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TOWN CLERK  
TOWN OF AYER

2014 NOV 19 PM 2: 23

Town of Ayer  
Planning Board  
Ayer Town Hall – Great Hall Meeting Room  
Ayer, MA 01432



Monday November 24, 2014  
6:00 PM

Open Session Meeting Agenda

6:00 PM     Call to Order

Bond Reduction Request

1. Pingry Hill Phase 5

New Business

Scheduling of January 2015 Meeting

Adjournment

DEPARTMENT OF PUBLIC WORKS

Mark L. Wetzel, P.E., Superintendent  
Pamela J. Martin, Office Manager



Water, Wastewater, Highway & Solid Waste Divisions

25 BROOK STREET  
AYER, MASSACHUSETTS 01432  
T: (978) 772-8240  
F: (978) 772-8244

October 14, 2014

Ayer Planning Board  
One Main Street  
Ayer, MA 01432

**Re: Bond Reduction  
Phase 5  
Pingry Hill (Ridgeview Heights) Subdivision  
Crabtree Development**

Dear Board Members:

At the request of Crabtree Development, the Ayer DPW has inspected the work on the above referenced project and recommended a bond reduction for Phase 5, based on the completed work. We have attached the bond calculation spreadsheet indicating the value of the work completed as of September 10, 2014.

Based on our inspection, I recommend bond reductions as follows:

Phase	Original Bond Amount	Previous Bond Release	Recommended Bond Release	Remaining Balance
5	\$ 1,236,331	\$ 0	<b>\$ 697,648.10</b>	\$538,682.90

If you have any questions or require any additional information, please feel free to contact me.

Regards,

**AYER PUBLIC WORKS DEPARTMENT**

Mark L. Wetzel, P.E.  
Superintendent

Attachments

**Pingry Hills Phase 5 Town of Ayer, MA  
Schedule of Completed Work**

Item No.	Item	Scheduled Value	Percent Complete Observed 10-10-2014	Value of Completed Items	Value of Remaining Items	Comment
<b>Hay Meadow Lane 9+82 to 20+74</b>						
1	Erosion Control	\$ 9,800.00	100%	\$ 9,800.00	\$ -	
2	Tree Clearing (Roadways)	\$ 7,000.00	100%	\$ 7,000.00	\$ -	
3	Stump Removal	\$ 15,000.00	100%	\$ 15,000.00	\$ -	
4	Strip and Stockpile Topsoil	\$ 18,000.00	100%	\$ 18,000.00	\$ -	
5	Cut and Fill to Road Subgrade	\$ 76,931.00	90%	\$ 69,237.90	\$ 7,693.10	
6	Sewer Main	\$ 45,892.00	80%	\$ 27,535.20	\$ 18,356.80	
7	Sewer Manholes	\$ 27,250.00	80%	\$ 19,350.00	\$ 7,900.00	Frames and covers to be raised before final paving
8	Sewer Services	\$ 25,000.00	80%	\$ 15,800.00	\$ 9,200.00	
9	Water Main Pipe	\$ 45,928.00	80%	\$ 27,556.80	\$ 18,371.20	
10	Water Services	\$ 26,000.00	80%	\$ 15,800.00	\$ 10,400.00	
11	Water Fire Hydrants and Valves	\$ 8,750.00	60%	\$ 5,250.00	\$ 3,500.00	
12	Stormwater Drainage Pipe	\$ 42,718.00	60%	\$ 25,630.80	\$ 17,087.20	
13	Stormwater Drainage Structures	\$ 11,459.00	60%	\$ 6,875.40	\$ 4,583.60	Frames and grates/covers to be raised before final paving
14	Utilities - Telephone, Cable & Electric	\$ 25,428.00	0%	\$ -	\$ 25,428.00	
15	Stormwater Water Quality Separator	\$ 23,000.00	100%	\$ 23,000.00	\$ -	
16	Stormwater Detention Ponds and Swales	\$ 22,000.00	80%	\$ 17,600.00	\$ 4,400.00	
17	Access Roads - Drainage Easement Work	\$ 8,700.00	100%	\$ 8,700.00	\$ -	
18	Road Fine Grading and Gravel	\$ 24,571.00	73%	\$ 17,936.83	\$ 6,634.17	
19	Road Base and Binder Course Paving	\$ 31,323.00	64%	\$ 20,046.72	\$ 11,276.28	
20	Road Top Course Paving	\$ 24,625.00	0%	\$ -	\$ 24,625.00	
21	Sidewalks	\$ 23,991.00	0%	\$ -	\$ 23,991.00	
22	Topsoil Along Road Edges	\$ 9,000.00	0%	\$ -	\$ 9,000.00	
	<b>Sub Total</b>	<b>\$ 553,366.00</b>		<b>\$ 348,719.85</b>	<b>\$ 208,646.35</b>	
<b>Holly Ridge Road</b>						
1	Erosion Control	\$ 15,675.00	100%	\$ 15,675.00	\$ -	
2	Tree Clearing (Roadways)	\$ 13,000.00	100%	\$ 13,000.00	\$ -	
3	Stump Removal	\$ 16,320.00	100%	\$ 16,320.00	\$ -	
4	Strip and Stockpile Topsoil	\$ 7,990.00	100%	\$ 7,990.00	\$ -	
5	Cut and Fill to Road Subgrade	\$ 33,222.00	100%	\$ 33,222.00	\$ -	
6	Sewer Main	\$ 44,084.00	100%	\$ 44,084.00	\$ -	
7	Sewer Manholes	\$ 45,000.00	90%	\$ 40,500.00	\$ 4,500.00	Frames and covers to be raised before final paving
8	Sewer Services	\$ 24,000.00	100%	\$ 24,000.00	\$ -	
9	Water Main Pipe	\$ 52,120.00	100%	\$ 52,120.00	\$ -	
10	Water Services	\$ 24,000.00	100%	\$ 24,000.00	\$ -	
11	Water Fire Hydrants and Valves	\$ 19,500.00	100%	\$ 19,500.00	\$ -	
12	Stormwater Drainage Pipe	\$ 50,000.00	100%	\$ 50,000.00	\$ -	
13	Stormwater Drainage Structures	\$ 69,150.00	90%	\$ 62,235.00	\$ 6,915.00	Frames and grates/covers to be raised before final paving
14	Utilities - Telephone, Cable & Electric	\$ 61,000.00	90%	\$ 40,260.00	\$ 20,740.00	
15	Stormwater Water Quality Separator	\$ 19,000.00	100%	\$ 19,000.00	\$ -	
16A	Stormwater Detention Ponds and Swales Behind Lots 116-117	\$ 42,000.00	100%	\$ 42,000.00	\$ -	
16B	Stormwater Detention Ponds and Swales Behind Lots 119-120	\$ 35,000.00	100%	\$ 35,000.00	\$ -	
16C	Stormwater Detention Ponds and Swales Behind Lots 26-32	\$ 38,000.00	100%	\$ 38,000.00	\$ -	Re-design in progress, current design construction complete
17	Access Roads - Drainage Easement Work	\$ 17,000.00	100%	\$ 17,000.00	\$ -	
18	Road Fine Grading and Gravel	\$ 49,000.00	100%	\$ 49,000.00	\$ -	
19	Road Base and Binder Course Paving	\$ 78,690.00	51%	\$ 40,131.90	\$ 38,558.10	
20	Road Top Course Paving	\$ 45,500.00	0%	\$ -	\$ 45,500.00	
21	Sidewalks	\$ 44,500.00	0%	\$ -	\$ 44,500.00	
22	Topsoil Along Road Edges	\$ 11,250.00	0%	\$ -	\$ 11,250.00	
	<b>Sub Total</b>	<b>\$ 855,171.00</b>		<b>\$ 683,127.90</b>	<b>\$ 172,043.10</b>	
<b>Apple Blossom Street</b>						
1	Erosion Control	\$ 15,000.00	100%	\$ 15,000.00	\$ -	
2	Tree Clearing (Roadways)	\$ 7,800.00	100%	\$ 7,800.00	\$ -	
3	Stump Removal	\$ 11,500.00	100%	\$ 11,500.00	\$ -	
4	Strip and Stockpile Topsoil	\$ 5,450.00	100%	\$ 5,450.00	\$ -	
5	Cut and Fill to Road Subgrade	\$ 28,600.00	100%	\$ 28,600.00	\$ -	
6	Sewer Main	\$ 28,680.00	100%	\$ 28,680.00	\$ -	
7	Sewer Manholes	\$ 22,800.00	90%	\$ 20,520.00	\$ 2,280.00	Frames and covers to be raised before final paving
8	Sewer Services	\$ 17,000.00	100%	\$ 17,000.00	\$ -	
9	Water Main Pipe	\$ 19,980.00	100%	\$ 19,980.00	\$ -	
10	Water Services	\$ 17,000.00	100%	\$ 17,000.00	\$ -	
11	Water Fire Hydrants and Valves	\$ 9,700.00	100%	\$ 9,700.00	\$ -	
12	Stormwater Drainage Pipe	\$ 19,780.00	100%	\$ 19,780.00	\$ -	
13	Stormwater Drainage Structures	\$ 26,062.00	80%	\$ 25,255.80	\$ 2,806.20	Frames and grates/covers to be raised before final paving
14	Utilities - Telephone, Cable & Electric	\$ 38,000.00	100%	\$ 38,000.00	\$ -	
15	Stormwater Water Quality Separator	\$ 19,000.00	100%	\$ 19,000.00	\$ -	
16	Stormwater Detention Ponds and Swales	\$ 19,875.00	25%	\$ 4,968.75	\$ 14,906.25	
17	Access Roads - Drainage Easement Work	\$ 11,875.00	100%	\$ 11,875.00	\$ -	
18	Road Fine Grading and Gravel	\$ 16,522.00	100%	\$ 16,522.00	\$ -	
19	Road Base and Binder Course Paving	\$ 28,241.00	100%	\$ 28,241.00	\$ -	
20	Road Top Course Paving	\$ 18,970.00	0%	\$ -	\$ 18,970.00	
21	Sidewalks	\$ 18,999.00	0%	\$ -	\$ 18,999.00	
22	Topsoil Along Road Edges	\$ 9,850.00	0%	\$ -	\$ 9,850.00	
	<b>Sub Total</b>	<b>\$ 410,484.00</b>		<b>\$ 342,672.55</b>	<b>\$ 67,811.45</b>	
<b>Change Orders</b>						
23	Gas Main Pipe	\$ 35,000.00	0%	\$ -	\$ 35,000.00	
	<b>Sub Total</b>	<b>\$ 1,854,021.00</b>		<b>\$ 1,372,520.10</b>	<b>\$ 481,500.90</b>	
	<b>5% Retainage</b>	<b>\$ 92,701.05</b>		<b>\$ 68,626.01</b>	<b>\$ 57,182.00</b>	
	<b>Total</b>	<b>\$ 1,946,722.05</b>		<b>\$ 1,441,146.11</b>	<b>\$ 538,682.90</b>	