

Joe Nolan

From: John Harris [john@bluebellcamp.com]
Sent: Saturday, June 03, 2006 7:37 AM
To: 'Joe Nolan'; 'James Garrity'; 'Chase E. Kneeland'; 'Art Bustard'; 'Eunice Kriebel'
Subject: RE: Hollow Road Subdivision

Joe,

Those are all good questions which surely need to be resolved. Now that we all know what the questions are, we should have some discussion on Monday (6/5) just to hear each other's concerns. Then I'd like to take it up again when we meet on 6/14, give you some decisions, and move ahead with the bidding process. See you all Monday. -jh

-----Original Message-----

From: Joe Nolan [mailto:jnolan@cksengineers.com]
Sent: Friday, June 02, 2006 10:16 AM
To: James Garrity; Chase E. Kneeland; Art Bustard; John Harris; Eunice Kriebel
Subject: Hollow Road Subdivision

I have completed the subdivision plan for the Twp. properties along Meadow Lane (off Hollow Road). I will bring a copy of the plan for everyone to the workshop meeting on Monday. I have also prepared a smaller plan that we can use in conjunction with the bid package for the lots. We are at the point where we can begin the bidding process on these three lots. I do think that there are numerous questions that we need to address as we proceed. Some of these include:

1. Who will actually prepare the bidding documents? I haven't prepared a bid package like this before, but I don't think it will be that much different than a typical bid project. The only difference is that we will be awarding to the highest bidder rather than the lowest bidder. I can work with Jim Garrity on the details and requirements for bidding Twp. assets if the Board desires.
2. We need to establish the additional financial liabilities of the successful bidder. For instance, will he have to share in the cost of the Meadow Lane road construction? Will he be responsible for his share of the public water and sewer improvements that are being contemplated by Evans and Zaveta. What will his responsibility be for Landscaping along proposed Meadow Lane and on his lots. What fees will he be responsible for in conjunction with his building on the three lots? Will an escrow be required to cover the costs of any required improvements on his property. (For instance, we are providing for a stormwater seepage bed on each lot. Should the cost of that be escrowed?) All of these will need to be very clear in the bid package.
3. If we decide to allow public sewer to the site, we need to define the responsibilities associated with each lot. I would assume we want the builder to pay the required tapping fee for capacity, install the low pressure pump and piping on his lot, and connect to the common main installed "by other" (Zaveta or Evans).
4. Are we going to bid each lot individually or are we going to bid the three lots as one package? Should we allow the option for bidding both ways? I would suggest bidding them as a package to avoid dealing with potentially three separate builders, plus Evans and Zaveta.
5. Obviously, if Zaveta or Evans end up with the lots, alot of these issues

will be easily resolved. However, we need to account for the possibility that someone else may get the lots, and therefore, we need to make sure there will be not conflicts with these type of issues.

I am sure there will be more issues to discuss, but this should give us a good start.

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