

From: [Scott Miles](#)
To: [Garrick Wier](#); [Michael S Elabarger](#); [Jacqueline Thompson](#)
Cc: [Charlie Betancourt-Molina](#)
Subject: RE: FSP-26-0013 - Preserve at Moody Farm PH 1 (Bond Q's)
Date: Friday, October 2, 2026 11:38:25 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image012.png](#)
[image013.png](#)

They look good to me.

Scott Miles, PE
Town Engineer
Town of Rolesville
PO Box 250
502 Southtown Circle
Rolesville, NC 27571
office 919.556.3506 x261
cell 919-539-0209



From: Garrick Wier <gwier@carusohomes.com>
Sent: Friday, October 2, 2026 11:12 AM
To: Michael S Elabarger <melabarger@rolesvillenc.gov>; Jacqueline Thompson <Jacqueline.Thompson@bolton-menk.com>
Cc: Scott Miles <smiles@rolesvillenc.gov>; Charlie Betancourt-Molina <Charlie.Betancourt@bolton-menk.com>
Subject: RE: FSP-26-0013 - Preserve at Moody Farm PH 1 (Bond Q's)

Hi All,

I will go ahead and request these bonds, please let me know if you would like to edit the scope/amounts.

I appreciate it!

From: Garrick Wier

Sent: Monday, September 28, 2026 3:35 PM

To: 'Michael S Elabarger' <melabarger@rolesvillenc.gov>; Jacqueline Thompson <Jacqueline.Thompson@bolton-menk.com>

Cc: Scott Miles <smiles@rolesvillenc.gov>; Charlie Betancourt-Molina <Charlie.Betancourt@bolton-menk.com>

Subject: RE: FSP-26-0013 - Preserve at Moody Farm PH 1 (Bond Q's)

Thank you very much!

See attached for our signed and sealed estimates, please let me know if these amounts are approved and I will move forward requesting the performance bonds.

From: Michael S Elabarger <melabarger@rolesvillenc.gov>

Sent: Tuesday, September 22, 2026 3:13 PM

To: Jacqueline Thompson <Jacqueline.Thompson@bolton-menk.com>; Garrick Wier <gwier@carusohomes.com>

Cc: Scott Miles <smiles@rolesvillenc.gov>; Charlie Betancourt-Molina <Charlie.Betancourt@bolton-menk.com>

Subject: RE: FSP-26-0013 - Preserve at Moody Farm PH 1 (Bond Q's)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, all,

I hope I may be able to help here. Defer to Scott completely but the attached was floated around not that long ago as a first attempt at a template for Bonds for Rolesville.

We've been seeing usually 2 Bonds come in for a phase – 1 for the SCM conversion, and 1 for everything else, which is typically top lift of streets asphalt and then the sidewalks and driveway aprons for each residential lot in that plat/phase. All 'common lot' area sidewalks are usually installed. If there is a tot lot or piece of greenway that sort of thing, you should be discussing those items with Staff probably prior to FSP to confirm those will be A-OK to bond for rather than build – somethings have triggers relative to Permits issued or CO's and so that's why the scrutiny. By and large though you bond for public infrastructure and not private features.

Other than that it's a pretty straight-forward process that coincides with the FSP review.

Mike E.
Asst Planning Director

From: Jacqueline Thompson <Jacqueline.Thompson@bolton-menk.com>
Sent: Tuesday, September 22, 2026 2:27 PM
To: Garrick Wier <gwier@carusohomes.com>
Cc: Michael S Elabarger <melabarger@rolesvillenc.gov>; Scott Miles smiles@rolesvillenc.gov; Charlie Betancourt-Molina Charlie.Betancourt@bolton-menk.com
Subject: Re: TRC Follow Up - Preserve at Moody Farm PH 1

Garrick - I haven't seen a response come through for this yet so I wanted to chime in.

The bond amounts are usually established through an engineer's estimate or contractor's submittal. We will compare quantities and check unit prices once this is submitted to make sure everything seems relevant to the project and status of the project.

There is a 1.25% multiple applied for the final bond amount.

There is not a template to use, so whatever format you have is fine; we ask that it does include line items instead of general lump sums (when applicable) so quantities and costs can be verified.

For the infrastructure bond, it generally includes all costs associated with the remaining infrastructure - pavement, structure adjustments, sidewalk, landscaping, etc. really any public infrastructure that is left to be constructed. We will verify the current status of the project in the field for all public spaces on what is remaining to construct.

It usually works best to keep the SCM bond separate due to the timing of when things get converted and closed out. This cost should include any structures, landscaping, sediment removal, grading, etc. that will be required for the conversion and close out.

Please let me know if you have any additional questions.

Thank you,



Jacqueline Thompson, PE (MN, NC, SC)
Municipal Project Manager | Associate
Bolton & Menk, Inc.

📞 [\(919\) 417-6753](tel:(919)417-6753)

From: Garrick Wier <gwier@carusohomes.com>

Sent: Monday, September 14, 2026 12:13 PM

To: Jacqueline Thompson <Jacqueline.Thompson@bolton-menk.com>; smiles@rolesvillenc.gov <smiles@rolesvillenc.gov>; Charlie Betancourt-Molina <Charlie.Betancourt@bolton-menk.com>

Subject: TRC Follow Up - Preserve at Moody Farm PH 1

***** WARNING: This email is from outside the company. Proceed with Caution*****

Hi Jacqueline, Scott, and Charlie,

Following up on the TRC meeting for PH 1 Preserve at Moody Farms, it sounds like I owe you all some bonds.

A few questions regarding the bonds:

- How are the amounts established?
- Do you need an engineer's estimate or should I use contractor numbers?
- Is there a multiple I need to add (i.e. x1.25)?
- I believe you all mentioned there is no template, if there is one, please send it my way.

I believe the required bonds are below, please let me know if you have any additional requirements

Infrastructure Performance Bond

- Sidewalk, Landscaping, Top Coat Asphalt, Driveway Cuts – anything else?

SCM Pond Conversion Performance Bond

- 1 Wet Pond in PH 1

Thank you!

Garrick Wier

Land Development Manager



110 Horizon Drive, Suite 320
Raleigh, NC 27615
Mobile: (240) 610-9404

gwier@carusohomes.com

www.CarusoHomes.com

Like us on 

CONFIDENTIALITY NOTE: The typewritten signature included with this e-mail is not an electronic signature within the meaning of any law related to electronic signatures. The information contained in this e-mail transmission is legally privileged and confidential information intended only for the use of the individual or entity who is the intended recipient. If the recipient or reader of this e-mail is not the intended recipient, you hereby are notified that any dissemination, distribution, copying or other use of the text, attachments, or other information contained in this e-mail is strictly prohibited. If you are not the intended recipient, please immediately notify the sender that you have received it and then delete this e-mail and all attachments.