



**MIDDLETOWN**  
Rhode Island

## PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842  
(401) 849-4027 | MiddletownRI.com

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### Memorandum

To: Paul A. Croce, Chairman  
Planning Board members

From: Ron Wolanski, Town Planner

Date: January 4, 2022

**Re:** Request of Anthony Larusso, developer of the Morrison Farm subdivision, for the Planning Board to set the amount of performance security for remaining subdivision improvements. Property located on Morrison Ave., Tax Assessor's Plat 114, Lot 820.

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The developer of the above referenced subdivision is requesting that the Planning Board set the amount of the performance security needed to ensure completion of the remainder of work for the subdivision. The subdivision Preliminary Plan was approved by the Planning Board on October 14, 2020, and includes 6 total lots. We are currently working with the applicant toward confirming final plan approval.

In accordance with the requirements of Section 702 of the Middletown Rules and Regulation Regarding the Subdivision and Development of Land, the developer has submitted cost estimates for completion of the remaining infrastructure work to the Town Engineer for review. The Town Engineer has reviewed the cost estimates and is recommending approval of the estimate of \$236,010 per the attached memo.

Per the regulations, the Planning Board should consider this recommendation in setting the amount of the performance security. **The security must equal 125% of the approved estimate, or \$295,012.50.** Once the amount is set, and security is posted in a form acceptable to the town's finance director, and any other remaining conditions of preliminary approval are satisfied allowing for final plan approval, the developer will be able to record the approved plans.

Please contact me with any questions regarding this matter.

cc. Town Engineer  
DPW Director  
Finance Director



**BOND REVIEW MEMORANDUM**

To: Ronald M. Wolanski, AICP  
 Director of Planning & Economic Development

From: Steven Cabral  
 Crossman Engineering

Date: November 29, 2021  
 Revised December 11, 2021

Re: Utility Bond Estimate  
 Morrison Avenue Subdivision  
 Middletown, RI

Upon review of the cost estimate provided by A-1 Stone Masonry, LLC, dated 11-18-21, the JAM Construction Company Invoices and the Site Plans by Principe Company, Inc. for extending the 8 Inch watermain and installing water and sewer services for the six (6) homes in the Morrison Avenue Subdivision, we offer the following independent cost estimate. The estimate is based upon a review of recent public bids with prevailing wages:

• 550 LF 8-inch Water Main Extension x \$115/LF	\$63,250.00
• 8 Inch Fitting, Sleeves, GV, etc.	\$35,000.00
• 1 Hydrant Relocation x \$2,500/Each	\$ 2,500.00
• 1,000 LF Water Service x \$35/LF	\$35,000.00
• 6 Corporations & Curb Valve/Boxes x \$1,500/Each	\$ 9,000.00
• 796 LF Sewer Service x \$60/LF	\$47,760.00
• 2 Sanitary Manholes with F&C x \$5,500/Each	\$11,000.00
• 4 Inch Pavement Repair (550 FT x 9 FT)/9 x \$50/SY	\$27,500.00
• Maintenance & Protection of Traffic	<u>\$ 5,000.00</u>
Subtotal	<b>\$236,010.00</b>
	<b><u>X 1.25</u></b>
	<b>\$295,012.50</b>

Please note that the above costs reflect average of bids, as opposed to lowest bid and assumes and that new corporations, valves and boxes are required. The cost also assumes that existing sewer stubs are present at each property line.