



To: Harwich Planning Board

Date: 9/29/22

Memorandum

Project #: 15825.00

From: Stephen Rhoads, PE

Re: Elijah's Woods Subdivision  
Covenant Release Request

---

This memo details VHB's opinion on the cost estimate, provided by the Applicant, of remaining work to be completed on Elijah's Woods Subdivision as it pertains to the Applicant's covenant release request.

VHB has reviewed quantities of work for the following items submitted by the Applicant that have work less than 100% complete –

- > Finish course paving
- > Sidewalk construction
- > Property/ROW bounds

Based on our review and applying a range of potential unit costs for the finish course paving, sidewalk construction and property/ROW bounds, it appears that the Applicant's estimate for the cost of the remaining work is accurate. Please note that we do not have access to the Applicant's unit costs or mechanisms for arriving at the costs they have listed for the remaining work. Our review involved looking at standard ranges of MassDOT weighted bid prices for individual work items.

Per Rules & Regulations section 400-11.F(4):

*Upon receiving the applicant's request for a partial or full release of covenant or security, the Board will request from the Town Engineer a report regarding the quality and quantity of work completed. The Town Engineer will produce a list of the items of work left to be completed in the subdivision, in accordance with the approved definitive subdivision plan and the rules and regulations, and give an estimate of the cost to cover the remaining items of work. Such estimate shall reflect 150% of the calculated cost.*

Our review of the cost of work items left to perform multiplied by 150% of the calculated cost results in an expected range in cost of \$135,700 to \$171,200. Without the 50% cost increase as dictated by the Rules & Regulations the range of the cost of the remaining work is \$90,500 to \$114,200. The assessed value of the lot proposed to remain in covenant is \$175,500 as provided by the Applicant.

We recommend proceeding with the covenant release as requested by the Applicant.

If this memo exceeds page 1, you'll need to double click the text in the header pane to see the fields update with the information you entered in the table cells at the top of the document. You cannot edit these fields. If you need to change information in the header then you must update text in the table at the top of the document.