

RESOLUTION NO. 2017 – 36

(Carried from December 20, 2016/Formerly 2016-204)

**A RESOLUTION OF THE MAYOR AND BOROUGH COUNCIL OF THE
BOROUGH OF MOUNT ARLINGTON, IN THE COUNTY OF MORRIS,
NEW JERSEY, AUTHORIZING REDUCTION OF PERFORMANCE BONDS
FOR NOLAN'S RIDGE PHASE I**

WHEREAS, the Borough of Mount Arlington entered into a Developer's Agreement with Brookland Partners LLC, in connection with the construction and on-site improvements for the project identified on the final plans as "Nolan's Ridge"; and

WHEREAS, after a request for reduction was submitted by the Developer, Borough Engineer CP Engineers inspected the site and, finding that a substantial portion of the improvements had been completed, recommended that the performance bond requirement for Phase I be reduced so the amount of bonding to be maintained is \$32,969.72; and

WHEREAS, the Borough Engineer's recommendation, dated December 13, 2016, together with a schedule setting forth their calculations relating thereto are attached herewith and on file in the office of the Borough Clerk; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Mount Arlington, County of Morris, State of New Jersey, that the requirement for a performance guarantee under the Developer's Agreement for Nolan's Ridge for Phase I is reduced to \$32,969.72.

This Resolution shall take effect immediately.

I HEREBY CERTIFY this to be a true and correct Resolution of the Mayor and Borough Council of the Borough of Mount Arlington, and adopted on January 17, 2017.


Linda DeSantis, RMC, Municipal Clerk
Borough of Mount Arlington



35 Sparta Avenue
 Sparta, New Jersey 07871
 Phone (973) 300-9003
 Fax (973) 300-4003
 www.cppsc.com

December 13, 2016

Mr. Chad Goodman
 Brookland Partners LLC
 40 Danbury Road
 Wilton, CT 06897-4406

Re: Nolan's Ridge Development
 Bond Reduction Request for Phases I, II, III
 Mt. Arlington, Morris County, New Jersey

CP Project No: 576.012

Dear Mr. Goodman:

We have received and reviewed your letter dated November 22, 2016 requesting release of the Phase I & II bond requirements and a 95% reduction of the Phase III bond requirements associated with the Nolan's Ridge Development.

CP Engineers, LLC met with Mike O'Callaghan on November 8, 2016 to discuss the status of the bonded improvements for the project. An update of the bonded work completed is attached for your use.

Our assessment of the work completed corresponds to bonds for each phased to be reduced to the following:

Nolan's Ridge Phase I Bonding Requirements	Original Improvement Cost	Completed Improvement Cost	Remaining Improvement Cost
On-Site Improvements	\$ 4,095,565.32	\$ 4,068,090.53	\$ 27,474.77
Public Improvements	\$ 833,327.00	\$ 833,327.00	\$ 0.00
Total Improvements	\$ 4,928,892.32	\$ 4,901,417.53	\$ 27,474.77
Total Bonding - 120%	\$ 5,914,670.79	\$ 5,881,701.04	\$ 32,969.72
Surety Bonding - 90%	\$ 5,323,203.70	\$ 5,293,530.94	\$ 29,672.75
Cash - 10%	\$ 591,467.08	\$ 588,170.10	\$ 3,296.97

Nolan Ridge Phase II Bonding Requirements	Original Improvement Cost	Completed Improvement Cost	Remaining Improvement Cost
On-Site Improvements	\$ 1,408,480.31	\$ 1,379,103.98	\$ 29,376.33
Total Bonding - 120%	\$ 1,690,176.37	\$ 1,654,924.78	\$ 35,251.59
Surety Bonding - 90%	\$ 1,521,158.73	\$ 1,489,432.30	\$ 31,729.43
Cash - 10%	\$ 169,017.64	\$ 165,492.48	\$ 3,525.16



Nolan's Ridge Phase III Bonding Requirements	Original Improvement Cost	Completed Improvement Cost	Remaining Improvement Cost
On-Site Improvements	\$ 1,129,107.70	\$ 1,068,102.73	\$ 61,004.97
Public Improvements	\$ 73,595.00	\$ 73,595.00	\$ 0.00
Total Improvements	\$ 1,202,702.70	\$ 1,141,697.73	\$ 61,004.97
Total Bonding - 120%	\$ 1,443,243.24	\$ 1,370,037.28	\$ 73,205.96
Surety Bonding - 90%	\$ 1,298,818.92	\$ 1,233,033.55	\$ 65,885.36
Cash - 10%	\$ 144,324.32	\$ 137,003.73	\$ 7,320.60

Additionally, we need certification from your engineer that the completed sedimentation ponds are in conformance with the development agreement plans.

Please find enclosed with this letter the breakdown of the completed and outstanding work for the development per the development agreement. The bond reduction only pertains to items and issues specifically related to the development agreement with the Borough of Mount Arlington.

Upon receipt of your concurrence to these reduced bond amounts, we will recommend them to the Borough of Mount Arlington Council for their review and/or approval.

Please do not hesitate to contact me should you have any questions.

Very truly yours,
CP ENGINEERS, LLC.

James Landry, P.E.
Senior Project Manager

Encl:

CC: Carolyn Rinaldi, Borough Administrator, via email
Stan Puszcz, P.E., CP, via email
Elizabeth Valandingham, Esq., via email
Matthew O'Donnell, Esq., via email



**Nolan's Ridge Bond Reduction Estimate for Phase 3
BOROUGH OF MT. ARLINGTON, MORRIS COUNTY, NEW JERSEY**

Item No.	Description	Pay Unit	Quantity	Unit Price	Extended Amount	% Complete	Outstanding Amount	Completed Amount
Storm Sewer								
1	15" RCP, CI 3	LF	1,167	\$ 22.00	\$ 25,674.00	100%	\$ -	\$ 25,674.00
2	18" RCP, CI 3	LF	441.80	\$ 25.00	\$ 11,045.00	100%	\$ -	\$ 11,045.00
3	36" RCP, CI 3	LF	312.20	\$ 32.00	\$ 9,990.40	100%	\$ -	\$ 9,990.40
4	Inlet type B Double	EA	0	\$ 3,500.00	\$ -	100%	\$ -	\$ -
5	Inlet type B 4' Deep	EA	7	\$ 1,750.00	\$ 12,250.00	100%	\$ -	\$ 12,250.00
6	Inlet type B 6' Deep	EA	4	\$ 1,890.00	\$ 7,560.00	100%	\$ -	\$ 7,560.00
7	Inlet type B-8' Deep	EA	2	\$ 2,250.00	\$ 4,500.00	100%	\$ -	\$ 4,500.00
8	Inlet type B-10' Deep	EA	0	\$ 2,460.00	\$ -	0%	\$ -	\$ -
9	Inlet type B-12' Deep	EA	1	\$ 2,775.00	\$ 2,775.00	100%	\$ -	\$ 2,775.00
10	Inlet type D over 14' Deep	EA	1	\$ 3,300.00	\$ 3,300.00	100%	\$ -	\$ 3,300.00
11	Inlet type E-4' Deep	EA	1	\$ 1,750.00	\$ 1,750.00	100%	\$ -	\$ 1,750.00
12	Inlet type E-6' Deep	EA	0	\$ 2,100.00	\$ -	0%	\$ -	\$ -
13	Inlet type E-8'	EA	0	\$ 2,250.00	\$ -	0%	\$ -	\$ -
14	Inlet type E 10' Deep	EA	0	\$ 2,460.00	\$ -	0%	\$ -	\$ -
15	Trench Drain	EA	1	\$ 1,500.00	\$ 1,500.00	100%	\$ -	\$ 1,500.00
16	Storm Sewer Manhole 4' Deep	EA	0	\$ 1,350.00	\$ -	0%	\$ -	\$ -
17	Storm Sewer Manhole 6' Deep	EA	0	\$ 1,550.00	\$ -	0%	\$ -	\$ -
18	Storm Sewer Manhole 8' Deep	EA	1	\$ 1,800.00	\$ 1,800.00	100%	\$ -	\$ 1,800.00
19	Storm Sewer Manhole 10' Deep	EA	1	\$ 2,150.00	\$ 2,150.00	100%	\$ -	\$ 2,150.00
20	Storm Sewer Manhole 12' Deep	EA	0	\$ 2,350.00	\$ -	0%	\$ -	\$ -
21	Storm Sewer Manhole 14' Deep	EA	0	\$ 2,750.00	\$ -	0%	\$ -	\$ -
22	Storm Sewer Manhole over 14' Deep	EA	0	\$ 2,900.00	\$ -	0%	\$ -	\$ -
23	96" Seepage tanks w/ 48" Seepage Ring	EA	6	\$ 1,500.00	\$ 12,000.00	0%	\$ 12,000.00	\$ -
24	Rip Rap	CV	0	\$ 33.50	\$ -	0%	\$ -	\$ -
25	Concrete Headwalk Precast	EA	0	\$ 900.00	\$ -	0%	\$ -	\$ -
Roadway Construction Paving								
42	BI Conc Surface Course 1 1/2" thk	SY	5,842.20	\$ 5.00	\$ 29,211.00	100%	\$ -	\$ 29,211.00
43	BI Stab Base Course 3" thk	SY	5,842.20	\$ 9.00	\$ 52,579.80	100%	\$ -	\$ 52,579.80
44	Dense Graded Aggregate 4" thk	SY	5,842.20	\$ 4.00	\$ 23,368.80	100%	\$ -	\$ 23,368.80
45	Grass Pavers - Emergency Access	SF	0	\$ 11.00	\$ -	0%	\$ -	\$ -
46	Concrete Apron 6" thk	CV	0	\$ 160.00	\$ -	0%	\$ -	\$ -
47	4' wide concrete walk 4" thk	LF	2,379.80	\$ 15.00	\$ 35,697.00	78%	\$ 7,853.34	\$ 27,843.66
48	Crack/soot/rip path	SY	0	\$ 5.00	\$ -	0%	\$ -	\$ -
49	Concrete Stairs with Railing	Riser	0	\$ 500.00	\$ -	0%	\$ -	\$ -
50	Granite Block Curb	LF	3,478.00	\$ 14.00	\$ 48,708.00	100%	\$ -	\$ 48,708.00
51	Concrete Block Curb, 6"x8"x16"	LF	47.80	\$ 17.00	\$ 812.60	100%	\$ -	\$ 812.60
52	Driveway 2" FABC 6"-3M" Stone	SY	537	\$ 11.00	\$ 5,904.80	100%	\$ -	\$ 5,904.80
Traffic Signs								
53	Project Identification Signage	LS	0.20	\$ 1,500.00	\$ 300.00	100%	\$ -	\$ 300.00
54	Building Line Identification Signage	EA	1	\$ 500.00	\$ 500.00	100%	\$ -	\$ 500.00
55	Regulatory Signs	EA	7	\$ 150.00	\$ 1,050.00	100%	\$ -	\$ 1,050.00
56	Street Signs	EA	3	\$ 150.00	\$ 450.00	100%	\$ -	\$ 450.00
57	Soil Erosion	LS	1	\$ 7,500.00	\$ 7,500.00	100%	\$ -	\$ 7,500.00
58	S&E Fencing	LF	1,643.26	\$ 0.53	\$ 868.23	0%	\$ -	\$ -
59	Orange Construction Fencing	LF	2,720.00	\$ 0.20	\$ 544.00	0%	\$ -	\$ -
60	Leaves Inlet Protection	EA	1	\$ 95.00	\$ 95.00	0%	\$ -	\$ -
61	Type 'B' Inlet Protection	EA	16	\$ 6.00	\$ 96.00	0%	\$ -	\$ -
62	Construction Entrance	SW	0	\$ 8.00	\$ -	0%	\$ -	\$ -
63	Riser for Sediment Basin	EA	0	\$ 200.00	\$ -	0%	\$ -	\$ -
Storm Management								
64	Imperious Core	CV	348.20	\$ 15.00	\$ 5,193.00	100%	\$ -	\$ 5,193.00
65	Basin Bottom (RS Sand)	CV	101.00	\$ 20.00	\$ 2,020.00	100%	\$ -	\$ 2,020.00
66	Outlet Structure	EA	0	\$ 8,000.00	\$ -	0%	\$ -	\$ -
67	Basin Liners (Weed Barrier)	SY	603.6	\$ 1.10	\$ 663.96	100%	\$ -	\$ 663.96
Landscaping & Lighting								
68	Evergreen & Deciduous Shade & Ornamental Trees	LS	0.20	\$ 109,438.50	\$ 21,887.70	0%	\$ 21,887.70	\$ -
69	Shrubs	LS	0.20	\$ 38,149.50	\$ 7,629.90	33%	\$ 5,112.03	\$ 2,517.87
70	Ornamental grasses, Perennials & Ground cover	LS	0.20	\$ 15,168.45	\$ 3,033.69	33%	\$ 2,036.59	\$ 1,003.10
71	Street Lighting	EA	5	\$ 4,000.00	\$ 20,000.00	80%	\$ 4,000.00	\$ 9,600.00
72	Tennis Court Lighting	EA	0	\$ 2,000.00	\$ -	0%	\$ -	\$ -
73	Ornamental Barbic Lighting	EA	0	\$ 500.00	\$ -	0%	\$ -	\$ -
Retaining Walls								
74	Raystone Interlocking Blocks (5' Ave. height)	SF	12,592	\$ 20.00	\$ 251,840.00	100%	\$ -	\$ 251,840.00
Miscellaneous								
75	Site Clear & Grub, Light	AC	7.00	\$ 2,900.00	\$ 20,300.00	100%	\$ -	\$ 20,300.00
76	Strip, Backfill Topsoil	CV	11,342.4	\$ 1.25	\$ 14,178.00	100%	\$ -	\$ 14,178.00
77	General Excavation, Bulk (Bank)	CY	41,832	\$ 2.22	\$ 92,867.04	100%	\$ -	\$ 92,867.04
78	General Earth Fill	CV	13,272.20	\$ 2.14	\$ 28,402.51	100%	\$ -	\$ 28,402.51
79	Truck Hauling (Dose)	CV	35,700	\$ 7.50	\$ 267,750.00	100%	\$ -	\$ 267,750.00
80	Rock Excavation (Drilling & Blasting)	CV	200	\$ 25.00	\$ 5,000.00	100%	\$ -	\$ 5,000.00
81	Utility Trench Excavation	CV	635.00	\$ 6.10	\$ 3,873.50	100%	\$ -	\$ 3,873.50
82	Roof Leaders 6" dia PVC Drainage Pipe	LF	344	\$ 21.00	\$ 7,224.00	75%	\$ 1,806.00	\$ 5,418.00
83	3" Electrical Conduit 3' Deep	LF	1,290.0	\$ 20.50	\$ 26,445.00	97%	\$ 774.00	\$ 25,671.00
84	Club House	LS	0	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -
85	Hydro Seeding- Mulch Fert & Seed	MSF	70.20	\$ 37.00	\$ 2,597.40	0%	\$ 2,597.40	\$ -
86	Topsoil- 4" deep, Spread by dozer	MSF	70.20	\$ 270.00	\$ 18,954.00	75%	\$ 4,738.50	\$ 14,215.50
87	Traffic Maintenance & Protection Barricade	LS	0.20	\$ 10,000.00	\$ 2,000.00	100%	\$ -	\$ 2,000.00
88	Police protection/ Traffic direction	MH	40	\$ 45.00	\$ 1,800.00	100%	\$ -	\$ 1,800.00
89	Tennis Court Chain Link Fence 10H	LF	0	\$ 14.50	\$ -	0%	\$ -	\$ -
90	Split Rail Fence 4H	LF	1,463.6	\$ 14.00	\$ 20,490.40	100%	\$ -	\$ 20,490.40
91	Timber Guide Rail	LF	601.2	\$ 19.00	\$ 11,422.80	100%	\$ -	\$ 11,422.80
92	Stop Bars	LF	0	\$ 3.00	\$ -	0%	\$ -	\$ -
93	White Striping	LF	0	\$ 1.00	\$ -	0%	\$ -	\$ -
94	Yellow Striping	LF	0	\$ 1.00	\$ -	0%	\$ -	\$ -
95	Blue Striping	LF	0	\$ 1.50	\$ -	0%	\$ -	\$ -
96	Hardscap Symbol	EA	0	\$ 35.00	\$ -	0%	\$ -	\$ -
97	Concrete Dumpster Pad	EA	0	\$ 1,200.00	\$ -	0%	\$ -	\$ -
98	Park Benches	EA	0	\$ 1,200.00	\$ -	0%	\$ -	\$ -
99	Tennis Court	EA	0	\$ 24,000.00	\$ -	0%	\$ -	\$ -
99	Swimming Pool	EA	0	\$ 62,500.00	\$ -	0%	\$ -	\$ -
Total On-Site Contract					\$ 1,128,107.70	85%	\$ 61,895.67	\$ 1,066,212.03
Public Improvements								
XI	Sanitary Sewer	LS	1	\$ 34,500.00	\$ 34,500.00	100%	\$ -	\$ 34,500.00
XII	Water Distribution	LS	1	\$ 39,095.00	\$ 39,095.00	100%	\$ -	\$ 39,095.00
Total Public Contract					\$ 73,595.00		\$ -	\$ 73,595.00
Original Total On-Site + Public Amounts					\$ 1,201,702.70		\$ -	\$ 1,141,807.03
Original Total Performance Bonding Amount (120% PER M.L.U.L.)					\$ 1,443,243.24		\$ -	\$ 1,370,037.28
Current Bonded Amount							\$ -	\$ 218,057.22
Bond Reduction Amount							\$ -	\$ 144,851.26
Total Remaining Bonding Required							\$ -	\$ 73,205.96

Public Improvements Cost Remaining	\$ 61,895.67
Public Improvement Bonding Cost	\$ 73,205.96
Total Bonding Cost	\$ 135,101.63
Existing Bonded Amount	\$ 92,887.71
Proposed Bonding Reduction	\$ 19,453.75
Recommended Bonding Amount to Remain	\$ 73,205.96

WE DECLARE THE ABOVE TO BE A TRUE AND CORRECT ESTIMATE OF WORK DONE TO DATE.

12/5/2016
 J. P. Landry, E. NJ No. 24GE05281000 Date
 CP ENGINEERS, LLC