Valerie Oorthuys

From: Susan Carter <scarter@placesassociates.com>
Sent: Tuesday, January 16, 2024 4:09 PM
To: Valerie Oorthuys
Subject: FW: Joanne Drive Bond Reduction - Revised Performance Guarantee Values
Attachments: 13625-1 - Kendall Homes - Joanne Drive - Bond Reduction - Performance Guarantee Values - Revised 01162024.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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From: Daniel Burger <dburger@connollyburger.com>
Sent: Tuesday, January 16, 2024 3:37 PM
To: Susan Carter <scarter@placesassociates.com>
Cc: Daniel Burger <dburger@connollyburger.com>
Subject: Joanne Drive Bond Reduction - Revised Performance Guarantee Values

Good afternoon Sue,

I am following up on your email below. I understand that the information in your email is not meant to supersede Valerie's request for a letter from Kendall Homes' engineer, however, if Kendall Homes agrees with your amounts, I don't see the reason for them to hire and pay someone to provide estimates. This is equally true because I understand that the Board looks to you to approve any amounts that another engineer would propose. I also believe that paying an engineer to provide estimates will make the process take more time. You will need to review those estimates, provide an opinion on them and, then, the Board will need to review and discuss them. This can all be avoided by using the numbers that you provided. Because I am not familiar with this process, please let me know of any downsides to getting the reduction done is this manner, which seems to be an efficient way to do it.

I have revised the Performance Guarantee Values document to reflect your figures. I am also wondering if there is a way to revised the document so that a total of $60,117.00 is being held for both phases. This is in line with your email on December 14, 2023, about the bond being between $10,000.00 and $15,000.00. If a total of $60,117.00 is being held, the amount held more than covers the amount estimated for both phases (including the additional 50%).

Have a great day,
Dan

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From: Susan Carter <scarter@placesassociates.com>
Sent: Friday, January 5, 2024 2:01 PM
To: Daniel Burger <dburger@connollyburger.com>
Cc: Valerie Oorthuys (planning@stow-ma.gov) <planning@stow-ma.gov>; Tim Black <tkb8794@gmail.com>; planning2@stow-ma.gov; Jeanne Black <kendallhomes@aol.com>
Subject: RE: Joanne Drive Bond Reduction - Jan. 9th meeting

Daniel,

This email is not meant to supersede Valerie's email requesting a letter from your engineer. Once received I will review it against the data provided on the as-built plans.

The breakdown you have suggested is not related to the on-site conditions. The bond should at least identify the items that potentially remain and a dollar amount for those line items. My initial suggestion of items would be:

Final basin cleanup	$3,664.94 (for spring cleanup and any repairs)
Erosion Control and Maintenance	$ 1,712 (repair any erosion/scouring over winter and re-seeding as needed)
Curb, binder and top coat	$1,300 (5% of amount remaining to cover any plow damage to curbing/berm)
Signage	$ 500 (for signage by Fire Cistern)
Street Trees	$ 1,000 (for replacement of winter kill – trees guaranteed, this would be labor costs)
Raise and clean catchbasins	$ 2500 (final spring cleanout of catchbasins)
As-built plan	$ 2500 (50% for plan revisions and drainage calcs)
Legal costs for Acceptance	$ 1,200

Total $ 14,376.94 with 150% the bond should be $ 21,565.41. I would suggest a $ 21,500 bond amount to be retained. This exceeds our normal minimum bond prior to street approval of $ 15,000 and has provisions to cover any cleanup and plow damage that could occur on an average winter. This estimate assumes that the post construction drainage calculations do not identify any modifications to the as-built structures (where basins are never 100% according to the design plan).

Please let me know if you have any questions.

Sue

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