

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

July 6, 2018

Agenda Item "J"

Lysander Town Board
8220 Loop Road
Baldwinsville, NY 13027

Re: Whispering Oaks IV

Subj: Road & Utility Acceptance

Dear Town Board Members:

I conducted a final punch list inspection of the following streets and utilities which compromise the Whispering Oaks IV subdivision. Phase 1 of the Whispering Oaks IV subdivision contains the roadway and associated utilities for the street listed below.

<u>Street</u>	<u>Length</u>
Rubicon Road	0.116 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.

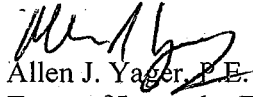
Attached is a punch list of work items which remain to be completed. The value of the punch list is \$77,000 which I recommend as the amount of the performance bond or other security to be established by the Town Board and deposited by the developer.

Please note that in addition to the street, this project will involve the deeding of sanitary sewer, storm sewer and water distribution facilities. Special district map plan and reports for extension of the existing Whispering Oaks Special Districts will need to be provided by the developer's engineer, along with other legal documents including easement descriptions and tax forms will need to be provided to the Town Attorney. I recommend that the Town Board require the developer to submit the documents referenced above to the Town Attorney and myself prior to final acceptance and dedication of the roadway and utilities by the Town Board.

The Town Code allows the Town Board to set the amount of the required guarantee between 25% and 100% of the project value. I estimate the value of the roadway and drainage to be approximately \$341,550

(estimate attached), such that the guarantee could range from \$85,388 (25%) to \$341,550 (100%), at your discretion.

Regards



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

Attachments

Cc: Julian Clark, P.E. Plumley Engineering
Dr. Clark, President Cabbage Patch Partners, LLC.

Final Punch List

Whispering Oaks IV

Phase 1

July 2, 2018

1. Furnish and install 1 1/2" Type 6F asphalt top course and tack coat	\$ 26,000
2. Construct bioretention basins 1, 2 & 3 once all up gradient land has been Stabilized and home construction has been completed	\$ 45,000
3. Clean closed drainage system once all land in the development has been stabilized and the asphalt top course has been placed.	\$ 3,000
4. Install monuments	\$ 3,000
Total	\$ 77,000

Value of Improvements

Whispering Oaks IV Phase 1

Roadway – 615 LF @ \$160/LF	\$ 98,400
Storm Drainage – 12” Diameter 365 LF @ \$40/LF	\$ 14,600
Strom Drainage – 18” Diameter 189 LF @ \$45/LF	\$ 20,925
Catch Basins & Junction Boxes – 9 @ \$2,000/Each	\$ 18,000
Sanitary Sewer Main – 1076 @ \$100/LF	\$ 107,600
Sanitary Manholes – 6 @ \$2,500/Each	\$ 15,000
Water Main – 1045 @ \$45/LF	\$ 47,025
Stormwater Management Pond	<u>\$ 20,000</u>
Total	\$ 341,550