

January 8, 2015

TO: Board of Selectmen

FROM: Chuck Hodgkinson

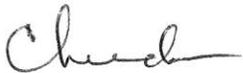
SUBJECT: Nab's Corner Community Housing – Road Construction and Road Name

1. This recommends awarding the project to create the new South Road curb cut, the new roadway with one turnout and the land bank parking area for the Nab's Corner Community Housing program to the lowest bidder John Keene Excavation - \$26,000. A summary of each of the three bids is attached along with the status of the total development budget.
2. This also asks you to consider naming the new roadway—as done with the entrance road (Molly's Lane) for the Middle Line Road program. The Fire Chief has suggested naming the new road "Martina's Way". The road name is formally approved by both the Board of Selectmen and the Planning Board. The Planning Board has voted to support whatever name the Selectmen choose. We would like to have the name selected by the end of February.

Other updates: NStar is scheduled to bring power to the new curb cut sometime this month.

The Town's utilities installation bids are due January 29, 2015.

Thank you for your consideration.



NAB'S CORNER COMMUNITY HOUSING

NEW ROADWAY WITH TURNOUT
LAND BANK PARKING AREA
CLEARED UTILITIES PATH

Budget

<u>New Road and Curb Cut - Est. 300 feet</u>	
- Est. \$55/ft. (\$35/ft. 6 years ago)	\$16,500
- + reserve for boulder removal	\$2,000
- Asphalt apron for curb cut	\$3,000
<u>Total New Road</u>	<u>\$21,500</u>

John Keene Excavation 12/30/14:

Road Installation: \$20,000 (380 tons of screened hardener, excluding asphalt paving)
Install 2 leaching pits: \$ 6,000
Total: \$26,000

Possible Extra Expenses excluded from bid:

If tailings are needed: \$38.55 per ton installed.
Any materials needed to finish the road surface.
Removing, trucking, disposing of any kaolin found on site.
Remove and/or bury any large boulders.

DECA, Inc. 1/7/15

Road Installation: \$21,475 (260 cubic yards of screened hardener, excluding asphalt paving)
Install 2 leaching pits: \$ 7,000
Total: \$28,475

Fenner Construction 1/8/15

Road Installation: \$17,400 (# yards or tons not specified; excluding asphalt paving)
Install 2 leaching pits: \$11,500
Total: \$28,900

NAB'S CORNER WORKING BUDGET
June 25, 2014

Surveying, Engineering		Cost
<u>- Field layout staking and bounding</u>		
- Septic & well sites for 4 lots		
- House sites		
- New 40' ROW and curb cut		
- 13 Bounds at lot corners		
- 50' and 100' no cut zones		
- MVLB Land Bank Parking Area		
- Est. 5 days field work	\$7,600	\$7,600
		\$3,340
<u>- Septic permitting</u>		
- Design & drafting - 4 septic plans		
- Application prep. and BOH submittal		
- Total Septic	\$5,000	
<u>- Road specifications for construction</u>	\$500	
Total Surveying & Engineering	\$13,100	\$2,160 Available
New Road and Curb Cut - Est. 300 feet		
- Est. \$55/ft. (\$35/ft. 6 years ago)	\$16,500	
- + reserve for boulder removal	\$2,000	
- Asphalt apron for curb cut	\$3,000	
Total New Road	\$21,500	\$21,500 Available
Wells - 4 wells, excl. water line to house		
- Drill 4 wells; 100 feet deep @ \$5,500 each	\$22,000	
- Clearing to well sites	\$1,000	
- Water testing 4 wells @ \$175 each	\$700	
- 4 Pumps @ \$1,800 each (not approved)	\$7,200	
Total Wells excluding pumps	\$23,700	\$23,000
		\$700 Available
Utilities - Power, Phone, Cable, Internet		
	\$40,000	
<u>Quotes due January 29, 2015</u>		
		\$40,000 Available
Legal		
- Nab's Corner Legal Documents	\$10,000	
- Legal research preferences		
- Master Declaration		
- Roads & Utilities Easement		
- 4 Ground leases		
- Road Association Bylaws		
Total Legal	\$10,000	\$10,000 Available
+ 10 % Contingency		
	\$11,000	
- Road Signs - Tim		\$80
		\$10,920 Available
Grand Total Including 10% Contingency		
	\$119,300	\$34,020 Spent
		\$85,280 Available

Sources and Uses of Funds

Molly Flender Trust (MFT) 6/25/14 - Infrastructure	\$100,000
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