



AGENDA ITEM # 8D

AGENDA ITEM EXECUTIVE SUMMARY

Village Board Meeting

February 28, 2022

Item Title: Timberleaf Bond Reduction #1

Staff Contact: Caron Bricks, AICP, Village Planner

VILLAGE BOARD ACTION

Approve and authorize the reduction of the subdivision bond for the Timberleaf Subdivision from \$1,050,388.46 to \$211,918.89.

Executive Summary:

Lexington Homes LLC, developer of the Timberleaf Subdivision, has submitted a request to partially reduce their subdivision bond. They have completed most of the grading and public improvements for the project. Staff and HR Green, who has been performing sitework inspections on the Village's behalf have reviewed and approved the work and as-built plans that were submitted.

Assistant Director of Public Works/Village Engineer Kristin Mehl has recommended that the bond be reduced from the original amount of \$1,050,388.46 to \$211,918.89 (a reduction of \$838,469.57). The amount the Village will continue to hold covers the remaining site work (that will not be completed until spring/summer of 2022) and the required 15% maintenance bond.

Implications:

Is this item budgeted? N/A

Any other implications to be considered? N/A

Attachments:

Public Works Memo

Developer Request



Public Works Department
Karen Young, Director

MEMORANDUM

To: Caron Bricks, Planner

From: Kristin Mehl, Assistant Director of Public Works/Village Engineer

Date: February 9, 2022

Re: Timberleaf Subdivision Performance Bond Reduction Request

Status: APPROVED

The public improvements and grading for the Timberleaf Development have been partially completed as shown in the attached Bond Reduction Request from Haeger Engineering.

Staff and HR Green have inspected the work and reviewed the as-built plans prepared by Haeger Engineering. Therefore, I recommend the release of the portion of the performance bond related to these improvements. A 15% Maintenance Bond will be held on these improvements.

The recommended amount of the bond to be released is \$838,469.57 which result in a remaining bond amount of \$211,918.89 to cover the remaining work and the maintenance bond.

VIA E-MAIL

January 28, 2022

Kristin L. Mehl
Assistant Director of Public Works / Village Engineer
Village of Roselle
474 Congress Circle North
Roselle, IL 60172

**RE: Timberleaf – Performance Bond Reduction Request
Completion of Construction Items
Haeger File No.: 19-202**

Ms. Mehl:

Lexington Homes is formally requesting a performance bond reduction for Timberleaf.

The original performance bond amount of **\$1,050,388.46** was posted on September 24, 2021. We are formally requesting a reduction of the bond amount to **\$211,918.89** based on the partial completion of the public improvements and the maintenance bond amount to remain.

Should you have any questions or if additional information is needed, please contact me at (847) 230-3175.

Sincerely,

HAEGER ENGINEERING, LLC



Phil Ceratto, PE
Project Manager

Engineer's Estimate of Construction Cost - Public Improvements - Bond Reduction Request

Project: Timberleaf
Location: 7N601 Rodenburg Road, Roselle, IL
Project #: 19-202

Prepared: CJB
Reviewed: PAC
Date: 1/28/2022

SUMMARY OF ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Section	Description	Original Cost	% Completion	Remaining Value
A	Soil Erosion & Sediment Control	\$ 201,210.00	70%	\$ 61,329.50
B	Earthwork Improvements	\$ 187,000.00	100%	\$ -
C	Storm Sewer Improvements	\$ 160,955.00	100%	\$ -
D	Watermain Improvements	\$ 188,458.00	100%	\$ -
E	Sanitary Sewer Improvements	\$ 173,332.00	97%	\$ 4,470.00
F	Pavement / Striping / Signage (Public Improvements)	\$ 43,943.60	93%	\$ 2,884.60
Subtotal		\$ 954,898.60		
Contingency 10%		\$ 95,489.86		
Original Bond Amount		\$ 1,050,388.46	Remaining Value	\$ 68,684.10

Maintenance Bond Amount (15%)	\$143,234.79
Original Bond Amount	\$1,050,388.46
Remaining Value	\$68,684.10

Reduced Bond Value*	\$211,918.89
Reduction Request	\$838,469.57

*Reduced Bond Value = Maintenance Bond + Construction Bond Remaining Value

Item No. Description

A	Soil Erosion & Sediment Control	Quantity	Unit	Unit Price	Total Amount	% Completion	Remaining Value
1	Inlet Protection	28	EA	\$170.00	\$4,760.00	50%	\$2,380.00
2	Stabilized Construction Entrance	1	EA	\$3,500.00	\$3,500.00	100%	\$0.00
3	Erosion Control Fence	8,188	LF	\$3.00	\$24,564.00	75%	\$6,141.00
4	High Visibility Construction Fence	2,415	LF	\$3.00	\$7,245.00	75%	\$1,811.25
5	Seed Mixture & Blanket (If Necessary)	14,610	SY	\$2.50	\$36,525.00	75%	\$9,131.25
6	Sod, Class 2A (Parkway Restoration)	1,577	SY	\$8.00	\$12,616.00	0%	\$12,616.00
7	Detention / Natural Area Restoration Plantings	1	LS	\$110,000.00	\$110,000.00	75%	\$27,500.00
8	"No Mow" Sign & Post	5	EA	\$300.00	\$1,500.00	0%	\$1,500.00
9	Concrete Washout	1	EA	\$500.00	\$500.00	50%	\$250.00
Subtotal					\$201,210.00	70%	\$61,329.50

B	Earthwork Improvements	Quantity	Unit	Unit Price	Total Amount	% Completion	Remaining Value
1	Earthwork	1	LS	\$187,000.00	\$187,000.00	100%	\$0.00
Subtotal					\$187,000.00	100%	\$0.00

C	Storm Sewer Improvements	Quantity	Unit	Unit Price	Total Amount	% Completion	Remaining Value
1	Storm Sewer - 12" RCP	935	LF	\$28.00	\$26,180.00	100%	\$0.00
2	Storm Sewer - 12" RCP WM Quality	89	LF	\$45.00	\$4,005.00	100%	\$0.00
3	Storm Sewer - 15" RCP	235	LF	\$31.00	\$7,285.00	100%	\$0.00
4	Storm Sewer - 18" RCP	437	LF	\$36.00	\$15,732.00	100%	\$0.00
5	Storm Sewer - 18" RCP WM Quality	265	LF	\$50.00	\$13,250.00	100%	\$0.00
6	Storm Sewer - 24" RCP	234	LF	\$49.00	\$11,466.00	100%	\$0.00
7	Storm Sewer - 8" PVC	40	LF	\$35.00	\$1,400.00	100%	\$0.00
8	Trench Backfill	545	CY	\$30.00	\$16,350.00	100%	\$0.00
9	Flared End Section for RCP - 12"	1	EA	\$800.00	\$800.00	100%	\$0.00
10	Flared End Section for RCP - 15" w/ Grate	1	EA	\$1,017.00	\$1,017.00	100%	\$0.00
11	Flared End Section for RCP - 18" w/ Grate	2	EA	\$1,132.00	\$2,264.00	100%	\$0.00
12	Flared End Section for RCP - 24" w/ Grate	1	EA	\$1,306.00	\$1,306.00	100%	\$0.00
13	Inlet - 24" Dia	5	EA	\$800.00	\$4,000.00	100%	\$0.00
14	Catch Basin - 24" Dia (Type C)	1	EA	\$1,200.00	\$1,200.00	100%	\$0.00
15	Catch Basin - 48" Dia	16	EA	\$1,800.00	\$28,800.00	100%	\$0.00
16	Catch Basin - 60" Dia	2	EA	\$2,200.00	\$4,400.00	100%	\$0.00
17	Outlet Control Structure, 48" Dia	1	EA	\$5,500.00	\$5,500.00	100%	\$0.00
18	Level Spreader	30	LF	\$40.00	\$1,200.00	100%	\$0.00
19	Manhole - 48" Dia	7	EA	\$1,800.00	\$12,600.00	100%	\$0.00
20	Manhole - 60" Dia	1	EA	\$2,200.00	\$2,200.00	100%	\$0.00
Subtotal					\$160,955.00	100%	\$0.00

Engineer's Estimate of Construction Cost - Public Improvements - Bond Reduction Request

Project: Timberleaf
 Location: 7N601 Rodenburg Road, Roselle, IL
 Project #: 19-202

Prepared: CJB
 Reviewed: PAC
 Date: 1/28/2022

D	Watermain Improvements	Quantity	Unit	Unit Price	Total Amount	% Completion	Remaining Value
1	Watermain - 6" PVC (Fire Hydrant Lead)	24	LF	\$40.00	\$960.00	100%	\$0.00
2	Watermain - 8" PVC	1,616	LF	\$55.00	\$88,880.00	100%	\$0.00
3	Watermain - 8" PVC with 16" Casing Pipe	88	LF	\$120.00	\$10,560.00	100%	\$0.00
4	Trench Backfill	676	CY	\$33.00	\$22,308.00	100%	\$0.00
5	Fire Hydrant Assembly	6	EA	\$4,500.00	\$27,000.00	100%	\$0.00
6	Pressure Connection Valve Vault, 60" Dia	2	EA	\$7,500.00	\$15,000.00	100%	\$0.00
7	Valve Vault, 60" Dia	5	EA	\$3,750.00	\$18,750.00	100%	\$0.00
8	Watermain Testing & Chlorination	1	EA	\$5,000.00	\$5,000.00	100%	\$0.00
Subtotal					\$188,458.00	100%	\$0.00

E	Sanitary Sewer Improvements	Quantity	Unit	Unit Price	Total Amount	% Completion	Remaining Value
1	Sanitary Sewer - 8" PVC SDR 26	1,788	LF	\$39.00	\$69,732.00	100%	\$0.00
2	Trench Backfill	1,305	CY	\$32.00	\$41,760.00	100%	\$0.00
3	Manhole - Type 'A', 48" Dia.	16	EA	\$3,320.00	\$53,120.00	100%	\$0.00
4	Connection to Existing Manhole	1	EA	\$4,250.00	\$4,250.00	100%	\$0.00
5	Televise Sanitary Sewer	1,788	LF	\$2.50	\$4,470.00	0%	\$4,470.00
Subtotal					\$173,332.00	97%	\$4,470.00

F	Pavement / Striping / Signage (Public Improvements)	Quantity	Unit	Unit Price	Total Amount	% Completion	Remaining Value
1	1 1/2" HMA Surface Course, Mix D, N50 (Heavy Duty)	207	SY	\$7.80	\$1,614.60	0%	\$1,614.60
2	5" HMA Binder Course, IL-19, N50 (Heavy Duty)	207	SY	\$20.00	\$4,140.00	100%	\$0.00
3	6" Aggregate Base Course, Type B, Crushed (Heavy Duty)	207	SY	\$9.00	\$1,863.00	100%	\$0.00
4	Utility Patch in Kind	61	SY	\$125.00	\$7,625.00	100%	\$0.00
5	Reconstruct Existing Driveways in Kind	188	SY	\$45.00	\$8,460.00	100%	\$0.00
6	Reconstruct Existing Bit. Walk in Kind	68	SY	\$45.00	\$3,060.00	100%	\$0.00
7	Reconstruct Existing Conc. Walk in Kind	816	SF	\$6.00	\$4,896.00	100%	\$0.00
8	Concrete Island	460	SF	\$8.00	\$3,680.00	100%	\$0.00
9	M3.18 Curb and Gutter	340	LF	\$15.00	\$5,100.00	100%	\$0.00
10	M3.18 Curb and Gutter (Depressed)	149	LF	\$15.00	\$2,235.00	100%	\$0.00
11	Sign and Post	4	EA	\$300.00	\$1,200.00	0%	\$1,200.00
12	24" White Stop Bar	35	LF	\$2.00	\$70.00	0%	\$70.00
Subtotal					\$43,943.60	93%	\$2,884.60

The Following are Not Included in the Above Quantities:

- 1) Private Improvements
- 2) Demolition
- 3) Dry Utility Disconnections, Connections, Relocations, Coordination, etc.
- 4) Landscaping (Other than Restoration), Fencing, and Monument Signage
- 5) Permit, Inspection, and Municipal Fees
- 6) Construction Staking, As-Built Plans
- 7) NPDES Inspections (SWPPP Plan)
- 8) Unsuitable Material Excavation & Haul Off (if Applicable)
- 9) Native Area Maintenance & Monitoring

Disclaimer:

This Engineer's Opinion of Probable Construction Cost is based on the "Timberleaf - Site Improvement Plans" revised August 31, 2021. Quantities and line items are subject to change pending review & approval of the Plans by permitting agencies. The estimated costs shown herein are based on Haeger Engineering's best judgment as an experienced and qualified professional engineering firm, familiar with the construction industry. However, since Haeger Engineering, LLC has no control over the actual cost of labor, materials, equipment, or services provided by others, or over Contractor's methods of determining prices, or over competitive bidding or market conditions, Haeger Engineering, LLC cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from Opinions of Probable Construction Cost prepared by Haeger Engineering, LLC.