



GEORGE, MILES & BUHR, LLC

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September 4, 2023

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Debbie Botchie  
Town Manager

Re: Bishop's Landing  
Phase 1ABC ROW Bonds  
Millville, Delaware  
GMB File No. R180190

Dear Ms. Botchie:

On June 15, 2023, a bond reduction walk was performed for Phase 1ABC of the Bishop Landing North Project (Bond Number 60128852) with Eric Evans from the Town of Millville, Jen Jackson from Beazer Homes (the Developer) and myself. During the bond reduction walk all items listed in the bond estimates were reviewed and the percent complete of each item was determined along with the recommended reduction amount. Phase 1ABC was found to be 96.1% complete with a recommended bond reduction of 62.8%. Please see the attached spreadsheet.

The preliminary as-builts for the water, sewer and storm drain which were submitted and have been reviewed.

The Developer is requesting Bond Number 60128852 to be reduced by 70% from the original amount of \$2,043,435.80. It is recommended that the bond be reduced by 62.8% to the amount of \$760,612.16.

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,

Andrew J. Lyons, Jr., P.E.  
Sr. Project Manager

AJL/

Dove Landing Phase 1A-1C

Phase 1

Item	Total	125%	% Complete	% reduction	New amount	Notes
Scott & Sons - Landscaping	\$ 30,177.00	\$ 37,721.25	95%	65%	\$ 13,202.44	Final review of bonded landscaping to be completed.
Bryan & Sons - Mobilization	\$ 25,000.00	\$ 31,250.00	100%	70%	\$ 9,375.00	
Bryan & Sons - Top Soil Cut	\$ 19,100.00	\$ 23,875.00	100%	70%	\$ 7,162.50	
Bryan & Sons - On Site Cut to fill	\$ 32,800.00	\$ 41,000.00	100%	70%	\$ 12,300.00	
Bryan & Sons - Curb Complete with Tie-In	\$ 263,130.00	\$ 328,912.50	95%	60%	\$ 131,565.00	less than 5% to be repaired
Bryan & Sons - Stone for Pavement Area	\$ 136,024.56	\$ 170,030.70	100%	70%	\$ 51,009.21	
Bryan & Sons - Base Pave	\$ 131,490.41	\$ 164,363.01	100%	70%	\$ 49,308.90	
Bryan & Sons - Surface Paving	\$ 104,219.67	\$ 130,274.59	95%	65%	\$ 45,596.11	less than 5% to be repaired
Bryan & Sons - Top Soil Replace	\$ 11,500.00	\$ 14,375.00	100%	70%	\$ 4,312.50	
Bryan & Sons - Temp Seed & Mulch	\$ 4,200.00	\$ 5,250.00	100%	70%	\$ 1,575.00	
Bryan & Sons - Storm Drain Including Structures	\$ 660,500.00	\$ 825,625.00	95%	60%	\$ 330,250.00	Review all inlets and manholes frames and flow channels.
Hoover Concrete - Sidewalks	\$ 53,568.00	\$ 66,960.00	95%	65%	\$ 23,436.00	less than 5% to be repaired
Hoover Concrete - Sidewalks	\$ 134,751.80	\$ 168,439.75	95%	60%	\$ 67,375.90	1 ADA ramp to be installed, less that 5% to be repaired
Hoover Concrete - Sidewalks	\$ 28,287.20	\$ 35,359.00	95%	60%	\$ 14,143.60	1 ADA ramp to be installed, less that 5% to be repaired
	<b>\$ 1,634,748.64</b>	<b>\$ 2,043,435.80</b>			<b>\$ 760,612.16</b>	<b>62.8% reduction</b>

	<b>\$ 2,043,435.80</b>
<b>96.1% Complete Recommended amount</b>	<b>\$ 760,612.16</b>
	<b>62.8% Reduction Recommendation</b>