

IMPROVEMENT GUARANTEES

March 21, 2023

Amber Fields Phase VIIIA – Extension

Kendale Oaks Phases II & III – Release

4301 Union Deposit Road, Sunoco - Established



AN EMPLOYEE-OWNED COMPANY



IMPROVEMENT GUARANTEE REDUCTION 4

**TO: Amanda Zerbe, Zoning Officer
Lower Paxton Township**

DATE: July 8, 2021

**RE: Improvement Guarantee Reduction for
Amber Fields Ph. 8A**

As requested by McNaughton Homes, Herbert, Rowland & Grubic, Inc. has performed a site inspection on July 1, 2021 for the above-referenced project in order to determine the extent of completion of items covered by the improvement guarantee.

Based upon our observations of work completed, we recommend that the improvement guarantee be adjusted to \$5,445, as shown on the attached tabulation.

	<i>Remaining Balance</i>
Original Improvement Guarantee Amount	\$898,295.20
Improvement Guarantee Reduction 1	\$627,545.30
Improvement Guarantee Reduction 2	\$291,484.33
Improvement Guarantee Reduction 3	\$223,343.12
Improvement Guarantee Reduction 4	\$5,445

We request that a copy of the updated improvement guarantee 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 adjusted improvement guarantee recommendation 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.

Jason R. Hinz, P.E.
Herbert, Rowland & Grubic, Inc.

JRH/CMF/LB
R000184.0002 (Phase 4581)
P:\0001\000184_0002\Admin\4581- Amber Fields PH Villa F-SDIC. Perf. Sec\2021.06.28 - IG Red 4.doc

Enclosure: Improvement Guarantee Reduction 4

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

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Development: **Kendale Oaks, Phases II & III**
Name of Owner/Developer: **Conway Associates**
Type of Request: Reduction Extension Increase
 Release New Change
Type of Guarantee: Letter of Credit Bond Escrow
Bank, Bonding Co., Escrow Agreement: **M & T Bank** (Formerly Arch Insurance Company)
Original Guarantee Amount: **\$910,613.00**
Established: **February 15, 2005**

Increased to \$1,001,674.30	on January 10, 2006
Reduced to \$405,083.80	on March 14, 2006
Reduced to \$188,515.25	on November 6, 2006
Increased to \$207,366.77	on January 7, 2008
Increased to \$228,103.44	on December 16, 2008
Increased to \$250,913.78	on December 15, 2009
Increased to \$276,005.15	on December 7, 2010
Increased to \$303,605.66	on November 1, 2011
Retained at \$303,605.66	on January 17, 2012 (also change of financial)
Reduced to \$225,335.83	on February 21, 2012
Retained at \$224,335.83	on October 16, 2012
Increased to \$247,335.83	on September 10, 2013
Increased to \$272,656.35	on August 19, 2014
Reduced to \$89,408.00	on December 16, 2014
Retained at \$89,408.00	on July 7, 2015
Retained at \$89,408.00	on June 7, 2016
Increased to \$98,348.80	on June 6, 2017
Increased to \$108,183.69	on June 5, 2018
Increased to \$119,002.05	on June 4, 2019
Reduced to \$67,094.33	on July 14, 2020
Reduced to \$18,278.67	on May 19, 2021
Reduced to \$ 3,897.43	on May 3, 2022

Current Amount in Force: **\$3,897.43**

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

Decreased Increased Established Released Retained
At / To **\$0**

Expiration date of new applicable agreement:

Date of Board of Supervisors meeting: **March 21, 2023**

Action taken by Board of Supervisors: _____



Herbert, Rowland & Grubic, Inc.
 369 East Park Drive
 Harrisburg, PA 17111
 717.564.1121
 www.hrg-inc.com

FINANCIAL SECURITY ADJUSTMENT #9

LOWER PAXTON TOWNSHIP

Attn: Amanda Zerbe

Kendale Oaks Ph. II & III

March 15, 2023

As requested, by Doug Parkins of EG Stoltzfus on March 8, 2023, Herbert, Rowland & Grubic, Inc. has performed a site inspection on March 13, 2023 for the above-referenced project in order to determine the extent of completion of items covered by the Financial Security.

Based upon our observations of work completed, we recommend that the Financial Security be released in full, as shown on the attached tabulation.

	REMAINING BALANCE
Original Financial Security Amount	\$303,605.66
Financial Security Adjustment #9	\$0

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 adjusted Financial Security recommendation 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

JW/JRH/LB
 R000184.0002 (Phase 4451)
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Enclosures: Financial Security Adjustment #9

- c: Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)
- Nick Gehret (ngehret@lowerpaxton-pa.gov)
- Douglas Parkins (dparkins@egstoltzfus.com)
- Jackie Wilbern, HRG (jwilbern@hrg-inc.com)

IMPROVEMENT GUARANTEE REDUCTION NO. 9 FOR KENDALE OAKS PHASE II & III 3/13/2023				
ITEM	QUANTITY	UNITS	UNIT PRICE	COST
PAVEMENT/CURB CONSTRUCTION				
Sidewalk		S.Y.	\$30.00	\$0.00
Pavement/Sidewalk/Curb Construction Subtotal				\$0.00
SOIL EROSION & SEDIMENTATION CONTROL				
Erosion and Sedimentation Controls		LS	\$2,000.00	\$0.00
Soil Erosion & Sedimentation Control Subtotal				\$0.00
MISCELLANEOUS ITEMS				
Street/Landscaping Tree		EA.	\$500.00	\$0.00
Concrete Monuments		EA.	\$250.00	\$0.00
Miscellaneous Subtotal				\$0.00
SUBTOTAL				\$0.00
10% CONTINGENCY				\$0.00
SUBTOTAL				\$0.00
Annual Increase				\$0.00
Annual Increase				\$0.00
Annual Increase				\$0.00
Annual Increase				\$0.00
Annual Increase				\$0.00
Annual Increase				\$0.00

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Development: **4301 UNION DEPOSIT ROAD/SUNOCO**

Name of Owner/Developer: **KASTBHANJAN REA**

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: \$

Established:

Reduced to \$ on
Reduced to \$ on
Retained to \$ on

Current Amount in Force: \$

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

Decreased Increased Established Released Retained
 At / To **\$68,804.00**

New improvement guarantee expiration date: **March 21, 2024**

Date of Board of Supervisors meeting: **March 21, 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

4301 Union Deposit Road - Sunoco

JANUARY 11, 2023

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:
Opinion of Probable Construction Cost	January 5, 2023	---
Plan Sheets 1-7 of 7	November 10, 2022	January 5, 2022

Based upon our review of the submitted information, we recommend that the Financial Security be required in the amount of \$68,804 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

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

JW/LB
 R000184.0002 (Phase 4772)
 P:\0001\000184_0002\Admin\4772 - Sunoco - Union Deposit Rd\C - FINANCIAL SECURITY\F5 - PH 4772.Docx

Enclosures: Financial Security Estimate

- c: Nick Gehret (ngehret@lowerpaxton-pa.gov)
- Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)
- Randy Allen (rallen@lowerpaxton-pa.gov)
- Holly Evans, P.E. (evanseng@evanseng.com)

LOWER PAXTON TOWNSHIP
FINANCIAL SECURITY (FS) ESTIMATE
4301 UNION DEPOSIT ROAD - SUNOCO

INITIAL FS RECOMMENDATION DATE: 01/11/23
 PREVIOUS FS REDUCTION DATE: _____
 CURRENT FS REDUCTION DATE: _____

HRG NO.: R000184.0002 PH4772
 PLAN DATE: 10/04/22
 LAST PLAN REVISION DATE: 01/05/22



Description	Units	Standard Quantity	Dedicated Quantity	Unit Cost	Item Total	Financial Security Reduction						Notes			
						Previous Quantity Reduced			Current Quantity Reduced				Financial Security Remaining After Reduction		
						Standard	Dedicated	Total (\$)	Standard	Dedicated	Total (\$)		Standard	Dedicated	Total (\$)
SITE WORK															
Topsail Removal/Stockpiling	CY	175		\$ 5	\$ 875			\$ -		\$ -	175		\$ 875		
Site Work Total:					\$ 875			\$ -		\$ -			\$ 875		
EROSION & SEDIMENTATION CONTROL															
Concrete Washout Area (INSTALLED)	EA	1		\$ 405	\$ 405			\$ -		\$ -	1		\$ 405		
Concrete Washout Area (REMOVED)	EA	1		\$ 405	\$ 405			\$ -		\$ -	1		\$ 405		
8" Silt Sock (INSTALLED)	LF	450		\$ 5	\$ 2,250			\$ -		\$ -	450		\$ 2,250		
8" Silt Sock (REMOVED)	LF	450		\$ 5	\$ 2,250			\$ -		\$ -	450		\$ 2,250		
Topsail/Seed/Mulch (for stabilization)	SY	780		\$ 8	\$ 6,240			\$ -		\$ -	780		\$ 6,240		
Erosion & Sedimentation Control Total:					\$ 11,550			\$ -		\$ -			\$ 11,550		
STORMWATER MANAGEMENT															
Roof Drain	EA	2		\$ 500	\$ 1,000			\$ -		\$ -	2		\$ 1,000		
4" PVC	LF	10		\$ 75	\$ 750			\$ -		\$ -	10		\$ 750		
Stormwater Management Total:					\$ 1,750			\$ -		\$ -			\$ 1,750		
PAVING AND CONCRETE															
Concrete Curb, 18"	LF	180		\$ 30	\$ 5,400			\$ -		\$ -	180		\$ 5,400		
Sidewalk	SY	99		\$ 50	\$ 4,950			\$ -		\$ -	99		\$ 4,950		
Stone Subbase, 8" Depth	SY	308		\$ 12	\$ 3,696			\$ -		\$ -	308		\$ 3,696		
Sawcut Pavement	LF	47		\$ 9	\$ 423			\$ -		\$ -	47		\$ 423		
Superpave Asphalt, HMA Binder (19mm, 3" depth)	SY	308		\$ 16	\$ 4,928			\$ -		\$ -	308		\$ 4,928		
Curb Ramp	EA	4		\$ 4,500	\$ 18,000			\$ -		\$ -	4		\$ 18,000	3 in R/W & 1 at Bldg. Entrance	
Handicap Symbol	EA	2		\$ 61	\$ 122			\$ -		\$ -	2		\$ 122		
Demo Pavement - Haul Off Site	CY	245		\$ 20	\$ 4,900			\$ -		\$ -	245		\$ 4,900		
Superpave Asphalt, HMA Wearing (12.5mm, 1.5" depth)	SY	308		\$ 10	\$ 3,080			\$ -		\$ -	308		\$ 3,080		
Paving and Concrete Total:					\$ 45,499			\$ -		\$ -			\$ 45,499		
MISCELLANEOUS															
Post-mounted Signs	EA	2		\$ 200	\$ 400			\$ -		\$ -	2		\$ 400	Relocate Existing Signs	
Deciduous Trees (2-1/2" - 3" Caliper)	EA	9		\$ 275	\$ 2,475			\$ -		\$ -	9		\$ 2,475		
Miscellaneous Total:					\$ 2,875			\$ -		\$ -			\$ 2,875		
Sub-Total:					\$ 62,549			\$ -		\$ -			\$ 62,549		
10% Contingency:					\$ 6,255	>>	>>	>>	>>	>>	>>	>>	>>	\$ 6,255	Items Proposed for Dedication Total
10% Annual Increase:					>>	>>	>>	>>	>>	>>	>>	>>	\$ -	No Items Proposed for Dedication	
Total:					\$ 68,804						Number of Years		\$ 68,804	15% for Post-Dedication Security	
														N/A	