



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 2, Escrow Release No. 4
Final Release**

Dear Mr. Ratliff:

AECOM has inspected the improvements at the above referenced project to determine acceptability of Escrow Release No. 4.

The requested total amount to be released from financial security held by the Township for improvements construction per the MPC is \$267,876.60. We have inspected the applicable improvements and recommend releasing the requested amount. As this would be the final release for Phase 2 of Sinclair Springs, 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 April 18, 2018 .

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. 4
SINCLAIR SPRINGS PHASE 2 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 2 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 \$267,876.60.



January 27, 2021

Stan Corbett, Associate Vice President
AECOM

Date

Eden Ratliff, Manager
Kennett Township

Date

ESCROW RELEASE NUMBER 4

Municipality: Kennett Township
Project Name: Sinclair Springs, Phase II
Developer: TI Hillendale, LP
Location: W. Hillendale Rd.
AECOM File 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								
200	SF	Geotextile/PVC Basin Lining	\$5.00	\$1,000.00	\$0.00	\$1,000.00	200	\$0.00
1	EA	Construction Entrance	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00		\$0.00
9223	CY	Basin Grading	\$6.00	\$55,338.00	\$55,338.00	\$0.00		\$0.00
444	LF	CFS32	\$34.00	\$15,096.00	\$15,096.00	\$0.00		\$0.00
330	LF	CFS12	\$10.00	\$3,300.00	\$3,300.00	\$0.00		\$0.00
17	EA	Inlet Protection	\$175.00	\$2,975.00	\$0.00	\$2,975.00	17	\$0.00
1	LS	Maintenance of Controls	\$500.00	\$500.00	\$0.00	\$500.00	1	\$0.00
STORM WATER MANAGEMENT								
9	LF	12" HDPE	\$35.00	\$315.00	\$315.00	\$0.00		\$0.00
551	LF	15" HDPE	\$38.00	\$20,938.00	\$20,938.00	\$0.00		\$0.00
88	LF	18" HDPE	\$42.00	\$3,696.00	\$3,696.00	\$0.00		\$0.00
247	LF	24" HDPE	\$65.00	\$16,055.00	\$16,055.00	\$0.00		\$0.00
222	LF	30" HDPE	\$54.00	\$11,988.00	\$11,988.00	\$0.00		\$0.00
2	EA	Storm Manholes	\$3,500.00	\$7,000.00	\$7,000.00	\$0.00		\$0.00
6	EA	Type "C" Inlets	\$2,500.00	\$15,000.00	\$15,000.00	\$0.00		\$0.00
11	EA	Type "M" Inlets	\$2,500.00	\$27,500.00	\$27,500.00	\$0.00		\$0.00
1	EA	15" Endwall	\$3,500.00	\$3,500.00	\$3,500.00	\$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
25	LF	15" RCP	\$48.00	\$1,200.00	\$1,200.00	\$0.00		\$0.00
100	LF	24" RCP	\$68.00	\$6,800.00	\$6,800.00	\$0.00		\$0.00
26	LF	30" RCP	\$78.00	\$2,028.00	\$2,028.00	\$0.00		\$0.00
PAVING AND CONCRETE								
1443	LF	Belgian Block Curb	\$28.00	\$40,404.00	\$40,404.00	\$0.00		\$0.00
2377	SY	1-1/2" ID-2 Wearing Course	\$9.00	\$21,393.00	\$0.00	\$21,393.00	2377	\$0.00
800	SY	2" ID-2 Wearing Course	\$9.00	\$7,200.00	\$0.00	\$7,200.00	800	\$0.00
2377	SY	4-1/2" Binder Course	\$15.00	\$35,655.00	\$35,655.00	\$0.00		\$0.00
3178	SF	6" Aggregate Base Course	\$12.00	\$38,136.00	\$28,524.00	\$9,612.00	801	\$0.00
5312	SF	4" Concrete Sidewalk	\$7.00	\$37,184.00	\$0.00	\$37,184.00	5312	\$0.00
2	EA	ADA Ramp	\$1,500.00	\$3,000.00	\$0.00	\$3,000.00	2	\$0.00
4	EA	Anti-seep Collars	\$1,000.00	\$4,000.00	\$4,000.00	\$0.00		\$0.00
STRIPPING AND SIGNAGE								
8	EA	Traffic Control Signs	\$200.00	\$1,600.00	\$0.00	\$1,600.00	8	\$0.00
4	EA	No Trespassing Signs	\$150.00	\$600.00	\$0.00	\$600.00	4	\$0.00
1	EA	Crosswalk Marking	\$250.00	\$250.00	\$0.00	\$250.00	1	\$0.00
LIGHTING AND LANDSCAPING								
3	EA	Pole Mounted Light Oncl. Conduit & Wiring	\$3,000.00	\$9,000.00	\$0.00	\$9,000.00	3	\$0.00
1	LS	Landscaping	\$46,838.00	\$46,838.00	\$25,760.90	\$21,077.10	0.45	\$0.00
SANITARY SEWER								
8	EA	Manholes	\$3,500.00	\$28,000.00	\$28,000.00	\$0.00		\$0.00
890	LF	8" PVC Sanitary	\$52.00	\$46,280.00	\$46,280.00	\$0.00		\$0.00
31	LF	Service Connections	\$2,500.00	\$77,500.00	\$77,500.00	\$0.00		\$0.00
964	LF	Testing	\$2.50	\$2,410.00	\$2,410.00	\$0.00		\$0.00
8	EA	Manhole Vacuum Testing	\$500.00	\$4,000.00	\$0.00	\$4,000.00	8	\$0.00
WATER LINE CONSTRUCTION								
2	EA	Fire Hydrant	\$4,500.00	\$9,000.00	\$9,000.00	\$0.00		\$0.00
1012	LF	8" DIP Water	\$48.00	\$48,576.00	\$48,576.00	\$0.00		\$0.00
31	EA	Service Connections	\$1,500.00	\$46,500.00	\$46,500.00	\$0.00		\$0.00

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QTY	Unit	Item	Cost Per Unit	Extension	Amount Previous	Amount This Period	Complete This Period	Amount Remaining
1	LS	Testing	\$3,500.00	\$3,500.00	\$3,500.00	\$0.00		\$0.00
MISCELLANEOUS								
1	LS	As-Built Plans	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	1	\$0.00
965	LF	Post and Rail Fence	\$60.00	\$57,900.00	\$0.00	\$57,900.00	965	\$0.00
965	LF	Screen/Retaining Wall	\$50.00	\$48,250.00	\$48,250.00	\$0.00		\$0.00
17	EA	Concrete Bumper Blocks	\$100.00	\$1,700.00	\$0.00	\$1,700.00	17	\$0.00
1	LS	Traffic Control & Protection	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	1	\$0.00
SUBTOTAL			\$828,855.00	\$828,855.00	\$643,863.90	\$184,991.10		\$0.00
10% CONTINGENCY			\$82,885.50		\$0.00	\$82,885.50		\$0.00
TOTAL			\$911,740.50	\$911,740.50	\$643,863.90	\$267,876.60		\$0.00

TOTAL ESCROW AMOUNT RELEASED	\$911,740.50	Escrow Release #1	\$121,948.00
		Escrow Release #2	\$413,296.90
BALANCE REMAINING	\$0.00	Escrow Release #3	\$108,583.00
		Escrow Release #4	\$267,876.60