


**TOWN OF HARRISON
VILLAGE OF HARRISON
ATTORNEY'S OFFICE**

MEMORANDUM

TO: Richard Dionisio, Supervisor
Members of the Town Board

FROM: Jonathan D. Kraut, Village Attorney 

DATE: March 28, 2024

SUBJECT: **Brightview Senior Living Bond Reduction**

E-5

Authorization is hereby requested to reduce the Brightview Senior Living Performance Bond amount from \$4,400,000.00 to \$2,740,000.00, subject to approval of the Bond amendment language by the Town Engineer and the Law Department.

Attached in support of the reduction is a Memorandum with supportive documentation from the Town Engineer, dated January 23, 2024 and subsequent Planning Board Resolution PB2024/02, dated March 21, 2024, affirming his recommendation.

JDK:ld

Attachment

cc: Michael Amodeo, Town Engineer
Rosemarie Cusumano, Planning Board Secretary

**PLANNING BOARD RESOLUTION PB2024/02
JANUARY 23, 2024**

**RESOLUTION RECOMMENDING THE REDUCTION
IN A PERFORMANCE BOND FOR THE
BRIGHTVIEW SENIOR LIVING
600 LAKE STREET, BLOCK 995, LOT 11**

WHEREAS, The Planning Board is in receipt of a memorandum from the Town Engineer referencing a request by the engineer of the Brightview Senior Living to reduce the performance bond for that project from the current Four Million Four Hundred Thousand Dollars \$4,400,000.00 to Two Million Seven Hundred Forty Dollars (\$2,740,000); and

WHEREAS, the Town Engineer has reviewed the developer's request, and recommends that the bond be reduced to Two Million Seven Hundred Forty Dollars (\$2,740,000).

NOW THEREFORE BE IT RESOLVED, that the Planning Board, pursuant to a recommendation from the Town Engineer, hereby recommends that the performance bond for the Brightview Senior Living be reduced from Four Million Four Hundred Thousand Dollars \$4,400,000.00 to Two Million Seven Hundred Forty Dollars (\$2,740,000); and

BE IT FURTHER RESOLVED, that this resolution shall have an effective date of January 23, 2024.

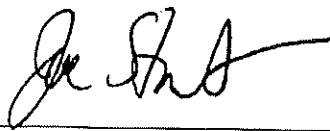
On the motion of Planning Board Member Chip Marrano, seconded by Planning Board Member Jeffrey Spano, it was adopted by the following vote:

AYES: Joseph Stout, Marshall Donat, Chip Marrano, Jeffrey Spano, Kimberly Burkan, David Gelfarb and Ryan McAuliffe

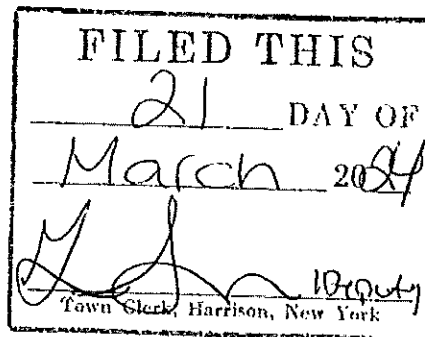
NAYES: None

ABSTAINED: None

ABSENT: None



Joseph Stout, Chairman



The resolution was thereupon duly adopted.

HARRISON ENGINEERING DEPARTMENT

Town/Village of Harrison
Alfred P. Sulla, Jr. Municipal Building
1 Heineman Place
Harrison, New York 10528

Michael J. Amodio, P.E., CFM
Town Engineer



To: Chairman Joseph Stout and Members of the Planning Board

From: Michael J. Amodio, P.E., CFM, Town Engineer

Date: January 23, 2024

Re: Performance Bond Reduction
Brightview Senior Living - 600 Lake Street
Performance Bond # 800126326

The Town is holding a performance bond in the amount of \$4,400,000 for certain infrastructure improvements in relation to this project. To date, it is found that significant progress has been made with completing portions of the bonded infrastructure. Based on the amount completed, and in relation to original itemized bond estimates, it is recommended to reduce this bond by approximately 38%, or \$1,660,000.

Therefore, Board authorization is requested to reduce Bond #800126326 by \$1,660,000, from \$4,400,000 to \$2,740,000

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael J. Amodio".

Michael J. Amodio, PE, CFM
Town Engineer

MJA/avc

Attachment

Amount: \$4,400,000.00

Bond No.: 800126326

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we

(Builder's name) Brightview Harrison, LLC
218 North Charles Street, Suite 220
Baltimore, MD 21201

As PRINCIPAL, and

(Insurance company) Atlantic Specialty Insurance Company
605 Highway 169 North, Suite 800
Plymouth, MN 55441

as Surety, a Corporation duly organized under the laws of the State of New York are held firmly bound unto the

Town of Harrison/Village of Harrison
1 Heineman Place
Harrison, NY 10528

As OBLIGEE, in the sum of Four Million Four Hundred Thousand and 00/100ths (\$4,400,000.00) lawful money of the United States for the payment whereof to the Obligee, the Principle and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

SIGNED, SEALED AND DATED THIS 18th day of November, 2021.

WHEREAS, the above named Principal has agreed to comply with the terms, regulations and conditions of the Town of Harrison/Village of Harrison, in connection with the construction of all necessary improvements, including, but not limited to Brightview Harrison; Senior Living Facility at 600 Lake St; Block 995, Lots 11 & 12 and Block 994 Lot 6 as approved on or about April 25, 2017 situated in the Town of Harrison/Village of Harrison, New York and in connection therewith the Obligee desires this bond be given.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the Principal shall, in connection, with the installation of said improvements in the Town/Village of Harrison, New York, within One (1) Year from date thereof, construct the following in accordance with Planning Board Approvals and related requirements of the Town Engineer of the Town/Village of Harrison, New York:

Michael Amodeo P.E., CFM (Town Engineer) said improvements to be in accordance with the construction specification of the Town/Village of Harrison, New York to their satisfaction then this obligation shall be void; otherwise, to remain in full force and effect.

No party other than the Obligee shall have any rights hereunder as against the Surety.

The aggregate liability of the Surety on the bond obligation shall not exceed the sum thereof for any cause or reason whatsoever.

Brightview Harrison, LLC

(Principal)

By:

(SEAL)

Insurance Company

Atlantic Specialty Insurance Company

Surety,

By:

(SEAL)

Rebecca E. Poremski
Attorney-in-Fact

(Attach pertinent Acknowledgements such as: Corporation, Surety, LLC, Individual)

CONFIDENTIAL

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Stephen W. Freeman, Jeffrey D. Kawamoto, Rebecca E. Poremski, Teresia C. Ramseur, Michael A. Youngblut, John P. Rumschik, Kyle Samuel**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012.

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

STATE OF MINNESOTA
HENNEPIN COUNTY



By

Paul J. Brehm
Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout

Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

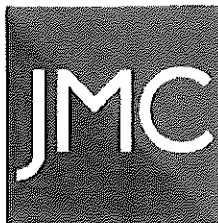
Signed and sealed: Dated 18th day of November, 2021

This Power of Attorney expires
January 31, 2025



Kara Barrow

Kara Barrow, Secretary



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

September 12, 2023

Mr. Michael Amodeo, P.E., CFM
Town/Village of Harrison
Engineering Dept.
One Heineman Place
Harrison, NY 10528

RE: JMC Project 14182
Brightview Senior Living Harrison
600 Lake Street
Town/Village of Harrison, NY

Subject: **On-Site and Off-Site Improvement Bond Reduction Request**

Dear Mr. Amodeo:

As you know, we have made significant progress on the on-site and off-site improvements for this project and are respectfully requesting a reduction in the performance bond issued, based on the work completed to date. Accordingly, we have prepared the following performance bond reduction package depicting the completed on-site and off-site improvements, and summary of the requested bond reduction:

- | 1. Dwg. No | Description | Rev.#/Date |
|------------|------------------------------|------------|
| BRP-1 | "Bond Reduction Plan (East)" | 09/12/2023 |
| BRP-2 | "Bond Reduction Plan (West)" | 09/12/2023 |
2. "Bond Estimate Reduction Request Package", dated 09/12/2023.

In accordance with the approval resolution, the performance bond amount was \$4,400,000.00. This amount is in excess of the bond estimate amount by \$223,985.45. Based on the work completed to date, which has been highlighted on the above referenced plans, we respectfully request a bond reduction of 37.7% (\$1,657,076.94) as indicated in the bond reduction package.

We trust that the above and Included documents are sufficient for your review of the requested bond reduction. Should you have any questions, or require any additional information, please do not hesitate to contact us at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying PLLC

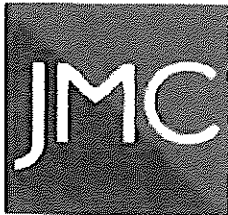
Anthony Nester
Anthony P. Nester, RLA
Associate Principal

cc: Mr. Ted Wies

P:\2014\14182\ADMIN\Amodeo 2023-09-12.docx

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC

120 BEDFORD ROAD | ARMONK, NY 10504 | 914.273.5225 | MAIL@JMCPLLC.COM | JMCPLLC.COM



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

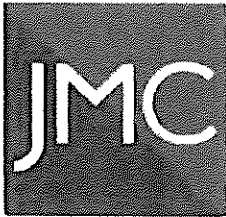
Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

Project: Brightview Senior Living Harrison
Location: Town / Village of Harrison, NY

Job No.: 14182
Date: 12/14/2016
Revised: 9/12/2023
Cmp'd: DE
Chk'd: AN

Bond Estimate Reduction Request Summary

Description	ESTIMATE	REQUESTED BOND REDUCTION	
		%	Amount
1 of 6: On-Site Improvements	\$3,277,442.50	32	\$1,048,781.60
2 of 6: Permanent On-Site Stormwater Management Improvements	\$475,492.80	61	\$290,080.61
3 of 6: Temporary On-Site Sediment and Erosion Control Improvements	\$22,855.00	87	\$19,709.85
4 of 6: Sanitary Sewer Public Extension Lake St. / Barnes Ln.	\$140,576.00	99	\$139,170.24
5 of 6: On-Site Fire Access and Protection	\$183,177.75	87	\$159,364.64
6 of 6: On-Site Landscaping	\$76,870.50	0	\$0.00
Total of Bond Estimates	\$4,176,014.55	39.7	\$1,657,076.94
Performance Bond Posted, Per Approval Resolution (\$223,985.45 above total of Bond Estimates)	\$4,400,000.00	37.7	\$1,657,076.94



Site Planning
Civil Engineering
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Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

Project: **Brightview Senior Living Harrison**
Location: Town / Village of Harrison, NY
Type of Estimate: **Bond Estimate (1 of 6)**
On-Site Improvements

Job No.: 14182
Date: 12/14/2016
Revised: 9/12/2023
Cmp'd: DE
Chk'd: AN

Dwg. Ref: JMC, PLLC Drawings
Drawings PSP-1 through PSP-16
Drawings BRP-1 & BRP-2

Last Revised
Last Revised

11/30/2016
9/12/2023

(% Complete based on BRP-1 & BRP-2)

ITEM	CLASSIFICATION OF WORK	QUAN	UNIT	UNIT PRICE	AMT	SECTION TOTAL	% COMPLETE
1.00	EXCAVATION						
1.01	CUTS AND FILLS	ALLOW	LS	ALLOW	\$1,000,000.00		90
1.02	ROCK BLASTING AND EXCAVATION	ALLOW	LS	ALLOW	\$1,250,000.00		90
1.03	REMOVE AND REPLACE UNCLASSIFIED EXCAVATION	ALLOW	LS	ALLOW	\$250,000.00		100
						\$2,500,000.00	93%
2.00	LIGHTING						
2.01	BOLLARD LIGHTING STANDARD	19	EA	\$1,800.00	\$34,200.00		10
2.02	SINGLE ARM LIGHTING STANDARD	17	EA	\$3,000.00	\$51,000.00		60
						\$85,200.00	35%
3.00	PARKING CONSTRUCTION						
3.01	CONCRETE CURB	3050	L.F.	\$25.00	\$76,250.00		0
3.02	LIGHT DUTY PAVEMENT	2,100	S.Y.	\$20.00	\$42,000.00		0
3.03	HEAVY DUTY PAVEMENT	3,700	S.Y.	\$30.00	\$111,000.00		0
3.04	GRAVEL ACCESS DRIVES	1,000	S.F.	\$20.00	\$20,000.00		0
3.05	SIGNAGE	16	E.A.	\$350.00	\$5,600.00		0
3.06	TRAFFIC PAINT	ALLOW	LS	ALLOW	\$2,500.00		0
						\$257,350.00	0%
4.00	MISCELLANEOUS						
4.02	HINGED BOLLARDS W/ FENCE	2	SETS	\$1,200.00	\$2,400.00		0
4.03	OFF-SITE RADAR CONTROL SPEED LIMIT SIGNS	2	EA	\$2,500.00	\$5,000.00		0
						\$7,400.00	0%
						TOTAL	32%

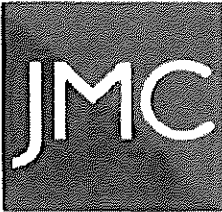
This Estimate does not include:

Soil Testing, Survey, As-Builts, Permits, Fees, Service Connections
Bonds, Engineering or Construction Supervision

SUB-TOTAL **\$2,849,950.00**

15% CONTINGENCY **\$427,492.50**

TOTAL \$3,277,442.50



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

Project: Brightview Senior Living Harrison
Location: Town / Village of Harrison, NY
Type of Estimate: Bond Estimate (2 of 6)
Permanent On-Site Stormwater Management Improvements

Job No.: 14182
Date: 12/14/2016
Revised: 9/12/2023
Cmp'd: DE
Chk'd: AN

Dwg. Ref: JMC, PLLC Drawings
Drawings PSP-1 through PSP-16
Drawings BRP-1 & BRP-2

Last Revised
Last Revised

11/30/2016
9/12/2023

(% Complete based on BRP-1 & BRP-2)

ITEM	CLASSIFICATION OF WORK	QUAN	UNIT	UNIT PRICE	AMT	SECTION TOTAL	% COMPLETE
1.00	SITE PREPARATION						
1.01	CLEARING AND GRUBBING	0.50	AC.	\$4,000.00	\$2,000.00	\$2,000.00	100%
2.00	LANDSCAPE MITIGATION						
2.01	TREES	ALLOW	LS	\$7,100.00	\$7,100.00		0
2.02	SHRUBS AND GROUNDCOVERS	ALLOW	LS	\$11,000.00	\$11,000.00	\$18,100.00	0%
1.00	STORM SEWER						
1.02	EXCAVATION (STOCKPILED FOR USE ON-SITE)	4,000	C.Y.	\$4.00	\$16,000.00		100
1.03	OUTLET CONTROL STRUCTURE (OCS)	2	EA	\$8,000.00	\$16,000.00		100
1.04	15" HDPE PIPE	2,529	L.F.	\$30.00	\$75,870.00		98
1.05	18" HDPE PIPE	300	L.F.	\$40.00	\$12,000.00		100
1.06	24" HDPE PIPE	32	L.F.	\$45.00	\$1,440.00		100
1.07	15" PERFORATED UNDERDRAIN STORM PIPE	655	L.F.	\$30.00	\$20,650.00		80
1.08	MANHOLE (DNH)	17	EA	\$3,000.00	\$51,000.00		100
1.09	BYPASS MANHOLE (BMH)	1	EA	\$3,500.00	\$3,500.00		100
1.10	MC-3500 CHAMBERS	68	EA	\$1,072.00	\$60,032.00		100
1.11	END SECTION (15')	1	EA	\$150.00	\$150.00		100
1.12	CATCH BASIN	24	EA	\$3,000.00	\$72,000.00		90
1.13	RIP-RAP OUTLET PROTECTION	4	EA	\$3,000.00	\$12,000.00		100
1.14	CDS WATER QUALITY UNIT	1	EA	\$25,000.00	\$25,000.00		100
1.15	12" HDPE ROOF DRAIN LEADER	80	L.F.	\$30.00	\$2,400.00		90
1.16	CONSTRUCT CATCH BASIN OVER EX. PIPE	1	EA	\$3,500.00	\$3,500.00		100
1.17	BOX BEAM GUIDERAIL	270	L.F.	\$25.00	\$6,750.00		0
1.18	SAFETY FENCE AROUND INFILTRATION BASIN	560	L.F.	\$18.00	\$10,080.00		0
						\$393,372.00	85%
						TOTAL	61%

This Estimate does not include:

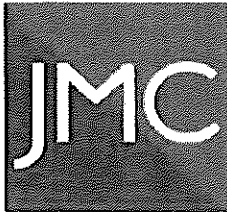
Soil Testing, Survey, As-Builts, Permits, Fees, Service Connections
Bonds, Engineering, On-Site Rock Excavation or Construction Supervision

* Includes inspection / monitoring and maintenance of the landscape mitigation areas

SUB-TOTAL \$413,472.00

*15% CONTINGENCY \$62,020.80

TOTAL \$475,492.80



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

Project: **Brightview Senior Living Harrison**
Location: **Town / Village of Harrison, NY**
Type of Estimate: **Bond Estimate (3 of 6)**
Temporary On-Site Sediment & Erosion Control Improvements

Job No.: 14182
Date: 12/14/2016
Revised: 9/12/2023
Cmp'd: DE
Chk'd: AN

Dwg. Ref: JMC, PLLC Drawings
Drawings PSP-1 through PSP-16
Drawings BRP-1 & BRP-2

Last Revised
Last Revised

11/30/2016
9/12/2023

(% Complete based on BRP-1 & BRP-2)

ITEM	CLASSIFICATION OF WORK	QUAN	UNIT	UNIT PRICE	AMT	SECTION TOTAL	% COMPLETE
1.00	SITE PREPARATION						
1.01	CLEARING AND GRUBBING	ALLOW	LS	ALLOW	\$1,200.00		100
						\$1,200.00	100%
2.00	ON-SITE SEDIMENT & EROSION CONTROL						
2.01	SILT FENCE	1,300	L F.	\$5.00	\$6,500.00		80
2.02	TEMPORARY SEEDING	120,000	S F.	\$0.05	\$6,000.00		80
2.03	INLET PROTECTION	4	EA	\$500.00	\$2,000.00		80
2.04	STABILIZED CONSTRUCTION ENTRANCE	2	EA	\$1,500.00	\$3,000.00		80
2.05	TEMP RIP-RAP OUTLET PROTECTION	1	EA	\$1,000.00	\$1,000.00		80
						\$18,500.00	74%
						TOTAL	87%

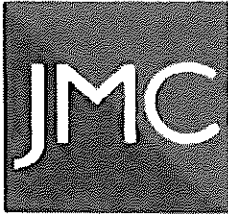
This Estimate does not include:

Soil Testing, Survey, As-Builts, Permits, Fees, Service Connections
Bonds, Engineering, On-Site Rock Excavation or Construction Supervision

SUB-TOTAL **\$19,700.00**

15% Contingency **\$2,955.00**

TOTAL \$22,655.00



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

Project: **Brightview Senior Living Harrison**
 Location: **Town / Village of Harrison, NY**
 Type of Estimate: **Bond Estimate (4 of 6)**
 Sanitary Sewer Public Extension Lake St. Barnes Ln.

Job No.: 14182
 Date: 12/14/2016
 Revised: 9/12/2023
 Cmp'd: DE
 Chk'd: AN

Dwg. Ref: JMC, PLLC Drawings
 Drawings PSP-1 through PSP-16
 Drawings BRP-1 & BRP-2

Last Revised
 Last Revised

11/30/2016
 9/12/2023

(% Complete based on BRP-1 & BRP-2)

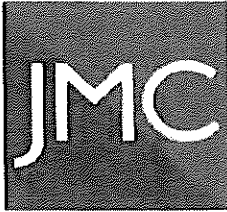
ITEM	CLASSIFICATION OF WORK	QUAN	UNIT	UNIT PRICE	AMT	SECTION TOTAL	% COMPLETE
1.00	SITE PREPARATION						
1.01	CLEARING AND GRUBBING	ALLOW	LS	ALLOW	\$2,000.00	\$2,000.00	100%
2.00	SEDIMENT & EROSION CONTROL					\$2,500.00	100%
2.01	SEDIMENT & EROSION CONTROL	ALLOW	LS	ALLOW	\$2,500.00	\$2,500.00	100%
3.00	TRAFFIC CONTROL					\$6,000.00	100%
3.01	WORK ZONE TRAFFIC CONTROL	ALLOW	LS	ALLOW	\$6,000.00	\$6,000.00	100%
4.00	SANITARY SEWER						
4.01	MANHOLES	6	EA	\$3,500.00	\$21,000.00		100%
4.02	4" DIP PIPE	58	L.F.	\$50.00	\$2,900.00		100%
4.03	8" DIP PIPE	958	L.F.	\$80.00	\$76,640.00		100%
4.04	SEWER MAIN TESTING	980	L.F.	\$7.50	\$7,350.00		95%
4.05	WODEF CONNECTION TO TRUNK MAIN			ALLOW	\$4,000.00		100%
						\$111,740.00	99%
						TOTAL	99%

This Estimate does not include:
 Soil Testing, Survey, As-Builts, Permits, Fees, Service Connections
 Bonds, Engineering, Rock Excavation or Construction Supervision

SUB-TOTAL **\$122,240.00**

15% CONTINGENCY **\$18,336.00**

TOTAL \$140,576.00



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

Project: **Brightview Senior Living Harrison**
 Location: **Town / Village of Harrison, NY**
 Type of Estimate: **Bond Estimate (5 of 6)**
On-Site Fire Access and Protection

Job No.: 14182
 Date: 12/14/2016
 Revised: 9/12/2023
 Cmp'd: DE
 Chk'd: AN

Dwg. Ref: JMC, PLLC Drawings
 Drawings PSP-1 through PSP-16
 Drawings BRP-1 & BRP-2

Last Revised
 Last Revised

11/30/2016
 9/12/2023

(% Complete based on BRP-1 & BRP-2)

ITEM	CLASSIFICATION OF WORK	QUAN	UNIT	UNIT PRICE	AMT	SECTION TOTAL	% COMPLETE
1.00	FIRE SYSTEMS						
1.01	HYDRANTS	3	EA.	\$3,500	\$10,500.00		100
1.02	8" DUCTILE IRON PIPE (D.I.P.)	635	L.F.	\$70	\$44,450.00		100
1.03	6" DUCTILE IRON PIPE (D.I.P.)	415	L.F.	\$65	\$26,975.00		100
1.04	8" GATE VALVES	1	EA.	\$1,200	\$1,200.00		100
1.05	6" GATE VALVES	2	EA.	\$900	\$1,800.00		100
1.06	4" GATE VALVES	1	EA.	\$600	\$600.00		100
1.07	TAPPING SLEEVES	1	EA.	\$1,200	\$1,200.00		100
1.08	GRASS PAVE ROAD SURFACE	2,800	S.F.	\$25	\$70,000.00		0
1.09	WATER MAIN TESTING	1,280	L.F.	\$2	\$2,560.00		88
						159,285.00	87%

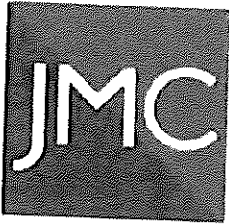
This Estimate does not include:

Soil Testing, Survey, As-Builts, Permits, Fees, Service Connections
 Bonds, Engineering, On-Site Rock Excavation or Construction Supervision

SUB-TOTAL **159,285.00**

15% CONTINGENCY **23,892.75**

TOTAL **183,177.75**



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

Project: Brightview Senior Living Harrison
Location: Town / Village of Harrison, NY
Type of Estimate: Bond Estimate (8 of 8)
On-Site Landscaping

Job No.: 14182
Date: 12/14/2016
Revised: 9/12/2023
Cmp'd: DE
Chk'd: AN

Dwg. Ref: JMC, PLLC Drawings
Drawings: PSP-7 through PSP-7A
Drawings BRP-1 & BRP-2

Last Revised
Last Revised

11/30/2016
9/12/2023

(% Complete based on BRP-1 & BRP-2)

ITEM	CLASSIFICATION OF WORK	QUAN	UNIT	UNIT PRICE	AMT	SECTION TOTAL	% COMPLETE
1.00	SITE LANDSCAPING						
1.01	SEEDING AND MULCH						
1.02	DECIDUOUS TREES	ALLOW	LS	ALLOW			
1.03	EVERGREEN TREES	72	EA	\$400.00	\$28,800.00		0
1.04	SHRUBS AND GROUNDCOVERS	68	EA	\$300.00	\$20,400.00		0
1.05	STEEP SLOPES/PLAND WILDLIFE SEED MIX	ALLOW	LS	ALLOW	\$8,000.00		0
1.06	INTERIOR GARDEN AREAS	28,500	S.F.	\$0.02	\$570.00		0
		ALLOW	LS	ALLOW	\$10,000.00		0
						\$68,670.00	0%
						TOTAL	0%

This Estimate does not include:

Soil Testing, Survey, As-Built, Permits, Fees, Service Connections
Bonds, Engineering, On-Site Rock Excavation or Construction Supervision

* Includes inspection / monitoring and maintenance of the landscape mitigation areas

SUB-TOTAL \$68,670.00

*15% CONTINGENCY \$10,000.50

TOTAL \$78,670.50