



Town of Middletown  
Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

To: Marc Tanguay, Finance Director

From: Paul A. Croce, Chairman  
Middletown Planning Board

Date: June 11, 2021

Re: Reduction of performance security held by the Town for Phases 1 & 2 of the Saltwood Farm subdivision.

The developer of the above referenced subdivision has requested that the Planning Board reduce the amount of performance security held by the Town for subdivision phases 1 and 2. In accordance with the requirements of Section 703 of the Middletown Rules and Regulation Regarding the Subdivision and Development of Land, the developer submitted cost estimates for completion of the remaining infrastructure work to the Town Engineer for review. The Town Engineer and Public Works Director reviewed the cost estimates and recommended approval of reductions (attached), which the Planning Board approved during its June 9, 2021 meeting as indicated below. Note that the amount of the retained security must equal at least 125% of the estimated cost to complete remaining work as approved by the Planning Board.

**Phase 1:**

Initial security:	\$138,909.75
Cost to complete remaining work: \$64,380.72 x 125% =	\$80,475.90
<b>Approved amount of reduction:</b>	<b>\$58,433.85</b>

**Phase 2:**

Initial security:	\$259,293.75
Cost to complete remaining work: \$43,656.66 x 125% =	\$54,570.83
<b>Approved amount of reduction:</b>	<b>\$204,722.92</b>

Please contact me with any questions regarding this matter.

*Paul Croce*  
Paul A. Croce, Chairman  
Middletown Planning Board

cc. Town Engineer  
DPW Director



## *Town of Middletown*

350 East Main Road, Middletown, Rhode Island 02842

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*Department of Engineering*

Phone: (401) 418-0413 Fax: (401) 845-0404

Date: June 7, 2021

To: Ron Wolanski, Town Planner

From: Warren Hanley, Town Engineer & Robert Hanley, acting DPW Director

Re: Bond Amount PHASE ONE; Saltwood Farm Subdivision, AP 126, lot 4

We do have an additional item for phase 1 detention basin improvements, maintenance to be included as part of time extension requests and bond amount. Item #16 added to estimated cost to complete.

Total estimated cost to complete phase 1: \$64,380.72

See attached spreadsheet with estimated costs to complete.

Phase One Saltwood, Cost to Complete 6-7-21

Item No	Description	Quantity	Units	Unit Cost	Jul-18		25% increase		Jun-21	
					Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost
1	Bailey Extension top course	1573	sy	10.5	\$16,516.50	708'x20'	13.125	\$20,645.63		
2	Paradise Patch	1225	sy	38	\$46,550.00	980'x11.25'	0	\$0.00		
3	Bailey Patch	511	sy	38	\$19,418.00	1150'x4'	47.5	\$24,272.50		
4	Street Trees	8	ea	300	\$2,400.00		375	\$3,000.00		
5	Plantings 202A	1	ls	3300	\$3,300.00		4125	\$4,125.00		
6	Hydroseed	1	ls	1000	\$1,000.00		1250	\$1,250.00		
7	Weirs & Grades	1	ls	1500	\$1,500.00		0	\$0.00		
8	Swale @ lot 12	1	ls	500	\$500.00		625	\$625.00		
9	Level spreader	1	ls	500	\$500.00		0	\$0.00		
10	Complete Excavation Permit	1	ls	10000	\$10,000.00		0	\$0.00		
11	Complete Sewer Permit	1	ls	5000	\$5,000.00		0	\$0.00		
12	Set Bounds	9	ea	200	\$1,800.00		250	\$2,250.00		
13	Sewer as built	1	ls	500	\$500.00		625	\$625.00		
14	Construction Inspection	10	hrs	64.33	\$643.30		66.26	\$662.60		3% increase
15	Clean Up	1	ls	1500	\$1,500.00		1875	\$1,875.00		
16	Stormwater System Maintenance	1	ls				5500	\$5,500.00		New 2021 Item

Total Cost to Complete

\$111,127.80

\$64,830.72



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*Department of Engineering*

Phone: (401) 418-0413 Fax: (401) 845-0404

Date: June 7, 2021

To: Ron Wolanski, Town Planner

From: Warren Hall, Town Engineer & Robert Hanley, acting DPW Director

Re: **Bond Amount** PHASE TWO; Saltwood Farm Subdivision, AP 126, lot 4

Most importantly, is Cross Country Lane, public or private, if public we are OK, if not a sewer easement will have to be secured prior to any bond release.

If public, the estimated cost to complete is: **\$43,656.66**

See attached spreadsheet with estimated costs to complete.

**SALTWOOD PHASE 2 Cost to complete 6-7-21**

Item	Initial Bond Amounts	Completed Cost	Incomplete Cost	Description
1A	24,888.00	24,888.00	-	Road base
1B	18,056.00	18,056.00	-	Binder coat
1C	18,056.00	-	18,056.00	Finish coat (650' x 18' @ \$13.89/SY)
2	110,000.00	110,000.00	10,000.00	Sewer line (patch in Paradise)
3	6,600.00	6,600.00	-	Drainage culvert
4	1,035.00	1,035.00	-	Drainage culvert
5	21,000.00	21,000.00	11,500.00	Drainage swale (includes loam & seed) Rocks, erosion
6	3,700.00	3,700.00	-	Electric & water service to the lot
7	4,100.00	-	4,100.00	Grass (easement only)
Total cost	207,435.00	185,279.00	43,656.00	
25% add-on	51,858.75	46,319.75	10,914.00	
Total cost plus 25%	259,293.75	231,598.75	54,570.00	