City of Green River
City Council Meeting
Agenda Documentation

Preparation Date: 9/29/16	Department: Community Development
Meeting Date: 10/4/16	Department Head: Laura Profaizer
	Presenter: Laura Profaizer

Subject:

Approval to release a portion of the Lynn Subdivision Standby Letter of Credit for completed subdivision improvements.

Background/Alternatives:

A portion of the improvements within the Lynn Subdivision have been installed and inspected by Mark Westenskow, Public Works Director. In accordance with the Subdivision Ordinance and the approved Subdivision Improvement Agreement for this subdivision, at any time after the satisfactory completion of construction of all or any public improvements, their final inspection and approval by the "City Engineer", the subdivider may request release of the corresponding portion of the subdivision guarantee, provided that at no time shall the guarantee be reduced to less than 25% of the original amount.

Joe Killpack of New Peak Land Development, LLC, has requested the release of $132,941.30 for completed improvements installed within the Lynn Subdivision. This amount corresponds with the inspection approval of Mark Westenskow, Public Works Director. Please note that this request brings the amount down to the 25% threshold.

In accordance with the Subdivision Improvement Agreement, the release of this portion does not grant City ownership and maintenance of the improvements at this time. City acceptance of ownership and maintenance of the improvements will not occur until final acceptance of all subdivision improvements are installed and approved by the "City Engineer" and all items provided within the Subdivision Improvement Agreement have been satisfied.

Attachments:

Request for Release

Fiscal Impact:

N/A

Staff Impact:

N/A

Legal Review:

N/A

Suggested Motion:

I move to approve the partial release, in the amount of $132,941.30, from Standby Letter of Credit Number 5091756, issued by RSNB Bank, for the installation of subdivision improvements installed in the Lynn Subdivision.

From: Joe Killpack
To: Laura Leigh; "heather.anderson@rsnb.com"
Subject: RE: Lynn Estates Subdivision Draw
Date: Tuesday, September 27, 2016 10:55:33 AM

Hey Laura,

We are looking to release $132,941.33 on the bond to pay materialmen and subcontractors. This will include Curb and Gutter materials, Asphalt paving, Dirt work, and Utilities. Below is a better breakdown for you if needed.

LYNN SUBDIVISION COST ESTIMATE			BASE BID			Released	Request for Release
ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	COST		
	MISC. ITEMS						
MI-1	Mobilization, Demobilization, & General Contract Requirements	LS	1	$ 5,000.00	$ 5,000.00	$ 5,000.00	
MI-2	Temporary Traffic Control	LS	1	$ 2,500.00	$ 2,500.00	$ 2,500.00	
MI-3	Stormwater Permit and Erosion Control	LS	1	$ 1,500.00	$ 1,500.00	$ 1,500.00	
MI-4	Overlot Grading (unclassified earthwork)	LS	1	$ 5,000.00	$ 5,000.00	$ 5,000.00	
MI-5	Signage (Street, Stop, etc.)	LS	1	$ 1,000.00	$ 1,000.00		
MI-6	Street Lighting	EA	2	$ 8,000.00	$ 16,000.00		$ 11,916.05
MI-7	Retaining Wall (7' High x 150' Long)	SF	1050	$ 40.00	$ 42,000.00		
				SUBTOTAL	$ 73,000.00	$ 14,000.00	$ 11,916.05
	SANITARY SEWER SUMMARY						
SA-1	Install Sanitary Sewer Main (8" PVC SDR 35)	LF	550.0	$ 32.00	$ 17,600.00	$ 17,600.00	
SA-3	Install 4" PVC Service Line	EA	18.0	$ 1,500.00	$ 27,000.00	$ 27,000.00	
SA-4	Install Sanitary MH	EA	3.0	$ 3,500.00	$ 10,500.00	$ 10,500.00	
SA-5	Removal and Haul of Existing Pavement (4")	CY	4.5	$ 15.00	$ 67.50	$ 67.50	
SA-6	Removal and Haul Existing Base (6")	CY	6.5	$ 15.00	$ 97.50	$ 97.50	
SA-7	Recondition/ recompact Native Subgrade (8" min)	SY	40.0	$ 2.00	$ 80.00	$ 80.00	
SA-8	Placement of WYDOT Grade W Aggregate Base (9" min)	CY	10.0	$ 30.00	$ 300.00		$ 300.00
SA-9	Placement of Plant Mix Bituminous Pavement (4") - Pavement Patch	SY	40.0	$ 50.00	$ 2,000.00		$ 2,000.00
				SUBTOTAL	$ 55,100.00	$ 55,100.00	$ 2,300.00
	WATER SUMMARY						
W-1	Install Water Main Open Excavation (PVC - C900 - 8")	LF	740.0	$ 45.00	$ 33,300.00	$ 33,300.00	
W-2	Install 8" Gate Valve	EA	2.0	$ 2,300.00	$ 4,600.00	$ 4,600.00	
W-3	Install 6" Gate Valve	EA	2.0	$ 1,200.00	$ 2,400.00	$ 2,400.00	
W-4	Install 8"x6" Reducer	EA	2.0	$ 1,000.00	$ 2,000.00	$ 2,000.00	
W-4	Install Fire Hydrant Assembly (incl. TEE, GV, PIPE & FH)	EA	1.0	$ 6,500.00	$ 6,500.00	$ 6,500.00	
W-5	Install Water Services (1" Cu)	EA	18.0	$ 1,800.00	$ 32,400.00	$ 32,400.00	
W-6	Install Curb Stops (1")	EA	18.0	$ 1,200.00	$ 21,600.00	$ 21,600.00	
W-8	Connect to Existing Water Main (10")	EA	2.0	$ 2,000.00	$ 4,000.00	$ 4,000.00	
W-9	Removal and Haul of Existing Pavement (4")	CY	4.5	$ 15.00	$ 67.50	$ 67.50	
W-10	Removal and Haul Existing Base (6")	CY	6.5	$ 15.00	$ 97.50	$ 97.50	
W-11	Recondition/ recompact Native Subgrade (8" min)	SY	40.0	$ 2.00	$ 80.00	$ 80.00	
W-12	Placement of WYDOT Grade W Aggregate Base (9" min)	CY	10.0	$ 30.00	$ 300.00		$ 300.00
W-13	Placement of Plant Mix Bituminous Pavement (4") - Pavement Patch	SY	40.0	$ 50.00	$ 2,000.00		$ 2,000.00
				SUBTOTAL	$ 109,345.00	$ 109,345.00	$ 2,300.00
	STORM SUMMARY						
ST-1	Install Storm Sewer Pipe (Corrugated HDPE - 15")	LF	13.0	$ 35.00	$ 455.00	$ 455.00	
ST-2	Install Storm Catch Basin	EA	1.0	$ 2,500.00	$ 2,500.00	$ 2,500.00	
ST-3	Install Storm MH	EA	1.0	$ 3,500.00	$ 3,500.00	$ 3,500.00	
ST-4	Removal and Haul of Existing Pavement (4")	CY	7.5	$ 15.00	$ 112.50	$ 112.50	
ST-5	Removal and Haul Existing Base (6")	CY	11.0	$ 15.00	$ 165.00	$ 165.00	
ST-6	Recondition/ recompact Native Subgrade (8" min)	SY	50.0	$ 2.00	$ 100.00	$ 100.00	
ST-7	Placement of WYDOT Grade W Aggregate Base (9" min)	CY	7.5	$ 30.00	$ 225.00		$ 225.00
ST-8	Placement of Plant Mix Bituminous Pavement (4") - Pavement Patch	SY	50.0	$ 50.00	$ 2,500.00		$ 2,500.00
				SUBTOTAL	$ 9,557.50	$ 6,832.50	$ 2,725.00
	ROAD SUMMARY						
RD-1	Recondition/ Recompact Native Subgrade (8" min)	SY	3,460.0	$ 2.00	$ 6,920.00	$ 6,920.00	
RD-2	Placement of WYDOT Grade W Aggregate Base (9" min)	CY	865.0	$ 30.00	$ 25,950.00		$ 25,950.00
RD-3	Placement of Plant Mix Bituminous Pavement (4")	SY	2,570.0	$ 30.00	$ 77,100.00		$ 77,100.00
RD-4	Remove Concrete Curb, Gutter, and Sidewalk	LF	65.0	$ 5.00	$ 325.00	$ 325.00	
RD-5	Install Concrete Concrete Curb and Gutter (6" Vertical)	LF	1,190.0	$ 25.00	$ 29,750.00	$ 12744.00	
RD-6	Install 4' Sidewalk (4" min)	SY	530.0	$ 74.25	$ 39,352.50	$ 318.50	
RD-7	Install Concrete Pan (6" min)	SY	35.0	$ 89.10	$ 3,118.50	$ 1500.00	
RD-8	Handicap Ramps / Sidewalk	EA	2.0	$ 1,500.00	$ 3,000.00		$ 3000.00
RD-9	Landscaping / Restoration	LS	1.0	$ 1,000.00	$ 1,000.00	$ 1,000.00	
				SUBTOTAL	$ 186,516.00	$ 22,807.50	$ 106,050.00
LYNN SUBDIVISION COST ESTIMATE			BASE BID				
ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	COST		
				TOTAL	$ 433,518.50	$193,522.50	$125,291.05
				CONTINGENCY (15%)	$ 65,027.78	$ 57,377.50	$ 7,650.28
				GRAND TOTAL	$ 498,546.28	250,900.0	132,941.3

LS = Lump Sum EA = Each LF = Lineal Foot SF = Square Foot SY = Square Yard CY = Cubic Yard
DAY = Calendar Day HRS = Hours

NEWPEAK CONSTRUCTION COMPANY
CEO - Senior Project Manager
JOE KILLPACK
RESIDENTIAL COMMERCIAL DEVELOPMENT MEDICAL
Joe F. Killpack
307.875.4494
307.460.9029
joe@newpeakcc.com
www.newpeakcc.com
PO Box 70 Green River, WY 82935

From: Laura Leigh [mailto:lleigh@cityofgreenriver.org]
Sent: Tuesday, September 27, 2016 10:38 AM
To: Joe Killpack <joe@newpeakcc.com>; 'heather.anderson@rsnb.com' <heather.anderson@rsnb.com>
Subject: RE: Lynn Estates Subdivision Draw

Please send a brief email stating which improvements are tied to the amount of $132,941.33 so that Mark can prepare the memo stating they have been inspected and that portion can be released. Thanks