



December 22, 2023

Lysander Town Board
8220 Loop Road
Baldwinsville, NY 13027

Re: Longview at Radisson, Phase II

Subj: Road & Utility Acceptance

Dear Town Board Members:

I conducted a final punch list inspection of the following streets and utilities which compromise the Longview at Radisson Phase II subdivision. The Longview at Radisson Phase II subdivision contains the roadway and associated utilities for the street listed below.

<u>Street</u>	<u>Length</u>
Longview Terrace	0.090 miles

The streets were designed and constructed to conform to the Highway Construction Specification Ordinance of the Town of Lysander and are in satisfactory condition.

Attached is a punch list of work items which remain to be completed. The value of the punch list is \$34,000.00 which I recommend as the amount of the performance bond or other security to be established by the Town Board and deposited by the developer.

This project will involve the deeding of roadways, storm utilities, sanitary utilities. I am not aware that the required deeds, utility easements, or other legal documents have been tendered to the Town Attorney. I recommend that the Town Board require the developer to submit the documents referenced above to the Town Attorney and me prior to final acceptance and dedication of the roadway and utilities by the Town Board. Submission of as-built drawings will also be required prior to the final plot being signed and released for filing at the County Clerk's office.

Concerning the portion of the Highway Ordinance dealing with signs, the Town Highway Superintendent will procure all required street name signs as well as the following signs and ancillary posts for installation by the Town Highway Department. Expenditures by the highway department for sign procurement and labor to install the signs will be billed back to the developers escrow account with the Town.

The Town Code allows the Town Board to set the amount of the required maintenance guarantee

between 25% and 100% of the project value. I estimate the value of the roadway, sanitary sewer and storm sewer to be approximately \$141,330 (estimate attached), such that the guarantee could range from \$35,333 (25%) to \$141,330 (100%), at your discretion.

Regards

A handwritten signature in black ink, appearing to read 'Allen J. Yager', written in a cursive style.

Allen J. Yager, P.E.
Project Manager

Attachments

Cc: Julian Clark, P.E; Plumley Engineering
Mr. Robert Shanahan; Greentree

Final Punch List
Longview at Radisson, Phase II
December 22, 2023

1. Stone erosion and sediment control maintenance during home construction	\$ 4,000.00
2. Install stone at stormwater pond forebay, pond overflow spillway & outfall pipe	\$15,000.00
3. Catch basin cleaning after asphalt top course placement	\$ 1,000.00
4. Install asphalt top course with tack coat application	<u>\$14,000.00</u>
Total	\$34,000.00



Value of Improvements
Longview at Radisson, Phase II
December 22, 2023

Roadway – 475 LF @ \$180/LF	\$ 85,500
Storm Drainage – 12” Diameter 125 LF @ \$50/LF	\$ 6,250
Catch Basins & Junction Boxes – 2 @ \$2,500/Each	\$ 5,000
Sanitary Sewers – 184 LF @ \$120/LF	\$ 22,080
Sanitary Manholes – 1 @ \$2,500/Each	\$ 2,500
Stormwater Pond Construction	\$ 15,000
Stormwater Pond Discharge Control Structure	\$ 5,000
Total	\$ 141,330

