

Agenda

Township of Marple – Board of Commissioners – Joseph A. Rufo, President Regular Meeting – January 12, 2015 – 7:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call – Commissioners & Staff
- ◆ Executive Session – held at 6 PM prior to the meeting to discuss Litigation and Personnel
4. Presentation(s)
 - Service Award - Commissioners Michael Molinaro and John Lucas
5. Public Forum
6. Board Minutes
 - Regular Meeting – December 8, 2014
 - Special Meeting – December 22, 2014
 - Reorganization Meeting – January 5, 2015
7. Disbursement Report and Check Register #2015-1
8. Ordinance #2015-1 Vacant Property Registration Ordinance
9. Resolution #3603 - Paxon Hollow Country Club Sub-Committee
10. Resolution # 3604 - Sewage Facilities Planning Module, Crozer Ambulatory Care Center, 50 Lawrence Road
11. Resolution #3605- Redevelopment Assistance Capital Program (RACP) grant
12. Resolution #3606 - Redevelopment Assistance Capital Program (RACP) grant
13. Resolution #3607 - Redevelopment Assistance Capital Program (RACP) grant
14. Escrow Release #15 – Ravenscliff Subdivision – Phase II \$21,510.50
15. Escrow Release # 5 - Galco Group LLC – 1282 Cedar Grove Road \$25,865.00
16. Escrow Release # 1 – Vintage Development Co., L.P. – 2609 Sunset Blvd -\$12,902.50
17. Designation of Chairperson – Environmental Advisory Commission
18. Civil Service Commission (1) Member
19. Zoning Hearing Board Alternate (1) Member
20. Other Business
21. Adjourn

**TOWNSHIP OF MARPLE
DELAWARE COUNTY, PA**

RESOLUTION #3603

WHEREAS, the Township of Marple owns and operates the Paxon Hollow Country Club; and

WHEREAS, the Board of Commissioners, on September 8, 2008, adopted Township Resolution No. 2942 reestablishing the Paxon Hollow Country Club Advisory Committee, consisting of appointed residents and select Township officials, to provide advisory opinions and recommendation to the Board of Commissioners regarding operations at the Paxon Hollow Country Club, and

WHEREAS, the Board of Commissioners of the Township of Marple, in their continued desire to maintain overall legal and actual financial responsibility for all of the operations and activities of the Club through the Office of Township Manager and in conformance with the First Class Township Code and other applicable laws of the Commonwealth of Pennsylvania, believe it in the best interest of the Township and County Club to create a sub-Committee of the Board of Commissioners in lieu of a Paxon Hollow Country Club Advisory Committee to review and provide recommendations to the full Board of Commissioners on all matters regarding the Country Club.

RESOLVED, that the Board of Commissioners, hereby restructures the Paxon Hollow Country Club Advisory Committee as a subcommittee of the Board of Commissioners to be known as the Paxon Hollow Committee. The subcommittee shall be composed of the following members: 3 members of the Board of Commissioners, as selected by the Board president; the Superintendent of the Golf Course, Director of Golf Operations, a representative of the Banquet Vendor and the Township Manager. The Township Manager shall communicate all such opinions and recommendations to Board of Commissioners for their approval, revision or disapproval. The Committee shall meet monthly at a designated time determined by the Committee all meetings shall be duly advertised in accordance with the Pennsylvania Open Meetings law

RESOLVED, this 12th day of January 2015

TOWNSHIP OF MARPLE
BOARD OF COMMISSIONERS

Attest: _____
Sharon L. Angelaccio
Township Secretary

By: _____
Joseph A. Rufo, President
Board of Commissioners



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE COMMISSIONERS of MARPLE TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA
(hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Broomall VII Associates, LP. has proposed the development of a parcel of land identified as
land developer

Crozer Ambulatory Care Center at Broomall, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify) _____

WHEREAS, The Township of Marple finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the Commissioners of the Township of Marple hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, Sharon L. Angelaccio
(Signature)

Township Board of Commissioners, hereby certify that the foregoing is a true copy of the
Township Resolution # _____, adopted, _____, 20_____.

Municipal Address:

227 South Sproul Road

Broomall, Pennsylvania 19008-2397

Telephone 610.356.4040

Seal of

Governing Body

MARPLE TOWNSHIP
DELAWARE COUNTY, PA

RESOLUTION No. 3605

WHEREAS, the Board of Commissioners of Marple Township desire to construct a new Police Station and District Court Complex in order to better serve the safety needs of the residents of the Township, and

WHEREAS, the Board of Commissioners are seeking to secure assistance with the proposed revitalization project, and

WHEREAS, the Board of Commissioners authorize the Township Manager to file an application for a Commonwealth of Pennsylvania Redevelopment Assistance Capital Program (RACP) grant in the amount of \$4,100,000.

RESOLVED, this 12th day of January 2015

Township of Marple

BY: _____
Joseph A. Rufo, President
Board of Commissioners

ATTEST: _____
Sharon L. Angelaccio
Township Secretary

MARPLE TOWNSHIP
DELAWARE COUNTY, PA

RESOLUTION No. 3606

WHEREAS, the Board of Commissioners of Marple Township desire to revitalize and renovate the existing Township administration building and Public Library to increase the efficiency of government operations and increase customer service to the public, and

WHEREAS, the Board of Commissioners are seeking to secure assistance with the proposed revitalization project, and

WHEREAS, the Board of Commissioners authorize the Township Manager to file an application for a Commonwealth of Pennsylvania Redevelopment Assistance Capital Program (RACP) grant in the amount of \$653,000.

RESOLVED, this 12th day of January 2015

Township of Marple

BY: _____
Joseph A. Rufo, President
Board of Commissioners

ATTEST: _____
Sharon L. Angelaccio
Township Secretary

MARPLE TOWNSHIP
DELAWARE COUNTY, PA

RESOLUTION No. 3607

WHEREAS, the Board of Commissioners of Marple Township desire to install a centralized fiber optic closed loop traffic signal system along the Sproul Road (SR 320) corridor to improve traffic flow and reduce congestion, and

WHEREAS, the Board of Commissioners are seeking to secure assistance with the proposed project, and

WHEREAS, the Board of Commissioners authorize the Township Manager to file an application for a Commonwealth of Pennsylvania Redevelopment Assistance Capital Program (RACP) grant in the amount of \$452,000.

RESOLVED, this 12th day of January 2015

Township of Marple

BY: _____
Joseph A. Rufo, President
Board of Commissioners

ATTEST: _____
Sharon L. Angelaccio
Township Secretary

Board of Commissioners

Michael K. Molinaro, President
John J. Lucas, Vice President
Joseph A. Rufo
Jan G. Ceton
Robert Fortebuono
John R. Longacre, II
Daniel D. Lecfson

Anthony T. Hamaday
Township Manager

Sharon L. Angelaccio
Township Secretary

J. Adam Matlawski, Esq.
Township Solicitor



227 South Sproul Road
Broomall, PA 19008-2397
www.marpletwp.com

December 19, 2014

John P. Capuzzi, Jr.
Treasurer

Kathleen M. Yanoshak
Controller

Edward E. O'Lone, CPA
Director of Finance

Joseph C. Romano
Director of Code Enforcement

Edward T. Cross
Director of Public Works

Joseph A. Mastronardo, P.E.
Township Engineer

Jan G. Ceton
Emergency Management Coordinator

MRPL 0127

Joseph Romano, Director of Code Enforcement
Marple Township
227 South Sproul Road
Broomall, PA 19008

**RE: Vintage Development Co., L.P. – 2609 Sunset Boulevard
Escrow Release #1**

Dear Mr. Romano:

We received a written request dated December 2, 2014 from Vintage Development Company for complete release of escrow funds in connection with the referenced project.

Based on our observation of the work, we recommend the following release:

Original Escrow Amount.....	\$	17,602.75
Released to Date	\$	0.00
<i>Balance Prior to the Release</i>	\$	<i>17,602.75</i>
Recommended by this Release	\$	<u>12,902.50</u>
<i>Balance After This Release</i>	\$	<i>4,700.25</i>

We have adjusted the request to withhold funds for various items as follows:

1. Erosion and sediment control removal – controls are to be completely removed from the property upon 80% site stabilization.
2. Concrete curb and sidewalk – partially released due to necessary repairs to damaged sidewalk block.
3. Pins and monuments – property markers are to be set.
4. As-built plans – plans need to be submitted and approved.

Attached is a Declaration of Completion to be signed by the Township Manager. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,

Joseph A. Mastronardo, PE
Senior Engineer
PENNONI ASSOCIATES INC.
Township Engineer

JAM/epj

cc: Anthony Hamaday, Township Manager
Vince D'Annunzio, Vintage Development Co.
John Mullin, Mullin Engineering

**VINTAGE DEVELOPMENT CO., L.P. – 2609 SUNSET BOULEVARD
DECLARATION OF COMPLETION
ESCROW RELEASE No. 1**

We the undersigned hereby declare that the work performed by Vintage Development Company, relative to construction at 2609 Sunset Boulevard has been completed to the extent of \$12,902.50 and this Declaration authorizes the reduction of the escrow by the sum of \$12,902.50.

It is hereby agreed that the release of the said funds as authorized by this Declaration shall not be construed as the acceptance of work by the Township nor shall this Declaration act or constitute as any waiver by the Township of the work as completed. The Township reserves the right to inspect the said work and to require the Developer to correct any and all deficiencies.

Date: _____

Anthony Hamaday
Township Manager

Date: 12/19/14 _____



Joseph A. Mastronardo, PE
Senior Engineer
PENNONI ASSOCIATES INC.
Township Engineer

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item	Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
1	<u>E&S CONTROLS</u>					
	Clear and Grub (1 Tree in ROW)	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00
	Rock Construction Entrance	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00
	18" Silt Fence	\$80.00	\$0.00	\$80.00	\$80.00	\$0.00
	30" Silt Fence	\$247.50	\$0.00	\$247.50	\$247.50	\$0.00
	Permanent Seeding (Mulch Seed and Fertilizer)	\$1,300.00	\$0.00	\$1,300.00	\$1,300.00	\$0.00
	E&S Removal	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
	Subtotal	\$4,127.50	\$0.00	\$3,827.50	\$3,827.50	\$300.00
2	<u>SANITARY SEWER (ON-SITE)</u>					
	Sanitary Laterals	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00
	Subtotal	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00
3	<u>STORM SEWER</u>					
	Drywell and Piping	\$4,800.00	\$0.00	\$4,800.00	\$4,800.00	\$0.00
	Subtotal	\$4,800.00	\$0.00	\$4,800.00	\$4,800.00	\$0.00
4	<u>CONCRETE WORK</u>					
	Concrete Curb and Sidewalk	\$2,200.00	\$0.00	\$1,200.00	\$1,200.00	\$1,000.00
	Subtotal	\$2,200.00	\$0.00	\$1,200.00	\$1,200.00	\$1,000.00
5	<u>PAVING</u>					
	Road Restoration	\$1,575.00	\$0.00	\$1,575.00	\$1,575.00	\$0.00
	Subtotal	\$1,575.00	\$0.00	\$1,575.00	\$1,575.00	\$0.00
6	<u>SURVEY</u>					
	Pins and Monuments	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
	As Built Plans	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
	Subtotal	\$1,800.00	\$0.00	\$0.00	\$0.00	\$1,800.00
	Subtotal	\$16,002.50	\$0.00	\$12,902.50	\$12,902.50	\$3,100.00
	10% CONTINGENCY	\$1,600.25	\$0.00	\$0.00	\$0.00	\$1,600.25
	TOTAL AMOUNT OF CONSTRUCTION ESCROW FUNDS	\$17,602.75	\$0.00	\$12,902.50	\$12,902.50	\$4,700.25
	APPROVED THIS RELEASE			\$12,902.50		
	REMAINING BALANCE OF ESCROW FUNDS					\$4,700.25

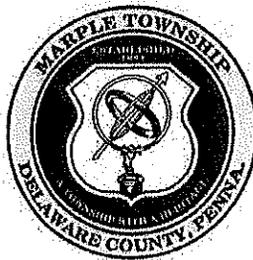
Board of Commissioners

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Edward T. Cross
Director of Public Works

Joseph A. Mastronardo, P.E.
Township Engineer

Jan G. Ceton
Emergency Management Coordinator

MRPL 0120

January 8, 2015

Joseph Romano, Director of Code Enforcement
Marple Township
227 South Sproul Road
Broomall, PA 19008

**RE: The Galco Group, LLC. – 1282 Cedar Grove Road
Escrow Release #5**

Dear Mr. Romano:

We received a written request dated December 11, 2014 from The GALCO Group for a reduction of escrow funds in the amount of \$40,875.00 in connection with the referenced project.

Based on our observation of the work, we recommend the following release:

Original Escrow Amount	\$	167,940.25
Released to Date	\$	<u>116,893.25</u>
<i>Balance Prior to the Release</i>	\$	51,047.00
Recommended by this Release	\$	<u>25,865.00</u>
<i>Balance After This Release</i>	\$	25,182.00

We have adjusted the request to withhold funds for various items as follows:

1. Inlet protection – controls are to be completely removed from the property upon 80% site stabilization.
2. Earthwork – withheld until Lot#1 earthwork is complete.
3. Seeding – withheld until Lot#1 seeding is complete.
4. Site trees – withheld until site trees are installed in accordance with the approved plan.
5. As-built plans – partially withheld until plans for all lots have been received and approved.

Funds in the amount of \$25,402.50 may be released to The GALCO Group for work completed on the project and \$462.50 released to the Township for reimbursement of inspections.

Attached is a Declaration of Completion to be signed by the Township Manager.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,



Joseph A. Mastronardo, PE

Senior Engineer

PENNONI ASSOCIATES INC.

Township Engineer

JAM/epj

cc: Anthony Hamaday, Township Manager
Edward Gallagher, Jr., The Galco Group

**THE GALCO GROUP, LLC. – 1282 CEDAR GROVE ROAD
DECLARATION OF COMPLETION
ESCROW RELEASE No. 5**

We the undersigned hereby declare that the work performed by The GALCO Group, relative to construction at 1282 Cedar Grove Road has been completed to the extent of \$142,758.25 and this Declaration authorizes the reduction of the escrow by the sum of \$25,182.00.

It is hereby agreed that the release of the said funds as authorized by this Declaration shall not be construed as the acceptance of work by the Township nor shall this Declaration act or constitute as any waiver by the Township of the work as completed. The Township reserves the right to inspect the said work and to require the Developer to correct any and all deficiencies.

Date: _____

Anthony Hamaday
Township Manager

Date: 1/8/2015



Joseph A. Mastronardo, PE
Senior Engineer
PENNONI ASSOCIATES INC.
Township Engineer

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item	Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
MOBILIZATION						
1	Mobilization	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00
	Subtotal	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00
EROSIONS CONTROL						
2	Rock Construction Entrance	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	\$0.00
3	18" Silt Fence	\$1,050.00	\$1,050.00	\$0.00	\$1,050.00	\$0.00
4	18" Compost Silt Sock	\$8,437.50	\$8,437.50	\$0.00	\$8,437.50	\$0.00
5	North American Green Erosion Blanket	\$14,400.00	\$7,200.00	\$7,200.00	\$14,400.00	\$0.00
6	Construction Safety Fence	\$820.00	\$615.00	\$205.00	\$820.00	\$0.00
7	Inlet Protection	\$1,200.00	\$900.00	\$0.00	\$900.00	\$300.00
8	Formula B Seeding, Supplements & mulch	\$14,340.00	\$7,170.00	\$3,585.00	\$10,755.00	\$3,585.00
	Subtotal	\$46,247.50	\$31,372.50	\$10,990.00	\$42,362.50	\$3,885.00
PROPERTY CONTROL						
9	Concrete Monuments	\$3,200.00	\$1,600.00	\$1,600.00	\$3,200.00	\$0.00
10	Iron Pipes at Property Corners	\$700.00	\$350.00	\$350.00	\$700.00	\$0.00
	Subtotal	\$3,900.00	\$1,950.00	\$1,950.00	\$3,900.00	\$0.00
EARTHWORK						
11	Earthwork	\$10,000.00	\$8,000.00	\$0.00	\$8,000.00	\$2,000.00
	Subtotal	\$10,000.00	\$8,000.00	\$0.00	\$8,000.00	\$2,000.00
STORMWATER MANAGEMENT						
12	Spread Basin w/Trench Drain	\$28,000.00	\$21,000.00	\$7,000.00	\$28,000.00	\$0.00
13	Level Spreader	\$1,000.00	\$500.00	\$500.00	\$1,000.00	\$0.00
	Subtotal	\$29,000.00	\$21,500.00	\$7,500.00	\$29,000.00	\$0.00
UTILITIES						
14	4" Sanitary Lateral Connection	\$3,200.00	\$3,200.00	\$0.00	\$3,200.00	\$0.00
15	6" Cleanouts	\$1,200.00	\$900.00	\$300.00	\$1,200.00	\$0.00
	Subtotal	\$4,400.00	\$4,100.00	\$300.00	\$4,400.00	\$0.00
PAVING						
16	Driveway Paving	\$8,000.00	\$4,000.00	\$2,000.00	\$6,000.00	\$2,000.00
	Subtotal	\$8,000.00	\$4,000.00	\$2,000.00	\$6,000.00	\$2,000.00
SITE TREES						
17	Acer Saccharum 3" B&B	\$2,100.00	\$1,050.00	\$0.00	\$1,050.00	\$1,050.00
18	Fraxinus Americana 3" B&B	\$2,100.00	\$1,050.00	\$0.00	\$1,050.00	\$1,050.00
19	Quercus Phellos 3" B&B	\$2,100.00	\$1,050.00	\$0.00	\$1,050.00	\$1,050.00
20	Crataegus 3" B&B	\$2,100.00	\$1,050.00	\$0.00	\$1,050.00	\$1,050.00
21	Acer Rubrum 3" B&B	\$2,100.00	\$1,050.00	\$0.00	\$1,050.00	\$1,050.00
	Subtotal	\$10,500.00	\$5,250.00	\$0.00	\$5,250.00	\$5,250.00
ENGINEERING						
22	As-Built Plans	\$5,000.00	\$0.00	\$3,125.00	\$3,125.00	\$1,875.00
	Subtotal	\$5,000.00	\$0.00	\$3,125.00	\$3,125.00	\$1,875.00
OLD CEDAR GROVE ROAD IMPROVEMENTS						
23	Type C Inlet	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	\$0.00
24	Replace Type "M" Lid with Type "C" Lid	\$750.00	\$750.00	\$0.00	\$750.00	\$0.00
25	18" RCCP, Bedding and Backfill	\$750.00	\$750.00	\$0.00	\$750.00	\$0.00
26	7' x 8' x 18" Concrete Curb	\$8,750.00	\$8,750.00	\$0.00	\$8,750.00	\$0.00
27	6" 2A Modified Stone Base Widening	\$4,625.00	\$4,625.00	\$0.00	\$4,625.00	\$0.00
28	3" Superpave 19 MM binder Widening	\$3,237.50	\$3,237.50	\$0.00	\$3,237.50	\$0.00
29	2" Superpave 9.5 MM Wearing Widening	\$3,375.00	\$3,375.00	\$0.00	\$3,375.00	\$0.00
	Subtotal	\$23,987.50	\$23,987.50	\$0.00	\$23,987.50	\$0.00

In accordance with the Township-Builders Escrow Agreement for public Improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Item Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
Subtotal	\$146,035.00	\$105,160.00	\$25,865.00	\$131,025.00	\$15,010.00
5% TOWNSHIP INSPECTION	\$7,301.75	\$7,301.75	\$0.00	\$7,301.75	\$0.00
10% CONTINGENCY	\$14,603.50	\$4,431.50	\$0.00	\$4,431.50	\$10,172.00
TOTAL AMOUNT OF CONSTRUCTION ESCROW FUNDS	\$167,940.25	\$116,893.25	\$25,865.00	\$142,758.25	\$25,182.00
APPROVED THIS RELEASE			\$25,865.00		
REMAINING BALANCE OF ESCROW FUNDS					\$25,182.00



INVOICE
 Philadelphia, PA
 215-222-3000 Fax: 215-222-3588

Remit Payment To:
Pennoni Associates Inc.
P.O. Box 827328
Philadelphia, PA 19182-7328

Township of Marple
227 South Sproul Road
Broomall, PA 19008
Attention: Anthony Hamaday

Invoice # : 615386
Invoice Date : 11/19/2014
Project : MRPL0120
Project Name : Galco Group - 1282 Cedar Grove Rd

For Services Rendered through: 10/26/2014

Contract Code: MRPL01

Complete and issue recommendation for release from improvement securities escrow #4.
 Project communications and coordination with Township staff.

Phase : ** -- Professional Services**

Labor

<u>Class</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Associate Engineer	3.50	90.00	315.00
Municipal Engineer	1.25	118.00	147.50
Labor Total:	4.75		462.50
Phase Subtotal			462.50

Amount Due This Invoice

\$462.50

Phase : ** -- Professional Services**

Labor

<u>Employee Name</u>	<u>Date</u>	<u>Hours</u>
Johnson, Eric P. - Associate Engineer	10/13/2014	1.50
Johnson, Eric P. - Associate Engineer	10/16/2014	0.50
Johnson, Eric P. - Associate Engineer	10/17/2014	1.50
Johnson, Eric P. Total:		3.50
Mastronardo, Joseph A. - Municipal Engineer	10/17/2014	1.00
Mastronardo, Joseph A. - Municipal Engineer	10/20/2014	0.25
Mastronardo, Joseph A. Total:		1.25
Labor Total:		4.75

INVOICES DUE ON RECEIPT. Invoices outstanding over 30 days will have a Service Charge of 1 1/2% per month.

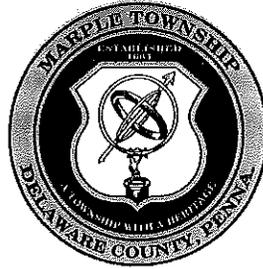
Board of Commissioners

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Joseph A. Mastronardo, P.E.
Township Engineer

Jan G. Ceton
Emergency Management Coordinator

December 3, 2014

MRPL 0109

Joseph Romano, Director of Code Enforcement
Marple Township
227 South Sproul Road
Broomall, PA 19008

**RE: Ravenscliff – Phase II
Escrow Release #15**

Dear Mr. Romano:

We received an email request dated October 27, 2014 from Sentinel Ridge Development, LLC for a release of \$19,000.00 from improvements securities for the referenced project. Based on our observation of the work, we recommend the following reduction:

Original Escrow Amount	\$ 1,679,043.29
Released to Date	\$ 1,444,764.24
<i>Balance Prior to the Release</i>	\$ 234,279.05
Recommended by this Release	\$ 21,510.50
<i>Balance After This Release</i>	\$ 212,768.55

The requested funds have been adjusted by reducing the amount requested for roadway sweeping allowance to maintain \$2,000.00 until the end of construction.

Escrow Release #15 is recommended for approval conditional upon the completion of a functioning and energized streetlight installation.

Attached is a Declaration of Completion to be signed by the Township Manager. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,

Joseph A. Mastronardo, PE
Senior Engineer
PENNONI ASSOCIATES INC.
Township Engineer
JAM/epj

cc: Anthony Hamaday, Township Manager Bo Erixxon, The Benson Companies

**RAVENSCLIFF – PHASE II
DECLARATION OF COMPLETION
ESCROW RELEASE No. 15**

We the undersigned hereby declare that the work performed by The Benson Companies, relative to construction at the Ravenscliff Subdivision – Phase II has been completed to the extent of \$1,466,274.74 and this Declaration authorizes the reduction of the escrow by the sum of \$21,510.50.

It is hereby agreed that the release of the said funds as authorized by this Declaration shall not be construed as the acceptance of work by the Township nor shall this Declaration act or constitute as any waiver by the Township of the work as completed. The Township reserves the right to inspect the said work and to require the Developer to correct any and all deficiencies.

Date: _____

Anthony Hamaday
Township Manager

Date: 12/3/14 _____



Joseph A. Mastrorardo, PE
Senior Engineer
PENNONI ASSOCIATES INC.
Township Engineer

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
CONSTRUCTION STAKEOUT					
Construction Stakeout	\$27,950.00	\$27,950.00	\$0.00	\$27,950.00	\$0.00
Subtotal	\$27,950.00	\$27,950.00	\$0.00	\$27,950.00	\$0.00
CLEARING					
Clearing and Grubbing	\$23,225.00	\$23,225.00	\$0.00	\$23,225.00	\$0.00
Subtotal	\$23,225.00	\$23,225.00	\$0.00	\$23,225.00	\$0.00
EROSION CONTROL					
Construction Entrance	\$1,763.00	\$1,763.00	\$0.00	\$1,763.00	\$0.00
Super Silt Fence - 42" Posts 10' O.C.	\$8,751.60	\$8,751.60	\$0.00	\$8,751.60	\$0.00
Orange Construction Fence	\$1,505.70	\$1,505.70	\$0.00	\$1,505.70	\$0.00
Temp Seed Stockpiles	\$2,178.00	\$2,178.00	\$0.00	\$2,178.00	\$0.00
Diversion Berm C1	\$2,886.50	\$2,886.50	\$0.00	\$2,886.50	\$0.00
Diversion Berm C2	\$2,644.50	\$2,644.50	\$0.00	\$2,644.50	\$0.00
Diversion Berm C3	\$1,203.75	\$1,203.75	\$0.00	\$1,203.75	\$0.00
Diversion Berm C4	\$1,926.00	\$1,926.00	\$0.00	\$1,926.00	\$0.00
Temporary Swales A1	\$1,782.00	\$1,782.00	\$0.00	\$1,782.00	\$0.00
Temporary Swales A2	\$2,172.60	\$2,172.60	\$0.00	\$2,172.60	\$0.00
Temporary Swales A3	\$2,464.40	\$2,464.40	\$0.00	\$2,464.40	\$0.00
Aip Rap R-5 Channel	\$6,055.40	\$6,055.40	\$0.00	\$6,055.40	\$0.00
Maintenance Of E&S Controls	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00
Asphalt Berm	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$0.00
Inlet Protection	\$796.00	\$796.00	\$0.00	\$796.00	\$0.00
Subtotal	\$42,629.45	\$42,629.45	\$0.00	\$42,629.45	\$0.00
SEDIMENT TRAP B					
Strip Topsoil	\$540.00	\$540.00	\$0.00	\$540.00	\$0.00
Cut To Fill	\$374.00	\$374.00	\$0.00	\$374.00	\$0.00
Cut To Site	\$3,687.90	\$3,687.90	\$0.00	\$3,687.90	\$0.00
Grade Trap B	\$378.86	\$378.86	\$0.00	\$378.86	\$0.00
Temporary Riser	\$1,549.00	\$1,549.00	\$0.00	\$1,549.00	\$0.00
Outflow Pipe	\$4,440.00	\$4,440.00	\$0.00	\$4,440.00	\$0.00
Respread Topsoil	\$596.25	\$596.25	\$0.00	\$596.25	\$0.00
Seed & Mulch & Tack	\$718.16	\$718.16	\$0.00	\$718.16	\$0.00
Spill Way Matting NAG SC150BN	\$266.75	\$266.75	\$0.00	\$266.75	\$0.00
Subtotal	\$12,550.92	\$12,550.92	\$0.00	\$12,550.92	\$0.00
SEDIMENT BASIN A					
Strip Topsoil	\$2,437.80	\$2,437.80	\$0.00	\$2,437.80	\$0.00
Cut To Fill	\$3,009.60	\$3,009.60	\$0.00	\$3,009.60	\$0.00
Cut To Site	\$28,417.35	\$28,417.35	\$0.00	\$28,417.35	\$0.00
Grade Basin A	\$1,627.92	\$1,627.92	\$0.00	\$1,627.92	\$0.00
Temporary Skimmer	\$2,134.00	\$2,134.00	\$0.00	\$2,134.00	\$0.00
Temporary Riser	\$1,549.00	\$1,549.00	\$0.00	\$1,549.00	\$0.00
Permanent Riser	\$3,382.00	\$3,382.00	\$0.00	\$3,382.00	\$0.00
Outflow Pipe	\$3,711.50	\$3,711.50	\$0.00	\$3,711.50	\$0.00
Anti-Seep Collar	\$2,286.00	\$2,286.00	\$0.00	\$2,286.00	\$0.00
Inlet (M) A6	\$2,844.00	\$2,844.00	\$0.00	\$2,844.00	\$0.00
Basin A Underdrain	\$8,132.90	\$8,132.90	\$0.00	\$8,132.90	\$0.00
Respread Topsoil	\$2,820.20	\$2,820.20	\$0.00	\$2,820.20	\$0.00
Seed & Mulch & Tack	\$3,084.80	\$3,084.80	\$0.00	\$3,084.80	\$0.00
Baffle Wall 7'	\$7,942.20	\$7,942.20	\$0.00	\$7,942.20	\$0.00
Spill Way Matting Nag Sc150Bn	\$560.00	\$560.00	\$0.00	\$560.00	\$0.00
Subtotal	\$73,939.27	\$73,939.27	\$0.00	\$73,939.27	\$0.00

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
EARTHWORK					
Strip Topsoil	\$14,956.80	\$14,956.80	\$0.00	\$14,956.80	\$0.00
Cut To Fill	\$121,235.20	\$121,235.20	\$0.00	\$121,235.20	\$0.00
Fill & Compact From Pile	\$46,751.25	\$46,751.25	\$0.00	\$46,751.25	\$0.00
Fill & Compact From Basins	\$17,460.75	\$17,460.75	\$0.00	\$17,460.75	\$0.00
Grade Site	\$5,894.50	\$5,894.50	\$0.00	\$5,894.50	\$0.00
Respread Topsoil - 2"	\$6,316.80	\$6,316.80	\$0.00	\$6,316.80	\$0.00
Temporary Seed Site	\$6,746.00	\$6,746.00	\$0.00	\$6,746.00	\$0.00
Subtotal	\$219,361.30	\$219,361.30	\$0.00	\$219,361.30	\$0.00
SANITARY SEWER					
8" Sdr-35 Sewer Main 0-8'	\$10,466.40	\$10,466.40	\$0.00	\$10,466.40	\$0.00
8" Sdr-35 Sewer Main 8-12'	\$7,387.50	\$7,387.50	\$0.00	\$7,387.50	\$0.00
8" Sdr-35 Sewer Main 12-16'	\$7,049.00	\$7,049.00	\$0.00	\$7,049.00	\$0.00
8" Sdr-35 Sewer Main 12-16'	\$8,492.30	\$8,492.30	\$0.00	\$8,492.30	\$0.00
6" Lateral Connection	\$31,000.00	\$31,000.00	\$0.00	\$31,000.00	\$0.00
6" Lateral Connection	\$4,392.00	\$4,392.00	\$0.00	\$4,392.00	\$0.00
6" Clenouts	\$11,025.00	\$11,025.00	\$0.00	\$11,025.00	\$0.00
Sanitary Manhole 0-8'	\$3,271.00	\$3,271.00	\$0.00	\$3,271.00	\$0.00
Sanitary Manhole 8-12'	\$8,260.00	\$8,260.00	\$0.00	\$8,260.00	\$0.00
Sanitary Manhole 12-16'	\$11,128.00	\$11,128.00	\$0.00	\$11,128.00	\$0.00
Sanitary Manhole 16-20'	\$7,474.00	\$7,474.00	\$0.00	\$7,474.00	\$0.00
Sanitary Drop - Manhole 0-8'	\$3,300.50	\$3,300.50	\$0.00	\$3,300.50	\$0.00
Test Sanitary Sewer	\$1,435.00	\$1,435.00	\$0.00	\$1,435.00	\$0.00
Test & Flush	\$1,760.00	\$1,760.00	\$0.00	\$1,760.00	\$0.00
Subtotal	\$116,440.70	\$116,440.70	\$0.00	\$116,440.70	\$0.00
STORM SEWER					
18" RCP	\$73,926.00	\$73,926.00	\$0.00	\$73,926.00	\$0.00
24" RCP	\$5,343.00	\$5,343.00	\$0.00	\$5,343.00	\$0.00
Temporary 18" Pipe	\$2,006.00	\$2,006.00	\$0.00	\$2,006.00	\$0.00
Temporary 24" Pipe	\$3,242.20	\$3,242.20	\$0.00	\$3,242.20	\$0.00
Temporary 30" Pipe	\$2,310.30	\$2,310.30	\$0.00	\$2,310.30	\$0.00
Inlet (C) 0-8'	\$28,980.00	\$28,980.00	\$0.00	\$28,980.00	\$0.00
Inlet (C) 8-12'	\$7,132.00	\$7,132.00	\$0.00	\$7,132.00	\$0.00
Inlet (C) Mod 0-8'	\$5,454.00	\$5,454.00	\$0.00	\$5,454.00	\$0.00
Inlet (M) 0-8'	\$28,873.00	\$28,873.00	\$0.00	\$28,873.00	\$0.00
Inlet (M) 8-12'	\$10,845.00	\$10,845.00	\$0.00	\$10,845.00	\$0.00
Inlet (M) 12-16'	\$9,514.00	\$9,514.00	\$0.00	\$9,514.00	\$0.00
Inlet (M) 0-8'	\$5,174.00	\$5,174.00	\$0.00	\$5,174.00	\$0.00
Storm Manhole 0-8'	\$2,693.00	\$2,693.00	\$0.00	\$2,693.00	\$0.00
Storm Manhole 8-12'	\$3,668.00	\$3,668.00	\$0.00	\$3,668.00	\$0.00
Water Quality Structure	\$42,000.00	\$42,000.00	\$0.00	\$42,000.00	\$0.00
D-W Endwall 18"&24"	\$1,543.00	\$1,543.00	\$0.00	\$1,543.00	\$0.00
Flared End Section 18"&24"	\$1,587.00	\$1,587.00	\$0.00	\$1,587.00	\$0.00
Rip Rap K-4	\$988.80	\$988.80	\$0.00	\$988.80	\$0.00
Rip Rap R-5	\$1,768.00	\$1,768.00	\$0.00	\$1,768.00	\$0.00
Subtotal	\$237,047.30	\$237,047.30	\$0.00	\$237,047.30	\$0.00
SITE CURB					
Grade For Curb	\$3,349.50	\$3,349.50	\$0.00	\$3,349.50	\$0.00
Belgian Block Curb	\$52,698.80	\$52,698.80	\$0.00	\$52,698.80	\$0.00
Subtotal	\$56,048.30	\$56,048.30	\$0.00	\$56,048.30	\$0.00
PAVING					
Fine Grade & Compact	\$4,967.60	\$4,967.60	\$0.00	\$4,967.60	\$0.00

In accordance with the Township-Builders Escrow Agreement for public improvements for the above referenced project, we hereby request public monies to be released from escrow for the following items of work which have been completed:

Description of Work	Scheduled value	Previously approved	This period	Total completed	Balance to finish
Stone Base - 2A Modified 6"	\$33,192.60	\$33,192.60	\$0.00	\$33,192.60	\$0.00
BCBC 5"	\$123,286.80	\$123,286.80	\$0.00	\$123,286.80	\$0.00
Stamped Asphalt	\$21,000.00	\$0.00	\$0.00	\$0.00	\$21,000.00
1 1/2" ID2 Wearing Coarse	\$33,418.40	\$0.00	\$0.00	\$0.00	\$33,418.40
Subtotal	\$215,865.40	\$161,447.00	\$0.00	\$161,447.00	\$54,418.40
SIDEWALK					
Sidewalk (4-foot wide)	\$11,025.00	\$0.00	\$0.00	\$0.00	\$11,025.00
Subtotal	\$11,025.00	\$0.00	\$0.00	\$0.00	\$11,025.00
ROCK					
Preblast Survey/Seismic Monitoring	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$0.00
Rock Excavation	\$32,750.00	\$32,750.00	\$0.00	\$32,750.00	\$0.00
Subtotal	\$34,000.00	\$34,000.00	\$0.00	\$34,000.00	\$0.00
LANDSCAPING					
Shade/Street Trees	\$23,585.00	\$0.00	\$0.00	\$0.00	\$23,585.00
Ornamental Trees	\$33,250.00	\$0.00	\$0.00	\$0.00	\$33,250.00
Evergreens	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
Shrubs	\$14,000.00	\$0.00	\$0.00	\$0.00	\$14,000.00
Subtotal	\$72,835.00	\$0.00	\$0.00	\$0.00	\$72,835.00
ENGINEERING					
Monuments	\$750.00	\$0.00	\$0.00	\$0.00	\$750.00
As-Built Plans	\$3,500.00	\$0.00	\$0.00	\$0.00	\$3,500.00
Subtotal	\$4,250.00	\$0.00	\$0.00	\$0.00	\$4,250.00
RETAINING WALLS					
ERWS Natural Stone Walls	\$251,870.00	\$251,870.00	\$0.00	\$251,870.00	\$0.00
Subtotal	\$251,870.00	\$251,870.00	\$0.00	\$251,870.00	\$0.00
MISCELLANEOUS					
Geotechnical Engineer	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00	\$0.00
Roadway Sweeping Allowance	\$10,000.00	\$6,000.00	\$2,000.00	\$8,000.00	\$2,000.00
Street Lights	\$25,000.00	\$0.00	\$15,000.00	\$15,000.00	\$10,000.00
Street Signs	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00
Subtotal	\$61,000.00	\$31,000.00	\$18,000.00	\$49,000.00	\$12,000.00
Subtotal	\$1,460,037.64	\$1,287,509.24	\$18,000.00	\$1,305,509.24	\$154,528.40
5% TOWNSHIP INSPECTION	\$73,001.88	\$57,255.00	\$3,510.50	\$60,765.50	\$12,236.38
10% CONTINGENCY	\$146,003.76	\$100,000.00	\$0.00	\$100,000.00	\$46,003.76
TOTAL AMOUNT OF CONSTRUCTION ESCROW FUNDS	\$1,679,043.29	\$1,444,764.24	\$21,510.50	\$1,466,274.74	\$212,768.55
APPROVED THIS RELEASE			\$21,510.50		
REMAINING BALANCE OF ESCROW FUNDS					\$212,768.55



INVOICE
 Philadelphia, PA
 215-222-3000 Fax: 215-222-3588

Remit Payment To:
Pennoni Associates Inc.
P.O. Box 827328
Philadelphia, PA 19182-7328

Township of Marple
227 South Sproul Road
Broomall, PA 19008
Attention: Anthony Hamaday

Invoice # : 587660
Invoice Date : 04/22/2014
Project : MRPL0109
Project Name : Ravenscliff - Old Marple Road

For Services Rendered through: 3/30/2014

Contract Code: MRPL01

Phase : 02 -- Phase II Development

Project communications and site meetings with developer, residents, and Township staff in regards to driveway access, utility services, and miscellaneous construction issues. Review submission of street lighting location plan. Prepare and issue comment letter.

Labor

<u>Class</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Project Engineer	0.25	108.00	27.00
Associate Engineer	10.00	90.00	900.00
Municipal Engineer	9.00	118.00	1,062.00
Labor Total:	19.25		1,989.00
Phase Subtotal			1,989.00

Amount Due This Invoice \$1,989.00

Continued on next page...

INVOICES DUE ON RECEIPT. Invoices outstanding over 30 days will have a Service Charge of 1 1/2% per month.

...Continued from previous page

Phase : 02 -- Phase II Development

Labor

<u>Employee Name</u>	<u>Date</u>	<u>Hours</u>
Caffrey, Jennifer M. - Project Engineer	03/14/2014	0.25
Caffrey, Jennifer M.	Total:	0.25
Johnson, Eric P. - Associate Engineer	03/18/2014	1.00
Johnson, Eric P. - Associate Engineer	03/19/2014	2.25
Johnson, Eric P. - Associate Engineer	03/20/2014	1.50
Johnson, Eric P. - Associate Engineer	03/21/2014	2.50
Johnson, Eric P. - Associate Engineer	03/24/2014	1.00
Johnson, Eric P. - Associate Engineer	03/26/2014	0.25
Johnson, Eric P. - Associate Engineer	03/27/2014	1.50
Johnson, Eric P.	Total:	10.00
Mastronardo, Joseph A. - Municipal Engineer	03/06/2014	1.00
Mastronardo, Joseph A. - Municipal Engineer	03/07/2014	0.50
Mastronardo, Joseph A. - Municipal Engineer	03/11/2014	2.00
Mastronardo, Joseph A. - Municipal Engineer	03/12/2014	0.50
Mastronardo, Joseph A. - Municipal Engineer	03/20/2014	2.00
Mastronardo, Joseph A. - Municipal Engineer	03/21/2014	1.00
Mastronardo, Joseph A. - Municipal Engineer	03/26/2014	2.00
Mastronardo, Joseph A.	Total:	9.00
Labor Total:		19.25

INVOICES DUE ON RECEIPT. Invoices outstanding over 30 days will have a Service Charge of 1 1/2% per month.



INVOICE
 Philadelphia, PA
 215-222-3000 Fax: 215-222-3588

Remit Payment To:
Pennoni Associates Inc.
P.O. Box 827328
Philadelphia, PA 19182-7328

Township of Marple
227 South Sproul Road
Broomall, PA 19008
Attention: Anthony Hamaday

Invoice # : 591372
Invoice Date : 05/21/2014
Project : MRPL0109
Project Name : Ravenscliff - Old Marple Road

For Services Rendered through: 4/27/2014

Contract Code: MRPL01

Phase : 02 -- Phase II Development

Review request for release from improvement securities escrow.
 Prepare for and attend meeting regarding lighting location plan.
 Project communications and coordination with Township staff.

Labor

<u>Class</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Municipal Engineer	4.75	118.00	560.50
Labor Total:	4.75		560.50
Phase Subtotal			560.50

Amount Due This Invoice

\$560.50

Phase : 02 -- Phase II Development

Labor

<u>Employee Name</u>	<u>Date</u>	<u>Hours</u>
Mastronardo, Joseph A. - Municipal Engineer	04/02/2014	0.25
Mastronardo, Joseph A. - Municipal Engineer	04/04/2014	2.50
Mastronardo, Joseph A. - Municipal Engineer	04/07/2014	1.00
Mastronardo, Joseph A. - Municipal Engineer	04/25/2014	1.00
Total:		4.75
Labor Total:		4.75



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

INVOICE

Philadelphia, PA
215-222-3000 Fax: 215-222-3588

Remit Payment To:
Pennoni Associates Inc.
P.O. Box 827328
Philadelphia, PA 19182-7328

Township of Marple
227 South Sproul Road
Broomall, PA 19008
Attention: Anthony Hamaday

Invoice # : 607330
Invoice Date : 09/23/2014
Project : MRPL0109
Project Name : Ravenscliff - Old Marple Road

For Services Rendered through: 8/31/2014

Contract Code: MRPL01

Phase : 02 -- Phase II Development

Site visit to observe construction conditions of required site improvements. Meet with property owner regarding retaining wall issue. Project communications with Township staff and contractor.

Labor

<u>Class</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Staff Engineer	1.00	100.00	100.00
Municipal Engineer	2.00	118.00	236.00
Labor Total:	3.00		336.00
Phase Subtotal			336.00

Amount Due This Invoice

\$336.00

Phase : 02 -- Phase II Development

Labor

<u>Employee Name</u>	<u>Date</u>	<u>Hours</u>
Brunner, Christopher R. - Staff Engineer	08/26/2014	1.00
Brunner, Christopher R.	Total:	1.00
Mastronardo, Joseph A. - Municipal Engineer	08/25/2014	2.00
Mastronardo, Joseph A.	Total:	2.00
Labor Total:		3.00



INVOICE
 Philadelphia, PA
 215-222-3000 Fax: 215-222-3588

Remit Payment To:
Pennoni Associates Inc.
P.O. Box 827328
Philadelphia, PA 19182-7328

Township of Marple
227 South Sproul Road
Broomall, PA 19008
Attention: Anthony Hamaday

Invoice # : 615384
Invoice Date : 11/19/2014
Project : MRPL0109
Project Name : Ravenscliff - Old Marple Road

For Services Rendered through: 10/26/2014

Contract Code: MRPL01

Phase : 02 -- Phase II Development

Review retaining wall report from Geotechnical Engineer for 101 Wellington Rd; coordination with Developer for required repair or replacement.

Complete and issue notification for retaining wall repair.

Labor

<u>Class</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Senior Engineer	3.00	110.00	330.00
Municipal Engineer	2.50	118.00	295.00

Labor Total:	5.50		625.00
Phase Subtotal			625.00

Amount Due This Invoice

\$625.00

Phase : 02 -- Phase II Development

Labor

<u>Employee Name</u>	<u>Date</u>	<u>Hours</u>
Malloy, Daniel - Senior Engineer	10/21/2014	2.25
Malloy, Daniel - Senior Engineer	10/22/2014	0.75
Malloy, Daniel	Total:	3.00
Mastronardo, Joseph A. - Municipal Engineer	09/29/2014	0.50
Mastronardo, Joseph A. - Municipal Engineer	09/30/2014	1.00
Mastronardo, Joseph A. - Municipal Engineer	10/22/2014	1.00
Mastronardo, Joseph A.	Total:	2.50
	
Labor Total:		5.50



COMMERCIAL REAL ESTATE DEVELOPMENT SERVICES

A John Benson Community

110 N. Phocutville Pike Suite 100 Malvern PA 19355 610-296-8175 F:610-296-8176

October 27, 2014

Mr. Joseph Mastronardo
Township of Marple
227 S. Sproul Rd.
Broomall, PA 19008

**RE: Ravenscliff Phase II
Escrow Release #15 \$19,000**

Dear Joe:

We are requesting Escrow Release #15 in the amount of \$19,000 for Ravenscliff Phase II.

Our Lender for Ravenscliff Phase II is as follows:

J. Phillip Hough, V.P.
Commercial Real Estate Division
Wilmington Savings Fund Society, FSB
WSFS Bank Center
500 Delaware Avenue
Wilmington, DE 19801

We would like to be on the agenda for the Marple Township Board of Commissioners Meeting on November 10,2014. Please contact Bo Erixson at 610-721-1495 if you have any questions.

Sincerely,
The Benson Companies

Debra A. Collins
Director of Operations

Enclosure

Cc: Anthony Hamaday, Township Manager, Marple Township

**MARPLE TOWNSHIP
ESCROW RELEASE FORM**

Project: **RAVENSCLIFF - Phase # 2**

Escrow Release # **15**

Date: **10/27/2014**

ITEM	DESCRIPTION	UNIT	QTY.	UNIT	ESCROW	PREVIOUSLY	THIS	ESCROW BALANCE
	Construction Stakeout	LS	1	\$ 27,950.00	\$ 27,950.00	\$ 27,950.00	\$ -	\$ -
	SUBTOTAL:				\$ 27,950.00	\$ 27,950.00	\$ -	\$ -
	CLEARING							
	Clearing and Grubbing	AC	5	\$ 4,645.00	\$ 23,225.00	\$ 23,225.00	\$ -	\$ -
	SUBTOTAL:				\$ 23,225.00	\$ 23,225.00	\$ -	\$ -
	EROSION CONTROL							
	Construction Entrance	EA	1	\$ 1,763.00	\$ 1,763.00	\$ 1,763.00	\$ -	\$ -
	Super Silt Fence - 42" Posts 10' O.C.	LF	1,144	\$ 7.65	\$ 8,751.60	\$ 8,751.60	\$ -	\$ -
	Orange Construction Fence - 48" Height	LF	717	\$ 2.10	\$ 1,505.70	\$ 1,505.70	\$ -	\$ -
	Temp Seed Stockpiles	SF	43,560	\$ 0.05	\$ 2,178.00	\$ 2,178.00	\$ -	\$ -
	Diversion Berm C1	SY	502	\$ 5.75	\$ 2,886.50	\$ 2,886.50	\$ -	\$ -
	Diversion Berm C2	SY	215	\$ 12.30	\$ 2,644.50	\$ 2,644.50	\$ -	\$ -
	Diversion Berm C3	SY	225	\$ 5.35	\$ 1,203.75	\$ 1,203.75	\$ -	\$ -
	Diversion Berm C4	SY	535	\$ 3.60	\$ 1,926.00	\$ 1,926.00	\$ -	\$ -
	Temporary Swales A1	SY	162	\$ \$11.00	\$ 1,782.00	\$ 1,782.00	\$ -	\$ -
	Temporary Swales A2	SY	142	\$ 15.30	\$ 2,172.60	\$ 2,172.60	\$ -	\$ -
	Temporary Swales A3	SY	244	\$ 10.10	\$ 2,464.40	\$ 2,464.40	\$ -	\$ -
	Rip Rap R-5 Channel	TON	137	\$ 44.20	\$ 6,055.40	\$ 6,055.40	\$ -	\$ -
	Maintenance of E&S Controls	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -
	Asphalt Berm	LS	1	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -
	Inlet Protection	EA	8	\$ 99.50	\$ 796.00	\$ 796.00	\$ -	\$ -
	SUBTOTAL:				\$ 42,629.45	\$ 42,629.45	\$ -	\$ -
	Sediment Trap E							
	Strip topsoil	CY	225	\$ 2.40	\$ 540.00	\$ 540.00	\$ -	\$ -
	Cut to Fill	CY	85	\$ 4.40	\$ 374.00	\$ 374.00	\$ -	\$ -
	Cut to Site	CY	1,294	\$ 2.85	\$ 3,687.90	\$ 3,687.90	\$ -	\$ -
	Grade Trap E	SY	997	\$ 0.38	\$ 378.86	\$ 378.86	\$ -	\$ -
	Temporary Riser	LS	1	\$ 1,549.00	\$ 1,549.00	\$ 1,549.00	\$ -	\$ -
	Outflow Pipe	LF	185	\$ 24.00	\$ 4,440.00	\$ 4,440.00	\$ -	\$ -
	Respread Topsoil	CY	225	\$ 2.65	\$ 596.25	\$ 596.25	\$ -	\$ -
	Seed & Mulch & Track	SF	8,977	\$ 0.08	\$ 718.16	\$ 718.16	\$ -	\$ -
	Spill Way Matting NAG SC-150BN	SY	55	\$ 4.85	\$ 266.75	\$ 266.75	\$ -	\$ -
	SUBTOTAL:				\$ 12,550.92	\$ 12,550.92	\$ -	\$ -
	Sediment Basin A							
	Strip topsoil	CY	966	\$ 2.55	\$ 2,437.80	\$ 2,437.80	\$ -	\$ -
	Cut to Fill	CY	684	\$ 4.40	\$ 3,009.60	\$ 3,009.60	\$ -	\$ -
	Cut to Site	CY	9,971	\$ 2.85	\$ 28,417.35	\$ 28,417.35	\$ -	\$ -
	Grade Basin A	SY	4,284	\$ 0.38	\$ 1,627.92	\$ 1,627.92	\$ -	\$ -
	Temporary Skimmer	LS	1	\$ 2,134.00	\$ 2,134.00	\$ 2,134.00	\$ -	\$ -
	Temporary Riser	LS	1	\$ 1,549.00	\$ 1,549.00	\$ 1,549.00	\$ -	\$ -
	Permanent Riser	LS	1	\$ 3,382.00	\$ 3,382.00	\$ 3,382.00	\$ -	\$ -

Outflow Pipe	LF	65	\$	57.10	\$	3,711.50	\$	3,711.50	\$	3,711.50	\$	-
Anti-Seep Collar	EA	2	\$	1,143.00	\$	2,286.00	\$	2,286.00	\$	2,286.00	\$	-
Inlet (M) A6	EA	1	\$	2,844.00	\$	2,844.00	\$	2,844.00	\$	2,844.00	\$	-
Basin A Underdrain	LF	487	\$	16.70	\$	8,132.90	\$	8,132.90	\$	8,132.90	\$	-
Respread Topsoil	CY	966	\$	2.95	\$	2,820.20	\$	2,820.20	\$	2,820.20	\$	-
Seed & Mulch & Tack	SF	38,560	\$	0.08	\$	3,084.80	\$	3,084.80	\$	3,084.80	\$	-
Baffle Wall 7	LF	217	\$	36.60	\$	7,942.20	\$	7,942.20	\$	7,942.20	\$	-
Spill Way Matting NAG SC150BN	SY	160	\$	3.50	\$	560.00	\$	560.00	\$	560.00	\$	-
SUBTOTAL:						73,939.27		73,939.27		73,939.27		-
EARTHWORK												
Strip topsoil	CY	6,232	\$	2.40	\$	14,956.80	\$	14,956.80	\$	14,956.80	\$	-
Cut to Fill	CY	31,904	\$	3.80	\$	121,235.20	\$	121,235.20	\$	121,235.20	\$	-
Fill & Compact From Pile	CY	14,385	\$	3.25	\$	46,751.25	\$	46,751.25	\$	46,751.25	\$	-
Fill & Compact From Basins	CY	11,265	\$	1.55	\$	17,460.75	\$	17,460.75	\$	17,460.75	\$	-
Grade Site	SY	23,578	\$	0.25	\$	5,894.50	\$	5,894.50	\$	5,894.50	\$	-
Respread Topsoil - 2"	CY	1,504	\$	4.20	\$	6,316.80	\$	6,316.80	\$	6,316.80	\$	-
Temporary Seed Site	SF	168,650	\$	0.04	\$	6,746.00	\$	6,746.00	\$	6,746.00	\$	-
SUBTOTAL:						219,361.30		219,361.30		219,361.30		-
SANITARY SEWER												
8" Sdr-35 Sewer Main 0-8'	LF	294	\$	\$35.60	\$	10,466.40	\$	10,466.40	\$	10,466.40	\$	-
8" Sdr-35 Sewer Main 8-12'	LF	197	\$	\$37.50	\$	7,387.50	\$	7,387.50	\$	7,387.50	\$	-
8" Sdr-35 Sewer Main 12-16'	LF	133	\$	\$53.00	\$	7,049.00	\$	7,049.00	\$	7,049.00	\$	-
8" Sdr-26 Sewer Main 12-16'	LF	163	\$	\$52.10	\$	8,492.30	\$	8,492.30	\$	8,492.30	\$	-
6" SDR-35 Lateral Connection	EA	31	\$	\$1,000.00	\$	31,000.00	\$	31,000.00	\$	31,000.00	\$	-
6" SDR-35 Lateral Connection	EA	4	\$	\$1,098.00	\$	4,392.00	\$	4,392.00	\$	4,392.00	\$	-
6" Cleanouts	EA	35	\$	\$315.00	\$	11,025.00	\$	11,025.00	\$	11,025.00	\$	-
Sanitary Manhole 0-8'	EA	1	\$	\$3,271.00	\$	3,271.00	\$	3,271.00	\$	3,271.00	\$	-
Sanitary Manhole 8-12'	EA	2	\$	\$4,130.00	\$	8,260.00	\$	8,260.00	\$	8,260.00	\$	-
Sanitary Manhole 12-16'	EA	2	\$	\$5,564.00	\$	11,128.00	\$	11,128.00	\$	11,128.00	\$	-
Sanitary Manhole 16-20'	EA	1	\$	\$7,474.00	\$	7,474.00	\$	7,474.00	\$	7,474.00	\$	-
Sanitary Drop - Manhole 0-8'	VF	20.5	\$	\$161.00	\$	3,300.50	\$	3,300.50	\$	3,300.50	\$	-
Test Sanitary Sewer	EA	5	\$	\$287.00	\$	1,435.00	\$	1,435.00	\$	1,435.00	\$	-
Test & Flush	LF	704	\$	\$2.50	\$	1,760.00	\$	1,760.00	\$	1,760.00	\$	-
SUBTOTAL:						116,440.70		116,440.70		116,440.70		0.00
STORM SEWER												
18" RCP	LF	1,332	\$	\$5.50	\$	73,926.00	\$	73,926.00	\$	73,926.00	\$	-
24" RCP	LF	78	\$	\$68.50	\$	5,343.00	\$	5,343.00	\$	5,343.00	\$	-
Temporary 18" Pipe	LF	59	\$	\$34.00	\$	2,006.00	\$	2,006.00	\$	2,006.00	\$	-
Temporary 24" Pipe	LF	86	\$	\$37.70	\$	3,242.20	\$	3,242.20	\$	3,242.20	\$	-
Temporary 30" Pipe	LF	51	\$	\$45.30	\$	2,310.30	\$	2,310.30	\$	2,310.30	\$	-
Inlet (C) 0-8'	EA	12	\$	\$2,415.00	\$	28,980.00	\$	28,980.00	\$	28,980.00	\$	-
Inlet (C) 8-12'	EA	2	\$	\$3,566.00	\$	7,132.00	\$	7,132.00	\$	7,132.00	\$	-
Inlet (C) mod 0' - 8'	EA	2	\$	\$2,727.00	\$	5,454.00	\$	5,454.00	\$	5,454.00	\$	-
Inlet (M) 0' - 8'	EA	13	\$	\$2,221.00	\$	28,873.00	\$	28,873.00	\$	28,873.00	\$	-
Inlet (M) 8'-12'	EA	3	\$	\$3,615.00	\$	10,845.00	\$	10,845.00	\$	10,845.00	\$	-
Inlet (M) 12'-16'	EA	2	\$	\$4,757.00	\$	9,514.00	\$	9,514.00	\$	9,514.00	\$	-
Inlet (M) 0'-8'	EA	2	\$	\$2,587.00	\$	5,174.00	\$	5,174.00	\$	5,174.00	\$	-
Storm Manhole 0' - 8'	EA	1	\$	\$2,693.00	\$	2,693.00	\$	2,693.00	\$	2,693.00	\$	-
Storm Manhole 8' - 12'	EA	1	\$	\$3,668.00	\$	3,668.00	\$	3,668.00	\$	3,668.00	\$	-
Water Quality Structure	EA	2	\$	\$21,000.00	\$	42,000.00	\$	42,000.00	\$	42,000.00	\$	-
D-W Endwall 18" & 24"	EA	1	\$	\$1,543.00	\$	1,543.00	\$	1,543.00	\$	1,543.00	\$	-
Flared End Section 18" & 24"	EA	3	\$	\$529.00	\$	1,587.00	\$	1,587.00	\$	1,587.00	\$	-
Rip Rap R-4	TON	24	\$	\$41.20	\$	988.80	\$	988.80	\$	988.80	\$	-
Rip Rap R-5	TON	40	\$	\$44.20	\$	1,768.00	\$	1,768.00	\$	1,768.00	\$	-
SUBTOTAL:						237,047.30		237,047.30		237,047.30		-

