



AECOM 302.781.5900 tel
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4051 Ogletown Road
Newark, DE 19713

January 27, 2021

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

**Re: Sinclair Springs
Phase 1, Escrow Release No. 9
Final Release**

Dear Mr. Ratliff:

AECOM has inspected the improvements at the above referenced project to determine acceptability of Escrow Release No. 9.

The requested total amount to be released from financial security held by the Township for improvements construction per the MPC is \$455,718.90. We have inspected the applicable improvements and recommend releasing the requested amount. This would be the final release for Phase 1 of Sinclair Springs, and we also recommend return of the original letter of credit to the financial institution for cancellation in accordance with the Financial Security Agreement between Kennett Township and TI Hillendale, LP, dated July 17, 2017.

Enclosed is a Declaration of Completion and an improvements construction cost breakdown for the Township's review.

Please contact me should you have any questions.

Sincerely,

AECOM

Stan Corbett
Associate Vice President

cc: Amy Heinrich, Kennett Township Finance Director
Dave Sander, Esq., Kennett Township Solicitor
John Lynch, TI Hillendale, LP

**DECLARATION OF COMPLETION
ESCROW RELEASE NO. 9
SINCLAIR SPRINGS PHASE 1 FINAL RELEASE**

The undersigned hereby declare the work provided for in a certain agreement between Kennett Township and TI Hillendale, LP relative to the Phase 1 site improvements at the Sinclair Springs land development in Kennett Township has been completed. A final escrow release to TI Hillendale, LP is approved in the amount of \$455,718.90.



January 27, 2021

Stan Corbett, Associate Vice President
AECOM

Date

Eden Ratliff, Manager
Kennett Township

Date

AECOM

ESCROW RELEASE NUMBER 9 - FINAL

Municipality: Kennett Township
Project Name: Sinclair Springs, Phase I
Developer: TI Hillendale, LP
Location: W. Hillendale Rd.
AECOM No.: 60517138
Date: 1/27/2021

QTY	Unit	Item	Cost Per Unit	Extension	Amount Previous	Amount This Period	Complete This Period	Amount Remaining
EROSION CONTROL								
9203	SY	Erosion Control Matting	\$8.00	\$73,624.00	\$73,624.00	\$0.00		\$0.00
300	SF	Geotextile/PVC Basin Lining	\$5.00	\$1,500.00	\$0.00	\$1,500.00	300.00	\$0.00
1	EA	Construction Entrance	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00		\$0.00
13835	CY	Basin Grading	\$6.00	\$83,010.00	\$83,010.00	\$0.00		\$0.00
665	LF	CFS32	\$34.00	\$22,610.00	\$22,610.00	\$0.00		\$0.00
494	LF	CFS12	\$10.00	\$4,940.00	\$4,940.00	\$0.00		\$0.00
1188	LF	Super Silt Fence	\$8.00	\$9,504.00	\$9,504.00	\$0.00		\$0.00
25	EA	Inlet Protection	\$175.00	\$4,375.00	\$0.00	\$4,375.00	25.00	\$0.00
2	EA	Sediment Basin	\$3,000.00	\$6,000.00	\$6,000.00	\$0.00		\$0.00
2	EA	Sediment Trap	\$3,000.00	\$6,000.00	\$6,000.00	\$0.00		\$0.00
1	LS	Maintenance of Controls	\$500.00	\$500.00	\$0.00	\$500.00	1.00	\$0.00
SITE CLEARING								
12	ACRE	Clear and Grub	\$7,500.00	\$90,000.00	\$90,000.00	\$0.00		\$0.00
STORM WATER MANAGEMENT								
13	LF	12" HDPE	\$35.00	\$455.00	\$455.00	\$0.00		\$0.00
827	LF	15" HDPE	\$38.00	\$31,426.00	\$31,426.00	\$0.00		\$0.00
132	LF	18" HDPE	\$42.00	\$5,544.00	\$5,544.00	\$0.00		\$0.00
371	LF	24" HDPE	\$65.00	\$24,115.00	\$24,115.00	\$0.00		\$0.00
333	LF	30" HDPE	\$54.00	\$17,982.00	\$17,982.00	\$0.00		\$0.00
3	EA	Storm Manholes	\$3,500.00	\$10,500.00	\$10,500.00	\$0.00		\$0.00
9	EA	Type "C" Inlets	\$2,500.00	\$22,500.00	\$22,500.00	\$0.00		\$0.00
16	EA	Type "M" Inlets	\$2,500.00	\$40,000.00	\$40,000.00	\$0.00		\$0.00
1	EA	15" Endwall	\$3,500.00	\$3,500.00	\$3,500.00	\$0.00		\$0.00
1	EA	24" Endwall	\$4,000.00	\$4,000.00	\$4,000.00	\$0.00		\$0.00
1	EA	30" Endwall	\$4,250.00	\$4,250.00	\$4,250.00	\$0.00		\$0.00
1	EA	Outlet Structure	\$2,500.00	\$2,500.00	\$2,500.00	\$0.00		\$0.00
38	LF	15" RCP	\$48.00	\$1,824.00	\$1,824.00	\$0.00		\$0.00
149	LF	24" RCP	\$68.00	\$10,132.00	\$10,132.00	\$0.00		\$0.00
38	LF	30" RCP	\$78.00	\$2,964.00	\$2,964.00	\$0.00		\$0.00
PAVING AND CONCRETE								
3901	LF	Belgian Block Curb	\$28.00	\$109,228.00	\$109,228.00	\$0.00		\$0.00
6428	SY	1-1/2" ID-2 Wearing Course	\$9.00	\$57,852.00	\$0.00	\$57,852.00	6428.00	\$0.00

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QTY	Unit	Item	Cost Per Unit	Extension	Amount Previous	Amount This Period	Complete This Period	Amount Remaining
2164	SY	2" ID-2 Wearing Course	\$9.00	\$19,476.00	\$0.00	\$19,476.00	2164.00	\$0.00
6428	SY	4-½" Binder Course	\$15.00	\$96,420.00	\$85,905.00	\$10,515.00	701.00	\$0.00
8591	SF	6" Aggregate Base Course	\$12.00	\$103,092.00	\$94,680.00	\$8,412.00	701.00	\$0.00
13660	SF	4" Concrete Sidewalk	\$7.00	\$95,620.00	\$50,400.00	\$45,220.00	6460.00	\$0.00
8	EA	ADA Ramp	\$1,500.00	\$12,000.00	\$4,500.00	\$7,500.00	5.00	\$0.00
4	EA	Anti-seep Collars	\$1,000.00	\$4,000.00	\$4,000.00	\$0.00		\$0.00
STRIPPING AND SIGNAGE								
11	EA	Traffic Control Signs	\$200.00	\$2,200.00	\$0.00	\$2,200.00	11	\$0.00
5	EA	No Trespassing Signs	\$150.00	\$750.00	\$0.00	\$750.00	5	\$0.00
4	EA	Crosswalk Marking	\$250.00	\$1,000.00	\$0.00	\$1,000.00	4	\$0.00
LIGHTING AND LANDSCAPING								
11	EA	Pole Mounted Light Oncl. Conduit & Wiring	\$3,000.00	\$33,000.00	\$33,000.00	\$0.00		\$0.00
56	EA	Shade Trees	\$400.00	\$22,400.00	\$12,000.00	\$10,400.00	26	\$0.00
77	EA	Ornamental Trees	\$350.00	\$26,950.00	\$16,450.00	\$10,500.00	30	\$0.00
119	EA	Evergreen Trees	\$250.00	\$29,750.00	\$13,000.00	\$16,750.00	67	\$0.00
58	EA	Evergreen Shrubs	\$125.00	\$7,250.00	\$2,125.00	\$5,125.00	41	\$0.00
398	EA	Deciduous Trees	\$125.00	\$49,750.00	\$22,625.00	\$27,125.00	217	\$0.00
133248	SF	Topsoil and Permanent Seeding	\$1.50	\$199,872.00	\$150,000.00	\$49,872.00	33248	\$0.00
STREAM CROSSING								
1	LS	Cofferdam and Bypass Pumping	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00		\$0.00
110	LF	48" RCP Storm Pipe	\$118.00	\$12,980.00	\$12,980.00	\$0.00		\$0.00
2	EA	48" Endwalls with Rip Rap	\$8,500.00	\$17,000.00	\$17,000.00	\$0.00		\$0.00
SANITARY SEWER								
13	EA	Manholes	\$3,500.00	\$45,500.00	\$45,500.00	\$0.00		\$0.00
1334	LF	8" PVC Sanitary	\$52.00	\$69,368.00	\$69,368.00	\$0.00		\$0.00
545	LF	2" Low Pressure Force Main	\$27.00	\$14,715.00	\$14,715.00	\$0.00		\$0.00
1	EA	Pump Station	\$50,000.00	\$50,000.00	\$50,000.00	\$0.00		\$0.00
47	EA	Service Connections	\$2,500.00	\$117,500.00	\$117,500.00	\$0.00		\$0.00
1447	LF	Testing	\$2.50	\$3,617.50	\$3,617.50	\$0.00		\$0.00
13	EA	Manhole Vacuum Testing	\$500.00	\$6,500.00	\$6,500.00	\$0.00		\$0.00
WATER LINE CONSTRUCTION								
3	EA	Fire Hydrant	\$4,500.00	\$13,500.00	\$13,500.00	\$0.00		\$0.00
1518	LF	8" DIP Water	\$48.00	\$72,864.00	\$72,864.00	\$0.00		\$0.00
47	EA	Service Connections	\$1,500.00	\$70,500.00	\$70,500.00	\$0.00		\$0.00
1	LS	Testing	\$3,500.00	\$3,500.00	\$3,500.00	\$0.00		\$0.00
MISCELLANEOUS								
1	LS	As-Built Plans	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	1	\$0.00
800	LF	Post and Rail Fence	\$60.00	\$48,000.00	\$48,000.00	\$0.00		\$0.00
34	EA	Concrete Bumper Blocks	\$100.00	\$3,400.00	\$400.00	\$3,000.00	30	\$0.00
3	EA	Concrete Monuments	\$200.00	\$600.00	\$0.00	\$600.00	3	\$0.00
800	LF	Screen/Retaining Wall	\$50.00	\$40,000.00	\$40,000.00	\$0.00		\$0.00
1	LS	Traffic Control & Protection	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00		\$0.00
TRAILS								
1246	SF	Bike Trail Grade and Cinder	\$15.00	\$18,690.00	\$0.00	\$18,690.00	1246	\$0.00

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QTY	Unit	Item	Cost Per Unit	Extension	Amount Previous	Amount This Period	Complete This Period	Amount Remaining
1313 LF		Natural Trail Marking	\$1.50	\$1,969.50	\$1,969.50	\$0.00		\$0.00
			SUBTOTAL	\$1,985,569.00	\$1,679,207.00	\$306,362.00		\$0.00
			10% CONTINGENCY	\$198,556.90	\$49,200.00	\$149,356.90		\$0.00
			TOTAL	\$2,184,125.90	\$1,728,407.00	\$455,718.90		\$0.00

TOTAL ESCROW AMOUNT RELEASED

\$2,184,125.90

BALANCE REMAINING

\$0.00

Escrow Release #1	\$123,000.00
Escrow Release #2	\$235,126.00
Escrow Release #3	\$509,119.50
Escrow Release #4	\$352,428.00
Escrow Release #5	\$46,555.00
Escrow Release #6	\$224,223.50
Escrow Release #7	\$126,525.00
Escrow Release #8	\$86,830.00
Escrow Release #9	\$455,718.90