

## Land Development Bond and Inspection Fee Calculation

**Project Name : North Woods Subdivision**

**Land Developer: True North Land Co. LLC**

**Bond Estimate Prepared By: Earl Greco (E.M.Greco and Son)**

**Michael O'Brien (Osprey Builders Inc.)**

**John Stedman Excavation/ Cardi Corp/ Narragansett Electric**

**May 25, 2022**

- Notes:**
1. This estimate is furnished based on costs of construction at the time of bonding.
  2. Items may be added/ removed to account for work specific to the project.
  3. Consultants
  4. Improvement guarantees shall be considered for the following only: final paving surfacing, as-built record drawings (note progress as-builts required before recording), off-site improvements.

<b>Item No.</b>	<b>Description</b>	<b>Unit</b>	<b>Total Cost</b>
<b>1.0 Landscape Protection</b>			<b>\$ 1.9 K</b>
	Tree and Shrub Protection/ Count 15	\$ 125 each	
<b>2.0 Site Preparation</b>			<b>\$ 24 K</b>
	Clearing & Grubbing	LS	
	Road ROW	ACRE	
	Retention Ponds	ACRE	
	Mobilization	LS	
	Demobilization	LS	
<b>3.0 Excavation</b>			<b>\$ 20 K</b>
	Rock Excavation	CY	
	R & D Flexible Pavement	CY	
	R & D Concrete Sidewalk	SY	
	R &D Concrete Curbing	LF	
<b>4.0 Soil Erosion Measures</b>			<b>\$ 10 K</b>
	Baled Hay Erosion Check STD 9.1.0	LF	
	Silt Fence Check STD 9.2.0	LF	
	Baled Hay Catch Basin Prot. STD 9.8.0	SF	
	Erosion Control Jute Mat	SF	
	Construction Entrance	EACH	
<b>5.0 Landscaping</b>			<b>\$ 16 K</b>
	Plantable Soil & Seed	SF	
	Street Trees New/ Count 130	EACH	
	Street Trees- Relocate Existing	EACH	

<b>6.0 Storm Drainage</b>		<b>\$ 6 K</b>
12" HDP Installed (100')	LF	
15" HDP Installed (50')	LF	
12" Flared End	EACH	
15" Flared end	EACH	
Adjust Catch Basins	EACH	
Precast Concrete Basins	EACH	
Overflow Structures	EACH	
Drainage Swales	LF	
Drainage Easement Restoration	SY	
<b>7.0 Sewers</b>		
<b>Not Applicable</b>		
<b>8.0 Potable Water</b>		<b>\$ 100 K</b>
12" DI Water Main (300')	LF	
8" DI Water Main (600')	LF	
6" DI Water Main (600')	LF	
2/ 12" Water Gates 'South Road'	EACH	
2/ 8 " Water Gates 'North Woods Way'	EACH	
15 Mega Lugs (12") w/ Acc Kits 'South Road'	EACH	
30 Mega Lugs (8") w/ Acc. Kits 'North Woods Way'	EACH	
25 Mega Lugs (6") w/ Acc. Kits 'North Woods Way'	EACH	
Fire Hydrants (2)	EACH	
15 Curb Stops	EACH	
1" Copper (300')	EACH	
2" Gill Blow Off w/ Cap (1)	EACH	
8" Saddle	EACH	
Assoc. Valves, Tees, Transitions	EACH	
Disinfectant	LS	
Corporations	EACH	
Bacteriological Examination	LS	
<b>9.0 Electric</b>		<b>\$ 20 K **</b>
Electric Infrastructure	LS	
<b>10.0 Natural Gas</b>		
<b>Not Applicable</b>		
<b>11.0 Telemetry</b>		
Telemetry Infrastructure	LS	
<b>12.0 Cable TV</b>		<b>\$ 6 K **</b>
Cable TV Infrastructure	LS	
<b>13.0 Fire Alarm</b>		
<b>Not Applicable</b>		

<b>14.0 Pavement Reclamation &amp; Stabilization</b>		<b>\$ 10 K **</b>
Pulverization/ Reclamation		
Fine Grade & Compact		
Dust Control – Calcium Chloride		
R & D Excess Pulverized Material		
R & D Unsuitable Material		
Rehandle Stockpiled Reclaimed Material		
<b>15.0 Road Base Preparation</b>		<b>\$ 30 K **</b>
Bank Run Gravel	TON	
Process Gravel	TON	
R & D Unsuitable Material	CY	
<b>16.0 Sidewalks &amp; Curbing</b>		
Not Applicable		
<b>17.0 Road Paving</b>		<b>\$ 85 K **</b>
1 ½" Binder Course	SY	
1 ½" Finish Course	SY	
Paved Leak-Offs	SY	
Asphalt Emulsion Tack Coat	SY	
Asphalt Curb or Berm	LF	
Street Sweeping, Pre-Tack Coat	LS	
Driveway Restoration	SY	
<b>18.0 Road Striping</b>		<b>\$ 2 K</b>
4" Epoxy Resin Pavement Marking – Yellow	LF	
4" Epoxy Resin Pavement Marking – White	LF	
<b>19.0 Monumentation and As- Builts</b>		<b>\$ 14 K **</b>
Install ROW Bounds/ Monumentation	EACH	
Install Property Bounds/ Monumentation	EACH	
Install Open Space Monuments	EACH	
Construction Stakeout	LS	
Progress As-Built Record Drawing	LS	
Final As-Built Record Drawing	LS	
<b>20.0 Traffic Control</b>		<b>\$ 5 K</b>
Traffic Control by Police	MHRS	
Flagpersons	MHRS	
Flagpersons – Overtime	MHRS	
Furnish & Install Stop Sign & Post	EACH	
Furnish & Install Street Identifier Sign & Post	EACH	
Furnish & Install Speed Limit Sign & Post	EACH	
<b>21.0 Miscellaneous Construction</b>		<b>\$ 10 K</b>
Test Pits	EACH	
Furnish and Install Rip Rap	TON	
Furnish & Install GeoGrid as Required	SY	

Furnish & Install Filter Fabric as Required	SY
Furnish and Install Fire Protection Cistern & Appurtances	Each
Stone Masonry Walls	CY
Rebuild Dry-Laid Stone Wall	LF
Construct New Dry-Laid Field Stone Wall	LF

**22.0 Off-Site Improvements**

**\$ 12 K**

**TOTAL PROJECT COST : \$ 396,900.00**

**Written: Three Hundred Ninety Six Thousand Nine Hundred Dollars**

\* Construction Costs Based On Rhode Island Department of Trans Data from South Kingstown Engineering Department, ANI.

Estimated Construction Cost	\$ 371,900.00
5 % Engineering-Stakeout, Consultant Oversight (5% of Construction Cost)...	\$ 18595.00
Subtotal Estimated Cost	\$ 390495.00
15 % Contingency (Maximum 120 % of Estimated Cost of Improvements...	\$ 58574.00

**Total Estimated Cost (Includes Contingency) \$ 449069.00**

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Estimated Work Completed Prior to Recording  
3.5 % Engineering (5% of Total Construction Cost which is 70% Completed)

Total Estimated Work Complete Prior to Recording

Estimated Work to Be Completed After Recording To Be Bonded  
1.5 % Engineering (5% of Total Construction Cost which is 30% Completed  
15 % Contingency (Maximum 120% of estimated cost of improvements)

Total Estimated to Be Completed After Recording

**2 % Inspection Fee (2% of Improvements)**

**Performance Bond Estimated**

**5 % Maintenance Bond Estimate (5% of Total Estimate Cost)**