



**TRANSMITTAL**

TO: MR. BILL LINDSEY – CITY MANAGER – GUYTON, GA  
FROM: MR. HAYDON ROLLINS – HUSSEY GAY BELL  
RE: ALEXANDER FARMS SUBDIVISION – MAINTENANCE BOND  
DATE: August 11, 2025  
CC: FILE

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Mr. Lindsey,  
Construction of the referenced project is nearing completion, and we are preparing for the close-out and acceptance process. The roadways, drainage systems, and the water systems are public and will be owned and maintained by the City of Guyton. I am requesting approval of the proposed project maintenance bond amount so that the bond documents can be drafted. Enclosed is the Engineer’s opinion of bond infrastructure costs based on the contractor’s Bid Schedule showing unit costs associated with the applicable infrastructure. The construction cost for the above listed infrastructure to be included in the maintenance bond is \$1,496,773.50 as indicated on the enclosed worksheet. At the 10% maintenance bonding rate required by the City, the proposed one-year warranty bond amount would be \$149,677.35.

Please review this request and let me know if you have any questions for approval.

Sincerely,  
Hussey Gay Bell

Haydon Rollins

Preferred Site Construction, LLC  
 9521 Hwy 301 South  
 Statesboro, GA 30458  
 Phone: (912) 988-8954  
 Fax: (912) 988-8964



FINAL BID  
 3/26/2025

PROJECT: Alexander Farms - Phase 1  
 CUSTOMER: Horizon Homes  
 ENGINEER: HGB

	COST ITEM	UNIT	QUANTITY	COST/ UNIT	TOTAL COST
<b>Erosion Control</b>					
<del>Construction Exit</del>	<del>EA</del>	<del>1.00</del>	<del>4,500.00</del>	<del>4,500.00</del>	<del>4,500.00</del>
<del>Silt Fence - Type A</del>	<del>LF</del>	<del>4,500.00</del>	<del>2.40</del>	<del>10,800.00</del>	<del>10,800.00</del>
<del>Silt Fence - Type A Offsite Water</del>	<del>LF</del>	<del>5,400.00</del>	<del>2.40</del>	<del>12,960.00</del>	<del>12,960.00</del>
<del>Silt Fence - Type C</del>	<del>LF</del>	<del>8,600.00</del>	<del>3.50</del>	<del>30,100.00</del>	<del>30,100.00</del>
<del>Tree protection - orange snow</del>	<del>LF</del>	<del>1,500.00</del>	<del>8.00</del>	<del>12,000.00</del>	<del>12,000.00</del>
<del>Outfall wier (rip rap)</del>	<del>SY</del>	<del>125.00</del>	<del>90.00</del>	<del>11,250.00</del>	<del>11,250.00</del>
<del>Inlet protection</del>	<del>EA</del>	<del>19.00</del>	<del>200.00</del>	<del>3,800.00</del>	<del>3,800.00</del>
<del>Rip rap at flared ends</del>	<del>SY</del>	<del>170.00</del>	<del>90.00</del>	<del>15,300.00</del>	<del>15,300.00</del>
<del>Skimmers</del>	<del>EA</del>	<del>2.00</del>	<del>9,500.00</del>	<del>19,000.00</del>	<del>19,000.00</del>
<del>Temporary grassing</del>	<del>AC</del>	<del>18.50</del>	<del>1,350.00</del>	<del>24,975.00</del>	<del>24,975.00</del>
			<b>Subtotal</b>		<b>144,685.00</b>
<b>Demolition and Grading</b>					
<del>Clearing- burn on site</del>	<del>LS</del>	<del>1.00</del>	<del>42,100.00</del>	<del>42,100.00</del>	<del>42,100.00</del>
<del>Rough grading</del>	<del>LS</del>	<del>1.00</del>	<del>192,705.00</del>	<del>192,705.00</del>	<del>192,705.00</del>
<del>Fine grade for curb, subgrade, and paving</del>	<del>LS</del>	<del>1.00</del>	<del>48,015.00</del>	<del>48,015.00</del>	<del>48,015.00</del>
<del>Final dressing and lot grading</del>	<del>LS</del>	<del>1.00</del>	<del>21,000.00</del>	<del>21,000.00</del>	<del>21,000.00</del>
<del>Staking - Clearing, rough grading, lots, curbing, etc.....</del>	<del>LS</del>	<del>1.00</del>	<del>25,210.00</del>	<del>25,210.00</del>	<del>25,210.00</del>
<del>Supervision, traffic control, and mobilization</del>	<del>LS</del>	<del>1.00</del>	<del>20,000.00</del>	<del>20,000.00</del>	<del>20,000.00</del>
			<b>Subtotal</b>		<b>349,030.00</b>
<b>Paving and Concrete Work</b>					
<del>18" rollover curb and gutter</del>	<del>LF</del>	<del>6,445.00</del>	<del>16.50</del>	<del>106,342.50</del>	<del>106,342.50</del>
<del>4" graded aggregate base - driveway replacement</del>	<del>SY</del>	<del>315.00</del>	<del>17.50</del>	<del>5,512.50</del>	<del>5,512.50</del>
<del>6" graded aggregate base - subdivision</del>	<del>SY</del>	<del>8,390.00</del>	<del>23.00</del>	<del>192,970.00</del>	<del>192,970.00</del>
<del>2" asphalt topping</del>	<del>SY</del>	<del>8,390.00</del>	<del>16.60</del>	<del>139,274.00</del>	<del>139,274.00</del>
<del>Pavement replacement for water main</del>	<del>LS</del>	<del>1.00</del>	<del>15,500.00</del>	<del>15,500.00</del>	<del>15,500.00</del>
<del>Concrete swale with fillets</del>	<del>SY</del>	<del>80.00</del>	<del>90.00</del>	<del>7,200.00</del>	<del>7,200.00</del>
<del>Common area sidewalks</del>	<del>SY</del>	<del>360.00</del>	<del>51.00</del>	<del>18,360.00</del>	<del>18,360.00</del>
<del>Mail kiosks</del>	<del>SY</del>	<del>25.00</del>	<del>51.00</del>	<del>1,275.00</del>	<del>1,275.00</del>
<del>Handicap ramps</del>	<del>EA</del>	<del>4.00</del>	<del>1,275.00</del>	<del>5,100.00</del>	<del>5,100.00</del>
<del>Pavement markings &amp; signage</del>	<del>LS</del>	<del>1.00</del>	<del>7,000.00</del>	<del>7,000.00</del>	<del>7,000.00</del>
			<b>Subtotal</b>		<b>498,534.00</b>
				<b>SUBTOTAL: \$476,246.50</b>	
<b>Storm Drainage System</b>					
<del>18"x12" elliptical RCP</del>	<del>LF</del>	<del>88.00</del>	<del>93.00</del>	<del>8,184.00</del>	<del>8,184.00</del>
<del>18" RCP</del>	<del>LF</del>	<del>861.00</del>	<del>64.00</del>	<del>55,104.00</del>	<del>55,104.00</del>
<del>24" RCP</del>	<del>LF</del>	<del>1,201.00</del>	<del>84.00</del>	<del>100,884.00</del>	<del>100,884.00</del>
<del>30" RCP</del>	<del>LF</del>	<del>457.00</del>	<del>115.00</del>	<del>52,555.00</del>	<del>52,555.00</del>
<del>Type "C" curb inlet with 20' of 6" sock</del>	<del>EA</del>	<del>17.00</del>	<del>6,550.00</del>	<del>111,350.00</del>	<del>111,350.00</del>
<del>18"x12" EFES</del>	<del>EA</del>	<del>2.00</del>	<del>1,500.00</del>	<del>3,000.00</del>	<del>3,000.00</del>
<del>18" FES</del>	<del>EA</del>	<del>2.00</del>	<del>1,350.00</del>	<del>2,700.00</del>	<del>2,700.00</del>
<del>24" FES</del>	<del>EA</del>	<del>5.00</del>	<del>1,850.00</del>	<del>9,250.00</del>	<del>9,250.00</del>
<del>30" FES</del>	<del>EA</del>	<del>1.00</del>	<del>2,350.00</del>	<del>2,350.00</del>	<del>2,350.00</del>
<del>Storm manhole</del>	<del>EA</del>	<del>5.00</del>	<del>5,750.00</del>	<del>28,750.00</del>	<del>28,750.00</del>
<del>Outlet control structure</del>	<del>EA</del>	<del>1.00</del>	<del>5,500.00</del>	<del>5,500.00</del>	<del>5,500.00</del>
<del>Temporary Inlet Protection</del>	<del>EA</del>	<del>27.00</del>	<del>325.00</del>	<del>8,775.00</del>	<del>8,775.00</del>
<del>Stone bedding</del>	<del>TNS</del>	<del>300.00</del>	<del>75.00</del>	<del>22,500.00</del>	<del>22,500.00</del>
<del>Testing</del>	<del>LS</del>	<del>1.00</del>	<del>16,375.00</del>	<del>16,375.00</del>	<del>16,375.00</del>
			<b>Subtotal</b>		<b>427,277.00</b>
				<b>SUBTOTAL: \$379,627.00</b>	
<b>Water Distribution System - On Site</b>					
<del>Fire hydrant assembly</del>	<del>EA</del>	<del>6.00</del>	<del>8,470.00</del>	<del>50,820.00</del>	<del>50,820.00</del>
<del>8" MJ Valve and box</del>	<del>EA</del>	<del>10.00</del>	<del>3,470.00</del>	<del>34,700.00</del>	<del>34,700.00</del>

8" joint restraints & fittings	LS	1.00	15,560.00	15,560.00
2" blow-off	EA	2.00	795.00	1,590.00
1" service connections	EA	42.00	600.00	25,200.00
1" lateral	LF	1,870.00	14.00	26,180.00
8" C-900 PVC	LF	3,420.00	55.00	188,100.00
6" ductile iron for fire hydrant	LF	60.00	75.00	4,500.00
Test and chlorinate	LF	1.00	18,620.00	18,620.00
			<b>Subtotal</b>	<b>365,270.00</b>
				<b>SUBTOTAL: \$295,270.00</b>
<b>Water Distribution System - Off site</b>				
Demo existing road for water tie in	LS	1.00	2,635.00	2,635.00
Connect to existing w/ temporary backflow	EA	1.00	3,500.00	3,500.00
Fire hydrant assembly	EA	2.00	8,900.00	17,800.00
12" valve and box	EA	4.00	7,950.00	31,800.00
2" blow-off	EA	1.00	795.00	795.00
12" C-900 PVC	LF	3,120.00	85.00	265,200.00
12" Joint restraints & fittings	LS	1.00	30,035.00	30,035.00
Test and chlorinate	LS	1.00	11,055.00	11,055.00
			<b>Subtotal</b>	<b>362,820.00</b>
				<b>SUBTOTAL: \$345,630.00</b>
<b>PHASE 1 JOB TOTAL</b>				
<b>PHASE 2 FUTURE IMPROVEMENTS</b>				
<b>Erosion Control</b>				
Silt Fence - Type A	LF	6,600.00	2.40	15,840.00
Silt Fence - Type C	LF	1,500.00	3.50	5,250.00
Tree protection - orange snow	LF	1,500.00	8.00	12,000.00
Temporary grassing	AC	15.50	1,350.00	20,925.00
			<b>Subtotal</b>	<b>54,015.00</b>
<b>Demolition and Grading</b>				
Clearing- burn on-site	LS	1.00	17,085.00	17,085.00
Rough grading	LS	1.00	35,000.00	35,000.00
Staking - Clearing, rough grading, lots, curbing, etc.....	LS	1.00	8,235.00	8,235.00
			<b>Subtotal</b>	<b>60,320.00</b>
				<b>FUTURE IMPROVEMENT JOB TOTALS</b>
				<b>114,335.00</b>
				<b>PHASE 1 and FUTURE IMPROVEMENT JOB TOTAL</b>
				<b>2,261,951.00</b>
<b>PHASE 1 ALTERNATES</b>				
Silt Fence - Type A - behind curb	LF	6,600.00	2.75	18,150.00
Remove unsuitable material under roadway and replace	CY	8,015.00	31.00	248,465.00
Select fill for Utility Crossings	CY	1,140.00	24.00	27,360.00
Remaining sidewalks	SY	1.00	51.00	51.00

**TOTAL COST INCLUDED IN BOND: \$1,496,773.50**  
**CITY OF GUYTON BOND REQUIREMENT = 10%**  
**BOND REQUIRED: \$1,496,773.50 x 10% = \$149,677.35**

**BOND AMOUNT = \$149,677.35**



Rollins, Haydon <hrollins@husseygaybell.com>

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## Guyton Bond Amounts

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**Bill Lindsey** <bill.lindsey@cityofguyton.com>  
To: "Rollins, Haydon" <hrollins@husseygaybell.com>

Wed, Aug 27, 2025 at 3:53 PM

Haydon,

The numbers look reasonable. Approval granted to prepare the bond.

BL

[Quoted text hidden]



## MAINTENANCE BOND

BOND NO: \_\_\_\_\_

Know all men by these presents that we \_\_\_\_\_  
Principal, and \_\_\_\_\_ a corporation organized under the  
laws of the State of Georgia and duly authorized to transact business in the State of **Georgia**, as  
surety, are held and firmly bound unto the **City of Guyton** as Obligee in the sum of  
\_\_\_\_\_, for the payment whereof well and truly to be made, the Principal and the  
Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and  
severally, firmly by these presents.

**Whereas the principal has agreed to provide a maintenance bond for:**

*Project Name* \_\_\_\_\_ *Parcel ID#* \_\_\_\_\_

*Project Location* \_\_\_\_\_

*Contact Name* \_\_\_\_\_ *Phone #* \_\_\_\_\_

*Mailing Address* \_\_\_\_\_

*Email Address* \_\_\_\_\_

**This Maintenance Bond is issued to assure the maintenance of required improvements and installations after the approval of a final plat.**

This bond shall have a term of 12 months commencing on \_\_\_\_\_ and shall be automatically renewed unless provided with written release by the Obligee.

**Now, therefore**, the condition of this obligation is such that if the Principal and Surety shall indemnify the Obligee for all damage that the Obligee may sustain by reason of the Principal's failure to **maintain all required improvements and installations as described above**, then this obligation shall be void, otherwise it shall remain in force until released by the Obligee.

**[Signatures on Following Page]**

**Signed**, sealed and dated this \_\_\_\_\_ day of 20\_\_

Witness

\_\_\_\_\_

\_\_\_\_\_

Type name of business entity, if applicable

By \_\_\_\_\_

**PRINCIPAL**

Type Name \_\_\_\_\_

Type Title \_\_\_\_\_

Date \_\_\_\_\_

Witness

\_\_\_\_\_

\_\_\_\_\_

Type Name of business entity, if applicable

By \_\_\_\_\_

**SURETY**

Type Name \_\_\_\_\_

Type Title \_\_\_\_\_

Date \_\_\_\_\_