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DATE: 07/12/2019

TO: Honorable Mayor and Town Council

FM: John Breeding – Community Planning Administrator

RE: REDUCTION IN PERFORMANCE BOND NO. 1150054
PWA – Pine Grove Manor Lots 1, 2, 3, 4, and 6, Section One – T-96-030F

Background: Frall Developers, Inc. is requesting reduction of bonding in the amount of \$367,386.33.

Discussion: Request for reduction in bonding for completed construction.

Recommendation(s): Recommendation for partial release of bonding in the amount of \$202,042.65. A portion of road paving, curb, gutter, sidewalk, storm drainage, grading, water, and sewer. With a remaining balance of \$176,996.41 for future work to be completed.



Frall Developers, Inc.

P.O. Box 659

Mount Airy, MD 21771-0659

410-795-1866 or 301-831-5400

Fax: 301-829-2636 Email: Linda@FDIProperties.com

June 13, 2019

Debra Clinton
Community Planning Administrative Assistant
P.O. Box 50
110 South Main Street
Mount Airy, MD 21771

RE: Pine Grove Manor, South Main Street, Request for Reduction in Bond - Revised

Dear Ms. Clinton:

Having completed the majority of the work at the Pine Grove Manor project on South Main Street in Mount Airy, we would like to request that the amount of the bond securing the PWA be reduced.

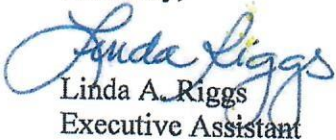
	Original	Completed	Remaining
Road Paving	\$65,146.94	\$54,553.55	\$10,593.39
Curb, Gutter & Sidewalk	\$30,124.55	\$30,124.55	\$0
Storm Drainage	\$70,385.51	\$70,385.51	\$0
Storm Water Management	\$23,366.53	\$23,366.53	\$0
Soil Erosion & Sediment Control	\$10,809.52	\$10,809.52	\$0
Grading	\$46,152.17	\$46,152.17	\$0
Water	\$42,531.04	\$42,531.04	\$0
Sewer	\$51,814.70	\$51,814.70	\$0
Landscaping	\$ 4,250.00	\$ 4,250.00	\$0
	\$344,580.96	\$333,987.57	\$10,593.39

We ask that the amount of the bond securing the PWA be reduced to the remaining work in the amount of \$10,593.39 plus the 10% retainage of \$1,059.34 on this remaining portion for a new bond total of \$11,652.73.

The original bond was in the amount of \$379,039.06, so we are requesting a reduction of \$367,386.33.

If you have any questions or concerns, you are welcome to contact me.

Sincerely,


Linda A. Riggs
Executive Assistant

Pine Grove Manor (Lots 1, 2, 3, 4, and 6 Section One) T-96-030F

Contract Amounts for Periodic Reductions in Performance Bond No. 1150054

07/13/2019 Release Request #1

Work Description	Contract Amount for Security Deposit	Approved Reductions To Date	Balance on Hand	06/13/2019 Release Requested	Release Recommended
Road Paving***	\$ 65,146.94	\$ -	\$ 65,146.94	\$ 54,553.55	\$ 32,573.47
Curb, gutter and sidewalk***	\$ 30,124.55	\$ -	\$ 30,124.55	\$ 30,124.55	\$ 10,124.00
Storm Drainage***	\$ 70,385.51	\$ -	\$ 70,385.51	\$ 70,385.51	\$ 50,385.31
SWM*	\$ 23,366.53	\$ -	\$ 23,366.53	\$ 23,366.53	NO RELEASE
Sediment Control*	\$ 10,809.52	\$ -	\$ 10,809.52	\$ 10,809.52	NO RELEASE
Grading***	\$ 46,152.17	\$ -	\$ 46,152.17	\$ 46,152.17	\$ 34,614.13
Water***	\$ 42,531.04	\$ -	\$ 42,531.04	\$ 42,531.04	\$ 32,531.04
Sewer***	\$ 51,814.70	\$ -	\$ 51,814.70	\$ 51,814.70	\$ 41,814.70
Landscaping***	\$ 4,250.00	\$ -	\$ 4,250.00	\$ 4,250.00	\$ -
Totals	\$ 344,580.96	\$ -	\$ 344,580.96	\$ 333,987.57	\$ 202,042.65
Contingency *** 10%	\$ 34,458.10	\$ -	\$ 34,458.10	\$ 33,398.76	\$ -
Total Amount Bonded	\$ 379,039.06	\$ -	\$ 379,039.06	\$ 367,386.33	\$ 202,042.65

- * Approval of Carroll County Stormwater Management Office required prior to release
- * Approval of Carroll County Office of Grading and Sed. Control required prior to release
- *** Approval of Town Engineer and Planner required prior to release

REDUCTION SUMMARY

Date Approved	Amount
Date Set Up - 08/19/2017	\$ 379,039.06
Recommended Release - 07/18/2019	\$ (202,042.65)
Total	\$ 176,996.41

07/15/2019 Per T.E. & T.I. site visit the recommended releases are shown above. 