

IMPROVEMENT GUARANTEES

March 7, 2023

100 N. Houcks Road - Extension

Stray Winds Farms Phase 9C – Extension

Autumn Oaks Phase IIA – Extension

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Development: **100 N Houcks Road, Parking lot expansion**

Name of Owner/Developer: **Roy & Janice Smith**

Type of Request: Reduction Extension Increase
 Release New

Type of Guarantee: Letter of Credit Bond Escrow

Bank, Bonding Co., Escrow Agreement: **Lower Paxton Township**

Original Guarantee Amount: **\$68,855.00**

Established:

Established at \$68,855.00 on March 8, 2023
Reduced to \$ on
Retained to \$ on

Current Amount in Force: **\$68,855.00**

Upon inspection by the Township Engineer, it is recommended that the current amount of this guarantee be:

Decreased Increased Established Released Retained

At / To **\$68,855.00**

New improvement guarantee expiration date: March 8, 2024

Date of Board of Supervisors meeting: March 7, 2023

Action taken by Board of Supervisors: _____



369 East Park Drive
Harrisburg, PA 17111
717.564.1121
www.hrg-inc.com

FINANCIAL SECURITY ESTIMATE

Lower Paxton Township
Attn: Amanda Zerbe, Zoning Officer

100 N. Houcks Road Parking Lot

FEBRUARY 11, 2022

As requested, Herbert, Rowland & Grubic, Inc. has reviewed the following information for the above-referenced project in order to establish a recommended amount for the Financial Security:

Submission:	Dated:	Last Revised:
Engineer's Estimate of Probable Cost	January 27, 2022	---
Stormwater Management Plan	July 27, 2021	January 25, 2022

Based upon our review of the submitted information, we recommend that the Financial Security be required in the amount of \$68,855, as shown on the attached tabulation.

We request that a copy of the Financial Security be provided to HRG for our internal records. Please feel free to contact our office if you need additional information regarding this matter.

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.

Please note that the future Financial Security recommendations will continue to include the initial 10% contingency in full until final release per PAMPC 509(j), and may include a 10% annual increase for each one-year period from the establishment of said security per PAMPC 509(h); this may lead to increases in security totals from previous adjustment recommendations if sufficient project progress has not been achieved.

HERBERT, ROWLAND & GRUBIC, INC.

Jason R. Hinz
Group Manager | Civil

JRH/LB
P000184.0002 (Phase 4719)
P:\0001\000184_0002\Admin\4719 - 100 N. Houcks Rd. Parking Lot SWM\C - FINANCIAL SECURITY\F5 - PH 4719.docx

Enclosures: Financial Security Estimate

c: Randy Allen (rallen@lowerpaxton-pa.gov)
Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)
Doug Gosik (dgosik@williamssitecivil.com)

LOWER PAXTON TOWNSHIP
FINANCIAL SECURITY (FS) ESTIMATE
100 N. HOUCKS ROAD PARKING LOT



INITIAL FS RECOMMENDATION DATE: 02/11/22
 PREVIOUS FS REDUCTION DATE:
 CURRENT FS REDUCTION DATE:

HRC NO.: R00
 PLAN DATE: 07/27/21
 LAST PLAN REVISION DATE: 01/25/22

Description	Units	Standard Quantity	Dedicated Quantity	Unit Cost	Item Total	Financial Security Reduction		Financial Security Remaining After Reduction		Notes
						Previous Quantity Reduced	Total (\$)	Standard	Dedicated	
EROSION & SEDIMENTATION CONTROL										
Stabilized Construction Entrance (INSTALLED)	EA	1		\$ 1,150	\$ 1,150					
Stabilized Construction Entrance (REMOVED)	EA	1		\$ 1,150	\$ 1,150					
12" Silt Sock (INSTALLED)	LF	560		\$ 4	\$ 2,240					
12" Silt Sock (REMOVED)	LF	560		\$ 4	\$ 2,240					
Inlet Protection (INSTALLED)	EA	2		\$ 113	\$ 226					
Inlet Protection (REMOVED)	EA	2		\$ 113	\$ 226					
Sediment Traps (INSTALLED)	CY	722		\$ 11	\$ 7,942					
Sediment Traps (REMOVED/FILLED)	CY	722		\$ 11	\$ 7,942					
North American Green (S-75)	SY	50		\$ 10	\$ 500					
Topsoil/Seed/Mulch (for stabilization)	LS	1		\$ 3,500	\$ 3,500					
Erosion & Sedimentation Control Total:					\$ 27,116					
STORMWATER MANAGEMENT										
Basin Conversion (Cleanout, Amended Soils, ERNST Seeding, etc.)	LS	1		\$ 10,000	\$ 10,000					
Stormwater Management Total:					\$ 10,000					
PAVING AND CONCRETE										
Stone Subbase, 6" Depth	SY	70		\$ 9	\$ 630					
Superpave Asphalt, HMA Wearing (9.5mm, 1-1/2" depth)	SY	70		\$ 13	\$ 910					
Superpave Asphalt, HMA Binder (18mm, 2" depth)	SY	70		\$ 12	\$ 840					
Superpave Asphalt, HMA Binder (18mm, 5" depth)	SY	70		\$ 20	\$ 1,400					
Stripbar	LF	12		\$ 2	\$ 24					
Paving and Concrete Total:					\$ 3,804					
MISCELLANEOUS										
Parking Lighting	EA	3		\$ 2,500	\$ 7,500					
Post-mounted Signs	EA	1		\$ 200	\$ 200					
Deciduous Trees (2-1/2" - 3" Caliber)	EA	33		\$ 275	\$ 9,075					
Shrubs	EA	58		\$ 50	\$ 2,900					
As-Built Plan	LS	1		\$ 2,000	\$ 2,000					
Miscellaneous Total:					\$ 21,675					
Summary										
Sub-Total:					\$ 62,585					
10% Contingency:					\$ 6,260					
10% Annual Increase:					\$ -					
Total:					\$ 68,855					
Note: All bath (item, sub, firm, etc) rounded to nearest dollar. Note: 10% of remaining estimate as of 02/01/2022. Note: For every year beyond the establishment of the initial financial security, the required amount of financial security will be increased by 10%.										
Items Proposed for Dedication Total						\$ 62,585				
No Items Proposed for Dedication						\$ 6,260				
15% for Post-Dedication Security						\$ -				
Total						\$ 68,855				

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Development: **STRAY WINDS FARMS, PHASE 9C**

Name of Owner/Developer: **TRIPLE CROWN CORPORATION**

Type of Request: Reduction Extension Increase
 Release New

Type of Guarantee: Letter of Credit Bond Escrow

Bank, Bonding Co., Escrow Agreement: **Philadelphia Indemnity Insurance Company**

Bond # **PB00155801601**

Original Guarantee Amount: \$89,642.00

Established:

Established at \$89,642.00	on March 15, 2022
Reduced to \$	on
Retained to \$	on

Current Amount in Force: **\$89,642.00**

Upon inspection by the Township Engineer, it is recommended that the current amount of this guarantee be:

Decreased Increased Established Released Retained

At / To **\$89,642.00**

New improvement guarantee expiration date: March 15, 2024

Date of Board of Supervisors meeting: March 7, 2023

Action taken by Board of Supervisors: _____



369 East Park Drive
Harrisburg, PA 17111
717.564.1121
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FINANCIAL SECURITY ESTIMATE

Lower Paxton Township
Attn: Amanda Zerbe, Zoning Officer

Stray Winds Farms Phase 9C

FEBRUARY 24, 2022

As requested, Herbert, Rowland & Grubic, Inc. has reviewed the following information for the above-referenced project in order to establish a recommended amount for the Financial Security:

Submission:	Dated:	Last Revised:
Final Security Estimate	----	----
Final Subdivision Plan	February 10, 2022	----

Based upon our review of the submitted information, we recommend that the Financial Security be required in the amount of \$89,642, as shown on the attached tabulation.

We request that a copy of the Financial Security be provided to HRG for our internal records. Please feel free to contact our office if you need additional information regarding this matter.

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.

Please note that future Financial Security recommendations may include a 10% annual increase for each one-year period from the establishment of said security per PAMPC 509(h); this may lead to increases in security totals from previous adjustment recommendations if sufficient project progress has not been achieved.

HERBERT, ROWLAND & GRUBIC, INC.

Jason R. Hinz, P.E.
Group Manager | Civil

JRH/CMF/CEC/LB
R000184.0002 (Phase 4711)
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Enclosures: Financial Security Estimate

- c: Nick Gehret (ngehret@lowerpaxton-pa.gov)
- Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)
- Matthew Fisher (mrf@rjfisherengineering.com)
- Jessica Hodnett (hodnettj@triplecrowncorp.com)



LOWER PAXTON TOWNSHIP
FINANCIAL SECURITY (FS) ESTIMATE
STRAY WINDS FARM PHASE 9C

HRG NO.: R000184.0002
 PLAN DATE: _____
 LAST PLAN REVISION DATE: _____

INITIAL FS RECOMMENDATION DATE: 02/24/22
 PREVIOUS FS REDUCTION DATE: _____
 CURRENT FS REDUCTION DATE: _____

Description	Units	Standard Quantity	Dedicated Quantity	Unit Cost	Item Total	Financial Security Reduction		Financial Security Remaining After Reduction		Notes
						Previous Quantity Reduced Standard	Current Quantity Reduced Standard	Remaining Quantity Standard	Total (\$)	
SITE WORK										
Topsoil/Seed/Grass	SY	2562		\$ 4	\$ 10,248					\$ 10,248
Blank Earthwork (fill necessary work to bring site to final grade)	CY	12634		\$ 11	\$ 138,974					\$ 138,974
Site Work Total: \$ 149,222										\$ 149,222
EROSION & SEDIMENTATION CONTROL										
Stabilized Construction Entrance (INSTALLED)	EA	2		\$ 1,150	\$ 2,300		2			\$ 2,300
Stabilized Construction Entrance (REMOVED)	EA	2		\$ 1,150	\$ 2,300		2			\$ 2,300
12" Silt Sock (INSTALLED)	LF	748		\$ 4	\$ 2,992		748			\$ 2,992
12" Silt Sock (REMOVED)	LF	748		\$ 4	\$ 2,992		748			\$ 2,992
Rock Apron (Rip-Rap) (PERMANENT)	SY	50		\$ 120	\$ 6,000		25			\$ 3,000
Inlet Protection (INSTALLED)	EA	16		\$ 113	\$ 1,808		16			\$ 1,808
Inlet Protection (REMOVED)	EA	16		\$ 113	\$ 1,808		16			\$ 1,808
Sediment Traps (INSTALLED)	CY	1000		\$ 11	\$ 11,000		1000			\$ 11,000
Sediment Traps (REMOVED/FILLED)	CY	1000		\$ 11	\$ 11,000		1000			\$ 11,000
Basin Conversion (includes amended soils and seeding)	SY	365		\$ 51	\$ 18,635		365			\$ 18,635
North American Green (P-300 TRM)	SY	125		\$ 20	\$ 2,500		125			\$ 2,500
Erosion & Sedimentation Control Total: \$ 64,335										\$ 64,335
STORMWATER MANAGEMENT										
Typical Top Unit	EA	16		\$ 600	\$ 9,600		16			\$ 9,600
Standard Inlet Box	EA	16		\$ 2,100	\$ 33,600		16			\$ 33,600
15" HDPEP (includes excavation and backfill)	LF	739		\$ 80	\$ 59,120		739			\$ 59,120
18" HDPEP (includes excavation and backfill)	LF	37		\$ 85	\$ 3,145		37			\$ 3,145
30" HDPEP (includes excavation and backfill)	LF	40		\$ 100	\$ 4,000		40			\$ 4,000
Pavement Base Drain (6")	LF	1050		\$ 16	\$ 16,750		1050			\$ 16,750
Stormwater Management Total: \$ 126,415										\$ 126,415
PAVING AND CONCRETE										
Chimney Curb, 18"	LF	1818		\$ 30	\$ 54,540		1818			\$ 54,540
Storm Subbase, 6" Depth	SY	3081		\$ 9	\$ 27,729		3081			\$ 27,729
3" Blinder	SY	3081		\$ 18	\$ 55,459		3081			\$ 55,459
1.5" Wearing	SY	3081		\$ 10	\$ 30,810		3081			\$ 30,810
Paving and Concrete Total: \$ 168,537										\$ 168,537
MISCELLANEOUS										
As-Built Plan	LS	1		\$ 2,000	\$ 2,000		1			\$ 2,000
Miscellaneous Total: \$ 2,000										\$ 2,000
Sub-Total: \$ 512,509										\$ 512,509
10% Contingency: \$ 51,251										\$ 51,251
10% Annual Increase: \$ 563,760										\$ 563,760
Total: \$ 1,127,520										\$ 1,127,520
Items Proposed for Dedication Total										\$ 81,483
15% for Post-Dedication Security										\$ 6,149
Total										\$ 87,632

Note: All units (item, sub, final, etc.) rounded to nearest dollar.
 Note: 10% of remaining estimate as of 02.01.2022
 Note: For every year beyond the establishment of the initial financial security, the required amount of financial security will be increased by 10%.

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Development: **Autumn Oaks, Phase IIA**

Name of Owner/Developer: **The McNaughton Company**

Type of Request: Reduction Extension Increase
 Release New Change

Type of Guarantee: Letter of Credit Bond () Escrow

Bank, Bonding Co., Escrow Agreement: F & M Trust Company to **Harco National Insurance Company**
#0815888

Original Guarantee Amount: **\$263,841.33**

Established: **April 2, 2013**

Reduced to \$118,697.43	on March 18, 2014
Increased to \$130,567.17	on February 17, 2015
Retained at \$130,567.17	on January 19, 2016
Decreased to \$80,667.37	on February 2, 2016
Increased to \$88,731.11	on January 17, 2017
Decreased to \$4,392.30	on January 2, 2018
Retained at \$4,392.30	on March 5, 2019
Retained at \$4,392.30	on March 10, 2020
Increased to \$5,314.68	on March 9, 2021
Increased to \$5,846.15	on March 8, 2022

Current Amount in Force: **\$5,846.15**

Upon inspection by the Township Engineer, it is recommended that the current amount of this guarantee be:

Decreased Increased Established Released Retained

At / To **\$5,846.15**

Expiration date of new applicable agreement: March 11, 2024

Date of Board of Supervisors meeting: March 7, 2023

Action taken by Board of Supervisors: _____



Herbert, Rowland & Grubic, Inc.
Engineering & Related Services

AN EMPLOYEE-OWNED COMPANY

369 East Park Drive
Harrisburg, PA 17111
717.564.1121
(FAX) 717.564.1158
www.hrg-inc.com

December 27, 2017

Ms. Amanda Zerbe, Zoning Officer
Lower Paxton Township
425 Prince Street
Harrisburg, Pennsylvania 17109

Re: Autumn Oaks Phase IIA
Improvement Guarantee Reduction #4

Dear Amanda:

As requested, an inspection of the referenced site was conducted on December 22, 2017 for the purpose of reducing the improvement guarantee. Upon our observations, we recommend a reduction of \$84,341.81 from the current amount of \$88,734.11 leaving a balance of \$4,392.30 which is shown on the attached summary.

Sincerely,

Herbert, Rowland & Grubic, Inc.

Jason R. Hinz, P.E.
Civil Project Manager

JRH/GGR/lt
R000184.0002 (4464)

P:\0001\000184_0002\Admin\4464 - Autumn Oaks IIA\C. Perf. Sec\4464 IG Red#4.doc

c: Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)
Joel McNaughton (jmcnaughton@mcnaughtonco.com)

Autumn Oaks Phase IIA				
R000184.0002 -- PHASE 4464				
FINANCIAL GUARANTEE REDUCTION #4 12/27/17				
1/				
<i>ITEM</i>	<i>QTY.</i>	<i>UNITS</i>	<i>PRICE</i>	<i>EXT.</i>
Miscellaneous				
Iron Pins	26	EA.	\$ 100.00	\$ 2,600.00
Concrete Monuments	2	EA.	\$ 250.00	\$ 500.00
Stopbar	1	EA.	\$ 200.00	\$ 200.00
Miscellaneous Subtotal:				\$ 3,300.00
SUBTOTAL:				\$ 3,300.00
CONTINGENCY (10%):				\$ 330.00
TOTAL:				\$ 3,630.00
10% ANNUAL INCREASE				\$ 3,993.00
10% ANNUAL INCREASE				\$ 4,392.30