



# Board of Public Works and Safety

## Agenda Item

### Cover Sheet

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**MEETING DATE:** May 29, 2018

☒ New Item for Discussion

☐ Previous Item for Discussion

☐ Miscellaneous

**ITEM #:** 17

**INITIATED BY:** Brian Gray

☒ Information Attached

☐ Bring Paperwork from Previous Meeting

☐ Verbal

☐ No Paperwork at Time of Packets



## MEMORANDUM

To: Board of Public Works and Safety

From: Brian D. Gray, P.E.

Date: May 24<sup>th</sup>, 2018

RE: Cranbrook Section 1  
PLAT-000026-2017 LOCP-000185-2017  
Acceptance of Secondary Plat and Related Sureties

Staff respectfully requests the following action from the Board of Public Works and Safety:

1. Accept performance bond covering monumentation.
2. Accept maintenance bonds and infrastructure for sanitary sewers and storm sewers. The acceptance of maintenance bonds and infrastructure for the internal subdivision roadway's curbs, common area sidewalks, stone, base, binder and surface asphalt.
  - a. There are outstanding issues with the subdivision drive approach at Moontown Road we are **not** accepting the infrastructure or releasing the performance bond covering the right-of-way improvements at Moontown Road at this time. The performance bond covering this work is being held until acceptable to the City.
3. Approval of the secondary plat.

It is the staff's recommendation that the above actions, for the stated development, are appropriate and acceptable.

Attachment(s):

1. Agenda Item Application

**NOBLESVILLE BOARD OF PUBLIC WORKS AND SAFETY - AGENDA ITEM APPLICATION**  
**Secondary Plat Bond Request**

Submitted By: <u>Tim Walsh</u>	Developer Engineer Surveyor	Date: <u>5/16/2018</u>
Project/Development: <u>Cranbrook of Noblesville Section 1</u> (Platted Name)		
Development Type: <u>Residential</u> Commercial Gov't	Skb. of Lots: <u>42</u>	
Nearest Intersection: _____	Size: <u>20.446</u> (acres)	
Sec/Range/Township: <u>33/4E/19N</u>		
ILP# <u>LOCP-000185-2017</u>	Seconday Plat #: <u>PLAT-000026-2017</u>	
Issue Date <u>9/5/2017</u>	Approval Date: <u>5/29/2018</u>	
	# of Lots: <u>42</u>	
Developer: <u>Platinum Properties, LLC</u>	Engineer: <u>Stoeppelwerth &amp; Associates, Inc</u>	
Address: <u>9757 Westpoint Drive, Suite 600</u>	Address: <u>7965 East 106th Street</u>	
City, State: <u>Indianapolis, IN 46256</u>	City, State: <u>Fishers, Indiana 46038</u>	
Phone: <u>317-564-7304</u>	Phone: <u>317-570-4841</u>	
Fax: <u>317-216-8636</u>	Fax: <u>317-849-5942</u>	
Contact: <u>Tim Walsh</u>	Contact: <u>Brett Huff</u>	
Title: <u>Project Manager</u>	Title: <u>Project Manager</u>	
Email: <u>twalsh@platinum-properties.com</u>	Email: <u>BHuff@Stoeppelwerth.com</u>	

Description	Estimate Construction Cost (\$)	Construction Cost Basis	Requesting Action (Y/N)	Per. Bond (110%) (Y/N)	Mon. Bond (15%) (Y/N)	Item Surety Amount (\$)	Replace Prior Bond (Y/N)	Bond Number	Estimated Completion Date
Erosion Control	\$ 73,534.00	Eng Con	N	Y	N	\$ 80,887.40	N	SU14950	Spring 2019
R/W Improvements - Arterial Roadway Paving (Base, Binder and Surface)	\$ 18,909.00	Eng Con	N	Y	N	\$ 20,799.90	N	SU14949	June of 2018
R/W Improvements - Asphalt Path	\$ 9,600.00	Eng Con	N	Y	N	\$ 10,560.00	N	SU14949	June of 2018
Local Roadway Paving (Stone, Base, Binder, Surface)	\$ 211,120.00	Eng Con	Y	N	Y	\$ 31,668.00	N	SU54896	
Sanitary Sewer	\$ 143,622.00	Eng Con	Y	N	Y	\$ 21,543.30	N	SU54894	
Storm Sewers and Subsurface Drains	\$ 218,888.00	Eng Con	Y	N	Y	\$ 32,833.20	N	SU54895	
Monumentation	\$ 4,200.00	Eng Con	Y	Y	N	\$ 4,620.00	N	SU54893	Summer 2019
Concrete Curbs and Sidewalks	\$ 77,015.00	Eng Con	Y	N	Y	\$ 11,552.25	N	SU54897	
	<b>\$ 756,888.00</b>					<b>\$ 214,464.05</b>			

**NOTES:**

1. Project/Development name shall be the actual secondary plat subdivision name.
2. Surety shall state the full platted subdivision name. Abbreviations are not acceptable.
3. Off-Site items shall be itemized and bonded separately. (off-site is considered any item outside the secondary plat limits)
4. Construction cost shall be provided for individual itemized construction items. However, sureties may combine above stated construction items in any combination, but limited to specific plat only per surety. (i.e. - Sureties for Subdivision X Section 1 cannot include items from Subdivision X Section 2, vice versa)
5. Monumentation bond item includes plat corners, individual lot corners and road control.
6. Sign bond item include all regulatory and street name signs.
7. If being constructed, sanitary force mains and laterals shall be itemized separately.
8. Surety shall use exact naming convention for construction items as stated above, with items separated by commas if multiple items are combined in a single surety. (i.e. - "...Binder Asphalt, Surface Asphalt")
9. Engineer's estimates shall be accompanied by an itemized estimate certified and stamped by the Engineer.
10. No Contractor only bonds allowed - Developer is required to be the Guranteee on all bonds.
11. Contractor's estimate shall be accompanied by a signed and accepted proposal/contract verified by the contractor.
12. Additional bond items may be added by the applicant or at the request of the Department of Engineering as necessary for securing a secondary plat.
13. Sanitary sewer secondary plat fees are required for BW approval.