



AECOM 302.781.5900 tel
Sabre Building, Suite 300 302.781.5901 fax
4051 Ogletown Road
Newark, DE 19713

January 21, 2021

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

**Re: Pat's Pizza
Escrow Release No. 1**

Dear Mr. Ratliff:

AECOM has inspected the improvements at the above referenced project to determine acceptability of Escrow Release No. 1, which was requested by the Developer on January 14, 2021.

The requested total amount to be released from financial security held by the Township for improvements construction per the MPC is \$438,041.25. We have inspected the applicable improvements and recommend releasing the requested amount. The balance of funds remaining in the improvements financial security after this release would be \$49,304.13.

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
Ilias Stamatiadis, Developer

**DECLARATION OF COMPLETION
ESCROW RELEASE NO. 1
PAT'S PIZZA**

The undersigned hereby declare a portion of the work provided for in a certain agreement between Kennett Township and Access Properties Kennett, LLC relative to the site improvements at the Pat's Pizza land development in Kennett Township has been completed to the extent of \$438,041.25. An escrow release to Access Properties Kennett, LLC is approved in the amount of \$438,041.25.

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 Access Properties Kennett, LLC to correct any and all defects and deficiencies.



Stan Corbett, Associate Vice President
AECOM

January 21, 2021

Date

Eden Ratliff, Manager
Kennett Township

Date

ESCROW RELEASE NUMBER ONE

MUNICIPALITY **KENNETT TOWNSHIP, CHESTER COUNTY**
PROJECT **PAT'S PIZZA**
DEVELOPER: **ILIAS STAMATIADIS**
LOCATION: **724 W. BALTIMORE PIKE**
AECOM PROJECT NO.: **60557347**
DATE: **1/21/2021**

QTY	UNIT	ITEM	COST PER UNIT	COST	QTY COMPLETE	AMOUNT THIS PERIOD	AMOUNT REMAINING
Erosion Controls							
560	SY	Erosion Control Matting	\$8.00	\$4,480.00	560	\$4,480.00	\$0.00
1	EA	Construction Entrance	\$2,500.00	\$2,500.00	1	\$2,500.00	\$0.00
747	CY	Basin Grading	\$6.00	\$4,482.00	747	\$4,482.00	\$0.00
380	LF	18" Silt Fence	\$5.00	\$1,900.00	380	\$1,900.00	\$0.00
185	LF	Super Silt Fence	\$8.00	\$1,480.00	185	\$1,480.00	\$0.00
2	EA	Inlet Protection	\$175.00	\$350.00	2	\$350.00	\$0.00
1	LS	Maintenance of Controls	\$500.00	\$500.00	1	\$500.00	\$0.00
Site Clearing							
1.2	Acre	Clear and Grub	\$7,500.00	\$9,000.00	1.20	\$9,000.00	\$0.00
Stormwater Management							
100	LF	6" HDPE	\$25.00	\$2,500.00	100	\$2,500.00	\$0.00
50	LF	15" HDPE	\$38.00	\$1,900.00	50	\$1,900.00	\$0.00
9	LF	21" HDPE	\$48.00	\$432.00	9	\$432.00	\$0.00
102	LF	12" HDPE	\$38.00	\$3,876.00	102	\$3,876.00	\$0.00
2	EA	Storm Manholes	\$3,500.00	\$7,000.00	2	\$7,000.00	\$0.00
2	EA	Type "C" Inlets	\$2,500.00	\$5,000.00	2	\$5,000.00	\$0.00
1	EA	Tie Into Existing Inlet	\$1,500.00	\$1,500.00	1	\$1,500.00	\$0.00
2	EA	Cleanout	\$100.00	\$200.00	2	\$200.00	\$0.00
1	EA	24" Nyloplast Basin	\$500.00	\$500.00	1	\$500.00	\$0.00
1	EA	30" Nyloplast Basin	\$650.00	\$650.00	1	\$650.00	\$0.00
1	EA	Outlet Structure	\$2,500.00	\$2,500.00	1	\$2,500.00	\$0.00
1	EA	Flared End Section	\$1,500.00	\$1,500.00	1	\$1,500.00	\$0.00
1	EA	Rain Garden	\$2,000.00	\$2,000.00	1	\$2,000.00	\$0.00
1	EA	R-Tank Excavate and Install	\$60,000.00	\$60,000.00	1	\$60,000.00	\$0.00
78	LF	Trench Drain	\$105.00	\$8,190.00	78	\$8,190.00	\$0.00

QTY	UNIT	ITEM	COST PER UNIT	COST	QTY COMPLETE	AMOUNT THIS PERIOD	AMOUNT REMAINING
Paving and Concrete							
737	LF	Concrete Curbing	\$28.00	\$20,636.00	737	\$20,636.00	\$0.00
2,843	SY	2" ID-2 Wearing Course	\$11.00	\$31,273.00	2,843	\$31,273.00	\$0.00
2,843	SY	2" Binder Course	\$12.00	\$34,116.00	2,843	\$34,116.00	\$0.00
2,843	SY	8" Aggregate Base Course	\$12.00	\$34,116.00	2,843	\$34,116.00	\$0.00
2,243	SY	4" Concrete Sidewalk	\$7.00	\$15,701.00	2,243	\$15,701.00	\$0.00
2	EA	ADA Ramp	\$1,500.00	\$3,000.00	2	\$3,000.00	\$0.00
Striping and Signage							
981	LF	4" Wide Paint Striping	\$0.75	\$735.75	981	\$735.75	\$0.00
2	EA	Traffic Control Signs	\$200.00	\$400.00	2	\$400.00	\$0.00
3	EA	Painted Handicap Symbols	\$125.00	\$375.00	3	\$375.00	\$0.00
2	EA	Handicap Parking Signs	\$250.00	\$500.00	2	\$500.00	\$0.00
Lighting and Landscaping							
8	EA	Pole Mounted Light with Conduit and Wiring	\$3,000.00	\$24,000.00	8	\$24,000.00	\$0.00
8	EA	Wall Mounted Light	\$1,000.00	\$8,000.00	8	\$8,000.00	\$0.00
31	EA	Shade Trees	\$400.00	\$12,400.00	31	\$12,400.00	\$0.00
29	EA	Evergreen Trees	\$250.00	\$7,250.00	29	\$7,250.00	\$0.00
143	EA	Shrubs	\$125.00	\$17,875.00	143	\$17,875.00	\$0.00
12000	SF	Topsoil and Permanent Seeding	\$1.50	\$18,000.00	12000	\$18,000.00	\$0.00
Sanitary Sewer							
1	EA	Manholes	\$3,500.00	\$3,500.00	1	\$3,500.00	\$0.00
290	LF	8" PVC Sanitary	\$55.00	\$15,950.00	290	\$15,950.00	\$0.00
233	LF	2" Low Pressure Force Main	\$22.00	\$5,126.00	233	\$5,126.00	\$0.00
1	EA	Grinder Pump	\$2,000.00	\$2,000.00	1	\$2,000.00	\$0.00
5	EA	Service Connections	\$4,500.00	\$22,500.00	5	\$22,500.00	\$0.00
523	LF	Testing	\$2.50	\$1,307.50	523	\$1,307.50	\$0.00
1	EA	Manhole Vacuum Testing	\$500.00	\$500.00	1	\$500.00	\$0.00
Water Line Construction							
169	LF	Water Service	\$60.00	\$10,140.00	169	\$10,140.00	\$0.00
1	EA	Water Meter Pit	\$6,500.00	\$6,500.00	1	\$6,500.00	\$0.00
1	LS	Testing	\$3,500.00	\$3,500.00	1	\$3,500.00	\$0.00
Miscellaneous							

QTY	UNIT	ITEM	COST PER UNIT	COST	QTY COMPLETE	AMOUNT THIS PERIOD	AMOUNT REMAINING
1	LS	As-Built Plans	\$5,000.00	\$5,000.00	0	\$0.00	\$5,000.00
120	LF	Post and Rail Fence	\$60.00	\$7,200.00	120	\$7,200.00	\$0.00
120	LF	Screen/Retaining Wall	\$50.00	\$6,000.00	120	\$6,000.00	\$0.00
1	EA	Traffic Control & Protection	\$3,000.00	\$3,000.00	1	\$3,000.00	\$0.00
SUBTOTAL				\$443,041.25		\$438,041.25	\$5,000.00
10% CONTINGENCIES				\$44,304.13		\$0.00	\$44,304.13
TOTAL				\$487,345.38		\$438,041.25	\$49,304.13
TOTAL ESCROW AMOUNT RELEASED			\$438,041.25		Escrow Release No. 1	\$438,041.25	
BALANCE OF FUNDS IN ESCROW			\$49,304.13				



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4051 Ogletown Road
Newark, DE 19713

March 29, 2022

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

**Re: Pat's Pizza
Escrow Release No. 2
Final Release**

Dear Mr. Ratliff:

AECOM has inspected the improvements at the above referenced project to determine acceptability of Escrow Release No. 2, which was requested by the Developer on March 25, 2022.

The requested total amount to be released from financial security held by the Township for improvements construction per the MPC is \$49,304.13, which would be the final release for this project. We have inspected the applicable improvements and verified acceptability of the required as-built plans, and accordingly recommend approval of this final release.

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
Diane Hicks, Kennett Township Planning and Zoning Director
Denise Serino, Kennett Township Finance Department
Ilias Stamatiadis, Developer

**DECLARATION OF COMPLETION
ESCROW RELEASE NO. 2 – FINAL RELEASE
PAT’S PIZZA**

The undersigned hereby declare the work provided for in a certain agreement between Kennett Township and Access Properties Kennett, LLC relative to the site improvements at the Pat’s Pizza land development in Kennett Township has been completed. A final escrow release to Access Properties Kennett, LLC is approved in the amount of \$49,304.13.



Stan Corbett, Associate Vice President
AECOM

March 29, 2022

Date

Eden Ratliff, Manager
Kennett Township

Date

ESCROW RELEASE NUMBER 2 - FINAL RELEASE

MUNICIPALITY **KENNETT TOWNSHIP, CHESTER COUNTY**
PROJECT **PAT'S PIZZA**
DEVELOPER: **ILIAS STAMATIADIS**
LOCATION: **724 W. BALTIMORE PIKE**
AECOM PROJECT NO.: **60557347**
DATE: **3/29/2022**

QTY	UNIT	ITEM	COST PER UNIT	COST	AMOUNT PREVIOUS	QTY COMPLETE THIS PERIOD	AMOUNT THIS PERIOD	AMOUNT REMAINING
Erosion Controls								
560	SY	Erosion Control Matting	\$8.00	\$4,480.00	\$4,480.00	0	\$0.00	\$0.00
1	EA	Construction Entrance	\$2,500.00	\$2,500.00	\$2,500.00	0	\$0.00	\$0.00
747	CY	Basin Grading	\$6.00	\$4,482.00	\$4,482.00	0	\$0.00	\$0.00
380	LF	18" Silt Fence	\$5.00	\$1,900.00	\$1,900.00	0	\$0.00	\$0.00
185	LF	Super Silt Fence	\$8.00	\$1,480.00	\$1,480.00	0	\$0.00	\$0.00
2	EA	Inlet Protection	\$175.00	\$350.00	\$350.00	0	\$0.00	\$0.00
1	LS	Maintenance of Controls	\$500.00	\$500.00	\$500.00	0	\$0.00	\$0.00
Site Clearing								
1.2	Acre	Clear and Grub	\$7,500.00	\$9,000.00	\$9,000.00	0.00	\$0.00	\$0.00
Stormwater Management								
100	LF	6" HDPE	\$25.00	\$2,500.00	\$2,500.00	0	\$0.00	\$0.00
50	LF	15" HDPE	\$38.00	\$1,900.00	\$1,900.00	0	\$0.00	\$0.00
9	LF	21" HDPE	\$48.00	\$432.00	\$432.00	0	\$0.00	\$0.00
102	LF	12" HDPE	\$38.00	\$3,876.00	\$3,876.00	0	\$0.00	\$0.00
2	EA	Storm Manholes	\$3,500.00	\$7,000.00	\$7,000.00	0	\$0.00	\$0.00
2	EA	Type "C" Inlets	\$2,500.00	\$5,000.00	\$5,000.00	0	\$0.00	\$0.00
1	EA	Tie Into Existing Inlet	\$1,500.00	\$1,500.00	\$1,500.00	0	\$0.00	\$0.00
2	EA	Cleanout	\$100.00	\$200.00	\$200.00	0	\$0.00	\$0.00
1	EA	24" Nyloplast Basin	\$500.00	\$500.00	\$500.00	0	\$0.00	\$0.00
1	EA	30" Nyloplast Basin	\$650.00	\$650.00	\$650.00	0	\$0.00	\$0.00
1	EA	Outlet Structure	\$2,500.00	\$2,500.00	\$2,500.00	0	\$0.00	\$0.00
1	EA	Flared End Section	\$1,500.00	\$1,500.00	\$1,500.00	0	\$0.00	\$0.00
1	EA	Rain Garden	\$2,000.00	\$2,000.00	\$2,000.00	0	\$0.00	\$0.00
1	EA	R-Tank Excavate and Install	\$60,000.00	\$60,000.00	\$60,000.00	0	\$0.00	\$0.00
78	LF	Trench Drain	\$105.00	\$8,190.00	\$8,190.00	0	\$0.00	\$0.00
Paving and Concrete								

QTY	UNIT	ITEM	COST PER UNIT	COST	AMOUNT PREVIOUS	QTY COMPLETE THIS PERIOD	AMOUNT THIS PERIOD	AMOUNT REMAINING
737	LF	Concrete Curbing	\$28.00	\$20,636.00	\$20,636.00	0	\$0.00	\$0.00
2,843	SY	2" ID-2 Wearing Course	\$11.00	\$31,273.00	\$31,273.00	0	\$0.00	\$0.00
2,843	SY	2" Binder Course	\$12.00	\$34,116.00	\$34,116.00	0	\$0.00	\$0.00
2,843	SY	8" Aggregate Base Course	\$12.00	\$34,116.00	\$34,116.00	0	\$0.00	\$0.00
2,243	SY	4" Concrete Sidewalk	\$7.00	\$15,701.00	\$15,701.00	0	\$0.00	\$0.00
2	EA	ADA Ramp	\$1,500.00	\$3,000.00	\$3,000.00	0	\$0.00	\$0.00
Striping and Signage								
981	LF	4" Wide Paint Striping	\$0.75	\$735.75	\$735.75	0	\$0.00	\$0.00
2	EA	Traffic Control Signs	\$200.00	\$400.00	\$400.00	0	\$0.00	\$0.00
3	EA	Painted Handicap Symbols	\$125.00	\$375.00	\$375.00	0	\$0.00	\$0.00
2	EA	Handicap Parking Signs	\$250.00	\$500.00	\$500.00	0	\$0.00	\$0.00
Lighting and Landscaping								
8	EA	Pole Mounted Light with Conduit and Wiring	\$3,000.00	\$24,000.00	\$24,000.00	0	\$0.00	\$0.00
8	EA	Wall Mounted Light	\$1,000.00	\$8,000.00	\$8,000.00	0	\$0.00	\$0.00
31	EA	Shade Trees	\$400.00	\$12,400.00	\$12,400.00	0	\$0.00	\$0.00
29	EA	Evergreen Trees	\$250.00	\$7,250.00	\$7,250.00	0	\$0.00	\$0.00
143	EA	Shrubs	\$125.00	\$17,875.00	\$17,875.00	0	\$0.00	\$0.00
12000	SF	Topsoil and Permanent Seeding	\$1.50	\$18,000.00	\$18,000.00	0	\$0.00	\$0.00
Sanitary Sewer								
1	EA	Manholes	\$3,500.00	\$3,500.00	\$3,500.00	0	\$0.00	\$0.00
290	LF	8" PVC Sanitary	\$55.00	\$15,950.00	\$15,950.00	0	\$0.00	\$0.00
233	LF	2" Low Pressure Force Main	\$22.00	\$5,126.00	\$5,126.00	0	\$0.00	\$0.00
1	EA	Grinder Pump	\$2,000.00	\$2,000.00	\$2,000.00	0	\$0.00	\$0.00
5	EA	Service Connections	\$4,500.00	\$22,500.00	\$22,500.00	0	\$0.00	\$0.00
523	LF	Testing	\$2.50	\$1,307.50	\$1,307.50	0	\$0.00	\$0.00
1	EA	Manhole Vacuum Testing	\$500.00	\$500.00	\$500.00	0	\$0.00	\$0.00
Water Line Construction								
169	LF	Water Service	\$60.00	\$10,140.00	\$10,140.00	0	\$0.00	\$0.00
1	EA	Water Meter Pit	\$6,500.00	\$6,500.00	\$6,500.00	0	\$0.00	\$0.00
1	LS	Testing	\$3,500.00	\$3,500.00	\$3,500.00	0	\$0.00	\$0.00
Miscellaneous								
1	LS	As-Built Plans	\$5,000.00	\$5,000.00	\$0.00	1	\$5,000.00	\$0.00
120	LF	Post and Rail Fence	\$60.00	\$7,200.00	\$7,200.00	0	\$0.00	\$0.00
120	LF	Screen/Retaining Wall	\$50.00	\$6,000.00	\$6,000.00	0	\$0.00	\$0.00

QTY	UNIT	ITEM	COST PER UNIT	COST	AMOUNT PREVIOUS	QTY COMPLETE THIS PERIOD	AMOUNT THIS PERIOD	AMOUNT REMAINING
1	EA	Traffic Control & Protection	\$3,000.00	\$3,000.00	\$3,000.00	0	\$0.00	\$0.00
SUBTOTAL				\$443,041.25			\$5,000.00	\$0.00
10% CONTINGENCIES				\$44,304.13			\$44,304.13	\$0.00
TOTAL				\$487,345.38			\$49,304.13	\$0.00
TOTAL ESCROW AMOUNT RELEASED			\$487,345.38			Escrow Release No. 1		\$438,041.25
BALANCE OF FUNDS IN ESCROW			\$0.00			Escrow Release No. 2		\$49,304.13