

VILLAGE OF GILBERTS

RESOLUTION

A Resolution accepting public improvements, releasing the subdivision bond and approving a maintenance bond for Town Center Unit 1B

WHEREAS, Ryland Homes, ("Developer"), is the Developer of Gilberts Town Center Unit 1B, and the Village has received a letter from its Consulting Engineers, Baxter and Woodman, that recommends the reduction of the value of the Subdivision Bond No. 929384698 for the Gilberts' Town Center Unit 1B as attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the Developer had submitted a Continental Insurance Company Subdivision Bond Number 929384698 in the amount of \$4,187,713.81 to the Village. Upon recommendation of the Consulting Engineers, Baxter & Woodman and Village Board approval, the public improvements are accepted and the bond is release and replaced with a maintenance bond in the amount of \$380,701.26; and

WHEREAS, the Village is prepared to release the said bond upon receipt of the replacement Subdivision Maintenance Bond in the amount of \$380,701.26; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, KANE COUNTY, ILLINOIS, as follows:

Section 1: Recitals. The recitals set forth above are incorporated into this Section 1.

Section 2. The Village hereby accepts the public improvements and releases the subdivision bond, conditioned upon receipt of a maintenance bond in the amount of \$380,701.26.

Section 3: This Resolution shall be in full force and effect from and after passage and approval in accordance with law.

Passed this 13th day of Dec, 2011 by roll call vote as follows:

Table with 4 columns: Ayes, Nays, Absent, Abstain. Rows list Trustees: Everett Clark, Dan Corbett, Louis Hacker, Nancy Farrell, Patricia Mierisch, Guy Zambetti, and President Rick Zirk. Checkmarks are present in the 'Ayes' column for all listed individuals.



APPROVED THIS 13th DAY OF Dec, 2011

Village President, Rick Zirk

ATTEST: Debra Meadows
Debra Meadows, Village Clerk



President and Board of Trustees
Village of Gilberts
87 Galligan Road
Gilberts, Illinois 60136

December 9, 2011

Attention: Mr. Ray Keller, Village Administrator

SUBDIVISION ONE YEAR WARRANTEE RECOMMENDATION

Subject: Village of Gilberts – Town Center Unit 1B

Dear President and Trustees:

In accordance with a request by Mr. Ray Keller, Village Administrator we have completed a review of Mr. Rodriguez's request, on behalf of The Ryland Group, Inc. to release the Developer's subdivision surety, Subdivision Bond No. 929384698, for the subject Project and replace it with a One-year Warrantee or Maintenance Bond. The following is our summary of construction costs for the project improvements:

<u>Description</u>	<u>Original Value</u>	<u>Value of Work Remaining</u>	<u>Guarantee Value</u>	<u>One-Year Warrantee Value</u>
Earthwork	\$ 1,514,210.50	\$0.00	\$0.00	\$151,421.05
Underground	1,348,151.49	\$0.00	\$0.00	\$134,815.15
Paving	408,146.75	\$0.00	\$0.00	\$40,814.68
Curb & Gutter	106,577.25	\$0.00	\$0.00	\$10,657.73
Sidewalk	162,965.00	\$0.00	\$0.00	\$16,296.50
Erosion Control	148,836.56	\$0.00	\$0.00	\$14,883.65
Street Lighting	13,800.00	\$0.00	\$0.00	\$1,380.00
Street Trees	104,325.00	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$10,432.50</u>
Total	\$3,807,012.55	\$0.00	\$0.00	\$380,701.26
Contingency Value	<u>\$380,701.26</u>			
Total	\$4,187,713.81	\$0.00	\$0.00	\$380,701.26
Total Surety Value	\$380,701.26			

8678 Ridgefield Rd.

Crystal Lake, IL 60012

815.459.1260

Fax 815.455.0450

info@baxterwoodman.com



**President and Board of Trustees
Village of Gilberts**

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- Guarantee Value = 125% of the Value of Remaining Work for Estimated Items.
- One-Year Warrantee Value = Original Value x 10%.
- New Surety Value = the Sum of the Totals for (Guarantee Value) + (One-Year Warrantee Value).

We have made regular inspections of the improvements made during the progress of construction in Town Center Unit 1B. To the best of our knowledge, the completed improvements have been constructed and installed in conformance with the approved plans and specifications and in accordance with good engineering and construction practice.

We recommend that the Village of Gilberts approve release of the current surety, Bond No. 929384698, for the Town Center Unit 1B Subdivision upon receipt of a One-year Maintenance Bond of a value not less than \$380,701.26.

The Maintenance Bond will serve as warranty for the materials and workmanship of the completed work and this Warranty is to commence on the date of said acceptance of the Project and end one year after and upon the Village's final verification of the satisfactory condition of all improvements within the Project.

Please advise should you have any questions.

Very truly yours,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

A handwritten signature in black ink that reads "William C. Blecke". The signature is written in a cursive style with a large, prominent "W" and "B".

William C. Blecke, P.E.
WCB/FJT:ft

C: Mr. Ray Keller, Village Administrator
Mr. John Swedberg, Building Commissioner

RYLAND HOMES

The Ryland Group, Inc.
Chicago Division

1141 East Main Street
Suite 108
East Dundee, IL 60118

224-293-3114 Tel
224-293-3101 Fax
847-878-9439 Cell
mpagoria@ryland.com

November 3, 2011

Ray Keller, AICP
Village Administrator
Village of Gilberts
87 Galligan Road
Gilberts, IL 60136

Re: Gilberts Town Center Unit 1B Final Acceptance

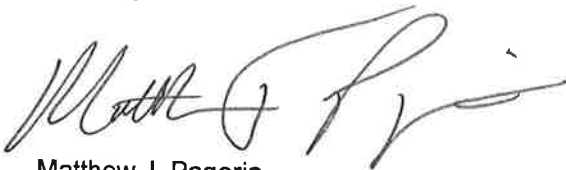
Dear Ray,

Based on a final review by the Village's Building Official, John Swedberg, Ryland has completed all public improvements within Gilberts Town Center Unit 1B, and it has been determined that there are no outstanding issues related to Unit 1B.

This letter is a formal request to the Village to accept the aforementioned public improvements. We respectfully request that this acceptance be scheduled for the next available Village Board meeting.

Thank you in advance for your assistance in this process. If you have any questions, please contact me at 847-878-9439.

Sincerely,



Matthew J. Pagoria
Vice President, Land Acquisition and Entitlements

CC: Omar Rodriguez, Ryland Homes