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**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER®

August 8, 2018

Loretta Taylor  
Planning Board Chairperson  
Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, NY 10567



RE: Valeria Subdivision  
Furnace Dock Road  
Town of Cortlandt, NY  
**Bond Reduction Request #4**

Copies ..... 1 Planning Board  
..... Town Board  
..... Zoning Board  
..... J. Legal Dept.  
..... I. DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
..... \_\_\_\_\_  
..... \_\_\_\_\_  
Sent 8/8/18

Dear Ms. Taylor,

I am sending this letter as a request to reduce our Performance Bond #39BSBGG1370 in connection with the above referenced project.

In consideration of the work complete to date, I am requesting the above referenced bond be reduced from \$1,430,000 to \$422,941.

Enclosed is a Bond Reduction Worksheet, dated 8/8/18, for your review. As-Builts for both Sections 3 and 4 are on file in the Technical Services Department.

Please place this matter on the next available Planning Board agenda for consideration.

Should you have any questions or require additional, please feel free to contact me at (203) 616-4927.

Sincerely yours,

  
Casey M. Devlin, P.E.  
Vice President

cc: Michael Preziosi, P.E., Town of Cortlandt  
Chris Kehoe, Town of Cortlandt  
Charlie Crawford, TBI  
File

## Bond Reduction Request #4 - August 8, 2018

**Site Work**

Location: Cortlandt, N.Y.

Project: Valeria

Date: 07/20/07

Section III- Town homes

Pages: 1 of 4

**Construction Section III**

Item	Unit	Quantity	Cost	Amount	Percent (%) Complete	Work Complete	Work Remaining
Clearing & Grubbing	Acre	10	\$4,500.00	\$45,000	100%	\$45,000	\$0
Erosion Control/Silt Fence	LF	1,400	\$2.30	\$3,220	95%	\$3,059	\$161
Grading	SF	45,000	\$1.80	\$81,000	95%	\$76,950	\$4,050
Cut To Fill	CY	41,278	\$10.00	\$412,780	100%	\$412,780	\$0
Boulder Retaining Walls	SF	28,000	\$12.00	\$348,000	100%	\$348,000	\$0
General Blasting	CY	30,361	\$10.00	\$303,610	100%	\$303,610	\$0
Trench Blasting	CY	7,123	\$15.00	\$106,845	100%	\$106,845	\$0
<b>Pavement - Roads</b>							
Street Grading	SF	63,000	0.25	\$15,750	100%	\$15,750	\$0
-8" Item-4	SF	63,000	\$1.46	\$91,980	100%	\$91,980	\$0
-4" Asphalt Base	SF	63,000	\$2.06	\$129,780	100%	\$129,780	\$0
-2" Asphalt Top	SF	63,000	\$1.15	\$72,450	25%	\$18,113	\$54,338
Resurfacing Existing Roads	TON	150	\$75.00	\$11,250	100%	\$11,250	\$0
<b>Pavement - Driveways</b>							
-8" Item-4	SF	26,274	\$1.46	\$38,360	75%	\$28,770	\$9,590
-4" Asphalt Base	SF	26,274	\$2.06	\$54,124	75%	\$40,593	\$13,531
-2" Asphalt Top	SF	26,274	\$1.03	\$27,062	75%	\$20,297	\$6,766
Belgium Block Curb	LF	3,800	\$12.00	\$45,600	100%	\$45,600	\$0
<b>Sanitary Sewer System</b>							
Sewer Lateral	LF	3,000	\$15.00	\$45,000	100%	\$45,000	\$0
-8" PVC	LF	2,818	\$40.00	\$112,720	100%	\$112,720	\$0
-Manholes w/frame & cover	EA	23	\$2,500.00	\$57,500	100%	\$57,500	\$0
<b>Water Distribution System</b>							
-6" DIP	LF	160	\$45.00	\$7,200	100%	\$7,200	\$0
-8" DIP	LF	2,951	\$50.00	\$147,550	100%	\$147,550	\$0
-Hydrants	EA	8	\$3,500.00	\$28,000	100%	\$28,000	\$0
-Tap/lateral/curb box	EA	57	\$500.00	\$28,500	100%	\$28,500	\$0
Water Laterals	LF	3,150	\$12.00	\$37,800	100%	\$37,800	\$0
Water Meter Pits-Small	EA	4	\$3,000.00	\$12,000	100%	\$12,000	\$0
Water Meter Pit-Large	EA	1	\$12,000.00	\$12,000	100%	\$12,000	\$0
<b>Storm Drainage System</b>							
-8" HDPE	LF	90	\$30.00	\$2,700	100%	\$2,700	\$0
-15" HDPE	LF	2,550	\$35.00	\$89,250	100%	\$89,250	\$0
-18" HDPE	LF	180	\$40.00	\$7,200	100%	\$7,200	\$0
-24" HDPE	LF	20	\$51.00	\$1,020	100%	\$1,020	\$0
-30" HDPE	LF	220	\$62.00	\$13,640	100%	\$13,640	\$0
Outlet Structure	EA	1	\$8,000.00	\$8,000	100%	\$8,000	\$0
-Catch Basins - Type Ci w/ frame & grate	EA	21	\$2,500.00	\$52,500	100%	\$52,500	\$0
-Drain Inlets - Type Di w/ frame & grate	EA	2	\$1,000.00	\$2,000	100%	\$2,000	\$0
-Manholes w/ frame & cover	EA	9	\$2,400.00	\$21,600	100%	\$21,600	\$0
-Water Quality Basin	CY	3,143	\$12.00	\$37,716	100%	\$37,716	\$0
-Grass/Fabric Lined Swales	SF	73,000	\$0.15	\$10,950	100%	\$10,950	\$0
<b>Page Total</b>				<b>\$2,521,658</b>		<b>\$2,433,223</b>	<b>\$88,435</b>

Construction Section III Continued....

Construction Section III					Percent (%)	Work	Work
Item	Unit	Quantity	Cost	Amount	Complete	Complete	Remaining
Concrete Sidewalk	SF	910	\$3	\$2,730	100%	\$2,730	\$0
Street Signs	EA	16	\$125.00	\$2,000	100%	\$2,000	\$0
Landscaping							
-Street Trees (2"+ caliper, 7'+ Tall)	EA	246	\$150.00	\$36,900	75%	\$27,675	\$9,225
-Entrance -Main/New off Furnace Dock	LS	2	\$6,000.00	\$12,000	100%	\$12,000	\$0
General Plantings	EA	1,060	\$75.00	\$79,500	90%	\$71,550	\$7,950
Hydro Seeding	SF	420,000	\$0.08	\$33,600	90%	\$30,240	\$3,360
				<b>Page Total</b>		<b>\$166,730</b>	
				<b>Total Construction Costs Section III</b>		<b>\$2,688,388</b>	
						<b>\$146,195</b>	<b>\$20,535</b>
						<b>\$2,579,418</b>	<b>\$108,970</b>

## Construction Section IV

Item	Unit	Quantity	Cost	Amount	Percent (%) Complete	Work Complete	Work Remaining
Clearing & Grubbing	Acre	22	\$4,500.00	\$99,000	100%	\$99,000	\$0
Erosion Control/Silt Fence	LF	8,000	\$2.30	\$18,400	85%	\$15,640	\$2,760
Grading	SF	69,000	\$1.80	\$124,200	95%	\$117,990	\$6,210
Cut To Fill	CY	64,411	\$10.00	\$644,110	100%	\$644,110	\$0
Boulder Retaining Walls	SF	52,000	\$12.00	\$624,000	100%	\$624,000	\$0
General Blasting	CY	\$95,241.00	\$10.00	\$952,410	100%	\$952,410	\$0
Trench Blasting	CY	9,500	\$15.00	\$142,500	100%	\$142,500	\$0
<b>Pavement Spec (Town/Private Roads)</b>							
Street Grading	SF	120,000	\$0.25	\$30,000	100%	\$30,000	\$0
8" Item 4	SF	120,000	\$1.46	\$175,200	100%	\$175,200	\$0
-4" Asphalt Base	SF	120,000	\$2.06	\$247,200	100%	\$247,200	\$0
-2" Asphalt Top	SF	120,000	\$1.15	\$138,000	0%	\$0	\$138,000
Resurfacing existing Roads	TON	200	\$75.00	\$15,000	100%	\$15,000	\$0
<b>Pavement - Driveways</b>							
8" Item 4	SF	44,560	\$1.46	\$65,058	55%	\$35,782	\$29,276
-4" Asphalt Base	SF	44,560	\$2.06	\$91,794	55%	\$50,486	\$41,307
-2" Asphalt Top	SF	44,560	\$1.03	\$45,897	55%	\$25,243	\$20,654
Belgium Block Curb	LF	9,800	\$12.00	\$117,600	100%	\$117,600	\$0
<b>Sanitary Sewer System</b>							
Sewer Lateral	LF	4,000	15	\$60,000	100%	\$60,000	\$0
-8" PVC	LF	5,386	40	\$215,440	100%	\$215,440	\$0
-Manholes w/frame & cover	EA	41	2,500	\$102,500	100%	\$102,500	\$0
Sewer Lift Station /Emergency Generator	EA	1	25,000	\$25,000	100%	\$25,000	\$0
<b>Water Distribution System</b>							
-6" DIP	LF	126	\$45.00	\$5,670	100%	\$5,670	\$0
-8" DIP	LF	4,615	\$50.00	\$230,750	100%	\$230,750	\$0
-Hydrants w/ Valves Boxes	EA	18	\$3,500.00	\$63,000	100%	\$63,000	\$0
-Tap/lateral/curb box	EA	97	\$500.00	\$48,500	100%	\$48,500	\$0
Water Laterals	LF	4,300	\$12.00	\$51,600	100%	\$51,600	\$0
Water Meter Pits	EA	6	\$1,500.00	\$9,000	100%	\$9,000	\$0
Water Meter Pit-Large	EA	1	\$12,000.00	\$12,000	100%	\$12,000	\$0
<b>Storm Drainage System</b>							
-15" HDPE	LF	2,770	\$35.00	\$96,950	100%	\$96,950	\$0
-18" HDPE	LF	440	\$40.00	\$17,600	100%	\$17,600	\$0
-24" HDPE	LF	20	\$51.00	\$1,020	100%	\$1,020	\$0
Corr. Steel Pipe	LF	170	\$64.00	\$10,880	100%	\$10,880	\$0
Outlet Structure	EA	6	\$8,000.00	\$48,000	100%	\$48,000	\$0
-Catch Basins - Type C1 w/ frame & grate	EA	31	\$2,500.00	\$77,500	100%	\$77,500	\$0
-Manholes w/ frame & cover	EA	10	\$2,400.00	\$24,000	100%	\$24,000	\$0
-Water Quality Basin	CY	18,408	\$12.00	\$220,896	100%	\$220,896	\$0
-Grass/Fabric Lined Swales	SF	94,000	\$0.15	\$14,100	100%	\$14,100	\$0
<b>Page Total</b>				<b>\$4,857,774</b>		<b>\$4,619,567</b>	<b>\$238,207</b>

## Construction Section IV Continued

Item	Unit	Quantity	Cost	Amount	Percent (%) Complete	Work Complete	Work Remaining
Concrete Sidewalk (4')	SF	1,710	\$3.00	\$5,130	100%	\$5,130	\$0
Street Signs	EA	23	\$125.00	\$2,875	75%	\$2,156	\$719
Landscaping							
-Street Trees (2"+ caliper, 7'+ Tall)	EA	268	\$150.00	\$40,200	60%	\$24,120	\$16,080
-Entrance -Main/New off Furnace Dock	LS	1	\$45,000.00	\$45,000	100%	\$45,000	\$0
General Plantings	EA	1,143	\$75.00	\$85,725	80%	\$68,580	\$17,145
Hydro Seeding	SF	936,000	\$0.08	\$74,880	75%	\$56,160	\$18,720
<b>Page Total</b>				<b>\$253,810</b>		<b>\$201,146</b>	<b>\$52,664</b>
<b>Total Construction Costs Phase IV</b>				<b>\$5,111,584</b>		<b>\$4,820,714</b>	<b>\$290,870</b>

## Off Site Construction

Item	Unit	Quantity	Cost	Amount	Percent (%) Complete	Work Complete	Work Remaining
Sniffen ML/Furnace Dock Road Re-Alignment	Total	1	\$101,650.00	\$101,650	100%	\$101,650	\$0
Sewerage Treatment Plant Parking/Road	Total	1	\$63,000.00	\$63,000	100%	\$63,000	\$0
Gravel Parking Lot for Trails	Total	1	\$23,100.00	\$23,100	0%	\$0	\$23,100
Ash Land Fill Capping	Total	1	\$25,116.00	\$25,116	100%	\$25,116	\$0
<b>Page Total</b>				<b>\$212,866</b>		<b>\$189,766</b>	<b>\$23,100</b>
<b>Total Site Labor and Material Construction/Improvements Costs</b>				<b>\$7,799,972</b>		<b>\$7,589,897</b>	<b>\$422,941</b>
5% Of Construction and Improvement Costs for Town Inspection and Monitoring Fees =				<b>\$390,000</b>			