

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

July 2, 2019

Lysander Town Board
8220 Loop Road
Baldwinsville, NY 13027

Re: Highland Meadows Phase 3 & 4

Subj: Road & Utility Acceptance

Dear Town Board Members:

I conducted a final punch list inspection of the following streets and utilities which comprise Phase 3 & 4 of the Highland Meadows (Lysander Preserve) Subdivision on July 2, 2019. Phase 3 & 4 of the Highland Meadows Subdivision contains the following roadway, associated drainage facilities and sanitary sewers for the street listed below.

<u>Street</u>	<u>Length</u>
Giddings Trail	0.473 miles

The streets were designed to conform with the Highway Construction Specification Ordinance of the Town of Lysander.

Attached is a punch list of work items which remain to be completed. The value of the punch list is \$112,250 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.

Concerning the portion of the Highway Ordinance dealing with signs, the developer will need to provide all required street name signs, stop signs and ancillary break away sign posts. The new stop sign will need to be installed at the location listed below.

<u>Location</u>	<u>Legend</u>	<u>MUTCD No.</u>	<u>Size</u>
1. Mercer St entering Giddings Trail / Afternoon Drive Intersection	STOP	R1-C1	30"x30"

In addition to the Punch List Security the Town Code requires the Town Board to secure a maintenance guarantee on the infrastructure to be owned by the town. The amount of the required guarantee can be between 25% and 100% of the project value. I estimate the value of the roadway, sewer and drainage to be approximately \$790,775 (estimate attached), such that the guarantee could range from \$197,694 (25%) to \$790,775(100%), at your discretion.

In addition to the drainage facilities and sanitary sewer utilities the Village of Baldwinsville will be taking dedication of the water system which will be owned, operated and maintained by the Village.

Please note that in addition to the street, this project will involve the deeding of drainage facilities and sanitary sewer utilities. The required drainage and sewer districts have been formed by the Town Board and the required deeds, utility easements, or other legal documents will need to be tendered to the Town Attorney for review. The developer will be required to items 2 & 8 on the attached punch list within 90 days of the date of dedication or I would recommend that the Town Board call on the punch list security and contract with a third party contractors to complete the work.

Regards



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

Attachments

Cc: Mario D'Arrigo, Esq.
Dan Bargabos

Final Punch List

Highland Meadows Phase 3 & 4

07/02/2019

1. Furnish and install 1 1/2" Type 6 asphalt top course and tack coat	\$ 68,250
2. Construct swale or extend closed drainage behind lots 18, 19 & 20	\$ 8,000
3. Complete rear lot swale check dam construction and turf establishment	\$ 12,000
4. Install monuments	\$ 4,000
5. Establish vegetation in all Town owned right of ways and easements	\$ 5,000
6. Clean up and fine grade of ROW after National Grid utility installation	\$ 5,000
7. Install yard drains as shown on contract drawings during home construction	\$ 4,000
8. Provide as-built drawings	<u>\$ 6,000</u>

Total

\$ 112,250

Value of Improvements

Highland Meadows Phase 3 & 4

Roadway – 2500 LF @ \$160/LF	\$ 400,000
Storm Drainage – 12” Diameter 721 LF @ \$40/LF	\$ 28,840
Storm Drainage – 15” Diameter 403 LF @ \$45/LF	\$ 18,135
Storm Drainage – 18” Diameter 940 LF @ \$50/LF	\$ 47,000
Catch Basins & Junction Boxes – 16 @ \$2,000/Each	\$ 32,000
Sanitary Sewers – 2423 LF @ \$100/LF	\$ 242,300
Sanitary Manholes – 9 @\$2,500/Each	<u>\$ 22,500</u>
Total	\$ 790,775