



ARCADIA[®]
LAND • COMPANY

MEMO

TO: MATT BAUMANN

COMPANY: TREDYFFRIN TOWNSHIP

FROM: ARCADIA TREDYFFRIN LLC

DATE: JUNE 3, 2013

SUBJECT: WAYNE GLEN – REGIONAL BASIN ANNUAL
MAINTENANCE COST ESTIMATE

MESSAGE:

Matt,

As requested, the attached exhibits together comprise an estimate for the annual costs associated with the ownership of the regional basin as currently proposed as part of the conditional use application for the Wayne Glen subdivision.

The scope of the services estimated are based upon the “Maintenance Notes” on page 4 of “Section 1 – Regional Detention Basin” of Exhibit D: Post-Construction Stormwater Operations and Maintenance Document submitted on 4/22/13 as part of the conditional use submittal for the Wayne Glen subdivision.

The total annual cost to the long term owner of the Regional Basin facility is estimated at just over \$11,500 per year, based on the attached cost estimates, which include:

- \$6,700 - Estimate from Pennoni Associates Inc. for annual inspections and certifications.
- \$4,840 - Estimate from Realty Landscaping for the proposed annual maintenance schedule.

Arcadia[®] Land Company

114 Forrest Avenue, Suite 201, Narberth, PA 19072
Telephone (610) 664-0270 Fax (610) 664-0273



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

June 3, 2013 - **DRAFT**

ZZZ 12-24634

Mr. Rich Wilson, Vice President
Arcadia Land Company
355 Lancaster Avenue, Building C-1
Haverford, PA 19041

**RE: *Proposal for Professional Services – Regional Basin
Wayne Glen, Arcadia Land Company
Tredyffrin Township, Chester County, PA***

Dear Rich:

Per our conversation, it is our understanding that you are looking to have a ballpark cost for yearly inspections for the regional basin. Enclosed for your review is a sample proposal for Basin Inspection services for the proposed regional basin at the Wayne Glen project site, in Tredyffrin Township.

Pennoni has provided Overlay Ordinance support as well as Wetland, By-Right, Sketch Plans, and Conditional Use Plans for the proposed site under separate proposals and are well versed in the project site and Stormwater aspects.

SCOPE OF SERVICES

CIVIL ENGINEERING SERVICES

A. Regional Basin Inspections

Per the Operations and Maintenance Agreement, a Professional Engineer must certify that the Regional basin is functioning per the design. In order to do so, a professional engineer or a representative will inspect the basin on a regular basis. The basin must be inspected after large rainfall events to see the basin as it functions and witness the flow.

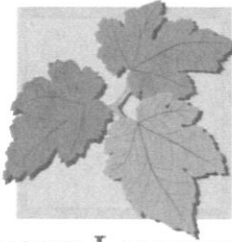
Since the quantity of these rainfall events will vary, we have included in this fee 10 inspections over the course of the year. More or less may be required. These inspections will include a site walk, photos and a written summary of findings.

ESTIMATED FEE \$4,950.00

B. Regional Basin Certification

Based on the above required inspections, a yearly certification will be prepared and submitted to the client and/or Township for their records. This certification will describe the function of the basin, any areas of concern as well as required changes, if any.

ESTIMATED FEE \$1,750.00



REALTY LANDSCAPING

2585 Second Street Pike
Newtown, PA 18940
www.realtylandscaping.com

May 24, 2013

Mr. Richard Wilson
Arcadia Land Company
114 Forrest Avenue, Suite 201
Narberth, PA 19072

Re: Wayne Glen Stormwater Budgetary Maintenance

Dear Rich:

We are pleased to submit our budgetary cost for the above-referenced project. Our proposed costs are based upon drawings and specification prepared by **Pennoni** sheet **CS1501 and Post-Construction Stormwater Management Operations & Maintenance Document**. All work to be completed by our non-union labor force during normal business hours of Monday through Thursday 7:00 AM to 5:30 PM.

The following lists of inclusions apply:

Inclusions:

- | | |
|---|------------|
| 1. Item 5 Annual mowing of grasses approx.. 5 acres | \$1,440.00 |
| 2. Item 6 Vegetation reestablishment and weed control | \$1,550.00 |
| 3. Item 7 Removal of excessive sediment | \$1,850.00 |

Total Budgetary Cost \$4,840.00

Sincerely,

Colin C. Guerra

Colin Guerra

Chief Estimator/PA Certified Horticulturalist #93