


## MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Town Board  
Roland Baroni, Jr., Esq.  
Adam Kaufman, AICP  
Ralph Alfonzetti, P.E.  
Kory Salomone, Esq.  
Madonna Enterprises, LLC

FROM: Joseph M. Cermele, P.E., CFM   
Kellard Sessions Consulting  
Consulting Town Engineers

DATE: March 20, 2020

RE: Construction Performance Bond – Request for Reduction  
Wampus Mills Subdivision  
#1 Through #6 Shoemaker Lane  
Section 101.03, Block 2, Lots 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7

In a letter dated March 11, 2020, the applicant's engineer, Ralph Alfonzetti, P.E., requested a reduction in the amount of the Construction Performance Bond currently in place for the above-referenced project. The applicant's engineer has also submitted a copy of the "Engineer's Cost Estimate for Bond Reduction During Construction", dated March 11, 2020.

The present value of the Bond is \$1,062,990.00. At the time of this writing, the developer has completed a substantial amount of the work associated with the road construction, sanitary sewer construction and stormwater drainage construction. Upon review of the approved Construction Performance Bond, the value of the work completed to date is estimated to be \$729,830.00. The cost for remaining work associated with the roadway, sanitary sewer and storm systems totals \$331,160.00. In accordance with Section 275-17 of the Town Code, the amount that a Bond may be reduced to is limited to 25% of the original estimate or \$265,748.00 ( $\$1,062,990.00 \times 25\%$ ). The applicant is requesting a reduction to 31% or \$333,160.00 ( $\$1,062,990.00 \times 31\%$ ). Based upon the original Construction Performance Bond estimate, the reduced value of the Bond will be sufficient to cover the cost of the remaining work.

Upon review of the original construction performance bond estimate and comparing it to the work completed to date, we feel that a reduction in the Bond amount would be appropriate at this time.

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

North Castle Planning Board  
March 20, 2020  
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If the Planning Board is in favor of a reduction in the Bond, it would be our recommendation that the applicant post a new Bond in the amount of \$333,160.00. This amount represents a reduction to 31% of the original Bond, as is permissible under the Town Code.

Should you find any information contrary to this recommendation, or if there are any questions, please feel free to contact me directly.

JMC/dc

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ALFONZETTI ENGINEERING, P.C.  
1100 Route 52, Carmel, N.Y. 10512

(845) 228-9800

Info@AlfonzettiEng.com

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Adam R. Kaufman, AICP  
Director of Planning  
Planning Department  
Town of North Castle  
17 Bedford Road  
Armonk, NY 10504

March 11, 2020

Re: Wampus Mills Subdivision  
Town of North Castle

Adam:

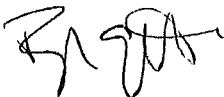
For your use, please find enclosed the following:

- One (1) Engineer's Cost Estimate for Bond Reduction During Construction

A significant amount of the public infrastructure associated with the Wampus Mills Subdivision has been completed. We are requesting a bond reduction at this time.

Please call if there are any questions.

Thank You,



Ralph Alfonzetti  
ALFONZETTI ENGINEERING, P.C.

**ALFONZETTI ENGINEERING, P.C.**  
1100 Route 52, Carmel, N.Y. 10512

(845) 228-9800

Info@AlfonzettiEng.com

PROJECT: Wampus Mills Subdivision  
Town of North Castle, NY

SCOPE: Engineer's Cost Estimate for Bond  
Reduction During Construction

DATE: March 11, 2020



| ROADWAY CONSTRUCTION                  |                            |       |  |             |                           |                  |                                     |
|---------------------------------------|----------------------------|-------|--|-------------|---------------------------|------------------|-------------------------------------|
| Approx. Quantity                      | Approx. Quantity Remaining | Units | Description                                      | Unit Cost   | Engineer's Estimate Total | Percent Complete | Engineer's Estimate Total Remaining |
| 1                                     | 0.5                        | L.S.  | Erosion Control                                  | \$10,000.00 | \$10,000.00               | 50.0%            | \$5,000.00                          |
| 2,200                                 | 0                          | C.Y.  | Topsoil stripping and stockpiling                | \$3.00      | \$6,600.00                | 100.0%           | \$0.00                              |
| 20,900                                | 0                          | C.Y.  | Common earth excavation                          | \$5.00      | \$104,500.00              | 100.0%           | \$0.00                              |
| 1,000                                 | 0                          | C.Y.  | Rock excavation                                  | \$12.00     | \$12,000.00               | 100.0%           | \$0.00                              |
| 3,700                                 | 0                          | C.Y.  | Common earth fill                                | \$8.00      | \$29,600.00               | 100.0%           | \$0.00                              |
| 823                                   | 0                          | C.Y.  | 12" Item 4                                       | \$32.00     | \$26,336.00               | 100.0%           | \$0.00                              |
| 423                                   | 0                          | Tons  | 4" Asphalt binder                                | \$150.00    | \$63,450.00               | 100.0%           | \$0.00                              |
| 264                                   | 264                        | Tons  | 2.5" Asphalt top course                          | \$150.00    | \$39,600.00               | 0.0%             | \$39,600.00                         |
| 1,488                                 | 149                        | L.F.  | Belgium block curbing                            | \$22.00     | \$32,736.00               | 90.0%            | \$3,278.00                          |
| 1                                     | 1                          | L.S.  | Landscaping adjacent to roadway                  | \$17,000.00 | \$17,000.00               | 0.0%             | \$17,000.00                         |
| 1                                     | 0                          | L.S.  | Tree Removal/Stump Removal/Clearing and Grubbing | \$30,000.00 | \$30,000.00               | 100.0%           | \$0.00                              |
| 1                                     | 0.5                        | L.S.  | Tree Protection                                  | \$5,000.00  | \$5,000.00                | 50.0%            | \$2,500.00                          |
| Roadway Total                         |                            |       |  |             | \$376,822.00              |                  | \$67,378.00                         |
| Sanitary Sewer A (Wampus Mills)       |                            |       |  |             |                           |                  |                                     |
| 1                                     | 0                          | L.S.  | Erosion Control                                  | \$2,000.00  | \$2,000.00                | 90.0%            | \$200.00                            |
| 1                                     | 0                          | L.S.  | Sewer Crossing Route 128 (Directional Boring)    | \$20,000.00 | \$20,000.00               | 90.0%            | \$2,000.00                          |
| 57                                    | 6                          | C.Y.  | Pipe bedding (gravel under sewermain)            | \$24.00     | \$1,368.00                | 90.0%            | \$136.80                            |
| 777                                   | 78                         | L.F.  | 8" Sewer (8" pvc sdr 35)                         | \$40.00     | \$31,080.00               | 90.0%            | \$3,108.00                          |
| 7                                     | 1                          | EA.   | Sewer manholes, including frames and covers      | \$3,800.00  | \$26,600.00               | 90.0%            | \$2,660.00                          |
| 100                                   | 10                         | C.Y.  | Rock trenching for sanitary sewer                | \$65.00     | \$6,500.00                | 90.0%            | \$650.00                            |
| Sanitary Sewer A (Wampus Mills) Total |                            |       |  |             | \$87,548.00               |                  | \$8,754.80                          |

Wampus Mills Subdivision  
Engineer's Cost Estimate

March 11, 2020  
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|   |      |      |   |             |              |        |             |
|---|------|------|---|-------------|--------------|--------|-------------|
| Sanitary Sewer B (Old Mt. Kisco Road)       |      |      |   |             |              |        |             |
| 1   | 0.5  | L.S. | Erosion Control   | \$2,000.00  | \$2,000.00   | 50.0%  | \$1,000.00  |
| 1   | 0.25 | L.S. | Sewer Crossing Route 128 (Directional Boring)                   | \$20,000.00 | \$20,000.00  | 75.0%  | \$5,000.00  |
| 47  | 12   | C.Y. | Pipe bedding (gravel under sewermain)                           | \$24.00     | \$1,128.00   | 75.0%  | \$282.00    |
| 638   | 160  | L.F. | 8" Sewer (8" pvc sdr 35)  | \$40.00     | \$25,520.00  | 75.0%  | \$6,380.00  |
| 6   | 2    | EA.  | Sewer manholes, including frames and covers                     | \$3,800.00  | \$22,800.00  | 75.0%  | \$5,700.00  |
| 100   | 25   | C.Y. | Rock trenching for sanitary sewer                               | \$65.00     | \$6,500.00   | 75.0%  | \$1,625.00  |
| 80  | 80   | Tons | Pavement Repair/Replacement                                     | \$140.00    | \$11,200.00  | 0.0%   | \$11,200.00 |
| Sanitary Sewer B (Old Mt. Kisco Road) Total |      |      |   |             | \$89,148.00  |        | \$31,187.00 |
| Sanitary Sewer C (Senior Housing)           |      |      |   |             |              |        |             |
| 1   | 0.5  | L.S. | Erosion Control   | \$2,000.00  | \$2,000.00   | 50.0%  | \$1,000.00  |
| 1   | 1    | L.S. | Sewer Crossing Route 128 (Directional Boring)                   | \$20,000.00 | \$20,000.00  | 0.0%   | \$20,000.00 |
| 83  | 42   | C.Y. | Pipe bedding (gravel under sewermain)                           | \$24.00     | \$1,992.00   | 50.0%  | \$996.00    |
| 1,114                                       | 557  | L.F. | 8" Sewer (8" pvc sdr 35)  | \$40.00     | \$44,560.00  | 50.0%  | \$22,280.00 |
| 10  | 5    | EA.  | Sewer manholes, including frames and covers                     | \$3,800.00  | \$38,000.00  | 50.0%  | \$19,000.00 |
| 165   | 83   | C.Y. | Rock trenching for sanitary sewer                               | \$65.00     | \$10,725.00  | 50.0%  | \$5,362.50  |
| 114   | 57   | Tons | Pavement Repair/Replacement                                     | \$140.00    | \$15,960.00  | 50.0%  | \$7,980.00  |
| Sanitary Sewer C (Senior Housing) Total     |      |      |   |             | \$133,237.00 |        | \$76,618.50 |
| Sanitary Sewer Connections                  |      |      |   |             |              |        |             |
| 10  | 10   | Each | 4" gravity sewer connection (including abandoning septic tanks) | \$3,000.00  | \$30,000.00  | 0.0%   | \$30,000.00 |
| 3   | 3    | Each | Pump sewer connection (including abandoning septic tanks)       | \$10,000.00 | \$30,000.00  | 0.0%   | \$30,000.00 |
| Sanitary sewer Connections                  |      |      |   |             | \$60,000.00  |        | \$60,000.00 |
| Storm Drainage                              |      |      |   |             |              |        |             |
| 1   | 0.5  | L.S. | Erosion Control   | \$3,000.00  | \$3,000.00   | 50.0%  | \$1,500.00  |
| 6   | 0    | EA.  | End Sections  | \$100.00    | \$600.00     | 100.0% | \$0.00      |
| 23  | 0    | L.F. | Drainage pipe (12" hdpe)  | \$26.00     | \$598.00     | 100.0% | \$0.00      |
| 222   | 0    | L.F. | Drainage pipe (15" hdpe)  | \$30.00     | \$6,660.00   | 100.0% | \$0.00      |
| 370   | 0    | L.F. | Drainage pipe (18" hdpe)  | \$35.00     | \$12,950.00  | 100.0% | \$0.00      |

Wampus Mills Subdivision  
Engineer's Cost Estimate


March 11, 2020  
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|   |      |           |   |             |                   |                |              |
|---|------|-----------|---|-------------|-------------------|----------------|--------------|
| 194   | 0    | L.F.      | Drainage pipe (24" hdpe)  | \$42.00     | \$8,148.00        | 100.0%         | \$0.00       |
| 13  | 0    | EA.       | Catch Basins /Manholes, frame and grate (including excav. & backfill) | \$3,800.00  | \$49,400.00       | 100.0%         | \$0.00       |
| 2   | 1    | EA.       | Control structures/manholes   | \$3,500.00  | \$7,000.00        | 50.0%          | \$3,500.00   |
| 1   | 0    | EA.       | Hydrodynamic seperator  | \$15,000.00 | \$15,000.00       | 75.0%          | \$3,750.00   |
| 64  | 16   | EA.       | Cultec Chambers   | \$750.00    | \$48,000.00       | 75.0%          | \$12,000.00  |
| 188   | 0    | C.Y.      | 3/4" Stone bedding and backfill for chambers                          | \$20.00     | \$3,760.00        | 100.0%         | \$0.00       |
| 60  | 30   | C.Y.      | Riprap for basin and outlet   | \$25.00     | \$1,500.00        | 50.0%          | \$750.00     |
| 50  | 0    | C.Y.      | Rock trenching for drainage   | \$65.00     | \$3,250.00        | 100.0%         | \$0.00       |
| 1   | 0.25 | L.S.      | Stormwater Basin Construction including clearing and grubing          | \$5,000.00  | \$5,000.00        | 75.0%          | \$1,250.00   |
| 1   | 1    | L.S.      | Landscaping in and around basin areas                                 | \$30,000.00 | \$30,000.00       | 0.0%           | \$30,000.00  |
| 43  | 11   | 1000 S.F. | Spread topsoil, seed, and mulch                                       | \$575.00    | \$24,725.00       | 75.0%          | \$6,181.25   |
| Storm Drainage Total  |      |           |   |             | \$219,591.00      |                | \$58,931.25  |
| Project Sub-Total   |      |           |   |             | \$966,346.00      |                | \$302,869.55 |
| Miscellaneous, Contingencies including engineering and surveying services |      |           |   |             | 10.0% of Subtotal | \$96,634.60    | \$30,286.96  |
| Total   |      |           |   |             |                   | \$1,062,980.60 | \$333,156.51 |
| Use   |      |           |   |             |                   | \$1,062,990.00 | \$333,160.00 |

MEMORANDUM

TO: North Castle Planning Board

CC: North Castle Town Board  
Roland Baroni, Jr., Esq.  
Adam Kaufman, AICP  
Ralph Alfonzetti, P.E.  
Kory Salomone, Esq.  
Frank Madonna, Jr.

FROM: Joseph M. Cermele, P.E., CFM   
Kellard Sessions Consulting, P.C.  
Consulting Town Engineers

DATE: May 31, 2017

RE: Construction Performance Bond  
Frank Madonna, Jr. – Wampus Mills Subdivision  
805-809 Route 128/Shoemaker Lane  
Section 101.03, Block 2, Lots 6 & 7

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The proposed Wampus Mills Subdivision, located on 805-809 Route 128, includes the development of a six (6) lot subdivision on an existing  $\pm 10.067$  acre parcel. Improvements include, but are not limited to, the construction of a public road to be dedicated to the Town, common stormwater management improvements and construction of a public sanitary sewer main to serve the six (6) proposed lots. In addition, the project owner has proposed to construct public sanitary sewer main extensions for existing residences along Old Mount Kisco Road, as well as what is required to serve his adjacent Senior Housing Project. In accordance with the Final Subdivision, Tree Removal Permit and Steep Slope Permit Approval Resolution, dated October 24, 2016, the applicant is required to post a Construction Performance Bond to ensure completion of said improvements, as per the approved plan, to the satisfaction of the Town. The applicant is also required to pay an inspection fee in accordance with Section 275-18 of the Town Code.

Typically, these fees are determined by a Construction Cost Estimate, whereby the owner completes a quantity take-off of the improvements and applies a unit price to each item. The unit prices are consistent for all projects within the Town.

North Castle Planning Board  
May 31, 2017  
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The purpose of the unit price methodology in preparing the Construction Performance Bond is to obtain an estimated total cost for the completion of all improvements associated with the project. Each line item is not to be considered individually, but rather an integral part of the entire cost estimate. When the applicant prepares the Construction Performance Bond, it is important to note that the value of the Bond is for the total price, not the individual line items. A copy of the approved Engineer's Cost Estimate, prepared by Alfonzetti Engineering, P.C., dated May 8, 2017, is attached for your reference.

Based upon the above, we would recommend a Construction Performance Bond for the construction of the associated improvements in the amount of \$1,062,990.00, which includes a 10% contingency item for unforeseen circumstances (\$966,634.00 x 10%).

Similarly, the inspection fees are to be calculated based upon 5% of the Construction Cost (not including the 10% contingency item), or \$48,332.00 (\$966,634.00 x 5%).

JMC/dc

Enclosure

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# ALFONZETTI ENGINEERING, P.C.

1100 Route 52, Carmel, N.Y. 10512

(845) 228-9800

Info@AlfonzettiEng.com

PROJECT: Wampus Mills Subdivision  
Town of North Castle, NY

SCOPE: Engineer's Cost Estimate

DATE: May 8, 2017

| Roadway Construction                         |       |  |             |                           |
|--|-------|--|-------------|---------------------------|
| Approximate Quantity                         | Units | Description                                      | Unit Cost   | Engineer's Estimate Total |
| 1  | L.S.  | Erosion Control                                  | \$10,000.00 | \$10,000.00               |
| 2,200  | C.Y.  | Topsoil stripping and stockpiling                | \$3.00      | \$6,600.00                |
| 20,900                                       | C.Y.  | Common earth excavation                          | \$5.00      | \$104,500.00              |
| 1,000  | C.Y.  | Rock excavation                                  | \$12.00     | \$12,000.00               |
| 3,700  | C.Y.  | Common earth fill                                | \$8.00      | \$29,600.00               |
| 823  | C.Y.  | 12" Item 4                                       | \$32.00     | \$26,336.00               |
| 423  | Tons  | 4" Asphalt binder                                | \$150.00    | \$63,450.00               |
| 264  | Tons  | 2.5" Asphalt top course                          | \$150.00    | \$39,600.00               |
| 1,488  | L.F.  | Belgium block curbing                            | \$22.00     | \$32,736.00               |
| 1  | L.S.  | Landscaping adjacent to roadway                  | \$17,000.00 | \$17,000.00               |
| 1  | L.S.  | Tree Removal/Stump Removal/Clearing and Grubbing | \$30,000.00 | \$30,000.00               |
| 1  | L.S.  | Tree Protection                                  | \$5,000.00  | \$5,000.00                |
| Roadway Total                                |       |  |             | \$376,822.00              |
| Sanitary Sewer A (Wampus Mills) Construction |       |  |             |                           |
| Approximate Quantity                         | Units | Description                                      | Unit Cost   | Engineer's Estimate Total |
| 1  | L.S.  | Erosion Control                                  | \$2,000.00  | \$2,000.00                |
| 1  | L.S.  | Sewer Crossing Route 128 (Directional Boring)    | \$20,000.00 | \$20,000.00               |
| 57   | C.Y.  | Pipe bedding (gravel under sewermain)            | \$24.00     | \$1,368.00                |
| 777  | L.F.  | 8" Sewer (8" pvc sdr 35)                         | \$40.00     | \$31,080.00               |
| 7  | EA.   | Sewer manholes, including frames and covers      | \$3,800.00  | \$26,600.00               |
| 100  | C.Y.  | Rock trenching for sanitary sewer                | \$65.00     | \$6,500.00                |
| Sanitary Sewer A (Wampus Mills) Total        |       |  |             | \$87,548.00               |

| Sanitary Sewer B (Old Mt. Kisco Road) Construction |       |   |             |                           |
|--|-------|---|-------------|---------------------------|
| Approximate Quantity                               | Units | Description   | Unit Cost   | Engineer's Estimate Total |
| 1  | L.S.  | Erosion Control   | \$2,000.00  | \$2,000.00                |
| 1  | L.S.  | Sewer Crossing Route 128 (Directional Boring)                   | \$20,000.00 | \$20,000.00               |
| 47   | C.Y.  | Pipe bedding (gravel under sewermain)                           | \$24.00     | \$1,128.00                |
| 638  | L.F.  | 8" Sewer (8" pvc sdr 35)  | \$40.00     | \$25,520.00               |
| 6  | EA.   | Sewer manholes, including frames and covers                     | \$3,800.00  | \$22,800.00               |
| 100  | C.Y.  | Rock trenching for sanitary sewer                               | \$65.00     | \$6,500.00                |
| 80   | Tons  | Pavement Repair/Replacement                                     | \$140.00    | \$11,200.00               |
| Sanitary Sewer B (Old Mt. Kisco Road) Total        |       |   |             | \$89,148.00               |
| Sanitary Sewer C (Senior Housing) Construction     |       |   |             |                           |
| Approximate Quantity                               | Units | Description   | Unit Cost   | Engineer's Estimate Total |
| 1  | L.S.  | Erosion Control   | \$2,000.00  | \$2,000.00                |
| 1  | L.S.  | Sewer Crossing Route 128 (Directional Boring)                   | \$20,000.00 | \$20,000.00               |
| 83   | C.Y.  | Pipe bedding (gravel under sewermain)                           | \$24.00     | \$1,992.00                |
| 1,114  | L.F.  | 8" Sewer (8" pvc sdr 35)  | \$40.00     | \$44,560.00               |
| 10   | EA.   | Sewer manholes, including frames and covers                     | \$3,800.00  | \$38,000.00               |
| 165  | C.Y.  | Rock trenching for sanitary sewer                               | \$65.00     | \$10,725.00               |
| 114  | Tons  | Pavement Repair/Replacement                                     | \$140.00    | \$15,960.00               |
| Sanitary Sewer C (Senior Housing) Total            |       |   |             | \$133,237.00              |
| Sanitary Sewer Connections                         |       |   |             |                           |
| Approximate Quantity                               | Units | Description   | Unit Cost   | Engineer's Estimate Total |
| 10   | Each  | 4" gravity sewer connection (including abandoning septic tanks) | \$3,000.00  | \$30,000.00               |
| 3  | Each  | Pump sewer connection (including abandoning septic tanks)       | \$10,000.00 | \$30,000.00               |
| Sanitary sewer Connections Total                   |       |   |             | \$60,000.00               |

Wampus Mills Subdivision  
Engineer's Cost Estimate

March 24, 2017  
Page 3

| Storm Drainage Construction   |           |  |                   |                           |
|---|-----------|--|-------------------|---------------------------|
| Approximate Quantity  | Units     | Description  | Unit Cost         | Engineer's Estimate Total |
| 1   | L.S.      | Erosion Control  | \$3,000.00        | \$3,000.00                |
| 6   | EA.       | End Sections   | \$100.00          | \$600.00                  |
| 23  | L.F.      | Drainage pipe (12" hdpe)   | \$26.00           | \$598.00                  |
| 222   | L.F.      | Drainage pipe (15" hdpe)   | \$30.00           | \$6,660.00                |
| 370   | L.F.      | Drainage pipe (18" hdpe)   | \$35.00           | \$12,950.00               |
| 194   | L.F.      | Drainage pipe (24" hdpe)   | \$42.00           | \$8,148.00                |
| 13  | EA.       | Catch Basins/Manholes, frame and grate (including excav. & backfill) | \$3,800.00        | \$49,400.00               |
| 2   | EA.       | Control structures/manholes  | \$3,500.00        | \$7,000.00                |
| 1   | EA.       | Hydrodynamic separator   | \$15,000.00       | \$15,000.00               |
| 64  | EA.       | Cultec Chambers  | \$750.00          | \$48,000.00               |
| 188   | C.Y.      | 3/4" Stone bedding and backfill for chambers                         | \$20.00           | \$3,760.00                |
| 60  | C.Y.      | Riprap for basin and outlet  | \$25.00           | \$1,500.00                |
| 50  | C.Y.      | Rock trenching for drainage  | \$65.00           | \$3,250.00                |
| 1   | L.S.      | Stormwater Basin Construction including clearing and grubbing        | \$5,000.00        | \$5,000.00                |
| 1   | L.S.      | Landscaping in and around basin areas                                | \$30,000.00       | \$30,000.00               |
| 43  | 1000 S.F. | Spread topsoil, seed, and mulch                                      | \$575.00          | \$24,725.00               |
| Storm Drainage Total  |           |  |                   | \$219,591.00              |
| Project Sub-Total   |           |  |                   | \$966,346.00              |
| Miscellaneous, Contingencies including engineering and surveying services |           |  | 10.0% of Subtotal | \$96,634.60               |
| Total   |           |  |                   | \$1,062,980.60            |
| Use   |           |  |                   | \$1,062,990.00            |