



**MIDDLETOWN**  
Rhode Island

## PLANNING DEPARTMENT

**TOWN OF MIDDLETOWN**

350 East Main Road, Middletown, RI 02842  
(401) 849-4027 | MiddletownRI.com

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### Memorandum

To: Marc Tanguay, Finance Director

From: Paul A. Croce, Chairperson  
Middletown Planning Board

Date: January 16, 2024

Re: Request of Peter Gallipeau, developer of the Saltwood Farm subdivision for the Planning Board to set the amount of performance security for phase 3. Property identified as Assessor's Plan 126, Lot 4.

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During its meeting of January 10, 2024, the Planning Board voted unanimously to set the amount of the performance security needed to complete the remainder of the public improvements for phase 3 of the Saltwood Farm subdivision.

In accordance with the requirements of Section 702 of the Middletown Rules and Regulation Regarding the Subdivision and Development of Land, the required performance security must equal 125% of the approved cost estimate (attached), or **\$249,406.25**. Please see the attached check for that amount provided by the developer. Once the Town Planner receives confirmation that the check is acceptable and has been deposited the developer will be able to record the approved plan for phase 3 of the subdivision.

Paul A. Croce, Chairperson  
Middletown Planning Board

cc. Town Engineer  
Director of Public Works  
Peter Gallipeau, developer

**SALTWOOD FARM SUBDIVISION**  
MIDDLETOWN, RI

**ENGINEER'S COST ESTIMATE FOR REMAINING WORK ITEMS FOR PHASE 3 ONLY**

Item No.	Description	UM	Quantity	Unit Price	Total
1	AS BUILT PLAN-STAMPED BY A REGISTERED PROFESSIONAL LAND SURVEYOR	LS	1	\$ 6,000.00	\$ 6,000.00
2	TRIMMING AND FINE GRADING	SY	1,444	\$ 15.00	\$ 21,660.00
3	COMMON BORROW (REPAIR SWALE EMBANKMENT)	CY	9	\$ 36.00	\$ 324.00
4	GRAVEL BORROW (REPAIR GRAVEL ROAD)	CY	103	\$ 40.00	\$ 4,120.00
5	HOT MIX ASPHALT CLASS 19.0 (2")	TON	2	\$ 200.00	\$ 400.00
6	HOT MIX ASPHALT CLASS 9.5 (2")	TON	2	\$ 200.00	\$ 400.00
7	ASPHALT EMULSION TACK COAT	SY	9	\$ 1.00	\$ 9.00
8	NEW SIGNS AND POSTS	SF	4	\$ 70.00	\$ 280.00
9	CRACKSEAL WATER GATE COVER	EA	1	\$ 20.00	\$ 20.00
10	CHANNEL EXCAVATION EARTH (SWALE REPAIR)	CY	17	\$ 30.00	\$ 510.00
11	JUTE NETTING	SY	219	\$ 20.00	\$ 4,380.00
12	CLEAN SEWER MANHOLE COVER	EA	3	\$ 50.00	\$ 150.00
13	NEW WATER GATE COVER	EA	1	\$ 100.00	\$ 100.00
14	NEW BOUNDS	EA	2	\$ 135.00	\$ 270.00
15	MAINTENANCE ROAD BASE COURSE, HMA CLASS 12.5 (1.5") (285' x 15')	TON	48	\$ 160.00	\$ 7,680.00
16	MAINTENANCE ROAD SURFACE COURSE, HMA CLASS 9.5 (1.5") (285' x 15')	TON	48	\$ 120.00	\$ 5,760.00
17	MAINTENANCE ROAD GRAVEL BORROW (12")	CY	160	\$ 40.00	\$ 6,400.00
18	ADJUST SEWER MANHOLE TO GRADE	EA	2	\$ 350.00	\$ 700.00
19	FULL DEPTH SAWCUT OF BITUMINOUS PAVEMENT	LF	18	\$ 3.00	\$ 54.00
20	CLEAN DRAIN MANHOLE STRUCTURES	EA	1	\$ 165.00	\$ 165.00
21	CLEAN AND FRESH PIPE, ALL SIZES	LF	134	\$ 3.00	\$ 402.00
22	LOAM SOIL (4 INCHES DEEP)	SY	821	\$ 8.00	\$ 6,568.00
23	GENERAL HIGHWAY SEEDING (TYPE 1)	SY	821	\$ 3.00	\$ 2,463.00
24	12 INCH EPOXY RESIN PAVEMENT MARKINGS WHITE	LF	20	\$ 7.00	\$ 140.00
25	TRAFFIC PROTECTION (2% OF TOTAL COST)	LS	1	\$ 1,840.00	\$ 1,840.00
26	FLAGPERSONS	MHR	40	\$ 70.00	\$ 2,800.00
27	FLAGPERSONS OVERTIME	MHR	4	\$ 80.00	\$ 320.00
28	MOBILIZATION/DEMobilIZATION (5% OF TOTAL COST)	LS	1	\$ 4,692.00	\$ 4,692.00
29	SALTWOOD DRIVE STREET TREES	EA	8	\$ 1,000.00	\$ 8,000.00
30	DETENTION POND /BASIN 202C PLANTINGS	LS	1	\$ 17,000.00	\$ 17,000.00
31	DETENTION POND /BASIN 202C RETAINING WALL (8' HIGH, LENGTH = 120')	CY	52	\$ 1,400.00	\$ 72,800.00
32	DETENTION POND /BASIN 202C RETAINING WALL GRAVEL BORROW (12")	CY	23	\$ 40.00	\$ 920.00
33	DETENTION POND /BASIN 202C RETAINING WALL EXCAVATION	CY	23	\$ 26.00	\$ 598.00
34	DETENTION POND /BASIN 202C RETAINING WALL DECORATIVE VENEER (3' HIGH)	SF	360	\$ 60	\$ 21,600.00
	<b>TOTAL =</b>			\$	\$ 199,525.00

**NOTES:**

- COST ESTIMATE IS BASED ON MEMORANDUMS DATED AUGUST 29, 2023 AND OCTOBER 20, 2023 AND ON AN AS BUILT PLAN DATED NOVEMBER 2, 2023 THAT WAS RECEIVED FROM NORTHEAST ENGINEERS AND CONSULTANTS, INC.
- LANDSCAPING ITEMS ARE BASED ON LANDSCAPE PLANS, DATED NOVEMBER 2012, AND RECEIVED FROM THE DEVELOPER, MR. PETER GALLIPEAU, ON DECEMBER 11, 2023.
- DETENTION POND / BASIN 202C RETAINING WALL ITEMS ARE BASED ON A SKETCH SK-S1, DATED 06-30-2023, BY CAMERA-ONEILL CONSULTING ENGINEERS AND RECEIVED FROM DEVELOPER ON DECEMBER 12, 2023
- STONE VENEER COST IS AN ESTIMATE OF AN AVERAGE COST TO INSTALL A STONE VENEER. THE FINAL COST WILL DEPEND ON THE ACTUAL TYPE AND STYLE OF STONE VENEER SELECTED FOR THE PROJECT.

DOCUMENT CONTAINS COLORED BRICK PATTERN BACKGROUND ON WHITE PAPER. MICRO-PRINT SIGNATURE LINE. "VOID" COMPONENT. MICRO-PRINT ENDORSEMENT LINES ON REVERSE.

**SALTWOOD FARM DEVELOPMENT LLC**

P.O. BOX 4286  
MIDDLETOWN, RI 02842

**BANKNEWPORT**  
P.O. BOX 450, NEWPORT, RI 02840  
57-7464/2115

1119

1/8/2024

**PAY TO THE ORDER OF**

Town of Middletown

\$ \*\*249,406.25

Two Hundred Forty-Nine Thousand Four Hundred Six and 25/100\*\*\*\*\*

DOLLARS

Town of Middletown  
350 East Main Road  
Middletown, RI 02842

**MEMO**

Place 3

*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

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