fernmoor HOMES

732-886-2900 – Telephone
732-886-0330 – Facsimile

April 8, 2013

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Wilmer E. Abbott, IV, MPA
Town of Milton
115 Federal Street
Milton, DE 19968

Re: Heritage Creek Phase 2B
Bond No. 5033593
Reduction Request No. 1

Dear Mr. Abbott:

This letter shall serve as our formal request to have an inspection performed at our project known as Heritage Creek by the Township Engineer for the reduction of the above-referenced bond so that the Town Council can act upon that recommendation when presented. I have attached an analysis of the items we wish to have inspected and reduced at this time.

If you have any questions, please feel free to contact me at 732-886-2900x13.

Thank you.

Sincerely,

Jeffrey Fernbach

:sp
Enclosure

1 Kathleen Drive, Jackson, New Jersey 08527

Heritage Creek
Phase 2 B Bond
Bond No. 5033593
Reduction Request No. 1

CODE	DESCRIPTION	Qty	Units	Unit Price	Total	% Complete	Reduction Requested This Period	Balance to Complete
1004	Strip topsoil road row	4,235.00	CY	2.50	$ 10,587.50	100%	$ 10,587.50	$ 0.00
1006	Strip topsoil lots	3,780.00	CY	2.50	$ 9,450.00	100%	$ 9,450.00	$ 0.00
1008	Road Excavation	6,400.00	CY	2.50	$ 16,000.00	100%	$ 16,000.00	$ 0.00
1014	Lot Excavation	2,060.00	CY	2.50	$ 5,150.00	100%	$ 5,150.00	$ 0.00
1020	Road Base 8" crusher run	540.00	TN	25.00	$ 13,500.00	100%	$ 13,500.00	$ 0.00
1024	Road Base 11" crusher run	3,510.00	TN	25.00	$ 87,750.00	100%	$ 87,750.00	$ 0.00
1026	Hot Mix 1/4" Type C	98.00	TN	76.00	$ 7,448.00	0%	$ 0.00	$ 7,448.00
1028	Hot Mix 1 1/2" Type C	329.00	TN	76.00	$ 25,004.00	0%	$ 0.00	$ 25,004.00
1038	Hot Mix 1 3/4" Type C	225.00	TN	76.00	$ 17,100.00	0%	$ 0.00	$ 17,100.00
1039	Hot Mix 1/34" Type B	137.00	TN	76.00	$ 10,412.00	0%	$ 0.00	$ 10,412.00
1040	Hot Mix 2" Type B	437.00	TN	76.00	$ 33,212.00	0%	$ 0.00	$ 33,212.00
1042	Hot Mix 4" Type B	517.00	TN	76.00	$ 39,292.00	0%	$ 0.00	$ 39,292.00
1046	Fine Grade Road	7,425.00	SY	1.50	$ 11,137.50	100%	$ 11,137.50	$ 0.00
1054	Retopsoil Rd. Row	735.00	CY	3.00	$ 2,205.00	0%	$ 0.00	$ 2,205.00
1056	Seed and Mulch Rd. Row	8,500.00	SY	0.75	$ 6,375.00	0%	$ 0.00	$ 6,375.00
1060	Temporary Lot Seeding	12,800.00	SY	0.35	$ 4,480.00	0%	$ 0.00	$ 4,480.00
1064	Temporary Paint Stripping and Signs	1.00	LS	4,800.00	$ 4,800.00	0%	$ 0.00	$ 4,800.00
1206	15" ADS N-12	973.00	LF	23.00	$ 22,379.00	100%	$ 22,379.00	$ 0.00
1208	18" ADS N-12	417.00	LF	28.00	$ 11,676.00	100%	$ 11,676.00	$ 0.00
1210	24" ADS N-12	45.00	LF	31.00	$ 1,395.00	100%	$ 1,395.00	$ 0.00
1212	36" ADS N-12	426.00	LF	52.00	$ 22,152.00	100%	$ 22,152.00	$ 0.00
1216	48" ADS N-12	225.00	LF	81.00	$ 18,225.00	100%	$ 18,225.00	$ 0.00
1220	Catch Basin	13.00	EA	2,550.00	$ 33,150.00	100%	$ 33,150.00	$ 0.00
1224	4" Manhole	11.00	EA	2,300.00	$ 25,300.00	100%	$ 25,300.00	$ 0.00
1226	5" Manhole	3.00	EA	2,900.00	$ 8,700.00	100%	$ 8,700.00	$ 0.00
1238	Rip Rap	20.00	TN	50.00	$ 1,000.00	100%	$ 1,000.00	$ 0.00
1406	8" C-900 Main	1,480.00	LF	22.00	$ 32,560.00	100%	$ 32,560.00	$ 0.00
1415	8" GateValve & Box	5.00	EA	1,240.00	$ 6,200.00	100%	$ 6,200.00	$ 0.00
1422	Hydrant Assembly	2.00	EA	3,900.00	$ 7,800.00	100%	$ 7,800.00	$ 0.00
1426	2" Blowoff	2.00	EA	750.00	$ 1,500.00	100%	$ 1,500.00	$ 0.00
1430	1"SDR 7 Service	1,200.00	LF	9.00	$ 10,800.00	100%	$ 10,800.00	$ 0.00
1434	8x1 Saddle w/corp	36.00	EA	214.00	$ 7,704.00	100%	$ 7,704.00	$ 0.00
1438	1" curb valve & box	36.00	EA	217.00	$ 7,812.00	100%	$ 7,812.00	$ 0.00
1504	PCC Curb Type 1	850.00	LF	13.50	$ 11,475.00	100%	$ 11,475.00	$ 0.00
1508	PCC Curb and Gutter Type 3	2,550.00	LF	13.50	$ 34,425.00	100%	$ 34,425.00	$ 0.00
1510	Crusher Run Under Curb	600.00	TN	25.00	$ 15,000.00	100%	$ 15,000.00	$ 0.00
1515	5' sidewalk	12,375.00	SF	4.00	$ 49,500.00	0%	$ 0.00	$ 49,500.00
1520	6" concrete alley entrance apron	1,100.00	SF	4.75	$ 5,225.00	0%	$ 0.00	$ 5,225.00
1610	DPL olophane 100W Type V Lights	5.00	EA	575.00	$ 2,875.00	0%	$ 0.00	$ 2,875.00
1620	DPL Holophane 100W Type III Lights	7.00	EA	575.00	$ 4,025.00	0%	$ 0.00	$ 4,025.00
1702	Tuskovoro Crape Myrtle	24.00	EA	240.00	$ 5,760.00	0%	$ 0.00	$ 5,760.00
1704	Japanese Zelkova Green Vase	24.00	EA	220.00	$ 5,280.00	0%	$ 0.00	$ 5,280.00
1706	Dynamite Crape Myrtle	20.00	EA	240.00	$ 4,800.00	0%	$ 0.00	$ 4,800.00
1708	Natches Crape Myrtle	6.00	EA	240.00	$ 1,440.00	0%	$ 0.00	$ 1,440.00
1710	Miscanthus Adagio	12.00	EA	17.00	$ 204.00	0%	$ 0.00	$ 204.00
1712	Dwarft Burford Holly	30.00	EA	28.00	$ 840.00	0%	$ 0.00	$ 840.00
1714	Copeopsis Zagreb	62.00	EA	8.00	$ 496.00	0%	$ 0.00	$ 496.00
1716	Knockout Rose	64.00	EA	32.00	$ 2,048.00	0%	$ 0.00	$ 2,048.00
					$ 665,649.00		$ 432,828.00	$ 232,821.00

CABE ASSOCIATES, INC.
CONSULTING ENGINEERS
144 SOUTH GOVERNORS AVENUE
P.O. BOX 877
DOVER, DELAWARE 19903-0877

-PRINCIPALS-
LEE J. BEETSCHEN, P.E., DEE
ROBERT W. KERR, P.E., DEE

-SENIOR ASSOCIATE-
MARK K. DOWNES, P.E.

-ASSOCIATES-
SCOTT C. HOFFMAN, P.E.
STEVEN H. LEWANDOWSKI, P.E.

May 3, 2013

Mr. Win Abbott
Town of Milton
115 Federal Street
Milton DE 19968

Re: Heritage Creek - Phase 2B
Milton, Delaware

Dear Mr. Abbott:

As requested, we have reviewed the letter from Fernmoor Homes dated April 8, 2013 requesting an inspection and reduction of bond for Heritage Creek-Phase 2B. Currently, the Town holds a bond in the amount of $832,061.25 for construction of Phase 2B.

On May 3, 2013 a review of the construction progress was made. Actual quantities were not measured or computed. Attached is a spreadsheet comparing the work shown to be completed per the Fernmoor Homes letter of April 8 and CABE's review of May 3. Fernmoor Homes indicates that $432,828 of work has been completed or 65% percent of the project. CABE's review indicated $330,325.50 of work completed to date or approximately 50% of the project. Using the cost estimate, CABE calculates $335,323.50 of work remains to be completed. The Town's subdivision ordinance requires a bond in the amount of 125%. Should Mayor and Council agree to reduce the bond amount, the bond should be for a minimum of $419,154.38.

As shown on the estimate, the stone base course and curbing are not completed and none of the base course hot-mix has been placed. Many jurisdictions in Delaware permit a reduction in bond during construction of a development but many, including Sussex County, typically will not allow a reduction in bond until the base course of paving has been placed.

May 3, 2013

We trust this will be satisfactory for your needs. If you have questions, please do not hesitate to contact us.

Very truly yours,

CABE ASSOCIATES, INC.

Robert W. Kerr, P.E., DEE

RWK/cjk
148-058
Attachment

CONSTRUCTION COST ESTIMATE
HERITAGE CREEK
PHASE 2B
MILTON, DELAWARE
May 3, 2013

DESCRIPTION	QTY	UNITS	PRICE	TOTAL	Fernmoor Homes as of April 8 2013 COMPLETED	Fernmoor Homes as of April 8 2013 COMPLETED	CABE Associates as of May 3, 2013 COMPLETED	CABE Associates as of May 3, 2013 COMPLETED
Strip topsoil road row	4,235	CY	2.50	10,587.50	100%	10,587.50	100%	10,587.50
Strip topsil lots	3,780	CY	2.50	9,450.00	100%	9,450.00	100%	9,450.00
Road Excavation	6,400	CY	2.50	16,000.00	100%	16,000.00	100%	16,000.00
Lot Excavation	2,060	CY	2.50	5,150.00	100%	5,150.00	100%	5,150.00
Road Base 8" Crusher Run	540	TN	25.00	13,500.00	100%	13,500.00	100%	13,500.00
Road Base 11" Crusher Run	3,510	TN	25.00	87,750.00	100%	87,750.00	25%	21,937.50
Hot Mix 1/4" Type C	98	TN	76.00	7,448.00	0%	0.00	0%	0.00
Hot Mix 1-1/2" Type C	329	TN	76.00	25,004.00	0%	0.00	0%	0.00
Hot Mix 1-3/4" Type C	225	TN	76.00	17,100.00	0%	0.00	0%	0.00
Hot Mix 1-3/4" Type B	137	TN	76.00	10,412.00	0%	0.00	0%	0.00
Hot Mix 2" Type B	437	TN	76.00	33,212.00	0%	0.00	0%	0.00
Hot Mix 4" Type B	517	TN	76.00	39,292.00	0%	0.00	0%	0.00
Fine Grade Road	7,425	SY	1.50	11,137.50	100%	11,137.50	0%	0.00
Retopsoil Rd. Row	735	CY	3.00	2,205.00	0%	0.00	0%	0.00
Seed and Mulch Rd. Row	8,500	SY	0.75	6,375.00	0%	0.00	0%	0.00
Temporary Lot Seeding	12,800	SY	0.35	4,480.00	0%	0.00	0%	0.00
Temporary Paint Stripping and Signs	1	LS	4,800.00	4,800.00	0%	0.00	0%	0.00
15" ADS N-12	973	LF	23.00	22,379.00	100%	22,379.00	100%	22,379.00
18" ADS N-12	417	LF	28.00	11,676.00	100%	11,676.00	100%	11,676.00
24" ADS N-12	45	LF	31.00	1,395.00	100%	1,395.00	100%	1,395.00
36" ADS N-12	426	LF	52.00	22,152.00	100%	22,152.00	100%	22,152.00
48" ADS N-12	225	LF	81.00	18,225.00	100%	18,225.00	100%	18,225.00
Catch Basin	13	EA	2,550.00	33,150.00	100%	33,150.00	100%	33,150.00
4' Manhole	11	EA	2,300.00	25,300.00	100%	25,300.00	100%	25,300.00
5' Manhole	3	EA	2,900.00	8,700.00	100%	8,700.00	100%	8,700.00
Rip Rap	20	TN	50.00	1,000.00	100%	1,000.00	100%	1,000.00
8" C-900 Main	1,480	LF	22.00	32,560.00	100%	32,560.00	100%	32,560.00
8" Gate Valve & Box	5	EA	1,240.00	6,200.00	100%	6,200.00	100%	6,200.00
Hydrant Assembly	2	EA	3,900.00	7,800.00	100%	7,800.00	100%	7,800.00
2" Blowoff	2	EA	750.00	1,500.00	100%	1,500.00	100%	1,500.00
1" SDR 7 Service	1,200	LF	9.00	10,800.00	100%	10,800.00	100%	10,800.00
8x1 Saddle W/Corp	36	EA	214.00	7,704.00	100%	7,704.00	100%	7,704.00
1" Curb Valve and Box	36	EA	217.00	7,812.00	100%	7,812.00	100%	7,812.00
PCC Curb Type 1	850	LF	13.50	11,475.00	100%	11,475.00	0%	0.00
PCC Curbe and Gutter Type 3	2,550	LF	13.50	34,425.00	100%	34,425.00	70%	24,097.50
Crusher Run Under Curb	600	TN	25.00	15,000.00	100%	15,000.00	75%	11,250.00
5' Sidwalk	12,375	SF	4.00	49,500.00	0%	0.00	0%	0.00
6" Concrete Alley Entrance Apron	1,100	SF	4.75	5,225.00	0%	0.00	0%	0.00
DPL Olophane 100 W Type V Lights	5	EA	575.00	2,875.00	0%	0.00	0%	0.00
DPL Holophane 100W Type III Lights	7	EA	575.00	4,025.00	0%	0.00	0%	0.00
Tuskovoro Crape Myrtle	24	EA	240.00	5,760.00	0%	0.00	0%	0.00
Japanese Zelkova Green Vase	24	EA	220.00	5,280.00	0%	0.00	0%	0.00
Dynamite Crape Myrtle	20	EA	240.00	4,800.00	0%	0.00	0%	0.00
Natches Crape Myrtle	6	EA	240.00	1,440.00	0%	0.00	0%	0.00
Miscanthus Adagio	12	EA	17.00	204.00	0%	0.00	0%	0.00
Dwarft Buford Holly	30	EA	28.00	840.00	0%	0.00	0%	0.00
Copeopsis Zagreb	62	EA	8.00	496.00	0%	0.00	0%	0.00
Knockout Rose	64	EA	32.00	2,048.00	0%	0.00	0%	0.00
TOTAL:				$665,649.00		$432,828.00		$330,325.50
Amount Remaining to be Constructed						$232,821.00		$335,323.50
Required Bond Amount at 125% of Cost				**$832,061.25**		**$291,026.25**		**$419,154.38**
Reduction in Bond						$541,035.00		$412,906.88