

**IMPROVEMENT GUARANTEES**

**October 17, 2023**

**1198 Knacklyn Farms Court – Established**

**Mister Car Wash - Extension**





Herbert, Rowland & Grubic, Inc.  
 369 East Park Drive  
 Harrisburg, PA 17111  
 717.564.1121  
 www.hrg-inc.com

## FINANCIAL SECURITY ESTIMATE

### LOWER PAXTON TOWNSHIP

Attn: Amanda Zerbe, Zoning Officer  
 1198 Knacklyn Farms Court – Flategraff SWM

October 4, 2023

As requested, Herbert, Rowland & Grubic, Inc. has reviewed the following information for the above-referenced project in order to establish a recommended amount for the Financial Security:

Submission:	Dated:	Last Revised:
Opinion of Probable Construction Cost	September 21, 2023	---
Stormwater Management Plan	September 21, 2023	---

Based upon our review of the submitted information, we recommend that the Financial Security be required in the amount of \$6,277.00, as shown on the attached tabulation.

We request that a copy of the Financial Security be provided to HRG for our internal records. Please feel free to contact our office if you need additional information regarding this matter.

*This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.*

*Please note that future Financial Security recommendations may include a 10% annual increase for each one-year period from the establishment of said security per PAMPC 509(h); this may lead to increases in security totals from previous adjustment recommendations if sufficient project progress has not been achieved.*

Herbert, Rowland & Grubic, Inc.

Jason R. Hinz, P.E.  
 Group Manager | Civil

Enclosures: Financial Security Estimate

JRH/MRA/LB

PA0001\000184\_0002\Admin\4798 - 1198 Knacklyn Farms CL - Flategraff SWM\CL - FINANCIAL SECURITY\F5 - PH 4798.docx

- c: Randy Allen (rallen@lowerpaxton-pa.gov)  
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**LOWER PAXTON TOWNSHIP**  
**FINANCIAL SECURITY (FS) ESTIMATE**  
**1198 KNACKLYN FARMS CT - FLATEGRAFF SWM**

INITIAL FS RECOMMENDATION DATE: 10/04/23  
 PREVIOUS FS REDUCTION DATE: \_\_\_\_\_  
 CURRENT FS REDUCTION DATE: \_\_\_\_\_

HRG NO.: R000184.0002 PH 4798  
 PLAN DATE: 09/21/23  
 LAST PLAN REVISION DATE: \_\_\_\_\_



Description	Units	Standard Quantity	Dedicated Quantity	Unit Cost	Item Total	Financial Security Reduction			Financial Security Remaining After Reduction			Notes			
						Previous Quantity Reduced		Current Quantity Reduced	Remaining Quantity		Total (\$)				
						Standard	Dedicated	Total (\$)	Standard	Dedicated	Total (\$)				
<b>SITE WORK</b>															
Permanent Seed/Mulch	LS	1		\$ 250	\$ 250			\$ -			\$ -	1		\$ 250	
<b>Site Work Total:</b>					<b>\$ 250</b>			<b>\$ -</b>			<b>\$ -</b>			<b>\$ 250</b>	
<b>EROSION &amp; SEDIMENTATION CONTROL</b>															
Stabilized Construction Entrance (INSTALLED)	EA	1		\$ 575	\$ 575			\$ -			\$ -	1		\$ 575	
Stabilized Construction Entrance (REMOVED)	EA	1		\$ 575	\$ 575			\$ -			\$ -	1		\$ 575	
Concrete Washout Area (INSTALLED)	EA	1		\$ 203	\$ 203			\$ -			\$ -	1		\$ 203	
Concrete Washout Area (REMOVED)	EA	1		\$ 203	\$ 203			\$ -			\$ -	1		\$ 203	
8" Silt Sock (INSTALLED)	LF	100		\$ 2	\$ 200			\$ -			\$ -	100		\$ 200	
8" Silt Sock (REMOVED)	LF	100		\$ 2	\$ 200			\$ -			\$ -	100		\$ 200	
<b>Erosion &amp; Sedimentation Control Total:</b>					<b>\$ 1,956</b>			<b>\$ -</b>			<b>\$ -</b>			<b>\$ 1,956</b>	
<b>STORMWATER MANAGEMENT</b>															
Infiltration Bed (inclusive of excavation, stone, pipe, fittings, overflow grates, geotextile fabric, etc.)	LS	1		\$ 3,500	\$ 3,500			\$ -			\$ -	1		\$ 3,500	
<b>Stormwater Management Total:</b>					<b>\$ 3,500</b>			<b>\$ -</b>			<b>\$ -</b>			<b>\$ 3,500</b>	
						<b>Past FS Reductions</b>			<b>Current FS Reduction</b>						
Note: All totals (item, sub, final, etc.) rounded to nearest dollar.	<b>Sub-Total:</b>				<b>\$ 5,706</b>			<b>\$ -</b>			<b>\$ -</b>			<b>\$ 5,706</b>	<b>Items Proposed for Dedication Total</b>
Note: 10% of remaining estimate as of 02.01.2022	<b>10% Contingency:</b>				<b>\$ 571</b>	>>	>>	>>	>>	>>	>>	>>	>>	<b>\$ 571</b>	<b>No Items Proposed for Dedication</b>
Note: For every year beyond the establishment of the initial financial security, the required amount of financial security will be increased by 10%.	<b>10% Annual Increase:</b>				<b>&gt;&gt;</b>	>>	>>	>>	>>	>>	>>	>>	>>	<b>\$ -</b>	<b>15% for Post-Dedication Security</b>
<b>Total:</b>				<b>\$ 6,277</b>										<b>\$ 6,277</b>	<b>N/A</b>





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## FINANCIAL SECURITY ESTIMATE

Lower Paxton Township  
Attn: Amanda Zerbe, Zoning Officer

Mister Car Wash – Harrisburg, PA

SEPTEMBER 26, 2022

As requested, Herbert, Rowland & Grubic, Inc. has reviewed the following information for the above-referenced project in order to establish a recommended amount for the Financial Security:

Submission:	Dated:	Last Revised:
Opinion of Probable Construction Cost	September 9, 2022	---
Land Development Plan	November 2, 2021	September 9, 2022

Based upon our review of the submitted information, we recommend that the Financial Security be required in the amount of \$436,989.00, as shown on the attached tabulation.

We request that a copy of the Financial Security be provided to HRG for our internal records. Please feel free to contact our office if you need additional information regarding this matter.

*This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.*

*Please note that future Financial Security recommendations may include a 10% annual increase for each one-year period from the establishment of said security per PAMPC 509(h); this may lead to increases in security totals from previous adjustment recommendations if sufficient project progress has not been achieved.*

HERBERT, ROWLAND & GRUBIC, INC.

*Jason R. Hinz*

Jason R. Hinz, P.E.  
Group Manager | Civil

JRH/ILU/LB  
R000184.0002/4735

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Enclosures: Financial Security Estimate

- c: Nick Gehret (ngehret@lowerpaxton-pa.gov)
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- Randy Allen (rallen@lowerpaxton-pa.gov)
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**LOWER PAXTON TOWNSHIP**  
**FINANCIAL SECURITY (FS) ESTIMATE**  
**MISTER CAR WASH - HARRISBURG, PA**

INITIAL FS RECOMMENDATION DATE: 09/21/22  
 PREVIOUS FS REDUCTION DATE: \_\_\_\_\_  
 CURRENT FS REDUCTION DATE: \_\_\_\_\_

HRG NO.: R000184.0002 PH 4735  
 PLAN DATE: 11/05/21  
 LAST PLAN REVISION DATE: 09/09/22



Description	Units	Standard Quantity	Dedicated Quantity	Unit Cost	Item Total	Financial Security Reduction						Financial Security Remaining After Reduction			Notes
						Previous Quantity Reduced			Current Quantity Reduced			Remaining Quantity			
						Standard	Dedicated	Total (\$)	Standard	Dedicated	Total (\$)	Standard	Dedicated	Total (\$)	
<b>EROSION &amp; SEDIMENTATION CONTROL</b>															
Stabilized Construction Entrance (INSTALLED)	EA	1		\$ 1,150	\$ 1,150			\$ -			\$ -	1		\$ 1,150	
Stabilized Construction Entrance (REMOVED)	EA	1		\$ 1,150	\$ 1,150			\$ -			\$ -	1		\$ 1,150	
Concrete Washout Area (INSTALLED)	EA	1		\$ 405	\$ 405			\$ -			\$ -	1		\$ 405	
Concrete Washout Area (REMOVED)	EA	1		\$ 405	\$ 405			\$ -			\$ -	1		\$ 405	
18" Silt Sock (INSTALLED)	LF	486		\$ 5	\$ 2,430			\$ -			\$ -	486		\$ 2,430	
18" Silt Sock (REMOVED)	LF	486		\$ 5	\$ 2,430			\$ -			\$ -	486		\$ 2,430	
24" Silt Sock (INSTALLED)	LF	9		\$ 7	\$ 63			\$ -			\$ -	9		\$ 63	
24" Silt Sock (REMOVED)	LF	9		\$ 7	\$ 63			\$ -			\$ -	9		\$ 63	
Inlet Protection Bag (INSTALLED)	EA	6		\$ 113	\$ 678			\$ -			\$ -	6		\$ 678	
Inlet Protection Bag (REMOVED)	EA	6		\$ 113	\$ 678			\$ -			\$ -	6		\$ 678	
Inlet Protection Stone (INSTALLED)	EA	9		\$ 195	\$ 1,755			\$ -			\$ -	9		\$ 1,755	
Inlet Protection Stone (REMOVED)	EA	9		\$ 195	\$ 1,755			\$ -			\$ -	9		\$ 1,755	
Trench Drain Filter Bag (INSTALLED)	EA	2		\$ 400	\$ 800			\$ -			\$ -	2		\$ 800	
Trench Drain Filter Bag (REMOVED)	EA	2		\$ 400	\$ 800			\$ -			\$ -	2		\$ 800	
<b>Erosion &amp; Sedimentation Control Total:</b>					<b>\$ 14,562</b>			<b>\$ -</b>			<b>\$ -</b>			<b>\$ 14,562</b>	
<b>STORMWATER MANAGEMENT</b>															
Type C Top Unit	EA	1		\$ 800	\$ 800			\$ -			\$ -	1		\$ 800	
Type M Top Unit	EA	8		\$ 800	\$ 6,400			\$ -			\$ -	8		\$ 6,400	
Standard Inlet Box	EA	9		\$ 2,100	\$ 18,900			\$ -			\$ -	9		\$ 18,900	
Storm Manhole	EA	3		\$ 3,300	\$ 9,900			\$ -			\$ -	3		\$ 9,900	
12" HDPEP (includes excavation and backfill)	LF	33		\$ 38	\$ 1,254			\$ -			\$ -	33		\$ 1,254	
15" HDPEP (includes excavation and backfill)	LF	491		\$ 66	\$ 32,406			\$ -			\$ -	491		\$ 32,406	
Outlet Structure	EA	1		\$ 5,000	\$ 5,000			\$ -			\$ -	1		\$ 5,000	
Snout (18")	EA	3		\$ 400	\$ 1,200			\$ -			\$ -	3		\$ 1,200	
Underground Seepage Bed	LS	1		\$ 195,000	\$ 195,000			\$ -			\$ -	1		\$ 195,000	
Trench Drain	LF	1		\$ 150	\$ 150			\$ -			\$ -	1		\$ 150	
6" HDPEP (includes excavation and backfill)	LF	29		\$ 17	\$ 493			\$ -			\$ -	29		\$ 493	
8" HDPEP (includes excavation and backfill)	LF	126		\$ 21	\$ 2,646			\$ -			\$ -	126		\$ 2,646	
<b>Stormwater Management Total:</b>					<b>\$ 274,149</b>			<b>\$ -</b>			<b>\$ -</b>			<b>\$ 274,149</b>	
<b>PAVING AND CONCRETE</b>															
Concrete Curb, 18"	LF		252	\$ 30	\$ 7,560			\$ -			\$ -	252		\$ 7,560	
Stone Subbase, 6" Depth	SY		70	\$ 9	\$ 630			\$ -			\$ -	70		\$ 630	
Stone Subbase, 8" Depth	SY		24	\$ 12	\$ 288			\$ -			\$ -	24		\$ 288	
Superpave Asphalt, HMA Wearing (9.5mm, 1-1/2" depth)	SY		70	\$ 13	\$ 910			\$ -			\$ -	70		\$ 910	
Superpave Asphalt, HMA Base (25mm, 3" depth)	SY		70	\$ 18	\$ 1,260			\$ -			\$ -	70		\$ 1,260	
Curb Ramp	EA	12		\$ 4,500	\$ 54,000			\$ -			\$ -	12		\$ 54,000	
6.0" PennDOT Class AA Portland Cement Concrete	SY		24	\$ 25	\$ 600			\$ -			\$ -	24		\$ 600	
<b>Paving and Concrete Total:</b>					<b>\$ 65,248</b>			<b>\$ -</b>			<b>\$ -</b>			<b>\$ 65,248</b>	
<b>MISCELLANEOUS</b>															
Orange Construction Fence	LF	288		\$ 7	\$ 2,016			\$ -			\$ -	288		\$ 2,016	
Deciduous Trees (2-1/2" - 3" Caliper)	EA	34		\$ 275	\$ 9,350			\$ -			\$ -	34		\$ 9,350	
Shrubs	EA	244		\$ 50	\$ 12,200			\$ -			\$ -	244		\$ 12,200	
Evergreen Trees	EA	62		\$ 200	\$ 12,400			\$ -			\$ -	62		\$ 12,400	
As-Built Plan	LS	1		\$ 2,000	\$ 2,000			\$ -			\$ -	1		\$ 2,000	
Grass Sod	SF	21350		\$ 0	\$ 5,338			\$ -			\$ -	21350		\$ 5,338	
<b>Miscellaneous Total:</b>					<b>\$ 43,304</b>			<b>\$ -</b>			<b>\$ -</b>			<b>\$ 43,304</b>	
<b>Sub-Total:</b>					<b>\$ 397,263</b>			<b>\$ -</b>			<b>\$ -</b>			<b>\$ 397,263</b>	
<b>10% Contingency:</b>					<b>\$ 39,726</b>			<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>\$ 39,726</b>	<b>Items Proposed for Dedication Total</b>
<b>10% Annual Increase:</b>					<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>\$ -</b>	<b>\$ 11,248</b>
<b>Total:</b>					<b>\$ 436,989</b>			<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>&gt;&gt;</b>	<b>\$ 436,989</b>	<b>15% for Post-Dedication Security</b>
								<b>Number of Years</b>						<b>\$ 1,687</b>	

Note: All totals (item, sub, final, etc.) rounded to nearest dollar.

Note: 10% of remaining estimate as of 02.01.2022

Note: For every year beyond the establishment of the initial financial security, the required amount of financial security will be increased by 10%.