

BECK CONSTRUCTION CO.  
11-622 Co. Road M  
Napoleon, Ohio 43545

January 10, 1997

Attn: Mr. Brent Damman, Zoning Inspector

City of Napoleon, Ohio  
255 W. Riverview Avenue  
Napoleon, Ohio 43545

Re: **KenJames Ct** ~ Bonaparte Dr.  
Final Approval/Dedication.

Dear Mr. Damman,

The following are items remaining to complete Phase 1 of the above referenced project. The total value of these items (**Less the City's contribution to the Bonaparte Drive portion**) is the amount we would propose be held in escrow, or secured by means of a letter of credit, in order for us to receive final approval of phase 1 of this project and complete dedication of the streets and easements.

We have attached a revised estimate showing the final amount of the City's contribution for Bonaparte Drive based upon the actual bid prices for the Asphalt paving items which did increase from our earlier estimate.

Item 1, 1 1/2" ~ Item 404 Asphalt Concrete	67 c.y. @ \$ 95.00/c.y.	\$ 6,365.00
Item 2, 1 1/2" ~ Item 402 Asphalt Concrete	67 c.y. @ \$ 94.00/c.y.	\$ 6,298.00
Item 3, Item 407 ~ Tack coat	81 gal. @ 0.50/gal.	40.50
Item 4, Seeding & Mulching	1968 s.y. @ 0.30/s.y.	590.40
Item 5, Survey Monumentation	Lump Sum	1,000.00
Item 6, As-Built Plan submittals	Lump Sum	1,000.00
	TOTAL	\$ 15,293.90
	Plus 10% contingency	<u>1,529.39</u>

TOTAL WORK REMAINING \$ 16,823.29  
LESS CITY'S PROPOSED CONTRIBUTION \$ -3,600.59

TOTAL ESCROW OR LETTER OF CREDIT \$ **13,222.70**

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Once the above noted items are completed in the spring of 1997 a bill would be issued to the city for their portion of the project. This procedure will allow the city to avoid payment of city funds until the project is fully completed.

In addition, for your information we have included a revised estimate for the Phase 2 portion of this project. This estimate reflects the addition of several items in Phase 2 initially proposed to be completed with Phase 1, that were put off because of weather delays.

The total amount for the Sanitary sewer and Waterline portion of Phase 2 is \$29,110.00. Since Beck construction intends to begin that work at this time they will issue a check to the City in the amount of \$436.65 as soon as possible for the inspection fees due in regard to that work.

Please note that, in accordance with Restriction No. 12 on the Dedication Plat, the improvements in Phase 2 will have to be completed and accepted by the City Council before and Condominium buildings can be constructed in that area. This will allow the entire condominium parcel to be platted as one lot while assuring the future improvements are completed to the City's satisfaction.

Should you have any questions please call.

Sincerely,



Robert L. Beck, President

RDS/rds  
January 10, 1997, 11:46 AM  
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**Ken James COURT & CONDOMINIUMS~PHASE II IMPROVEMENTS**  
Preliminary Construction Estimate  
by Napoleon Engineering & Surveying  
December 10, 1996

Prepared by: C.E.L.

Item	Quantity	Units	Unit Price	Total Cost
<b>SANITARY</b>				
8" Sanitary Sewer	417	I.f.	\$22.50	\$9,382.50
6" Sanitary Sewer	335	I.f.	\$20.00	\$6,700.00
6" on 8" Wye	2	ea.	\$45.00	\$90.00
6" x 6" x 6" Wye	3	ea.	\$12.50	\$37.50
6" Plug	10	ea.	\$15.00	\$150.00
4' Diameter Sanitary Manhole, Complete	3	ea.	\$1,500.00	\$4,500.00
<b>Subtotal Sanitary</b>				<b>\$20,860.00</b>

<b>STORM</b>				
6" Storm	34	I.f.	\$8.00	\$272.00
6" x 6" x 6" Wye	1	ea.	\$12.50	\$12.50
6" Plug	2	ea.	\$15.00	\$30.00
<b>Subtotal Storm</b>				<b>\$314.50</b>

<b>WATER LINE</b>				
8" C-900 Waterline	438	I.f.	\$15.00	\$6,570.00
6" Fire Hydrant Assembly, Complete	1	ea.	\$1,500.00	\$1,500.00
8"~22 1/2 Degree Bend	2	ea.	\$60.00	\$120.00
8"~11 1/2 Degree Bend	1	ea.	\$60.00	\$60.00
<b>Subtotal Water Line</b>				<b>\$8,250.00</b>

<b>PAVEMENT</b>				
1 1/2"~404 Asphaltic Leveling Course	67	c.y.	\$95.00	\$6,365.00
1 1/2"~402 Asphaltic Base Course	67	c.y.	\$94.00	\$6,298.00
11"~304 Aggregate Base	491	c.y.	\$23.00	\$11,293.00
407~Tack Coat @ 0.05 gal/s.y.	80	gal.	\$0.50	\$40.00
408~Bituminous Prime Coat @ 0.45 gal/s.y.	723	gal.	\$1.00	\$723.00
203~Subgrade Compaction	1607	s.y.	\$1.00	\$1,607.00
O.D.O.T. Type 2 Curb	948.5	I.f.	\$8.00	\$7,588.00
6" Underdrains	744.5	I.f.	\$5.00	\$3,722.50
<b>Subtotal Pavement</b>				<b>\$37,636.50</b>

<b>INCIDENTALS</b>				
Excavation Including Embankment Seeding & Mulching	1561	c.y.	\$4.50	\$7,024.50
Soil Erosion Control Measures	1313	s.y.	\$0.30	\$393.90
310.02 A Granular Backfill	Lump Sum			\$1,500.00
<b>Subtotal Incidentals</b>	148	c.y.	\$16.00	\$2,368.00
				<b>\$11,286.40</b>

**Total Estimated Cost \$78,347.40**  
**Plus 10% Contingency \$7,834.74**  
**Final Estimated Cost \$86,182.14**

**Preliminary Construction Estimate**  
by Napoleon Engineering & Surveying  
December 10, 1996  
The City of Napoleon's Portion

Item	Quantity	Units	Unit Price	Total Price
<b>Excavation</b>				
1 1/2"~404 Asphaltic Leveling Course	93.00	c.y.	\$4.50	\$418.50
1 1/2"~402 Asphaltic Base Course	6.50	c.y.	\$95.00	\$617.50
11"~304 Aggregate Base	6.50	c.y.	\$94.00	\$611.00
1"~304 Aggregate Base	47.40	c.y.	\$23.00	\$1,090.20
407~Tack Coat @ 0.05 gal/s.y.	27.60	c.y.	\$23.00	\$634.80
408~Bituminous Prime Coat @ 0.45 gal/s.y.	7.67	gal.	\$0.50	\$3.84
203~Subgrade Compaction	69.75	gal.	\$1.00	\$69.75
	155.00	s.y.	\$1.00	\$155.00
<b>Subtotal for Pavement Widening</b>				<b>\$3,600.59</b>