

**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.

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Arthur R. Tully, P.E.

January 15, 2019

Mr. Anthony Ruggiero  
City Administrator  
City of Beacon City Hall  
1 Municipal Plaza  
Beacon, NY 12508

RE: River Ridge  
City of Beacon  
Public Improvement Bonding

Dear Mr. Ruggiero:

As part of the resolution for the River Ridge project, the applicant must establish a performance bond for the public improvements to be made as part of the site development. Attached, please find a construction cost estimate for the proposed improvements as prepared by Hudson Land Design, that has been reviewed and approved by our office. The construction cost estimate for all public improvements is valued at approximately \$260,000.00 for water, sewer, lighting, stairs, etc.

The inspection fees for the above work are to be established at 6% of the cost, which equates to \$15,600.00. Please note that the value of the inspection fees is only for the work outlined in the estimate and does not include inspection of all other site improvements.

If you have any questions, or require any further additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

  
John Russo, P.E.

Enc.

Cc: John Gunn, Beacon Planning Board Chair  
David Buckley, Beacon Building Inspector  
Nick Ward-Willis, Esq., City Attorney  
Jennifer Gray, Esq., Planning Board Attorney

River Ridge Performance Bond Estimate 01-15-19

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River Ridge  
City of Beacon, NY  
11/29/2018: (Revised 12/31/2018, 01/14/2019)  
Project Number 2017:014

Performance Bond Estimate

| No.   | Sewer                                    | Units    | \$/Unit  | Quantity | Cost         | Notes  |
|-------|--|----------|----------|----------|--------------|--|
| 1     | 48" Diameter Manhole                     | EA       | 5000.00  | 4        | \$ 20,000    | Per C/o Beacon Consulting Engineer                                     |
| 2     | 48" Diameter Manhole - SMH4 (21.5' Deep) | EA       | 11250.00 | 1        | \$ 11,250    | Per C/o Beacon Consulting Engineer                                     |
| 3     | 8" SDR-35 Sewer Main                     | LF       | 80.00    | 511      | \$ 40,880    | Per C/o Beacon Consulting Engineer                                     |
| 4     | 8" SDR-26 Sewer Main                     | LF       | 85.00    | 51       | \$ 4,335     | Per C/o Beacon Consulting Engineer                                     |
| 5     | Casing and Spacers for Retaining Wall    | EA       | 4200.00  | 1        | \$ 4,200     | Per Manufacturer (Advance Products and Systems - APS)                  |
| 6     | Sewer Main and Structure Testing         | EA       | 2500.00  | 1        | \$ 2,500     |  |
| 7     | Subtotal                                 |          |          |          | \$ 83,165    |  |
| No.   | Water                                    | Units    | \$/Unit  | Quantity | Cost         | Notes  |
| 1     | 6" CL52 DIP Water Main                   | LF       | 80.00    | 123      | \$ 9,840.00  | Per C/o Beacon Consulting Engineer                                     |
| 2     | 8" CL52 DIP Water Main                   | LF       | 100.00   | 688      | \$ 68,800.00 | Per C/o Beacon Consulting Engineer                                     |
| 3     | Hydrants                                 | EA       | 5000.00  | 3        | \$ 15,000    | Per C/o Beacon Consulting Engineer                                     |
| 4     | 6" Gate Valves                           | EX       | 1000.00  | 2        | \$ 2,000     |  |
| 5     | 8" Gate Valves                           | EA       | 2000.00  | 4        | \$ 8,000     | Per C/o Beacon Consulting Engineer                                     |
| 6     | 8" 45 Elbow                              | EA       | 750.00   | 3        | \$ 2,250     | Per C/o Beacon Consulting Engineer                                     |
| 7     | 6" 45 Elbow                              | EA       | 500.00   | 2        | \$ 1,000     | Per C/o Beacon Consulting Engineer                                     |
| 8     | 8" 22.5 Elbow                            | EA       | 750.00   | 3        | \$ 2,250     | Per C/o Beacon Consulting Engineer                                     |
| 9     | 6" 22.5 Elbow                            | EA       | 500.00   | 1        | \$ 500       | Per C/o Beacon Consulting Engineer                                     |
| 10    | 8"x 8"x 6" Tee                           | EA       | 1300.00  | 2        | \$ 2,600     | RS Means 33 11 13 15 88240   |
| 11    | Casing and Spacers for Retaining Wall    | EA       | 4200.00  | 1        | \$ 4,200     | Per Manufacturer (Advance Products and Systems - APS)                  |
| 12    | Water Main Testing and Disinfection      | EA       | 2500.00  | 1        | \$ 2,500     |  |
| 13    | Subtotal                                 |          |          |          | \$ 118,940   |  |
| No.   | Stairs and Walkway                       | Units    | \$/Unit  | Quantity | Cost         | Notes  |
| 1     | Concrete Walkway                         | LF       | 50.00    | 130      | \$ 6,500     | Installed 4" Thick, 4" Gravel Base, 5' Wide (RS Means G 2030 120 1620) |
| 2     | Concrete Stairs                          | 5 Risers | 1445.00  | 12       | \$ 17,340    | Installed 5' Wide, 5 Risers (RS Means G 2030 310 2620)                 |
| 3     | Subtotal                                 |          |          |          | \$ 23,840    |  |
| No.   | Lighting                                 | Units    | \$/Unit  | Quantity | Cost         | Notes  |
| 1     | Staircase Bollard Light                  | EA       | 750.00   | 9        | \$ 6,750     | Provided By Aryeh Siegel, AIA (Price increased 20% for Installation)   |
| 2     | Subtotal                                 |          |          |          | \$ 6,750     |  |
| No.   | As-Built Plans and Engineering           | Units    | \$/Unit  | Quantity | Cost         | Notes  |
| 1     | As-Built Plans                           | EA       | 3000.00  | 1        | \$ 3,000     | Provided By Hudson Land Design, P.C.                                   |
| 2     | Subtotal                                 |          |          |          | \$ 3,000     |  |
| Total |  |          |          |          | Cost         | Notes  |
|       |  |          |          |          | \$ 235,695   |  |
|       | 10% Contingency                          |          |          |          | \$ 23,570    |  |
|       | GRAND TOTAL                              |          |          |          | \$ 259,265   |  |