



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

April 25, 2022

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

**Re: Eagle Systems Land Development  
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 April 20, 2022.

The requested amount to be released from financial security held by the Township for improvements construction per the MPC is \$45,442.11. We have inspected the improvements subject to this request and note the following recommended adjustments:

1. A partial release of \$3,183.75 was requested for a 5' x 5' manhole. The manhole has not been installed and no release is recommended.
2. A partial release of \$2,387.00 was requested for a 4' x 4' manhole. The manhole has not been installed and no release is recommended.
3. A partial release of \$8,077.89 was requested for seven stormwater inlets. These have not been installed and no release is recommended.
4. A partial release of \$13,052.00 was requested for the duplex sewage grinder pump station. The pump station has not been installed and no release is recommended.

We recommend a release in the amount of \$18,741.47, which is the total amount requested less the items noted above. The balance of funds remaining in the improvements financial security after this release would be \$406,847.66.

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  
Denise Serino, Kennett Township  
Diane Hicks, Kennett Township Planning & Zoning Director  
Brian Nolan, Eagle Energy Systems  
Ken Hoffman, Gilmore & Associates

**DECLARATION OF COMPLETION  
ESCROW RELEASE NO. 1  
EAGLE SYSTEMS LAND DEVELOPMENT**

The undersigned hereby declare a portion of the work provided for in a certain agreement between Kennett Township and Eagle Energy Systems, Ltd. relative to the site improvements at the Eagle Systems land development in Kennett Township has been completed to the extent of \$18,741.47. An escrow release to Eagle Energy Systems, Ltd. is approved in the amount of \$18,741.47.

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 Eagle Energy Systems, Ltd. to correct any and all defects and deficiencies.



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

April 25, 2022

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

## ESCROW RELEASE NO. 1

**MUNICIPALITY:** Kennett Township  
**PROJECT:** Eagle Systems Medical Marijuana Dispensary  
**DEVELOPER:** Eagle Energy Systems, Ltd  
**LOCATION:** 716 W. Baltimore Pike  
**AECOM NO.:** 60665531  
**DATE:** 4/25/2022

QTY	UNIT	ITEM	UNIT COST	COST	QTY COMPLETE THIS PERIOD	AMOUNT THIS PERIOD	AMOUNT REMAINING
<b>Construction Layout</b>							
1	LS	Construction Layout	\$8,850.00	\$8,850.00	0.5	\$4,425.00	\$4,425.00
<b>Demolition</b>							
1	LS	Saw cut/demo paving	\$1,947.00	\$1,947.00		\$0.00	\$1,947.00
<b>Clearing</b>							
1	LS	Clearing	\$3,200.00	\$3,200.00	1	\$3,200.00	\$0.00
<b>Erosion Control</b>							
50	TON	Construction Entrance	\$32.00	\$1,600.00	50	\$1,600.00	\$0.00
400	LF	Super Silt Fence	\$9.75	\$3,900.00	400	\$3,900.00	\$0.00
200	LF	Orange Construction Fence	\$2.05	\$410.00	200	\$410.00	\$0.00
8	EA	Inlet Protection	\$165.00	\$1,320.00		\$0.00	\$1,320.00
1	LS	Seed & Mulch	\$1,800.00	\$1,800.00		\$0.00	\$1,800.00
<b>Earthwork</b>							
435	CY	Strip Topsoil	\$4.50	\$1,957.50	348	\$1,566.00	\$391.50
183	CY	On Site Cuts	\$4.50	\$823.50		\$0.00	\$823.50
828	CY	On Site Fills	\$7.00	\$5,796.00		\$0.00	\$5,796.00
645	CY	Import Structural Fill	\$44.54	\$28,728.30		\$0.00	\$28,728.30
217	CY	Respread Topsoil	\$18.00	\$3,906.00		\$0.00	\$3,906.00
222	CY	Export Topsoil	\$12.16	\$2,699.52	177.6	\$2,159.62	\$539.90
4,231	SF	Fine Grade Building Pad	\$0.35	\$1,480.85	4231	\$1,480.85	\$0.00
1	LS	Backfill Grade Outside Foundation	\$5,200.00	\$5,200.00		\$0.00	\$5,200.00

QTY	UNIT	ITEM	UNIT COST	COST	QTY COMPLETE THIS PERIOD	AMOUNT THIS PERIOD	AMOUNT REMAINING
<b>Stormwater</b>							
1	EA	5' X 5' Manhole	\$6,367.50	\$6,367.50		\$0.00	\$6,367.50
1	EA	4' X 4' Manhole	\$4,774.00	\$4,774.00		\$0.00	\$4,774.00
7	EA	Type C Inlet	\$2,307.97	\$16,155.79		\$0.00	\$16,155.79
1	EA	Tie Into Existing	\$1,200.00	\$1,200.00		\$0.00	\$1,200.00
211	LF	15" HDPE Pipe Stone Backfill	\$36.00	\$7,596.00		\$0.00	\$7,596.00
80	LF	24" HDPE Pipe Stone Backfill	\$68.20	\$5,456.00		\$0.00	\$5,456.00
1	LS	Infiltration Bed #1	\$50,800.00	\$50,800.00		\$0.00	\$50,800.00
50	LF	Roof Drain Piping	\$18.00	\$900.00		\$0.00	\$900.00
<b>Water Service</b>							
1	EA	Water Meter Pit	\$25,000.00	\$25,000.00		\$0.00	\$25,000.00
135	LF	1" Water Service	\$26.00	\$3,510.00		\$0.00	\$3,510.00
<b>Sanitary Sewer System</b>							
1	EA	Duplex Grinder Pump	\$25,100.00	\$25,100.00		\$0.00	\$25,100.00
135	LF	1 1/4" Force Main	\$26.00	\$3,510.00		\$0.00	\$3,510.00
<b>Concrete &amp; Curb</b>							
950	LF	Curb Excavation/ Backfill	\$3.00	\$2,850.00		\$0.00	\$2,850.00
950	LF	18" Curb	\$19.00	\$18,050.00		\$0.00	\$18,050.00
1,525	SF	Fine Grade subgrade Sidewalk	\$1.51	\$2,302.75		\$0.00	\$2,302.75
1,525	SF	4" Stone Base Sidewalk	\$1.75	\$2,668.75		\$0.00	\$2,668.75
1,525	SF	4" Sidewalk Class AA Broom Finish	\$6.75	\$10,293.75		\$0.00	\$10,293.75
20	SF	ADA Pavers	\$50.00	\$1,000.00		\$0.00	\$1,000.00
<b>Paving</b>							
1,200	SY	Fine Grade Subgrade	\$2.75	\$3,300.00		\$0.00	\$3,300.00
1,200	SY	8" 2A Modified Stone Base	\$11.22	\$13,464.00		\$0.00	\$13,464.00
1,200	SY	5" 25 MM Base Course	\$29.31	\$35,172.00		\$0.00	\$35,172.00
1,200	SY	1 1/2" 9.5 MM Wearing	\$17.00	\$20,400.00		\$0.00	\$20,400.00
1,200	SY	Prep and Tac	\$1.30	\$1,560.00		\$0.00	\$1,560.00
<b>Signs and Striping</b>							
1	LS	Striping	\$4,200.00	\$4,200.00		\$0.00	\$4,200.00

QTY	UNIT	ITEM	UNIT COST	COST	QTY COMPLETE THIS PERIOD	AMOUNT THIS PERIOD	AMOUNT REMAINING
2	EA	Stop Sign	\$325.00	\$650.00		\$0.00	\$650.00
1	EA	H/C sign	\$250.00	\$250.00		\$0.00	\$250.00
1	EA	Do Not Enter	\$250.00	\$250.00		\$0.00	\$250.00
<b>Landscaping</b>							
1	LS	Landscaping	\$23,500.00	\$23,500.00		\$0.00	\$23,500.00
<b>Lighting</b>							
4	EA	Lighting	\$3,750.00	\$15,000.00		\$0.00	\$15,000.00
<b>As-built Survey and Plan</b>							
1	EA	As-built plan	\$8,000.00	\$8,000.00		\$0.00	\$8,000.00
				<b>SUBTOTAL</b>		<b>\$18,741.47</b>	<b>\$368,157.74</b>
				<b>10% CONTINGENCY</b>			<b>\$38,689.92</b>
				<b>TOTAL</b>		<b>\$18,741.47</b>	<b>\$406,847.66</b>
				<b>TOTAL ESCROW AMOUNT RELEASED</b>	<b>\$18,741.47</b>	<b>Escrow Release No. 1</b>	<b>\$18,741.47</b>
				<b>BALANCE OF FUNDS IN ESCROW</b>	<b>\$406,847.66</b>		