

April 21, 2026

21 Village Green Drive  
Suite 101  
Ocean View, DE 19970

302.628.1421

oceanview@gmbnet.com

gmbnet.com

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Eileen Scerra  
Town Manager

Re: Egret Shores  
Bond Reductions Request  
Millville, Delaware  
GMB File No. R220158

Dear Ms. Scerra:

On April 21, 2026 a bond reduction walk was performed for Egret Shores Phase 1 (West Side). 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 1 of Egret Shores was found to be 98.18% complete with a recommended bond reduction of 68.2%. Please see the attached spreadsheet. The Developer is requesting Bond Number 612413958 to be reduced by 70% to the amount of \$761,322.26. The recommended bond reduction percentage of 68.2% would bring the new bond amount to \$807,300.88.

On March 30, 2026, a bond reduction walk was performed for Egret Shores Phase 2 (East Side). 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 2 of Egret Shores was found to be 83% complete with a recommended bond reduction of 57.5%. Please see the attached spreadsheet. The Developer is requesting Bond Number PB03011049389 to be reduced the by the recommended percentage of 57.5% to the amount of \$969,489.74.

On November 3, 2025 a bond release walk was performed for Egret Shores Phase 2 (East Side) for the Pickle Ball Courts. All items were found to be completed. The Developer is requesting release of Bond No. 72BSBIZ7921.

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

Sincerely,



Andrew J. Lyons, Jr., P.E.

Project Director

AJL/

ARCHITECTS  
■■■  
ENGINEERS

CHARLES M. O'DONNELL, III, P.E.  
A. REGGIE MARINER, JR., P.E.  
JAMES C. HOAGESON, P.E.  
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BRENT R. JETT, P.E.  
BRADLEY J. HOGAN, P.E.  
DEANE L. TOWNSEND, AIA

Egret Shores Phase 1

4/21/2026

Item	Quantity	Unit	Unit Price	Total	125%	% Complete	% reduction	New amount	Notes
15" HDPE	306	LF	\$ 30.00	\$ 9,180.00	\$ 11,475.00	100%	70%	\$ 3,442.50	
18" HDPE	1,781	LF	\$ 40.00	\$ 71,240.00	\$ 89,050.00	100%	70%	\$ 26,715.00	
24" HDPE	618	LF	\$ 60.00	\$ 37,080.00	\$ 46,350.00	100%	70%	\$ 13,905.00	
30" HDPE	180	LF	\$ 78.00	\$ 14,040.00	\$ 17,550.00	100%	70%	\$ 5,265.00	
36" HDPE	856	LF	\$ 99.00	\$ 84,744.00	\$ 105,930.00	100%	70%	\$ 31,779.00	
48" HDPE	524	LF	\$ 144.00	\$ 75,456.00	\$ 94,320.00	100%	70%	\$ 28,296.00	
60" HDPE	294	LF	\$ 215.00	\$ 63,210.00	\$ 79,012.50	100%	70%	\$ 23,703.75	
Rip Rap	45	Ton	\$ 68.00	\$ 3,060.00	\$ 3,825.00	100%	70%	\$ 1,147.50	
CB 48" x 30"	18	EA	\$ 2,625.00	\$ 47,250.00	\$ 59,062.50	100%	70%	\$ 17,718.75	
CB 72" x 24"	17	EA	\$ 3,475.00	\$ 59,075.00	\$ 73,843.75	100%	70%	\$ 22,153.13	
CB 72" x 48"	8	EA	\$ 4,350.00	\$ 34,800.00	\$ 43,500.00	100%	70%	\$ 13,050.00	
CB 72" x 72"	3	EA	\$ 5,725.00	\$ 17,175.00	\$ 21,468.75	100%	70%	\$ 6,440.63	
CB 84" x 72"	1	EA	\$ 7,525.00	\$ 7,525.00	\$ 9,406.25	100%	70%	\$ 2,821.88	
MH 66" x 48"	1	EA	\$ 4,200.00	\$ 4,200.00	\$ 5,250.00	100%	70%	\$ 1,575.00	
MH 66" x 30"	1	EA	\$ 4,425.00	\$ 4,425.00	\$ 5,531.25	100%	70%	\$ 1,659.38	
MH 66" x 66"	1	EA	\$ 6,800.00	\$ 6,800.00	\$ 8,500.00	100%	70%	\$ 2,550.00	
Inlet Protection	58	EA	\$ 100.00	\$ 5,800.00	\$ 7,250.00	100%	70%	\$ 2,175.00	
GABC 7"	5,775	Ton	\$ 38.00	\$ 219,450.00	\$ 274,312.50	100%	70%	\$ 82,293.75	
Grade & Prep Stone for HM	123,970	SF	\$ 0.35	\$ 43,391.00	\$ 54,238.75	100%	70%	\$ 16,271.63	
Type "B" Hot-Mix (2.25")	1,885	Ton	\$ 110.00	\$ 207,350.00	\$ 259,187.50	100%	70%	\$ 77,756.25	
Type "C" Hot-Mix (1.50")	1,300	Ton	\$ 120.00	\$ 156,000.00	\$ 195,000.00	100%	70%	\$ 58,500.00	
Type "C" Hot-Mix (1.25")	1,300	Ton	\$ 120.00	\$ 156,000.00	\$ 195,000.00	100%	70%	\$ 58,500.00	
Tack Coat	1,300	GA	\$ 3.00	\$ 3,900.00	\$ 4,875.00	100%	70%	\$ 1,462.50	
6" Bollard	4	EA	\$ 750.00	\$ 3,000.00	\$ 3,750.00	0%	0%	\$ 3,750.00	
Parking Bumpers	10	EA	\$ 125.00	\$ 1,250.00	\$ 1,562.50	100%	70%	\$ 468.75	
Int. P.C.C Curb & Gutter, Type 2	9,345	LF	\$ 23.00	\$ 214,935.00	\$ 268,668.75	100%	65%	\$ 94,034.06	
PCC Curb, Type 1-8	460	LF	\$ 24.00	\$ 11,040.00	\$ 13,800.00	100%	70%	\$ 4,140.00	
GABC Under Curb 6"	1,200	Ton	\$ 38.00	\$ 45,600.00	\$ 57,000.00	95%	67%	\$ 19,095.00	
5' Wide Concrete Sidewalk (4") Offset	43,550	SF	\$ 5.50	\$ 239,525.00	\$ 299,406.25	95%	67%	\$ 100,301.09	
GABC under Sidewalk (4")	1,075	Ton	\$ 38.00	\$ 40,850.00	\$ 51,062.50	95%	67%	\$ 17,105.94	
H/C Ramps	28	EA	\$ 1,000.00	\$ 28,000.00	\$ 35,000.00	95%	67%	\$ 11,725.00	
Catch Basin Single	19	EA	\$ 1,000.00	\$ 19,000.00	\$ 23,750.00	100%	70%	\$ 7,125.00	
Catch Basin Double	14	EA	\$ 1,500.00	\$ 21,000.00	\$ 26,250.00	100%	70%	\$ 7,875.00	
Stop Sign w/Street Blade	9	EA	\$ 650.00	\$ 5,850.00	\$ 7,312.50	100%	70%	\$ 2,193.75	
Speed Limit	1	EA	\$ 650.00	\$ 650.00	\$ 812.50	100%	70%	\$ 243.75	
Watch Children	1	EA	\$ 550.00	\$ 550.00	\$ 687.50	100%	70%	\$ 206.25	
No Outlet	1	EA	\$ 550.00	\$ 550.00	\$ 687.50	100%	70%	\$ 206.25	
Divided Road	4	EA	\$ 550.00	\$ 2,200.00	\$ 2,750.00	0%	0%	\$ 2,750.00	
Ty.III Barricade w/ Road Closed Sign	2	EA	\$ 1,800.00	\$ 3,600.00	\$ 4,500.00	0%	0%	\$ 4,500.00	
Thermo Crosswalk 25'	13	EA	\$ 1,350.00	\$ 17,550.00	\$ 21,937.50	100%	70%	\$ 6,581.25	
16" Thermo Stop Bar	9	EA	\$ 800.00	\$ 7,200.00	\$ 9,000.00	100%	70%	\$ 2,700.00	
Overflow Parking Striping	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,125.00	100%	70%	\$ 937.50	
Stree Tree	30	EA	\$ 274.40	\$ 8,232.00	\$ 10,290.00	17%	12%	\$ 9,065.49	5/30 planted
Purple Leaf Plum	23	EA	\$ 213.90	\$ 4,919.70	\$ 6,149.61	85%	60%	\$ 2,490.59	20/23 planted
Red Maple	10	EA	\$ 228.50	\$ 2,285.00	\$ 2,856.25	80%	56%	\$ 1,256.75	8/10 planted
Blue Atlas Cedar	3	EA	\$ 244.40	\$ 733.20	\$ 916.50	95%	67%	\$ 307.03	18/19 planted
Natchez Crape Mrytle	29	EA	\$ 238.80	\$ 6,925.20	\$ 8,656.50	62%	43%	\$ 4,899.58	18/29 planted
Spreading English Yew	30	EA	\$ 39.90	\$ 1,197.00	\$ 1,496.25	100%	70%	\$ 448.88	30/30 planted
Hardwood Mulch	7	CY	\$ 62.00	\$ 434.00	\$ 542.50	100%	70%	\$ 162.75	100% completed
Bald Cypress	48	EA	\$ 197.20	\$ 9,465.60	\$ 11,832.00	100%	70%	\$ 3,549.60	100% planted
				\$ 2,030,192.70	\$ 2,537,740.86			\$ 807,300.88	
Original Bond Amount				\$ 2,537,740.86	98.18% Complete	Recommended amount	\$ 807,300.88	68.2% Reduction Recommendation	

Item	Quantity	Unit	Unit Price	Total	125%	% Complete	% reduction	New amount	Notes
15" HDPE	482	LF	\$ 30.00	\$ 14,460.00	\$ 18,075.00	100%	70%	\$ 5,422.50	
18" HDPE	981	LF	\$ 40.00	\$ 39,240.00	\$ 49,050.00	100%	70%	\$ 14,715.00	
24" HDPE	607	LF	\$ 60.00	\$ 36,420.00	\$ 45,525.00	100%	70%	\$ 13,657.50	
30" HDPE	200	LF	\$ 78.00	\$ 15,600.00	\$ 19,500.00	100%	70%	\$ 5,850.00	
36" HDPE	386	LF	\$ 99.00	\$ 38,214.00	\$ 47,767.50	100%	70%	\$ 14,330.25	
48" HDPE	888	LF	\$ 144.00	\$ 127,872.00	\$ 159,840.00	100%	70%	\$ 47,952.00	
CB 48" x 30"	9	EA	\$ 2,625.00	\$ 23,625.00	\$ 29,531.25	100%	70%	\$ 8,859.38	
CB 72" x 24"	19	EA	\$ 3,475.00	\$ 66,025.00	\$ 82,531.25	100%	70%	\$ 24,759.38	
CB 72" x 48"	12	EA	\$ 4,350.00	\$ 52,200.00	\$ 65,250.00	100%	70%	\$ 19,575.00	
CB 72" x 72"	4	EA	\$ 5,725.00	\$ 22,900.00	\$ 28,625.00	100%	70%	\$ 8,587.50	
MH 48" x 48"	3	EA	\$ 3,475.00	\$ 10,425.00	\$ 13,031.25	100%	70%	\$ 3,909.38	
Inlet Protection	47	EA	\$ 100.00	\$ 4,700.00	\$ 5,875.00	75%	53%	\$ 2,790.63	
GABC 7"	5,325	Ton	\$ 38.00	\$ 202,350.00	\$ 252,937.50	100%	70%	\$ 75,881.25	
Grade & Prep Stone for HM	115,370	SF	\$ 0.35	\$ 40,379.50	\$ 50,474.38	100%	70%	\$ 15,142.31	
Type "B" Hot-Mix (2.25")	1,750	Ton	\$ 110.00	\$ 192,500.00	\$ 240,625.00	100%	70%	\$ 72,187.50	
Type "C" Hot-Mix (1.50")	1,200	Ton	\$ 120.00	\$ 144,000.00	\$ 180,000.00	100%	70%	\$ 54,000.00	
Type "C" Hot-Mix (1.25")	1,200	Ton	\$ 120.00	\$ 144,000.00	\$ 180,000.00	0%	0%	\$ 180,000.00	
Tack Coat	1,200	GA	\$ 3.00	\$ 3,600.00	\$ 4,500.00	50%	35%	\$ 2,925.00	
6" Bollard	2	EA	\$ 750.00	\$ 1,500.00	\$ 1,875.00	0%	0%	\$ 1,875.00	
Int. P.C.C Curb & Gutter, Type 2	8,780	LF	\$ 23.00	\$ 201,940.00	\$ 252,425.00	100%	65%	\$ 88,348.75	
PCC Curb, Type 1-8	460	LF	\$ 24.00	\$ 11,040.00	\$ 13,800.00	100%	70%	\$ 4,140.00	
GABC Under Curb 6"	1,125	Ton	\$ 38.00	\$ 42,750.00	\$ 53,437.50	100%	70%	\$ 16,031.25	
5' Wide Concrete Sidewalk (4") Offset	41,750	SF	\$ 5.50	\$ 229,625.00	\$ 287,031.25	55%	39%	\$ 176,524.22	
GABC under Sidewalk (4")	1,025	Ton	\$ 38.00	\$ 38,950.00	\$ 48,687.50	55%	39%	\$ 29,942.81	
H/C Ramps	18	EA	\$ 1,000.00	\$ 18,000.00	\$ 22,500.00	65%	46%	\$ 12,262.50	
Catch Basin Single	38	EA	\$ 1,000.00	\$ 38,000.00	\$ 47,500.00	100%	70%	\$ 14,250.00	
Catch Basin Double	7	EA	\$ 1,500.00	\$ 10,500.00	\$ 13,125.00	100%	70%	\$ 3,937.50	
Stop Sign w/Street Blade	8	EA	\$ 650.00	\$ 5,200.00	\$ 6,500.00	100%	70%	\$ 1,950.00	
Speed Limit	1	EA	\$ 650.00	\$ 650.00	\$ 812.50	100%	70%	\$ 243.75	
Watch Children	1	EA	\$ 550.00	\$ 550.00	\$ 687.50	100%	70%	\$ 206.25	
No Outlet	1	EA	\$ 550.00	\$ 550.00	\$ 687.50	100%	70%	\$ 206.25	
Divided Road	4	EA	\$ 550.00	\$ 2,200.00	\$ 2,750.00	0%	0%	\$ 2,750.00	
Ty.III Barricade w/ Road Closed Sign	1	EA	\$ 1,800.00	\$ 1,800.00	\$ 2,250.00	0%	0%	\$ 2,250.00	
Thermo Crosswalk 25'	9	EA	\$ 1,350.00	\$ 12,150.00	\$ 15,187.50	0%	0%	\$ 15,187.50	
16" Thermo Stop Bar	8	EA	\$ 800.00	\$ 6,400.00	\$ 8,000.00	0%	0%	\$ 8,000.00	
Stree Tree	40	EA	\$ 274.40	\$ 10,976.00	\$ 13,720.00	32%	22%	\$ 10,646.72	
Purple Leaf Plum	4	EA	\$ 213.90	\$ 855.60	\$ 1,069.50	0%	0%	\$ 1,069.50	
Red Maple	6	EA	\$ 228.50	\$ 1,371.00	\$ 1,713.75	75%	53%	\$ 814.03	
Blue Atlas Cedar	2	EA	\$ 244.40	\$ 488.80	\$ 611.00	100%	70%	\$ 183.30	
Natchez Crape Mrytle	35	EA	\$ 238.80	\$ 8,358.00	\$ 10,447.50	70%	49%	\$ 5,328.23	
Spreading English Yew	39	EA	\$ 39.90	\$ 1,556.10	\$ 1,945.13	0%	0%	\$ 1,945.13	
Hardwood Mulch	11	CY	\$ 62.00	\$ 682.00	\$ 852.50	0%	0%	\$ 852.50	
				\$ 1,824,603.00	\$ 2,280,753.75			\$ 969,489.74	
Original Bond Amount					\$ 2,280,753.75		83% Recommended amount	\$ 969,489.74	57.5% Reduction Recommendation