 inch Filter Sock	LF	600	\$	3.95	\$	2,370.00		600.00	\$	2,370.00	\$	-	600.00	\$	2,370.00	
3.	Silt Fence	LF	200	\$	2.00	\$	400.00		200.00	\$	400.00	\$	-	200.00	\$	400.00	
4.	Tree Protection Fence	LF	1,600	\$	2.00	\$	3,200.00			\$	-	\$	-		\$	-	
5.	Inlet Protection	EA	19	\$	115.00	\$	2,185.00		19.00	\$	2,185.00	\$	-	19.00	\$	2,185.00	
6.	Temporary Seeding	SF	300,000	\$	0.04	\$	12,000.00			\$	-	\$	-		\$	-	
7.	Remove E&S Measures	LS	1	\$	2,300.00	\$	2,300.00			\$	-	\$	-		\$	-	
B. <u>EARTHWORK</u>																	
1.	Site Grading	LS	1	\$	10,000.00	\$	10,000.00		0.25	\$	2,500.00	\$	-	0.25	\$	2,500.00	
2.	Cut to Fill	LS	1	\$	30,000.00	\$	30,000.00		0.25	\$	7,500.00	\$	-	0.25	\$	7,500.00	
3.	Retaining Wall	SF	700	\$	45.00	\$	31,500.00			\$	-	\$	-		\$	-	
4.	Fall Protection Fence	LF	95	\$	40.00	\$	3,800.00			\$	-	\$	-		\$	-	
5.	Topsoil Return (inc. soil amendment)	CY	4,000	\$	7.00	\$	28,000.00			\$	-	\$	-		\$	-	
C. <u>STORMWATER</u>																	
<i>Storm Sewer</i>																	
1.	15 in. HDPE (inc. PennDOT 2B backfill)	LF	1,102	\$	48.00	\$	52,896.00			\$	-	\$	-		\$	-	
2.	18 in. HDPE (inc. PennDOT 2B backfill)	LF	640	\$	60.00	\$	38,400.00			\$	-	\$	-		\$	-	
3.	24 in. HDPE (inc. PennDOT 2B backfill)	LF	217	\$	71.00	\$	15,407.00			\$	-	\$	-		\$	-	
4.	30 in. HDPE (inc. PennDOT 2B backfill)	LF	311	\$	90.00	\$	27,990.00			\$	-	\$	-		\$	-	
5.	36 in. HDPE (inc. PennDOT 2B backfill)	LF	190	\$	105.00	\$	19,950.00			\$	-	\$	-		\$	-	
6.	Type M Inlet	EA	7	\$	2,000.00	\$	14,000.00		7.00	\$	14,000.00	\$	-	7.00	\$	14,000.00	
7.	Type C Inlet	EA	21	\$	2,000.00	\$	42,000.00		21.00	\$	42,000.00	\$	-	21.00	\$	42,000.00	
8.	Manhole	EA	8	\$	2,500.00	\$	20,000.00		8.00	\$	20,000.00	\$	-	8.00	\$	20,000.00	
<i>Bio-Retention Area BIO 1</i>																	
		2.895	SF														
9.	Type M Inlet	EA	1	\$	2,000.00	\$	2,000.00		1.00	\$	2,000.00	\$	-	1.00	\$	2,000.00	
10.	4 inch perf. PVC U-Drain	LF	100	\$	20.00	\$	2,000.00			\$	-	\$	-		\$	-	
11.	Amended Soil	2.00	CY	214	\$	8.00	\$	1,712.00			\$	-	\$	-		\$	-
12.	AASHTO #3	3.00	CY	322	\$	5.00	\$	1,610.00			\$	-	\$	-		\$	-
13.	Geotextile	337	SF	6,801	\$	0.25	\$	1,700.25			\$	-	\$	-		\$	-
14.	Bio-Retention Seeding (ERNMX-180)		SF	2,895	\$	0.15	\$	434.25			\$	-	\$	-		\$	-
<i>Bio-Retention Area BIO 2</i>																	
		800	SF														
15.	2 x 2 Inlet	EA	1	\$	1,500.00	\$	1,500.00		1.00	\$	1,500.00	\$	-	1.00	\$	1,500.00	
16.	4 inch perf. PVC U-Drain	LF	35	\$	20.00	\$	700.00			\$	-	\$	-		\$	-	
17.	4 inch PVC	LF	82	\$	20.00	\$	1,640.00			\$	-	\$	-		\$	-	
18.	Amended Soil	2.25	CY	67	\$	8.00	\$	536.00			\$	-	\$	-		\$	-
19.	Bio-Retention Seeding (ERNMX-180)		SF	800	\$	5.00	\$	4,000.00			\$	-	\$	-		\$	-



ESCROW RELEASE NO.: 1

DATE PREPARED: 21-Nov-2019

PROJECT NAME: Meadows at Parkview	TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Toll Mid-Atlantic L.P. Company, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-679
ESCROW AGENT: International Fidelity Insurance Company		G&A PROJECT NO.: 2015-01173
TYPE OF SECURITY: Performance Bond	MAINTENANCE BOND AMOUNT (15%): \$ 216,388.81	AGREEMENT DATE: 31-JUL-2019

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,442,592.05	\$ 315,305.00	\$ -	\$ 315,305.00	\$1,127,287.05
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of MM/DD/YYYY = \$X.XX)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 144,259.21	\$ -	\$ -	\$ -	\$ 144,259.21
TOTAL	\$ 1,586,851.26	\$ 315,305.00	\$ -	\$ 315,305.00	\$ 1,271,546.26

CONSTRUCTION ITEMS		UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (Incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
						QTY	COST	QTY	COST	QTY	COST	QTY	COST
Bio-Retention Area BIO 3		2,760 SF											
20.	Type M Inlet	EA	1	\$ 2,000.00	\$ 2,000.00	1.00	\$ 2,000.00	\$ -	\$ -	1.00	\$ 2,000.00	\$ -	\$ -
21.	4 inch perf. PVC U-Drain	LF	65	\$ 20.00	\$ 1,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	65.00	\$ 1,300.00
22.	DW Endwall	EA	1	\$ 1,350.00	\$ 1,350.00	1.00	\$ 1,350.00	\$ -	\$ -	1.00	\$ 1,350.00	\$ -	\$ -
23.	R-4 Rip rap	LS	1	\$ 775.00	\$ 775.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 775.00
24.	Amended Soil	CY	204	\$ 8.00	\$ 1,632.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	204.00	\$ 1,632.00
25.	Bio-Retention Seeding (ERNMX-180)	SF	2,760	\$ 0.15	\$ 414.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,760.00	\$ 414.00
Bio-Retention Area BIO 4		525 SF											
26.	Type M Inlet	EA	1	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 2,000.00
27.	4 inch perf. PVC U-Drain	LF	35	\$ 20.00	\$ 700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35.00	\$ 700.00
28.	Amended Soil	CY	42	\$ 8.00	\$ 336.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42.00	\$ 336.00
29.	Bio-Retention Seeding (ERNMX-180)	SF	525	\$ 0.15	\$ 78.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	525.00	\$ 78.75
Bio-Retention Area BIO 5		650 SF											
30.	Type M Inlet	EA	1	\$ 2,000.00	\$ 2,000.00	1.00	\$ 2,000.00	\$ -	\$ -	1.00	\$ 2,000.00	\$ -	\$ -
31.	4 inch perf. PVC U-Drain	LF	30	\$ 20.00	\$ 600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30.00	\$ 600.00
32.	Amended Soil	CY	48	\$ 8.00	\$ 384.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48.00	\$ 384.00
33.	AASHTO #3	CY	48	\$ 5.00	\$ 240.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	48.00	\$ 240.00
34.	Geotextile	SF	113	\$ 1,526	\$ 381.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,526.00	\$ 381.50
35.	Bio-Retention Seeding (ERNMX-180)	SF	650	\$ 0.15	\$ 97.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	650.00	\$ 97.50
Bio-Retention Area BIO 6		590 SF											
36.	Type M Inlet	EA	1	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 2,000.00
37.	4 inch perf. PVC U-Drain	LF	35	\$ 20.00	\$ 700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35.00	\$ 700.00
38.	Amended Soil	CY	44	\$ 8.00	\$ 352.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	44.00	\$ 352.00
39.	AASHTO #3	CY	38	\$ 5.00	\$ 190.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	38.00	\$ 190.00
40.	Geotextile	SF	111	\$ 1,374	\$ 343.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,374.00	\$ 343.50
41.	Bio-Retention Seeding (ERNMX-180)	SF	590	\$ 0.15	\$ 88.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	590.00	\$ 88.50
Bio-Retention Area BIO 7		580 SF											
42.	Type M Inlet	EA	1	\$ 2,000.00	\$ 2,000.00	1.00	\$ 2,000.00	\$ -	\$ -	1.00	\$ 2,000.00	\$ -	\$ -
43.	4 inch perf. PVC U-Drain	LF	25	\$ 20.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25.00	\$ 500.00
44.	Amended Soil	CY	43	\$ 8.00	\$ 344.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	43.00	\$ 344.00
45.	Bio-Retention Seeding (ERNMX-180)	SF	580	\$ 0.15	\$ 87.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	580.00	\$ 87.00
Bio-Retention Area BIO 8		812 SF											
46.	Type M Inlet	EA	1	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 2,000.00
47.	4 inch perf. PVC U-Drain	LF	30	\$ 20.00	\$ 600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30.00	\$ 600.00
48.	Amended Soil	CY	60	\$ 8.00	\$ 480.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60.00	\$ 480.00
49.	AASHTO #3	CY	68	\$ 5.00	\$ 340.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	68.00	\$ 340.00
50.	Geotextile	SF	115	\$ 1,883	\$ 470.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,883.00	\$ 470.75
51.	Bio-Retention Seeding (ERNMX-180)	SF	812	\$ 0.15	\$ 121.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	812.00	\$ 121.80
Bio-Retention Area BIO 9		3,440 SF											
52.	Type M Inlet	EA	1	\$ 2,000.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.00	\$ 2,000.00
53.	4 inch perf. PVC U-Drain	LF	35	\$ 20.00	\$ 700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35.00	\$ 700.00
54.	Amended Soil	CY	255	\$ 8.00	\$ 2,040.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	255.00	\$ 2,040.00
55.	Bio-Retention Seeding (ERNMX-180)	SF	3,440	\$ 0.15	\$ 516.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,440.00	\$ 516.00



ESCROW RELEASE NO.: 1

DATE PREPARED: 21-Nov-2019

PROJECT NAME: Meadows at Parkview	TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Toll Mid-Atlantic L.P. Company, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-679
ESCROW AGENT: International Fidelity Insurance Company		G&A PROJECT NO.: 2015-01173
TYPE OF SECURITY: Performance Bond	MAINTENANCE BOND AMOUNT (15%): \$ 216,388.81	AGREEMENT DATE: 31-Jul-2019

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,442,592.05	\$ 315,305.00	\$ -	\$ 315,305.00	\$ 1,127,287.05
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of MM/DD/YYYY = \$X.XX)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 144,259.21	\$ -	\$ -	\$ -	\$ 144,259.21
TOTAL	\$ 1,586,851.26	\$ 315,305.00	\$ -	\$ 315,305.00	\$ 1,271,546.26

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
Infiltration Trench A	1,460.00	SF										
56. 18 inch perf. HDPE	LF	95	\$ 43.00	\$ 4,085.00		\$ -		\$ -		\$ -	95.00	\$ 4,085.00
57. 18 inch HDPE 45 deg.	EA	3	\$ 75.00	\$ 225.00		\$ -		\$ -		\$ -	3.00	\$ 225.00
58. 6 inch HDPE	LF	32	\$ 20.00	\$ 640.00		\$ -		\$ -		\$ -	32.00	\$ 640.00
59. 6 inch HDPE 45 deg.	EA	1	\$ 40.00	\$ 40.00		\$ -		\$ -		\$ -	1.00	\$ 40.00
60. Clean, Uniform Coarse Aggregate	2.50	CY	135	\$ 5.00	\$ 675.00		\$ -			\$ -	135.00	\$ 675.00
61. Geotextile	205.00	SF	3,433	\$ 0.25	\$ 858.25		\$ -			\$ -	3,433.00	\$ 858.25
62. Amended Soil	1.50	CY	81	\$ 8.00	\$ 648.00		\$ -			\$ -	81.00	\$ 648.00
Extended Detention Trench 1	1420	SF										
63. 8 inch perf. HDPE	LF	1,353	\$ 25.00	\$ 33,825.00		\$ -		\$ -		\$ -	1,353.00	\$ 33,825.00
64. Clean, Uniform Coarse Aggregate	4.33	CY	228	\$ 5.00	\$ 1,140.00		\$ -			\$ -	228.00	\$ 1,140.00
65. Geotextile	304.00	SF	4,156	\$ 0.25	\$ 1,039.00		\$ -			\$ -	4,156.00	\$ 1,039.00
66. Amended Soil	2.50	CY	131	\$ 8.00	\$ 1,048.00		\$ -			\$ -	131.00	\$ 1,048.00
Convert Basin A from E&S												
67. Earthworks (dredge, grade)	SF	109,000	\$ 2.20	\$ 239,800.00		\$ -		\$ -		\$ -	109,000.00	\$ 239,800.00
68. Convert OCS	LS	1	\$ 7,500.00	\$ 7,500.00		\$ -		\$ -		\$ -	1.00	\$ 7,500.00
69. WQ Spillway	LF	75	\$ 55.00	\$ 4,125.00		\$ -		\$ -		\$ -	75.00	\$ 4,125.00
70. Permanent Vegetation	SF	190,000	\$ 0.15	\$ 28,500.00		\$ -		\$ -		\$ -	190,000.00	\$ 28,500.00
71. Basin As-Built	LS	1	\$ 10,000.00	\$ 10,000.00		\$ -		\$ -		\$ -	1.00	\$ 10,000.00
D. SANITARY SEWER												
1. 8 inch SDR35 PVC	LF	1,500	\$ 30.00	\$ 45,000.00	1,500.00	\$ 45,000.00		\$ -	1,500.00	\$ 45,000.00		\$ -
2. 6 inch SDR35 PVC - House Laterals/Connection/Cleanout	EA	42	\$ 700.00	\$ 29,400.00	42.00	\$ 29,400.00		\$ -	42.00	\$ 29,400.00		\$ -
3. Manholes	EA	12	\$ 3,000.00	\$ 36,000.00	12.00	\$ 36,000.00		\$ -	12.00	\$ 36,000.00		\$ -
4. Flush & televise 8 inch main	LF	1,500	\$ 3.00	\$ 4,500.00		\$ -		\$ -		\$ -	1,500.00	\$ 4,500.00
E. SITE IMPROVEMENTS												
1. Belgian Block Curb	LF	3,208	\$ 14.00	\$ 44,912.00	1,000.00	\$ 14,000.00		\$ -	1,000.00	\$ 14,000.00	2,208.00	\$ 30,912.00
2. Depressed Belgian Block Curb (inc. 2 - #5 rebar)	EA	42	\$ 400.00	\$ 16,800.00	13.00	\$ 5,200.00		\$ -	13.00	\$ 5,200.00	29.00	\$ 11,600.00
3. Concrete Sidewalk (5 ft wide, inc. stone)	SF	7,187	\$ 7.00	\$ 50,309.00		\$ -		\$ -		\$ -	7,187.00	\$ 50,309.00
4. Concrete Apron (5 ft wide, inc. stone & WWF)	EA	13	\$ 1,310.00	\$ 17,030.00		\$ -		\$ -		\$ -	13.00	\$ 17,030.00
5. ADA/PennDOT Compliant Ramp (inc. DWS)	EA	10	\$ 4,000.00	\$ 40,000.00		\$ -		\$ -		\$ -	10.00	\$ 40,000.00
6. Road - Fine Grade	SY	5,000	\$ 1.00	\$ 5,000.00	1,400.00	\$ 1,400.00		\$ -	1,400.00	\$ 1,400.00	3,600.00	\$ 3,600.00
7. Road - 2A Modified Stone Base, 3 in. Depth	SY	5,000	\$ 3.00	\$ 15,000.00	1,400.00	\$ 4,200.00		\$ -	1,400.00	\$ 4,200.00	3,600.00	\$ 10,800.00
8. Road - 25mm Base Course, 5 in. Depth	SY	5,000	\$ 15.00	\$ 75,000.00	1,400.00	\$ 21,000.00		\$ -	1,400.00	\$ 21,000.00	3,600.00	\$ 54,000.00
9. Road - Sweep & Tack Coat	SY	5,000	\$ 0.25	\$ 1,250.00		\$ -		\$ -		\$ -	5,000.00	\$ 1,250.00
10. Road - 9.5mm Wearing Course, 1.5 in. Depth	SY	5,000	\$ 8.50	\$ 42,500.00		\$ -		\$ -		\$ -	5,000.00	\$ 42,500.00
11. Enclave Blvd. - Mill, Tack, & Overlay (SR309 to Destiny Way)	SY	1,260	\$ 31.00	\$ 39,060.00		\$ -		\$ -		\$ -	1,260.00	\$ 39,060.00



ESCROW RELEASE NO.: 1
DATE PREPARED: 21-Nov-2019

PROJECT NAME: Meadows at Parkway	TOTAL ENGINEERING/LEGAL (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Toll Mid-Atlantic L.P. Company, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-679
ESCROW AGENT: International Fidelity Insurance Company		G&A PROJECT NO.: 2015-01173
TYPE OF SECURITY: Performance Bond	MAINTENANCE BOND AMOUNT (15%): \$ 216,388.81	AGREEMENT DATE: 31-Jul-2019

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS		TOTAL	BALANCE
		CURRENT	PRIOR		
CONSTRUCTION	\$1,442,592.05	\$ 315,305.00	\$ -	\$ 315,305.00	\$1,127,287.05
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of MM/DD/YYYY = \$X.XX)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 144,259.21	\$ -	\$ -	\$ -	\$ 144,259.21
TOTAL	\$ 1,586,851.26	\$ 315,305.00	\$ -	\$ 315,305.00	\$1,271,546.26

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (incl. current release)		AVAILABLE FOR RELEASE (incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
F. LANDSCAPING												
<i>Buffer Plantings, Shade Trees (3 - 3.5 inch cal.)</i>												
1. Acer saccharum (Sugar Maple)	EA	7	\$ 600.00	\$ 4,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7.00	\$ 4,200.00
2. Quercus coccinea (Scarlet Oak)	EA	8	\$ 600.00	\$ 4,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8.00	\$ 4,800.00
3. Liquidambar styraciflua (Sweetgum)	EA	8	\$ 600.00	\$ 4,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8.00	\$ 4,800.00
4. Nyssa sylvatica (Black Gum)	EA	7	\$ 600.00	\$ 4,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7.00	\$ 4,200.00
<i>Buffer Plantings, Deciduous Shrubs (30 inch min.)</i>												
5. Itea virginica (Virginia Sweetspire)	EA	22	\$ 90.00	\$ 1,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22.00	\$ 1,980.00
6. Viburnum trilobum (American Cranberry Viburnum)	EA	22	\$ 90.00	\$ 1,980.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22.00	\$ 1,980.00
<i>Buffer Plantings, Evergreen Shrubs (24 inch min.)</i>												
7. Hex glabra (Inkberry Holly)	EA	16	\$ 90.00	\$ 1,440.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16.00	\$ 1,440.00
<i>Street Trees (3 - 3.5 inch cal.)</i>												
8. Acer saccharum (Sugar Maple)	EA	21	\$ 600.00	\$ 12,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21.00	\$ 12,600.00
9. Tilia cordata (Little Leaf Linden)	EA	20	\$ 600.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20.00	\$ 12,000.00
10. Quercus borealis (Northern Red Oak)	EA	20	\$ 600.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20.00	\$ 12,000.00
<i>Individual Lot Planting, Shade Trees (3 - 3.5 inch cal.)</i>												
11. Quercus palustris (Pin Oak)	EA	14	\$ 600.00	\$ 8,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14.00	\$ 8,400.00
12. Quercus bicolor (Swamp White Oak)	EA	14	\$ 600.00	\$ 8,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14.00	\$ 8,400.00
13. Nyssa sylvatica (Black Gum)	EA	14	\$ 600.00	\$ 8,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14.00	\$ 8,400.00
<i>Individual Lot Planting, Ornamental Trees (2.5 inch cal.)</i>												
14. Betula nigra (River Birch)	EA	28	\$ 400.00	\$ 11,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28.00	\$ 11,200.00
15. Cornus florida (Flowering Dogwood)	EA	28	\$ 400.00	\$ 11,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28.00	\$ 11,200.00
16. Magnolia virginiana (Sweetbay Magnolia)	EA	28	\$ 400.00	\$ 11,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28.00	\$ 11,200.00
<i>Bio-Retention Plantings, Ornamental Trees (2.5 inch cal.)</i>												
17. Amelanchier canadensis (Shadbush Serviceberry)	EA	6	\$ 400.00	\$ 2,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6.00	\$ 2,400.00
18. Betula nigra (River Birch)	EA	5	\$ 400.00	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5.00	\$ 2,000.00
<i>Bio-Retention Plantings, Shrubs (30 inch min.)</i>												
19. Hex glabra (Inkberry)	EA	28	\$ 90.00	\$ 2,520.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28.00	\$ 2,520.00
20. Ilex verticillata (Winterberry Holly)	EA	31	\$ 90.00	\$ 2,790.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	31.00	\$ 2,790.00
21. Myrica pensylvanica (Northern Bayberry)	EA	32	\$ 90.00	\$ 2,880.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32.00	\$ 2,880.00
<i>Parking Lot Plantings (3 - 3.5 inch cal.)</i>												
22. Nyssa sylvatica (Black Gum)	EA	2	\$ 600.00	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2.00	\$ 1,200.00
<i>Replacement Evergreen Trees (8 - 10 feet ht.)</i>												
23. Abies concolor (White Fir)	EA	29	\$ 550.00	\$ 15,950.00	28.00	\$ 15,400.00	\$ -	\$ -	28.00	\$ 15,400.00	1.00	\$ 550.00
24. Picea abies excelsa (Norway Spruce)	EA	28	\$ 550.00	\$ 15,400.00	26.00	\$ 14,300.00	\$ -	\$ -	26.00	\$ 14,300.00	2.00	\$ 1,100.00
25. Pseudotsuga menziesii (Douglas Fir)	EA	32	\$ 550.00	\$ 17,600.00	32.00	\$ 17,600.00	\$ -	\$ -	32.00	\$ 17,600.00		\$ -



ESCROW RELEASE NO.: 1

DATE PREPARED: 21-Nov-2019

PROJECT NAME: Meadows at Parkview	TOTAL ENGINEERING (CASH ESCROW): \$ 45,000.00	MONTGOMERY TOWNSHIP
DEVELOPER: Toll Mid-Atlantic L.P. Company, Inc.	TOTAL ADMINISTRATION (CASH ESCROW): \$ 5,000.00	TOWNSHIP NO.: LDS-679
ESCROW AGENT: International Fidelity Insurance Company		G&A PROJECT NO.: 2015-01173
TYPE OF SECURITY: Performance Bond	MAINTENANCE BOND AMOUNT (15%): \$ 216,388.81	AGREEMENT DATE: 31-Jul-2019

SUMMARY OF IMPROVEMENT ESCROW ACCOUNT	TOTAL COST	RELEASE REQUESTS			BALANCE
		CURRENT	PRIOR	TOTAL	
CONSTRUCTION	\$1,442,592.05	\$ 315,305.00	\$ -	\$ 315,305.00	\$ 1,127,287.05
ANNUAL 10% CONSTRUCTION COST INCREASE (Balance as of MM/DD/YYYY = \$X.XX)	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY (10%)	\$ 144,259.21	\$ -	\$ -	\$ -	\$ 144,259.21
TOTAL	\$ 1,586,851.26	\$ 315,305.00	\$ -	\$ 315,305.00	\$ 1,271,546.26

CONSTRUCTION ITEMS	UNIT	QUANTITY	UNIT COST	TOTAL COST	CURRENT REQUEST		PRIOR REQUESTS		TOTAL REQUESTS (Incl. current release)		AVAILABLE FOR RELEASE (Incl. current release)	
					QTY	COST	QTY	COST	QTY	COST	QTY	COST
G. MISCELLANEOUS												
1. Construction Stakeout	LS	1	\$ 15,000.00	\$ 15,000.00	0.50	\$ 7,500.00		\$ -	0.50	\$ 7,500.00	0.50	\$ 7,500.00
2. Cluster Mailbox	EA	1	\$ 500.00	\$ 500.00		\$ -		\$ -		\$ -	1.00	\$ 500.00
3. Regulatory & Warning Signs	EA	9	\$ 250.00	\$ 2,250.00		\$ -		\$ -		\$ -	9.00	\$ 2,250.00
4. Street Lights (Includes 1 spare)	EA	7	\$ 3,500.00	\$ 24,500.00		\$ -		\$ -		\$ -	7.00	\$ 24,500.00
5. Pavement Markings	LS	1	\$ 1,000.00	\$ 1,000.00		\$ -		\$ -		\$ -	1.00	\$ 1,000.00
6. As-Built Plans	LS	1	\$ 15,000.00	\$ 15,000.00		\$ -		\$ -		\$ -	1.00	\$ 15,000.00
H. ANNUAL CONSTRUCTION COST INCREASE PER PA MPC \$509(h)												
1. 10% Annual Construction Cost Increase (Balance as of MM/DD/YY - \$X.XX)	LS		\$ -	\$ -		\$ -		\$ -		\$ -		\$ -
I. CONTINGENCY												
1. 10% Contingency (Released upon certification of completion and receipt of Maintenance Bond)	LS	1	\$ 144,259.21	\$ 144,259.21		\$ -		\$ -		\$ -	1.00	\$ 144,259.21

NOTES:

2019-08-06 Initial construction cost issued for Land Development Agreement.



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Streetsburg, PA 18360
570-629-0300
Fax 570-629-0306

Mailing:
P.O. Box 699
Buttontown, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

November 21, 2019

Mr. James P. Dougherty, P.E.
Gilmore & Associates, Inc.
65 East Butler Avenue Suite 100
New Britain, PA 18901

**SUBJECT: PARKVIEW AT MONTGOMERY
ESCROW RELEASE INSPECTION 01
TOWNSHIP LD/S NO. 679
PROJECT NO. 1555289R**

Dear Mr. Dougherty:

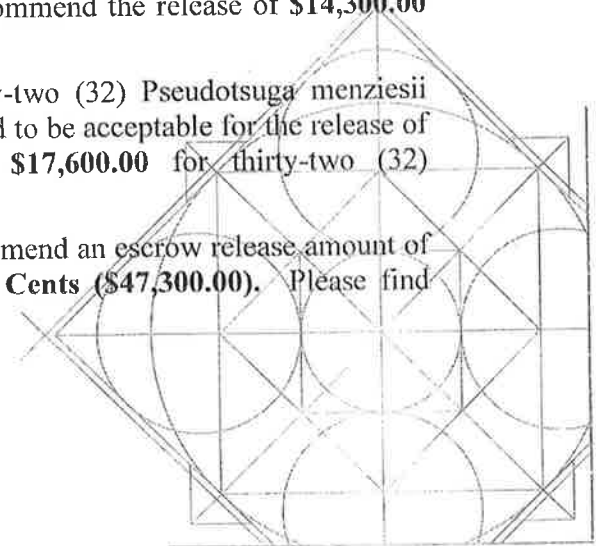
Please be advised that on November 19, 2019, I conducted an escrow release inspection of landscape material installed at the Parkview at Montgomery land development, in response to a November 18, 2019 request for inspection from Justin Counterman of Toll Brothers. The landscape material was inspected in accordance with the approved Landscape Plan prepared by STA Engineering, Inc., dated October 30, 2014 and last revised June 28, 2016.

We offer the following comments for your consideration:

A. Evergreen Trees

- 1) Escrow release has been requested for twenty-nine (29) Abies concolor trees. Twenty-eight (28) of these trees were found to be acceptable for the release of escrow. One (1) Abies concolor tree was found to be leaning in the tree pit and must be adjusted. Therefore, we recommend the release of **\$15,400.00** for twenty-eight (28) Abies concolor trees.
- 2) Escrow release has been requested for twenty-eight (28) Picea abies excelsa trees. Twenty-six (26) of these trees were found to be acceptable for the release of escrow. Two (2) Picea abies excelsa trees were found to be leaning in their tree pits and must be adjusted. Therefore, we recommend the release of **\$14,300.00** for twenty-six (26) Abies concolor trees.
- 3) Escrow release has been requested for thirty-two (32) Pseudotsuga menziesii trees. Thirty-two (32) of these trees were found to be acceptable for the release of escrow. We recommend the release of **\$17,600.00** for thirty-two (32) Pseudotsuga menziesii trees.

Based on our review of this escrow release request, we recommend an escrow release amount of **Forty-Seven Thousand Three Hundred Dollars and No Cents (\$47,300.00)**. Please find attached an updated escrow tabulation for your reference.



Mr. James P. Dougherty, P.E.
Parkview at Montgomery
November 21, 2019
Page 2 of 2

Please note, authorization of this release should not be construed as Final Approval or Acceptance of the improvements installed to date

Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,



Valerie L. Liggett, ASLA, R.L.A.
ISA Certified Arborist®
Planner/Landscape Architect

VLL/kam

Enclosure(s)

Cc: Lawrence Gregan, Township Manager
Carolyn McCreary, Township Manager Designee
Bruce Shoupe, Director of Planning and Zoning
Mary Gambino, Project Coordinator
Marianne McConnell, Shade Tree Commission
Justin L. Counterman, Toll Brothers

**THE MEADOWS AT PARKVIEW
MONTGOMERY TOWNSHIP (5/3/17 REVISED 11/21/19)**

PROJECT #15 55 289R LD/S # 679

ITEM DESCRIPTION	SIZE	UNIT PRICE	QTY.	TOTAL	PREVIOUS ESCROW RELEASED		CURRENT ESCROW RECOMMENDED FOR RELEASE		REMAINING ESCROW TO BE RELEASED	
					QTY.	AMOUNT	QTY.	AMOUNT	QTY.	AMOUNT
1.0 <u>Softening Buffer - Shade Trees</u>										
Acer saccharum (Sugar Maple)	3 - 3.5" cal.	\$ 600.00	7	\$ 4,200.00	0	\$ -	0	\$ -	7	\$ 4,200.00
Quercus coccinea (Scarlet Oak)	3 - 3.5" cal.	\$ 600.00	8	\$ 4,800.00	0	\$ -	0	\$ -	8	\$ 4,800.00
Liquidambar styraciflua (Sweetgum)	3 - 3.5" cal.	\$ 600.00	8	\$ 4,800.00	0	\$ -	0	\$ -	8	\$ 4,800.00
Nyssa sylvatica (Black Gum)	3 - 3.5" cal.	\$ 600.00	7	\$ 4,200.00	0	\$ -	0	\$ -	7	\$ 4,200.00
SUBTOTAL			30	\$ 18,000.00	0	\$ -	0	\$ -	30	\$ 18,000.00
2.0 <u>Softening Buffer - Deciduous Shrubs</u>										
Itea virginica (Virginia Sweetspire)	30" min.	\$ 90.00	22	\$ 1,980.00	0	\$ -	0	\$ -	22	\$ 1,980.00
Viburnum trilobum (American Cranberry Viburnum)	30" min.	\$ 90.00	22	\$ 1,980.00	0	\$ -	0	\$ -	22	\$ 1,980.00
SUBTOTAL			44	\$ 3,960.00	0	\$ -	0	\$ -	44	\$ 3,960.00
3.0 <u>Softening Buffer - Evergreen Shrubs</u>										
Ilex glabra (Inkberry Holly)	24" min.	\$ 90.00	16	\$ 1,440.00	0	\$ -	0	\$ -	16	\$ 1,440.00
SUBTOTAL			16	\$ 1,440.00	0	\$ -	0	\$ -	16	\$ 1,440.00
4.0 <u>Street Trees</u>										
Acer saccharum (Sugar Maple)	3 - 3.5" cal.	\$ 600.00	21	\$ 12,600.00	0	\$ -	0	\$ -	21	\$ 12,600.00
Tilia cordata (Little Leaf Linden)	3 - 3.5" cal.	\$ 600.00	20	\$ 12,000.00	0	\$ -	0	\$ -	20	\$ 12,000.00
Quercus borealis (Northern Red Oak)	3 - 3.5" cal.	\$ 600.00	20	\$ 12,000.00	0	\$ -	0	\$ -	20	\$ 12,000.00
SUBTOTAL			61	\$ 36,600.00	0	\$ -	0	\$ -	61	\$ 36,600.00
5.0 <u>Individual Lot Landscaping - Shade Trees</u>										
Quercus palustris (Pin Oak)	3 - 3.5" cal.	\$ 600.00	14	\$ 8,400.00	0	\$ -	0	\$ -	14	\$ 8,400.00
Quercus bicolor (Swamp White Oak)	3 - 3.5" cal.	\$ 600.00	14	\$ 8,400.00	0	\$ -	0	\$ -	14	\$ 8,400.00
Nyssa sylvatica (Black Gum)	3 - 3.5" cal.	\$ 600.00	14	\$ 8,400.00	0	\$ -	0	\$ -	14	\$ 8,400.00
SUBTOTAL			42	\$ 25,200.00	0	\$ -	0	\$ -	42	\$ 25,200.00
6.0 <u>Individual Lot Landscaping - Ornamental Trees</u>										
Betula nigra (River Birch)	2.5" cal.	\$ 400.00	28	\$ 11,200.00	0	\$ -	0	\$ -	28	\$ 11,200.00
Cornus florida (Flowering Dogwood)	2.5" cal.	\$ 400.00	28	\$ 11,200.00	0	\$ -	0	\$ -	28	\$ 11,200.00
Magnolia virginiana (Sweetbay Magnolia)	2.5" cal.	\$ 400.00	28	\$ 11,200.00	0	\$ -	0	\$ -	28	\$ 11,200.00
SUBTOTAL			84	\$ 33,600.00	0	\$ -	0	\$ -	84	\$ 33,600.00

7.0	<u>Bio-Retention Plantings - Ornamental Trees</u>										
	Amelanchier canadensis (Shadbush Serviceberry)	2.5" cal.	\$ 400.00	6	\$ 2,400.00	0	\$ -	0	\$ -	6	\$ 2,400.00
	Betula nigra (River Birch)	2.5" cal.	\$ 400.00	5	\$ 2,000.00	0	\$ -	0	\$ -	5	\$ 2,000.00
	SUBTOTAL			11	\$ 4,400.00	0	\$ -	0	\$ -	11	\$ 4,400.00
8.0	<u>Bio-Retention Plantings - Shrubs</u>										
	Ilex glabra (Inkberry)	30" min.	\$ 90.00	28	\$ 2,520.00	0	\$ -	0	\$ -	28	\$ 2,520.00
	Ilex verticillata (Winterberry Holly)	30" min.	\$ 90.00	31	\$ 2,790.00	0	\$ -	0	\$ -	31	\$ 2,790.00
	Myrica pensylvanica (Northern Bayberry)	30" min.	\$ 90.00	32	\$ 2,880.00	0	\$ -	0	\$ -	32	\$ 2,880.00
	SUBTOTAL			91	\$ 8,190.00	0	\$ -	0	\$ -	91	\$ 8,190.00
9.0	<u>Parking Lot - Shade Trees</u>										
	Nyssa sylvatica (Black Gum)	3 - 3 1/2" cal.	\$ 600.00	2	\$ 1,200.00	0	\$ -	0	\$ -	2	\$ 1,200.00
	SUBTOTAL			2	\$ 1,200.00	0	\$ -	0	\$ -	2	\$ 1,200.00
10.0	<u>Replacement Trees</u>										
	Abies concolor (White Fir)	8-10' ht.	\$ 550.00	29	\$ 15,950.00	0	\$ -	28	\$ 15,400.00	1	\$ 550.00
	Picea abies excelsa (Norway Spruce)	8-10' ht.	\$ 550.00	28	\$ 15,400.00	0	\$ -	26	\$ 14,300.00	2	\$ 1,100.00
	Pseudotsuga menziesii (Douglas Fir)	8-10' ht.	\$ 550.00	32	\$ 17,600.00	0	\$ -	32	\$ 17,600.00	0	\$ -
	SUBTOTAL			89	\$ 48,950.00	0	\$ -	86	\$ 47,300.00	3	\$ 1,650.00
11.0	<u>Bio-Retention Area Seeding</u>										
	ERNMX - 180 - Lump Sum		\$ 1,000.00	1	\$ 1,000.00	0	\$ -	0	\$ -	1	\$ 1,000.00
	SUBTOTAL			1	\$ 1,000.00	0	\$ -	0	\$ -	1	\$ 1,000.00
12.0	<u>Tree Protection Fencing</u>										
	Tree Protection Fencing - Lump Sum		\$ 200.00	1	\$ 200.00	0	\$ -	0	\$ -	1	\$ 200.00
	SUBTOTAL			1	\$ 200.00	0	\$ -	0	\$ -	1	\$ 200.00
13.0	TOTAL OF ALL PLANTINGS				\$ 182,740.00	\$ -	\$ 47,300.00		\$ 135,440.00		

MONTGOMERY TOWNSHIP BOARD OF SUPERVISORS
BOARD ACTION SUMMARY

SUBJECT: Consider Payment of Bills

MEETING DATE: November 25, 2019

ITEM NUMBER: #16.

MEETING/AGENDA: WORK SESSION ACTION XX NONE

REASON FOR CONSIDERATION: Operational: XX Information: Discussion: Policy:

INITIATED BY: Lawrence J. Gregan
Township Manager

BOARD LIAISON: Michael J. Fox,
Chairman of the Board of Supervisors

BACKGROUND:

Please find attached a list of bills for your review.

ZONING, SUBDIVISION OR LAND DEVELOPMENT IMPACT:

None.

PREVIOUS BOARD ACTION:

None.

ALTERNATIVES/OPTIONS:

None.

BUDGET IMPACT:

None.

RECOMMENDATION:

Approval all bills as presented.

MOTION/RESOLUTION:

I move that we approve the November 25, 2019 bills as submitted. Second? All those in favor?

DISTRIBUTION: Board of Supervisors, Frank R. Bartle, Esq.

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 01 UNIVEST CHECKING					
11/18/2019	01	76800	00000229	GRAINGER	788.63
11/20/2019	01	76801	00000263	LIBERTY BELL ABSTRACT, LLC.	114,877.59
11/21/2019	01	76802	00000496	21ST CENTURY MEDIA NEWSPAPERS LLC	669.38
11/21/2019	01	76803	100001191	A. GIULIANI CO.	7,557.00
11/21/2019	01	76804	00000006	ACME UNIFORMS FOR INDUSTRY	182.42
11/21/2019	01	76805	00001202	AIRGAS, INC.	258.87
11/21/2019	01	76806	100000630	AMANDA ENTENBERG	210.00
11/21/2019	01	76807	100000814	AMAZON.COM SERVICES, INC	1,960.00
11/21/2019	01	76808	00000027	ARMOUR & SONS ELECTRIC, INC.	4,477.76
11/21/2019	01	76809	100000870	AXON ENTERPRISE, INC	1,305.00
11/21/2019	01	76810	00000999	BCG-BENEFIT CONSULTANTS GROUP	1,796.75
11/21/2019	01	76811	00000043	BERGEY'S	673.50
11/21/2019	01	76812	00000209	BOUCHER & JAMES, INC.	9,275.58
11/21/2019	01	76813	00000209	VOID	0.00
11/21/2019	01	76814	00000069	C L WEBER CO INC.	9.23
11/21/2019	01	76815	100000405	C.E.S.	509.15
11/21/2019	01	76816	00001579	CARGO TRAILER SALES, INC	479.22
11/21/2019	01	76817	00001601	CDW GOVERNMENT, INC.	1,016.85
11/21/2019	01	76818	00000363	COMCAST	754.68
11/21/2019	01	76819	00000335	COMCAST CORPORATION	1,433.99
11/21/2019	01	76820	00000602	CONRAD SIEGEL	10,230.00
11/21/2019	01	76821	00903100	COURIER TIMES, INC.	548.68
11/21/2019	01	76822	00000086	DAVID D. DUNLAP	393.82
11/21/2019	01	76823	00000629	DAVIDHEISER'S INC.	341.00
11/21/2019	01	76824	00001556	DCED-PA DEPT OF COMMUNITY &	972.00
11/21/2019	01	76825	00000118	DEL-VAL INTERNATIONAL TRUCKS, INC.	625.93
11/21/2019	01	76826	00000125	DISCHELL, BARTLE DOOLEY	16,605.28
11/21/2019	01	76827	100000213	DOG TOWN	329.94
11/21/2019	01	76828	00001166	DRUMHELLER CONSTRUCTION, INC.	75,739.05
11/21/2019	01	76829	00000612	DVMM - DELAWARE VALLEY MUNICIPAL	100.00
11/21/2019	01	76830	03214663	ELITE 3 FACILITIES MAINTNEANCE, LLC	4,240.00
11/21/2019	01	76831	00903110	ESTABLISHED TRAFFIC CONTROL	935.00
11/21/2019	01	76832	00000169	FEDEX	56.55
11/21/2019	01	76833	00001466	FEDEX OFFICE	38.37
11/21/2019	01	76834	100000408	FSSOLUTIONS	30.90
11/21/2019	01	76835	03214568	FULTON CARDMEMBER SERVICES	2,183.27
11/21/2019	01	76836	00001852	G.L. SAYRE, INC.	27.20
11/21/2019	01	76837	00000817	GILMORE & ASSOCIATES, INC.	48,315.48
11/21/2019	01	76838	00000817	VOID	0.00
11/21/2019	01	76839	00000229	GRAINGER	390.10
11/21/2019	01	76840	00000213	HAJOCA CORPORATION	52.71
11/21/2019	01	76841	00000331	HATFIELD TOWNSHIP	80,000.00
11/21/2019	01	76842	00000903	HOME DEPOT CREDIT SERVICES	2,020.86
11/21/2019	01	76843	00441122	HORSHAM CAR WASH	259.00
11/21/2019	01	76844	00000829	IMSA - INTERNATIONAL MUNICIPAL	270.00
11/21/2019	01	76845	100000821	JANICE ELGEDAWY	105.00
11/21/2019	01	76846	00000148	JONATHAN S. BEER	3,200.00
11/21/2019	01	76847	100000467	JOSEPH MILLIGAN	70.00
11/21/2019	01	76848	00000107	KENNEDY COMPANIES	1,842.43
11/21/2019	01	76849	00000572	KEVIN COSTELLO	100.00
11/21/2019	01	76850	100001204	KEYSTONE LIGHTING SOLUTIONS, INC	38,247.30
11/21/2019	01	76851	03214591	KIMBALL MIDWEST	178.09
11/21/2019	01	76852	00001706	LOWE'S COMPANIES INC.	172.32
11/21/2019	01	76853	00000974	MCCARTHY AND COMPANY, PC	3,937.50
11/21/2019	01	76854	00000324	MOYER INDOOR / OUTDOOR	140.70
11/21/2019	01	76855	100001202	NORMA GERRITY, RPR	359.00
11/21/2019	01	76856	00000356	NORTH WALES WATER AUTHORITY	71.64
11/21/2019	01	76857	00001134	OFFICE DEPOT, INC	406.05
11/21/2019	01	76858	00001676	PA DEPT OF AGRICULTURE	25.00
11/21/2019	01	76859	00000399	PECO ENERGY	49.78
11/21/2019	01	76860	00000595	PENN VALLEY CHEMICAL COMPANY	191.88
11/21/2019	01	76861	00001358	PENNSYLVANIA RECREATION AND PARK	425.00
11/21/2019	01	76862	100000100	PERFORMANCE TIRE INC.	268.53
11/21/2019	01	76863	100000754	PETROLEUM TRADERS CORP.	1,670.42
11/21/2019	01	76864	100000755	PETROLEUM TRADERS CORP.	2,409.33
11/21/2019	01	76865	00000447	PETTY CASH - POLICE	214.23
11/21/2019	01	76866	00001158	PITNEY BOWES	710.37
11/21/2019	01	76867	00003333	PSATS	70.00
11/21/2019	01	76868	00001689	PTM DOCUMENT SYSTEMS	367.17
11/21/2019	01	76869	00906102	READY REFRESH	281.14
11/21/2019	01	76870	00000741	ROBERT E. LITTLE, INC.	893.65
11/21/2019	01	76871	MISC	ROBERTS RICHARD M & MICHELLE	1,200.00
11/21/2019	01	76872	00000969	SAFETY-KLEEN SYSTEMS, INC.	343.06
11/21/2019	01	76873	00000653	SCATTON'S HEATING & COOLING, INC.	258.88
11/21/2019	01	76874	00000556	SCOTT DEILEY	100.00
11/21/2019	01	76875	00001939	SERVICE TIRE TRUCK CENTERS	1,560.00
11/21/2019	01	76876	100000411	SPENCER D. BORINE	70.00
11/21/2019	01	76877	00000015	SPRINT	572.04

11/21/2019 02:16 PM
User: msanders
DB: Montgomery Twp

CHECK REGISTER FOR MONTGOMERY TOWNSHIP
CHECK DATE FROM 11/12/2019 - 11/25/2019

Page: 2/2

Check Date	Bank	Check	Vendor	Vendor Name	Amount
11/21/2019	01	76878	00001394	STANDARD INSURANCE COMPANY	7,491.91
11/21/2019	01	76879	100001172	STREET COP TRAINING	175.00
11/21/2019	01	76880	100001203	TFJR ASSOCIATES L.P.	4,533.02
11/21/2019	01	76881	00001783	THE HOMER GROUP	4,777.00
11/21/2019	01	76882	00001783	THE HOMER GROUP	2,551.91
11/21/2019	01	76883	00002020	THOMSON REUTERS	220.50
11/21/2019	01	76884	00001273	TIM KUREK	192.75
11/21/2019	01	76885	03214621	TIM WOCH	200.00
11/21/2019	01	76886	00000570	TODD JASUTA	100.00
11/21/2019	01	76887	00000702	U.S. BANK	538.75
11/21/2019	01	76888	03214643	UNWINED & PAINT	130.00
11/21/2019	01	76889	100000012	USA FOOTBALL	44.02
11/21/2019	01	76890	00000040	VERIZON	139.99
11/21/2019	01	76891	00000040	VERIZON	65.06
11/21/2019	01	76892	00000040	VERIZON	41.88
11/21/2019	01	76893	MISC	WAGLER CONSTRUCTION LLC	295.00
11/21/2019	01	76894	100000801	WATCH GUARD	350.00
11/21/2019	01	76895	00001329	WELDON AUTO PARTS	296.39

01 TOTALS:

(2 Checks Voided)

Total of 94 Disbursements:

475,594.43

Check List
For Checks Dated 11/12/2019 - 11/25/2019

Check Date	Vendor Name	Description	Amount
11/14/19	BCG 401	401 Payment	\$ 16,453.89
11/14/19	BCG 457	457 Payment	\$ 11,808.69
11/14/19	PBA	PBA Payment	\$ 1,250.00
11/14/19	PA SCDU	Withholding Payment	\$ 470.02
11/14/19	US Treasury	941 Payment	\$ 84,527.49
11/20/19	State of PA	State Tax Payment	\$ 9,376.65
Total Checks: 6			\$ 123,886.74