

B-1

TOWN of LYSANDER
8220 LOOP ROAD
BALDWINSVILLE, NEW YORK 13027
(315) 638-4264

January 28, 2016

Lysander Town Board
8220 Loop Road
Baldwinsville, NY 13027

Re: Whitetail Woods

Subj: Road & Utility Acceptance

Dear Town Board Members:

I conducted a final punch list inspection of the following streets and utilities which comprise the Whitetail Woods B1 subdivision. Phase B1 of Whitetail Woods contains the roadway and associated utilities for the street listed below.

<u>Street</u>	<u>Length</u>
Long Bow Way	0.107 miles

The streets were designed and constructed to conform to the Highway Construction Specification Ordinance of the Town of Lysander and are in satisfactory condition.

Attached is a punch list of work items which remain to be completed. The value of the punch list is \$39,000 which I recommend as the amount of the performance bond or other security to be established by the Town Board and deposited by the developer.

Please note that in addition to the street, this project will involve the deeding of sewer and drainage facilities. It is my understanding that the necessary special districts are in place, however I am not aware that the required deeds, utility easements, or other legal documents have been tendered to the Town Attorney. I recommend that the Town Board require the developer to submit the documents referenced above to the Town Attorney and me prior to final acceptance and dedication of the roadway and utilities by the Town Board. The Town Highway Superintendent, Mr. Gene Dinsmore, will also need to approve the current condition of the roadway prior to acceptance of the roadway and utilities by the Town Board.

Concerning the portion of the Highway Ordinance dealing with signs, the developer will need to provide and install all required street name signs and ancillary posts prior to acceptance of the roadway and utilities by the Town Board.

The Town Code allows the Town Board to set the amount of the required maintenance guarantee between 25% and 100% of the project value. I estimate the value of the roadway, sewer and drainage to be approximately \$176,240 (estimate attached), such that the guarantee could range from \$44,060 (25%) to \$176,240 (100%), at your discretion.

Regards



Allen J. Yager, P.E.
Town of Lysander Engineer

Attachments

Cc: David Alessio, Project Owner
Jason Kantak, P.E.; TDK Engineering
Gene Dinsmore, Lysander Highway Superintendent

Final Punch List

Whitetail Woods Phase B1

January 28, 2016

1. Repair asphalt binder low points	\$ 9,500
2. Furnish and install 1 1/2" Type 6F asphalt top course and tack coat	\$ 18,000
3. Place topsoil, seed and establish turf in road right-of-way	\$ 2,500
4. Clean closed drainage system and stormwater pond fore bays after placement of the asphalt top course and all land in the development has been stabilized.	\$ 1,000
5. Install monuments	\$ 2,000
6. Asphalt binder course for turn around	\$ 6,000
Total	\$ 39,000

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Value of Improvements

Whitetail Woods Phase B1

January 28, 2016

Roadway – 566 LF @ \$160/LF	\$ 90,560
Storm Drainage – 12” Diameter 327 LF @ \$40/LF	\$ 13,080
Storm Drainage – 15” Diameter 311 LF @ \$45/LF	\$ 11,700
Storm Drainage – 18” Diameter 300 LF @ \$50/LF	\$ 15,000
Catch Basins & Junction Boxes – 5 @ \$2,000/Each	\$ 10,000
Sanitary Sewers – 309 LF @ \$100/LF	\$ 30,900
Sanitary Manholes – 2 @\$2,500/Each	<u>\$ 5,000</u>
Total	\$ 176,240