



AECOM 302.781.5900 tel  
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4051 Ogletown Road  
Newark, DE 19713

February 1, 2021

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

**Re: Enterprise Rent-A-Car  
Escrow Release No. 4**

Dear Mr. Ratliff:

AECOM has inspected the improvements at the above referenced project to determine acceptability of Escrow Release No. 4, which was initially requested by the Developer on January 27, 2021 and clarified by information submitted on January 29, 2021.

The requested total amount to be released from financial security held by the Township for improvements construction per the MPC is \$38,921.15. We have inspected the improvements subject to this release request and recommend approving a release for the noted work; however, the requested amount of \$12,300.00 for 100% completion of the paving stone subbase is inconsistent with the escrowed amount of \$12,311.25. We have adjusted calculations accordingly and recommend release of \$38,932.40. The balance of funds remaining in the improvements financial security after this release would be \$245,047.05

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

Please contact our office should you have any questions.

Sincerely,

**AECOM**

Stan Corbett  
Associate Vice President

cc: Amy Heinrich, Kennett Township Finance Director  
Diane Hicks, Kennett Township Planning & Zoning Director  
Victor Abdala, StanAb, LP, Developer

**DECLARATION OF COMPLETION  
ESCROW RELEASE NO. 4  
ENTERPRISE RENT-A-CAR**

The undersigned hereby declare a portion of the work provided for in a certain agreement between Kennett Township and StanAb, L.P. relative to the site improvements at the Enterprise Rent-A-Car land development in Kennett Township has been completed to the extent of \$38,932.40. An escrow release to StanAb, L.P. is approved in the amount of \$38,932.40.

The release of funds hereby authorized shall not be construed as acceptance of the work by Kennett Township. The Township reserves the right to re-inspect the work and to require StanAb, L.P. to correct any and all defects and deficiencies.



\_\_\_\_\_  
Stan Corbett, Associate Vice President  
AECOM

February 1, 2021

\_\_\_\_\_  
Date

\_\_\_\_\_  
Eden Ratliff, Manager  
Kennett Township

\_\_\_\_\_  
Date

**ESCROW RELEASE NUMBER 4**

**MUNICIPALITY:** Kennett Township  
**PROJECT:** Enterprise Rent-A-Car  
**DEVELOPER:** StanAB, LP  
**LOCATION:** 623 Millers Hill, Kennett Square, PA  
**AECOM NO.:** 60623234  
**DATE:** 2/1/2021

QTY	UNIT	ITEM	COST PER UNIT	EXTENSION	AMOUNT PREVIOUS	COMPLETE THIS PERIOD (Qty or % Complete)	AMOUNT THIS PERIOD	AMOUNT REMAINING
<b>General Conditions</b>								
1	LS	Mobilization & Insurance	\$4,500.00	\$4,500.00	\$4,500.00	0.00%	\$0.00	\$0.00
1	LS	Layout	\$8,170.00	\$8,170.00	\$4,902.00	0.00%	\$0.00	\$3,268.00
<b>Demolition/Site Prep</b>								
1	LS	Tree Clearing, Grubbing & Stump Removal	\$6,500.00	\$6,500.00	\$6,500.00	0	\$0.00	\$0.00
<b>Erosion Controls</b>								
1	EA	Construction Entrance	\$3,500.00	\$3,500.00	\$2,100.00	0%	\$0.00	\$1,400.00
6	EA	Inlet Protection	\$130.00	\$780.00	\$0.00	6	\$780.00	\$0.00
450	LF	12" Compost Filter Sock	\$4.25	\$1,912.50	\$1,912.50	0	\$0.00	\$0.00
5,040	SF	NAG S150 BN Slope Matting	\$0.40	\$2,016.00	\$0.00	100%	\$2,016.00	\$0.00
650	LF	Tree Protection Fence (OCF)	\$3.00	\$1,950.00	\$1,950.00	0	\$0.00	\$0.00
43,975	SF	Temporary Seed & Mulch	\$0.05	\$2,198.75	\$879.50	60%	\$1,319.25	\$0.00
<b>Earthwork</b>								
673	CY	Strip Topsoil	\$3.00	\$2,019.00	\$0.00	0	\$0.00	\$2,019.00
23	CY	Site Cut	\$2.85	\$65.55	\$65.55	0	\$0.00	\$0.00
2,479	CY	Site Fill	\$1.60	\$3,966.40	\$0.00	100%	\$3,966.40	\$0.00
726	CY	Handle Utility & Basin Spoils for Fill	\$5.00	\$3,630.00	\$3,630.00	0	\$0.00	\$0.00
1,302	CY	Import Fill to Balance Remaining Site	\$18.00	\$23,436.00	\$2,343.60	0	\$0.00	\$21,092.40
230	SY	Buildingi Pad Fine Grading	\$1.50	\$345.00	\$0.00	100%	\$345.00	\$0.00
245	CY	Respread Topsoil	\$6.00	\$1,470.00	\$0.00	0	\$0.00	\$1,470.00
<b>Site Drainage</b>								
1	LS	Remove Existing 18" RCP	\$1,660.00	\$1,660.00	\$0.00	100%	\$1,660.00	\$0.00
541	LF	18" HDPE w/Stone Envelope	\$45.00	\$24,345.00	\$17,041.50	10%	\$2,434.50	\$4,869.00
4	EA	Type C Inlet	\$1,900.00	\$7,600.00	\$5,700.00	1	\$1,900.00	\$0.00
6	EA	Standard Manhole	\$2,500.00	\$15,000.00	\$15,000.00	0	\$0.00	\$0.00
2	EA	4x4 F&C Manhole Structure	\$3,250.00	\$6,500.00	\$0.00	2	\$6,500.00	\$0.00

QTY	UNIT	ITEM	COST PER UNIT	EXTENSION	AMOUNT PREVIOUS	COMPLETE THIS PERIOD (Qty or % Complete)	AMOUNT THIS PERIOD	AMOUNT REMAINING
1	EA	Nyloplast Yard Drain w/SS Flexstorm Filter Insert	\$2,750.00	\$2,750.00	\$0.00	1	\$2,750.00	\$0.00
1	LS	Level Spreader	\$4,625.00	\$4,625.00	\$4,625.00	0	\$0.00	\$0.00
1	LS	Inspection Final: Masonry & Testing	\$1,000.00	\$1,000.00	\$0.00	50%	\$500.00	\$500.00
<b>Stormwater Infiltration Basin #A</b>								
1	LS	Equipment & Labor (Excavation: 1,208 CY; Backfill 722 CY); Stone Bedding, Backfill & Cap (680 TN); 30" Perforated Pipe, Manifolds, Fabric, System Cleanouts; 4" Mechanical Valve (1 EA); 4" U-Drain (70 LF); Outfall Structure #)S-A	\$75,020.00	\$75,020.00	\$75,020.00	0.00%	\$0.00	\$0.00
<b>Site Sanitary Sewer</b>								
1	EA	Connect Lateral to Existing Sewer Main w/Wye connection (Terminated 5 FT +/- from Building w/ Wooden Stake)	\$2,900.00	\$2,900.00	\$0.00	0.00%	\$0.00	\$2,900.00
<b>Site Water</b>								
1	LS	Relocate Existing 8" Watermain	\$3,200.00	\$3,200.00	\$0.00	0.00%	\$0.00	\$3,200.00
35	LF	4" DIP Fire Service (Starting from ROW and Terminated 5 FT +/- from Building w/Wooden Stake)	\$52.00	\$1,820.00	\$0.00	0	\$0.00	\$1,820.00
35	LF	2" Copper Water Service (Starting from ROW and Terminated 5 FT +/- from Building w/Wooden Stake)	\$52.00	\$1,820.00	\$0.00	0	\$0.00	\$1,820.00
<b>Site Concrete Curb</b>								
730	LF	18" Concrete Curb	\$30.00	\$21,900.00	\$0.00	0	\$0.00	\$21,900.00
870	LF	Backfill & Fine Grade	\$2.00	\$1,740.00	\$0.00	0	\$0.00	\$1,740.00
1	LS	Traffic Control Measures	\$1,500.00	\$1,500.00	\$0.00	0	\$0.00	\$1,500.00
<b>Site Asphalt</b>								
1,225	SY	Fine Grade	\$2.00	\$2,450.00	\$0.00	100%	\$2,450.00	\$0.00
1225	SY	6" 2A Stone Subbase	\$10.05	\$12,311.25	\$0.00	100%	\$12,311.25	\$0.00
1,225	SY	5" BCBC	\$22.90	\$28,052.50	\$0.00	0	\$0.00	\$28,052.50
1,225	SY	2.5" Binder Course	\$14.00	\$17,150.00	\$0.00	0	\$0.00	\$17,150.00
1,225	SY	Sweep & Tack	\$1.00	\$1,225.00	\$0.00	0	\$0.00	\$1,225.00
1	LS	1.5" Mill Existing Asphalt (at Entrance)	\$1,200.00	\$1,200.00	\$0.00	0	\$0.00	\$1,200.00
1,246	SY	1.5" Wearing Course	\$12.00	\$14,952.00	\$0.00	0	\$0.00	\$14,952.00
240	LF	Sawcut	\$5.00	\$1,200.00	\$0.00	0	\$0.00	\$1,200.00
32	SY	2' Asphalt Patch (along New Curb)	\$70.00	\$2,240.00	\$0.00	0	\$0.00	\$2,240.00
1	LS	Striping & Signage	\$2,900.00	\$2,900.00	\$0.00	0	\$0.00	\$2,900.00

QTY	UNIT	ITEM	COST PER UNIT	EXTENSION	AMOUNT PREVIOUS	COMPLETE THIS PERIOD (Qty or % Complete)	AMOUNT THIS PERIOD	AMOUNT REMAINING
12	EA	Parking Bumpers	\$65.00	\$780.00	\$0.00	0	\$0.00	\$780.00
1	LS	Traffic Control	\$1,500.00	\$1,500.00	\$0.00	0	\$0.00	\$1,500.00
<b>Miscellaneous</b>								
872	SF	Retaining Wall 1 (Backfill w/Onsite Material)	\$25.00	\$21,800.00	\$21,800.00	0	\$0.00	\$0.00
116	SF	Retaining Wall 2 (Backfill w/Onsite Material)	\$25.00	\$2,900.00	\$2,900.00	0	\$0.00	\$0.00
1	EA	Oil Water Separator	\$23,264.00	\$23,264.00	\$0.00	0	\$0.00	\$23,264.00
1	LS	Landscape	\$20,000.00	\$20,000.00	\$0.00	0	\$0.00	\$20,000.00
1	LS	Lighting	\$10,000.00	\$10,000.00	\$0.00	0	\$0.00	\$10,000.00
1	LS	Sidewalk (exclusive of PennDOT ROW)	\$4,900.00	\$4,900.00	\$0.00	0	\$0.00	\$4,900.00
1	EA	As Built Drawings	\$3,500.00	\$3,500.00	\$0.00	0	\$0.00	\$3,500.00
<b>PennDOT ROW Improvements</b>								
1	LS	Sidewalk parallel to the roadway	\$10,000.00	\$10,000.00	\$10,000.00	0	\$0.00	\$0.00
220	LF	Curb	\$30.00	\$6,600.00	\$6,600.00	0	\$0.00	\$0.00
1	EA	Philly Style inlet	\$3,500.00	\$3,500.00	\$3,500.00	0	\$0.00	\$0.00
1	LS	6" HDPE underdrain	\$1,600.00	\$1,600.00	\$1,600.00	0	\$0.00	\$0.00
2	EA	ADA sidewalk ramps	\$1,250.00	\$2,500.00	\$2,500.00	0	\$0.00	\$0.00
1	LS	Crosswalk striping	\$1,800.00	\$1,800.00	\$1,800.00	0	\$0.00	\$0.00
1	EA	Utility pole relocations	\$4,500.00	\$4,500.00	\$4,500.00	0	\$0.00	\$0.00
1	LS	Fire Hydrant & water line relocations	\$5,000.00	\$5,000.00	\$5,000.00	0	\$0.00	\$0.00
225	SY	Fine Grade	\$2.00	\$450.00	\$450.00	0	\$0.00	\$0.00
225	SY	6" 2A Stone Subbase	\$10.05	\$2,261.25	\$2,261.25	0	\$0.00	\$0.00
225	SY	5" BCBC	\$22.90	\$5,152.50	\$5,152.50	0	\$0.00	\$0.00
225	SY	2.5" Binder Course	\$14.00	\$3,150.00	\$3,150.00	0	\$0.00	\$0.00
225	SY	Sweep & Tack	\$1.00	\$225.00	\$225.00	0	\$0.00	\$0.00
225	SY	1.5" Wearing Course	\$12.00	\$2,700.00	\$2,700.00	0	\$0.00	\$0.00
<b>SUBTOTAL</b>				<b>\$461,602.70</b>	<b>\$220,308.40</b>		<b>\$38,932.40</b>	<b>\$202,361.90</b>
<b>10% CONTINGENCIES</b>				<b>\$46,160.27</b>	<b>\$3,475.12</b>		<b>\$0.00</b>	<b>\$42,685.15</b>
<b>TOTAL</b>				<b>\$507,762.97</b>	<b>\$223,783.52</b>		<b>\$38,932.40</b>	<b>\$245,047.05</b>
<b>TOTAL ESCROW AMOUNT RELEASED TO DATE</b>			<b>\$262,715.92</b>			Escrow Release No. 1		\$91,102.80
						Escrow Release No. 2		\$36,826.35
						Escrow Release No. 3		\$95,854.37
<b>BALANCE OF FUNDS IN ESCROW</b>			<b>\$245,047.05</b>			<b>Escrow Release No. 4</b>		<b>\$38,932.40</b>