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Via Email & Hand Delivery

April 19, 2012

Neal Halloran, Building Inspector
Town of Goshen
P.O. Box 217
Goshen, NY 10924

Re: Meadows of Goshen Subdivision
File No. 12-1-86.1
Reduction of Performance Bond

Dear Neal,

We are in receipt of correspondence from the developer David Makan dated April 16, 2012, requesting a second reduction of the Performance Bond for the referenced subdivision¹. We have reviewed their request to reduce an outstanding \$558,400.00 Performance Bond to \$260,338.60. This is based on the developer's estimation of the value of the remaining work using our original unit price and quantity estimates. As you are aware, the Town Code [§83-25.E.] allows the Town Board to reduce the Performance Guarantee as work is completed and has typically been reviewed by the Planning Board.

We inspected the site on April 16, 2012 with the Highway Superintendent and yourself, and have compared the status of the work with the approved plans (6/22/2010) and the amended resolution of approval. It is our opinion, a few items the developer requested be released from the bond have not yet been fully completed or require further germination and growth to ensure their acceptability (seeding, plantings, etc.). Accordingly, it is our recommendation the Performance Bond be reduced and the Town **retain \$448,200** to ensure completion of the remaining work². Our complete detailed estimate is appended.

If you have questions or would like to discuss this in greater detail, please advise.

Very truly yours,

RIDDICK ASSOCIATES, P.C.



Sean T. Hoffman, PE
Consulting Engineer

Enclosure

cc: Supervisor Bloomfield and Town Board
Chairman Huddleston and Planning Board
Broderick Knoell, Highway Superintendent
Valma Eisma, Town Clerk
Dennis Caplicki, Esq., Town Attorney
Richard B. Golden, Esq. Planning Board Attorney
David Makan, Makan Construction

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¹ The original performance bond in the amount of \$961,200 was reduced during the Town Board's December 8, 2011 meeting.

² This excludes the \$10,000 security posted by the developer to be held by the Town in an interest bearing account to mitigate any effects to offsite adjoining homeowner water supply wells.

Meadows of Goshen Subdivision - Plan Rev Date 6/22/2010

Improvement Cost Estimate - September 30, 2010

Revised - November 30, 2011 For Reduction

Revised - April 17, 2012 For Reduction (Second)

Item	Item Description	Unit Price	Meadows of Goshen Subdivision		Remaining Work to be completed		Description	
			Quantity	Extensions	Quantity	Extensions		
1	Mobilization & General Cond. @ 2%		L.S.	0 L.S.	\$0	0 L.S.	\$0	
2A	Clearing/Demolition/Stockpile topsoil	\$2,500	AC	0.0 AC	\$0	0.0 AC	\$0	
3A	Roadway Excavation & Disposal	\$25	/C.Y.	0 C.Y.	\$0	0 C.Y.	\$0	
3B	Roadway/Lot Excavation	\$5	/C.Y.	0 C.Y.	\$0	0 C.Y.	\$0	
3C	Roadway Borrow	\$10	/C.Y.	0 C.Y.	\$0	0 C.Y.	\$0	
4	Roadway Construction-							
4A	Sub-base (Curb & Road) -- ROB	\$50	/Ton.	2,650 Ton	\$132,500	250 Ton	\$12,500	Portion Howard Ct
4B	Bituminous Base - 3-inches	\$90	/Ton.	2,780 Ton	\$250,200	350 Ton	\$31,500	Hammerhead & Gate School
4C	Bituminous Top - 2-inch	\$90	/Ton.	1,850 Ton	\$166,500	1,850 Ton	\$166,500	2
4D	Striping -Stop lines	\$2	/L.F.	45 L.F.	\$90	45 L.F.	\$90	2
5A.1	6-inch Roof Drain - PVC	\$20	/L.F.	0 L.F.	\$0	0 L.F.	\$0	
5A.2	15-inch RCP/CMP/HDPE	\$50	/L.F.	0 L.F.	\$0	0 L.F.	\$0	
5B	18-inch RCP/CMP/HDPE	\$60	/L.F.	370 L.F.	\$22,200	70 L.F.	\$4,200	Howard Ct & Gate School
5C	24-inch RCP/CMP/HDPE	\$70	/L.F.	0 L.F.	\$0	0 L.F.	\$0	
5D	30-inch RCP/CMP/HDPE	\$80	/L.F.	0 L.F.	\$0	0 L.F.	\$0	
5E	36-inch RCP/CMP/HDPE	\$100	/L.F.	0 L.F.	\$0	0 L.F.	\$0	
5F	Flared End sections 15 to 24-inch	\$300	/EA	0 EA.	\$0	0 EA.	\$0	
5G	Flared End sections 30 to 36-inch	\$450	/EA	0 EA.	\$0	0 EA.	\$0	
5H	Road Swale - grassed	\$10	/L.F.	450 L.F.	\$4,500	450 L.F.	\$4,500	2
6A	PVC Sewer Pipe - 8-inch	\$35	/L.F.	0 L.F.	\$0	0 L.F.	\$0	
6C	Sewer Service Connection	\$400	ea.	0 ea.	\$0	0 ea.	\$0	
6D	Sewer Service Lateral	\$35	/L.F.	0 L.F.	\$0	0 L.F.	\$0	
7A	Storm Drainage Inlet/Manhole	\$3,000	ea.	4 ea.	\$12,000	1 ea.	\$1,000	Replace Cover (Domestic)
7B	Storm Drainage Inlet/Manhole - Cut-out	\$800	ea.	2 ea.	\$1,600	0 ea.	\$0	2
8	Precast Sanitary Manholes	\$3,000	ea.	0 ea.	\$0	0 ea.	\$0	
9	Reset Sanitary MH Covers	\$250	ea.	0 ea.	\$0	0 ea.	\$0	
10A	Landscaping - Topsoil & seed	\$3	/S.Y.	10,360 S.Y.	\$31,080	10,360 S.Y.	\$31,080	Partial Planting & Germination
10B	Street Trees @ 40 feet o/c	\$250	ea.	230 ea.	\$57,500	230 ea.	\$57,500	2
10C	Shrubs	\$100	ea.	0 ea.	\$0	0 ea.	\$0	
10D	Ground Cover	\$40	ea.	0 ea.	\$0	0 ea.	\$0	
10E	Perennials	\$20	ea.	0 ea.	\$0	0 ea.	\$0	
11A	Concrete/Belgium Block Curb	\$15	/L.F.	6,000 L.F.	\$90,000	150 L.F.	\$2,250	Howard Ct Hammerhead (Lot 11 Modification)
11C	Concrete Sidewalk	\$5	/S.F.	0 S.F.	\$0	0 S.F.	\$0	
11D	Entrance Walls	\$30	/S.F.	700 S.F.	\$21,000	700 S.F.	\$21,000	2
12	Clean-up, As-built & Demob. @1%		/L.S.	0 L.S.	\$0	8,700 L.S.	\$8,700	2
18	Pond Outlet Chamber	\$8,000	L.S.	5 L.S.	\$40,000	4 L.S.	\$32,000	3 Complete & Repairs (Grout) to Pond 1A & 3A
19	Retention Basin & Plantings	\$7,500	L.S.	5 L.S.	\$37,500	5 L.S.	\$37,500	Forebays
20	Trash Enclosure	\$2,500	L.S.	0 L.S.	\$0	0 L.S.	\$0	
21A	Street Lights	\$1,200	ea.	0 ea.	\$0	0 ea.	\$0	1
21B	Site Lighting-Wall Mounted	\$750	ea.	0 ea.	\$0	0 ea.	\$0	
21b	Street & Site Signs	\$250	ea.	5 ea.	\$1,250	5 ea.	\$1,250	2
21c	Open Space/ESA Signs	\$100	ea.	50 ea.	\$5,000	50 ea.	\$5,000	2
22	Monumentation	\$85	ea.	22 ea.	\$1,870	22 ea.	\$1,870	2
26A	Soil Erosion Ctrl - Check Dams/Inlet Prot	\$75	ea.	30 ea.	\$2,250	30 ea.	\$2,250	2
26B	Silt Fence	\$1.10	/L.F.	7,500 L.F.	\$8,250	5,625 L.F.	\$6,188	At dwellings
26C	Stabilized Entrance	\$2,000	L.S.	2 L.S.	\$4,000	0 L.S.	\$0	
				TOTALS	\$889,290	TOTALS	\$426,878	
	Contingency @ 5%				\$44,465		\$21,344	
				TOTALS	\$933,755	TOTALS	\$448,221	
	Recommended Performance Bond				\$933,800		\$448,200	
	Reduction in bond - April 17, 2012						\$110,200	

Reduction in bond - April 17, 2012

1 - Assumed bonded by Electric Utility

2 - To be completed

3 - Skip in number sequence represents unused items in general bond form