

RESOLUTION NO. 2017 – 38

(Carried from December 20, 2016/Formerly 2016-206)

**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 III**

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 III be reduced so the amount of bonding to be maintained is \$73,205.96; 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 III is reduced to \$73,205.96.

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



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Sparta, New Jersey 07871

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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.

A handwritten signature in black ink, appearing to read 'James Landry'.

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 1, December 5, 2016
BOROUGH OF MT. ARLINGTON, MORRIS COUNTY, NEW JERSEY**

On-site Improvements

Item No.	Description	Pay Unit	Quantity	Unit Price	Extended Amount	% Complete	Outstanding Amount	Completed Amount
Storm Sewer								
1	15" RCP	LF	3,209.80	\$22.00	\$70,615.60	100%	\$ -	\$70,615.60
2	18" RCP	LF	1,214.85	\$25.00	\$30,373.75	100%	\$ -	\$30,373.75
3	24" RCP	LF	858.55	\$32.00	\$27,473.60	100%	\$ -	\$27,473.60
4	Inlet type B Double	EA	1	\$3,500.00	\$3,500.00	100%	\$ -	\$3,500.00
5	Inlet type B 4' Deep	EA	16	\$1,750.00	\$28,000.00	100%	\$ -	\$28,000.00
6	Inlet type B 6' Deep	EA	8	\$1,890.00	\$15,120.00	100%	\$ -	\$15,120.00
7	Inlet type B 8' Deep	EA	6	\$2,250.00	\$13,500.00	100%	\$ -	\$13,500.00
8	Inlet type B 10' Deep	EA	2	\$2,460.00	\$4,920.00	100%	\$ -	\$4,920.00
9	Inlet type B 12' Deep	EA	4	\$2,775.00	\$11,100.00	100%	\$ -	\$11,100.00
10	Inlet type B over 14' Deep	EA	3	\$3,300.00	\$9,900.00	100%	\$ -	\$9,900.00
11	Inlet type E 4' Deep	EA	4	\$1,750.00	\$7,000.00	100%	\$ -	\$7,000.00
12	Inlet type E 6' Deep	EA	1	\$2,100.00	\$2,100.00	100%	\$ -	\$2,100.00
13	Inlet type E 8' Deep	EA	1	\$2,250.00	\$2,250.00	100%	\$ -	\$2,250.00
14	Inlet type E 10' Deep	EA	1	\$2,460.00	\$2,460.00	100%	\$ -	\$2,460.00
15	Trench Drain	EA	2	\$1,500.00	\$3,000.00	100%	\$ -	\$3,000.00
16	Storm Sewer MH 4' Deep	EA	2	\$1,350.00	\$2,700.00	100%	\$ -	\$2,700.00
17	Storm Sewer MH 6' Deep	EA	1	\$1,550.00	\$1,550.00	100%	\$ -	\$1,550.00
18	Storm Sewer MH 8' Deep	EA	3	\$1,800.00	\$5,400.00	100%	\$ -	\$5,400.00
19	Storm Sewer MH 10' Deep	EA	5	\$2,150.00	\$10,750.00	100%	\$ -	\$10,750.00
20	Storm Sewer MH 12' Deep	EA	1	\$2,350.00	\$2,350.00	100%	\$ -	\$2,350.00
21	Storm Sewer MH 14' Deep	EA	1	\$2,750.00	\$2,750.00	100%	\$ -	\$2,750.00
22	Storm Sewer MH over 14' Deep	EA	1	\$2,900.00	\$2,900.00	100%	\$ -	\$2,900.00
23	96" Seepage tanks w/ 48" Seepage Ring	EA	26	\$1,500.00	\$39,000.00	100%	\$ -	\$39,000.00
24	Rip Rap	CY	214	\$33.50	\$7,169.00	100%	\$ -	\$7,169.00
25	Concrete Headwall, Precast	EA	3	\$900.00	\$2,700.00	100%	\$ -	\$2,700.00
Roadway Construction Paving								
42	Bit Conc Surface Course 1 1/2" thk	SY	16,066.05	\$5.00	\$80,330.25	100%	\$ -	\$80,330.25
43	Bit Stab Base Course 3" thk	SY	16,066.05	\$9.00	\$144,594.45	100%	\$ -	\$144,594.45
44	Dense Graded Aggregate 4" thk	SY	16,066.05	\$4.00	\$64,264.20	100%	\$ -	\$64,264.20
45	Grass Pavers - Emergency Access	SF	27,421	\$11.00	\$301,631.00	100%	\$ -	\$301,631.00
46	Concrete Apron 6" thk	CY	130	\$160.00	\$20,800.00	100%	\$ -	\$20,800.00
47	4' wide concrete walk 4" thk	LF	6,544.45	\$15.00	\$98,166.75	100%	\$ -	\$98,166.75
48	Cinder/ woodchip path	SY	1,012	\$5.00	\$5,060.00	100%	\$ -	\$5,060.00
49	Concrete Stairs with Railing	Riser	54	\$500.00	\$27,000.00	100%	\$ -	\$27,000.00
50	Granite Block Curb	LF	9,567.25	\$14.00	\$133,941.50	100%	\$ -	\$133,941.50
51	Concrete Block Curb, 6"x8"x18"	LF	131.45	\$17.00	\$2,234.65	100%	\$ -	\$2,234.65
52	Driveway 2" FABC 6"-3/4" Stone	SY	1,476.20	\$11.00	\$16,238.20	100%	\$ -	\$16,238.20
Traffic Signs								
53	Project Identification Signage	LS	0.55	\$1,500.00	\$825.00	100%	\$ -	\$825.00
54	Building Unit Identification Signage	EA	3	\$500.00	\$1,500.00	100%	\$ -	\$1,500.00
55	Regulatory Signs	EA	16	\$150.00	\$2,400.00	100%	\$ -	\$2,400.00
56	Street Signs	SY	8	\$150.00	\$1,200.00	100%	\$ -	\$1,200.00
Soil Erosion								
57	Silt Fencing	LF	9,262.50	\$0.93	\$8,614.13	90%	\$ 861.41	\$7,752.71
58	Orange Construction Fencing	LF	6,792.5	\$2.00	\$13,585.00	100%	\$ -	\$13,585.00
59	Lawn Inlet Protection	EA	6	\$25.00	\$150.00	100%	\$ -	\$150.00
60	Type B Inlet Protection	EA	42	\$5.00	\$210.00	100%	\$ -	\$210.00
61	Construction Entrance	SY	555	\$9.00	\$4,995.00	100%	\$ -	\$4,995.00
62	Riser for Sediment Basin	EA	2	\$200.00	\$400.00	100%	\$ -	\$400.00
Storm Management								
63	Impervious Core	CY	952.05	\$15.00	\$14,280.75	100%	\$ -	\$14,280.75
64	Basin Bottom	CY	277.75	\$20.00	\$5,555.00	100%	\$ -	\$5,555.00
65	Outlet Structure	EA	1	\$5,000.00	\$5,000.00	100%	\$ -	\$5,000.00
66	Basin Liners (Weed Barrier)	SY	1,859.9	\$1.10	\$1,825.89	100%	\$ -	\$1,825.89
Landscaping & Lighting								
67	Evergreen & Deciduous Shade & Ornamental Trees	LS	0.55	\$108,438.50	\$59,641.18	70%	\$ 17,892.35	\$41,748.82
68	Shrubs	LS	0.55	\$38,149.50	\$20,982.23	100%	\$ -	\$20,982.23
69	Ornamental grasses, Perennials & Ground cover	LS	0.55	\$15,108.45	\$8,359.15	100%	\$ -	\$8,359.15
70	Street Lighting	EA	35	\$2,400.00	\$84,000.00	100%	\$ -	\$84,000.00
71	Tennis Court Lighting	EA	4	\$2,000.00	\$8,000.00	100%	\$ -	\$8,000.00
72	Ornamental Bollard Lighting	EA	16	\$500.00	\$8,000.00	100%	\$ -	\$8,000.00
Retaining Walls								
73	Keystone Interlocking Blocks	SF	34,626	\$20.00	\$692,560.00	100%	\$ -	\$692,560.00
Miscellaneous								
74	Site Clear & Grub, Light	AC	19.25	\$2,900.00	\$55,825.00	100%	\$ -	\$55,825.00
75	Strip, Stockpile Topsoil	CY	31191.60	\$1.25	\$38,989.50	100%	\$ -	\$38,989.50
76	General Excavation, Bulk	CY	115038.00	\$2.22	\$255,384.36	100%	\$ -	\$255,384.36
77	General Earth Fill	CY	36498.55	\$2.14	\$78,106.90	100%	\$ -	\$78,106.90
78	Truck Hauling (loose)	CY	98175.00	\$7.50	\$736,312.50	100%	\$ -	\$736,312.50
79	Rock Excavation (Drilling & Blasting)	CY	550.00	\$25.00	\$13,750.00	100%	\$ -	\$13,750.00
80	Utility Trench Excavation	CY	1746.25	\$6.10	\$10,652.13	100%	\$ -	\$10,652.13
81	Roof Leaders 6" dia PVC Drainage Pipe	LF	946.00	\$21.00	\$19,866.00	100%	\$ -	\$19,866.00
82	3" Electrical Conduit 3' Deep	LF	3547.50	\$20.00	\$70,950.00	100%	\$ -	\$70,950.00
83	Club House	LS	1.00	\$400,000.00	\$400,000.00	100%	\$ -	\$400,000.00
84	Hydro Seeding- Mulch Fert & Seed	MSF	193.05	\$37.00	\$7,142.65	100%	\$ -	\$7,142.65
85	Topsoil- 4" deep, Spread by dozer	MSF	193.05	\$270.00	\$52,123.50	100%	\$ -	\$52,123.50
86	Traffic Maintenance & Protection Barricade	LS	0.55	\$10,000.00	\$5,500.00	100%	\$ -	\$5,500.00
87	Police protection/ Traffic directors	MH	110	\$45.00	\$4,950.00	100%	\$ -	\$4,950.00
88	Tennis Court Chain Link Fence	LF	436	\$14.00	\$6,104.00	100%	\$ -	\$6,104.00
89	Split Rail Fence	LF	4,024.9	\$14.00	\$56,348.60	100%	\$ -	\$56,348.60
90	Timber Guide Rail	LF	1,653.3	\$19.00	\$31,412.70	100%	\$ -	\$31,412.70
91	Stop Bars	LF	200	\$3.00	\$600.00	0%	\$ 600.00	\$0.00
92	White Striping	LF	2,232	\$1.00	\$2,232.00	0%	\$ 2,232.00	\$0.00
93	Yellow Striping	LF	2,634	\$1.00	\$2,634.00	0%	\$ 2,634.00	\$0.00
94	Blue Striping	LF	540	\$1.00	\$540.00	0%	\$ 540.00	\$0.00
95	Handicap Symbol	EA	9	\$35.00	\$315.00	0%	\$ 315.00	\$0.00
96	Concrete Dumpster Pad	EA	4	\$1,200.00	\$4,800.00	100%	\$ -	\$4,800.00
97	Park Benches	EA	8	\$1,200.00	\$9,600.00	75%	\$ 2,400.00	\$7,200.00
98	Tennis Court	EA	1	\$24,000.00	\$24,000.00	100%	\$ -	\$24,000.00
99	Swimming Pool	EA	1	\$62,500.00	\$62,500.00	100%	\$ -	\$62,500.00
Total					\$4,099,565.29	99%	\$ 27,474.77	\$4,068,000.53

Onsite Improvements Cost Remaining \$ 27,474.77
Onsite Improvements Bonding Cost \$ 32,969.72